

June 10<sup>th</sup>, 2020*Sent via email <Carol.Clark@york.ca>***Regional Municipality of York**17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Attention: Members of the Committee of the Whole

**RE: Block 27 Landowners Group (the “Group”)  
Prepaid Development Charge Credit Agreement (the “Agreement”)  
Phase 1 of the Northeast Vaughan Water & Wastewater Servicing capital project (the “Project”)  
City of Vaughan (the “City”), Regional Municipality of York (the “Region”)**

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Dear Members of the Committee of the Whole,

We are writing to you on behalf of the Block 27 Landowners Group (the “Group”), being a group of landowners that make up approximately 90% of the land holdings within Block 27 (the “Block”) in the City of Vaughan (the “City”). We are writing to confirm the Groups’ position with respect to item 1.2.5 – Prepaid Development Charge Credit Agreement with the Block 27 Developer Group in the City of Vaughan on the Committee of the Whole June 11<sup>th</sup>, 2020 meeting agenda.

We have reviewed the staff report and would like to confirm the Groups’ general support of the report, the recommendations and the Proposed Principles to be incorporated into a Potential Prepaid Development Charge Agreement with the Group. Please be advised that the Group is currently working with the City on the Block Plan and MESP Studies (the “Studies”), to allow for the development of the Block. We are projecting for the studies to be concluded in the year 2023. To proceed with the build-out of the Block, the Phase 1 of the Northeast Vaughan Water & Wastewater Servicing project needs to be constructed and in place. As the current in-service date for the Project is 2028+, the Group is hoping to advance the in-service date of the Project to 2024-2025 to allow for the development of the Block to commence soon after the approval of the studies.

Please note that advancing the Project will allow 1000’s of homes to proceed with development as early as the year 2024, therefore increasing the supply of housing to meet market demand, which would contribute tremendously to the economic recovery efforts from COVID-19, as it would assist the Region, the City of Vaughan and both School Boards in generating substantial Development Charges revenue. The advancement of this project would permit the full build-out of Block 27, contribute to a strengthened economy consistent with the Region’s Strategic Plan, and align infrastructure delivery with growth as prescribed by the Growth Plan. Further, the advancement also provides servicing capacity for Regionally strategic employment lands adjacent to highway 400 in Blocks 34 & 35, benefits not only Block 27 but also Blocks 34 & 35 (employment) and Block 41 (residential), aligns with the Province’s Jobs and Recovery Committee to stimulate economic growth and job creation and ultimately, the construction of the Kirby GO Station.

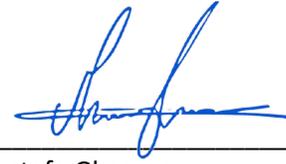
Thank you in advance for your time and consideration.

Yours very truly,  
**On behalf of the Block 27 Landowners Group**



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Gabriel DiMartino, MCIP, RPP  
Vice President, Development  
Armland Group,



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Mustafa Ghassan  
Delta Urban Inc.

CC: The Block 27 Landowners Group  
Ms. Helen Mihailidi, Brattys LLP