



VALDOR ENGINEERING INC.

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October 22, 2024

File: 24105

City of Markham
Planning and Urban Design department
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

**Re: Proposed Residential Development
1628740 and 1627841 Ontario Inc. (Tucciarone Lands)
2716 and 2730 Elgin Mills Road East
City of Markham**

Attn: Hailey Miller
Senior Planner, West District

We are the engineering consultants involved with the draft plan application and detailed engineering design, representing the owner (our Client) of the above noted development.

This is in response to the letter sent to your office by Poetry Living (Abbey Lane) Limited dated September 13, 2024 requesting that the City impose a draft plan condition to the above mentioned development for our Client to pay a proportionate share of servicing costs to Poetry Living.

We wish to advise as follows:

1. Our Client does not have any legal document that was previously prepared, reviewed or signed by our Client with regards to any cost sharing methodology that he would have agreed to.
2. Our Client previously had to deal with the Region of York with regards to access to the 2 houses within his lands due to the construction of the Highway 407 ramp. Access to the 2 homes had to be relocated to the east and along future Concetta Conte Avenue at that time in order to maintain access to the 2 homes. Our Client permitted Poetry Living to purchase land from the Region in order for Poetry Living to complete construction of Concetta Conte Ave. which was a key component that enabled Poetry Living to complete Concetta Conte Ave. and to service a portion of the Poetry Living Development. Our Client still needs to deed additional land for road widening to the City as part of the draft plan requirements for his application.
3. In addition, our Client agreed to provide Poetry Living with an easement within his lands for a temporary cul-de-sac in order for the development to proceed which was also critical for a portion of the Poetry Lands to be developed. The cul-de-sac will need to be



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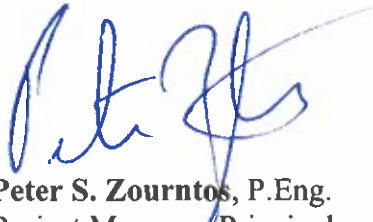
removed and the storm sewer stub will need to be realigned at the expense of our Client when the development of our Client's lands proceeds.

4. Our Client is also party to the Cathedral West Landowners Group (CWLG) and in good standing where he is providing his proportionate cost sharing with respect to stormwater management ponds, oversized sanitary/storm sewers, watermains, compensation for community and wildlife lands, Woodbine Ave. by-pass etc. as per the cost sharing agreement dated February 9, 2004.
5. In reviewing the cost sharing schedules provided by Poetry Living we note the following:
 - i) Storm sewers less than 675mm dia. are considered local sizes which is consistent with the CWLG Agreement. All storm sewer sizes constructed by Poetry Living on Concetta Conte Avenue are smaller and not considered as oversized for cost sharing purposes; Furthermore, the storm sewer within Block 35 was previously constructed by Monarch Construction Ltd. and was of sufficient size to service our Client's lands and should be no compensation to Poetry Living by our Client.
 - ii) Sanitary sewers greater than 250mm size are considered as oversized which is also consistent with the CWLG Agreement. The sanitary sewer size within Concetta Conte Avenue constructed by Poetry Living is sized at 200mm which is a local size and would also not be considered a shareable cost.
 - iii) Watermain sizes less than 300mm diameter are considered as local mains which are not cost shared under the CWLG Agreement. Poetry Living is seeking compensation for a 200mm watermain on Holborn High Road, Concetta Conte Ave. and Block 35.
 - iv) The above-mentioned storm, sanitary sewers and watermains were required to service Poetry Living's Lands and were not oversized to accommodate our Client's Lands. Therefore, our Client does not agree with the cost sharing methodology being imposed by Poetry Living.
 - v) Poetry Living is also requesting compensation for Holburn High Road, Breyworth Road and Concetta Conte Ave. construction as well as compensation for land value. These are all local roads that service Poetry Living's development land. They are not considered spine roads or roads that service Community lands where compensation and cost sharing would be considered.
 - vi) Our Client also does not agree with paying proportionate shares for non-participating landowners. This can be dealt with separately between Poetry Living and any other non-participating landowners.

Our Client has fully co-operated with Poetry Living in the past to ensure that their lands can be fully developed without delay. We therefore do not foresee the Municipality's involvement in imposing a draft plan condition as stated in Poetry's September 13th letter. This matter can be addressed privately between the 2 landowners without any Municipal involvement.

Our Client is not agreeable to compensating for the cost of storm sanitary sewers, water mains and road works within the Poetry Living Lands. This cost sharing request is not consistent with the principles set out in the West Cathedral Cost Sharing Agreement.

VALDOR ENGINEERING INC.



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