

February 17, 2022

Clerk's Department  
**City of Markham**  
101 Town Centre Blvd  
Markham, ON L3R 9W3

**Re: Comments on Behalf of EP Victoria Square Manors Ltd. (Empire Communities)  
Official Plan Amendment, Zoning Amendment, Draft Plan of Subdivision  
PLAN 19 161649 – SV Sisdimz Corp.**

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Dear Sir/Madam,

We are the planning consultants on behalf of EP Victoria Square Manors Ltd. ("Empire Communities"), the developer of the approved subdivisions at 10925-10945 Woodbine Avenue and 10975 Woodbine Avenue (City File #19TM-13002 and 19TM-14008). These subdivisions, collectively known as "Eaton Square", are located immediately to the south of the subject lands.

We have been advised that the above-noted applications are scheduled to be heard at the February 22<sup>nd</sup>, 2022 Development Services Committee meeting. Pursuant to previous correspondence with the proponent, we have requested that a Cost Sharing Agreement be entered into with Empire Communities for shared infrastructure works installed by Empire. The infrastructure, which benefits the proponent, consists of storm and sanitary servicing, stormwater management pond, and the stormwater outfall.

We have reviewed the Recommendation Report from staff, which states:

*"As stated at the Public Meeting, the Owner proposes to connect to existing servicing infrastructure constructed by the abutting landowner to the south. The Owner has been instructed to make arrangements to provide financial contributions for the construction of the existing servicing infrastructure. Confirmation is required to be provided to the City before the Site Plan is endorsed."*

However, upon review, no similar assurances are listed in the draft plan conditions with respect to entering into a cost sharing agreement. As such, we respectfully request the following draft plan condition be added:

*“The Owner shall enter into a Cost Sharing Agreement with the abutting landowner for the construction of the existing servicing infrastructure prior to final approval, to the satisfaction of the Director of Engineering.”*

Should there be any questions or clarification needed, please do not hesitate to contact the undersigned at extension 3002 or [michael@armstrongplan.ca](mailto:michael@armstrongplan.ca).

Regards,

A handwritten signature in blue ink, appearing to read 'M. Auduong', with a large, sweeping flourish underneath.

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Michael Auduong, RPP  
Senior Planner