



January 31, 2025

VIA EMAIL cstorto@markham.ca

Claudia A. Storto
City Solicitor and Director, People Services
City of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Ms. Storto,

Re: Meadow Park Investments (BT) Inc.
Applications for Official Plan and Zoning By-law Amendment
File #: Plan 21 144733
77 Anderson Avenue
With Prejudice Settlement Offer

As you know we are the solicitors for Meadow Park Investments (BT) Inc. the registered owner of the above noted lands (the "Site") and the appellant with respect to the above noted appeals.

As part of the settlement of the site specific applications and appeal of OPA 53 our client will formally submit revise its application to reflect the details of development as noted below. After formal Council approval of File #: Plan 21 144733 our client will officially withdraw its appeal of OPA 53 bearing file number OLT-24-000745.

Pre- Conditions of the Final Order:

Our client is agreeable to the following pre-conditions for the development of the Site in addition to the City's standard requirements:


1. Residential Gross Floor Area: 40,146 m² (432,120 ft²) maximum;
2. FSI: 7.5 maximum;
3. Retail Space: 398 m² (4,285 ft²) To be located on ground floor but not second floor podium
4. Maximum Building Height: 42-storeys (including a maximum height of eight-storeys for the podium with a minimum ground floor at 7.5m in height and permission for mezzanines);
5. No retail uses on the 2nd floor of the podium;
6. Dwelling Units: 490 units maximum;

7. Affordable Rental Units: 5 units to remain in Owner's ownership and made available at the Region of York's affordable housing rate (or comparable alternative as agreed upon by the parties) for a minimum of 20 years;
8. Amenity Space: 1,573 m2 (16,934 ft2) (indoor and outdoor);
9. No minimum parking required as the site is within an MTSA; and
10. Access: One full movement access on Anderson Avenue.

If you have any questions regarding the above, please do not hesitate to contact me at (437) 780-3435 or via email at pdemelo@ksllp.ca

Yours truly,

KAGAN SHASTRI DeMELO WINER PARK LLP

A handwritten signature in black ink, appearing to read 'Paul DeMelo', written over a horizontal line.

Paul DeMelo
PD/dp

Attachments

cc: client.