

October 22, 2024

City of Markham  
Planning and Urban Design Department  
Members of Council

RE: Draft Plan of Subdivision 19TM-23009  
1628740 and 1627841 Ontario Inc. (Tucciarone Lands)  
2716 and 2730 Elgin Mills Road East  
City of Markham

Members of Council,

We are the owners of the subject property, located at 2716 and 2730 Elgin Mills Road East and a party to the Cathedral West Landowners Group (“CWLG”). This is in response to the letter sent to the City by Poetry Living (Abbey Lane) Limited dated September 13, 2024 requesting that the City impose a draft plan condition to the above noted development for paying a proportionate share of costs to Poetry Living for costs incurred. We wanted to take this opportunity to provide the following background on the development of these lands:

- We originally owned the original 114 acre farm, from Elgin Mills all the way up to the lands developed by Poetry Living (“Abbey Lane Lands”), including the woodlot to the north of their lands.
- We severed and sold the Abbey Lane Lands to Monarch sometime after 2002, after the Secondary Plan had been developed and approved designating all of the lands in the northwest corner of Elgin Mills and Woodbine as Employment.
- Monarch went on with an initial subdivision, putting in a cul-de-sac road (Lord Melbourne Street), including services (sanitary and storm) in an easement leading to our lands as part of the understanding between us and Monarch. This initial build of Lord Melbourne Street also provided access to the SmartCentre lands (west side of Holborn High Road), which included the parcel off La Tache Crescent that is now seeking to lift their Holding Provision (land was severed around 6-7 years ago).
- Our lands had direct access from Elgin Mills for the two existing heritage houses, and then Region expropriated the “L shaped” lands bounding our lands to the north and to the east (for \$250K) to provide a consolidated access point from Elgin Mills (for Bruno and Smart Centre).
- Monarch sold the lands to Poetry Living (still designated as employment) some 10 years ago.
- Joe Maio (Poetry Living) approached us asking for help to support their conversion request to residential, which we did wholeheartedly.
- Poetry Living applied for their subdivision and approached us to buy the “L shaped” access lands from Region together in order to facilitate their development. These lands eventually ended up being a part of Concetta Conte Avenue. A deal was made where we agreed to have the access easement over the Region’s lands in our favour removed so that Poetry Living can proceed with

buying it from the Region and we can buy the easterly piece later (at the price that Poetry Living paid for – which was appraised as residential lands when it was still designated Employment). We bought the parcel 5 years later (about 5 years ago).

- During the processing of the Poetry Living Subdivision, we agreed to provide a temporary easement for the temporary cul-de-sac at the end of Concetta Conte to assist Poetry Living in fully developing their subdivision without the need to encumber their own lands. Had we not provided this assistance, Poetry Living would have needed to freeze at least a block or more of townhouses to accommodate the temporary cul-de-sac on their own lands and would have to wait until we developed our lands in order to fully develop theirs.
- During the discussion on the temporary cul-de-sac, Poetry Living said they would could create a commercial parcel off Woodbine (which would have direct access) for us and exchange the lands – this never materialized beyond a discussion.
- During all of this, we had assumed Poetry Living would be joining the landowners group.
- As a party to the LOG, we owe around \$250K for built infrastructure, including oversized sewers, watermains, Woodbine Avenue By-Pass and the SWM pond (which Monarch built).
- Poetry Living has not approached us to discuss their cost sharing request since 2018 while we were finalizing the temporary cul-de-sac easement in their favour.

We have co-operated with Poetry Living during their development application process in good faith to facilitate the development of their lands as described above, including providing the use of our lands for a temporary cul-de-sac to their benefit so that their lands can be developed fully without delays. We did this under the believe that they would be participate in the Cathedral West Landowners Group.

We believe this dispute is a matter that should be addressed privately between the two landowners and should not involve any Municipal involvement. As such, we request that without further delays, Council approve our Draft Plan of Subdivision without Poetry Living's requested condition.

Yours Truly,

**1628740 & 1628741 Ontario Inc.**



**Bruno Tucciarone, A.S.O.**