

September 13, 2024

Sent via Email

Planning & Urban Design Department  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Attention: Hailey Miller  
Senior Planner, West District

**RE: Draft Plan of Subdivision Application 19TM-23009  
1628740 and 1628741 Ontario Inc. (Tucciarone)  
2716 and 2730 Elgin Mills Road East, City of Markham  
Markham Application No.: PLAN 23 150156**

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We were recently made aware that the above-referenced application will be on the September 17<sup>th</sup> Development Services Committee agenda and is recommended for approval (**Item 10.5**).

As City staff should recall, our lands were converted from employment to residential. A condition of our draft plan approval was to acquire lands from the City to allow for a secondary road connection to Woodbine Avenue. We were also required to install sewers and watermains for the neighbouring properties to connect to in the future. This of course included the Tucciarone lands.

More recently, Tucciarone received approval to convert their lands from employment to residential. Their only point of access is through our lands vis-à-vis the roads we had to construct. They are also able to connect to the services we were required to install for their benefit.

We respectfully ask that the City impose a Condition of Draft Plan Approval for the subject application requiring Tucciarone to pay their proportionate share of the costs incurred by Poetry Living (Abbey Lane) Limited prior to registration of their plan. Furthermore, we ask that Council not approve this application until this matter has been properly addressed in the Conditions of Draft Plan Approval.

We would be more than happy to meet with City staff to provide further history and supporting information to assist with resolving this matter.

Sincerely,

**POETRY LIVING (ABBAY LANE) LIMITED**

  
James Stevenson  
Vice-President of Planning & Development

cc. City Clerk  
Arvin Prasad, Commissioner of Development Services  
Giulio Cescato, Director, Planning and Urban Design  
Regional Councillor Joe Li  
Regional Councillor Jim Jones  
Ritch Lau, Councillor (Ward 2)