



Fogler, Rubinoff LLP
Lawyers

77 King Street West
Suite 3000, PO Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
t: 416.864.9700 | f: 416.941.8852
foglers.com

November 22, 2019

Reply To: Gareth Stackhouse
Direct Dial: 416.840.0665
E-mail: gstackhouse@foglers.com
Our File No. 194387

VIA EMAIL

The City of Markham
Development Services Committee
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Attention: Councillor Keith Irish, Ward One

Dear Committee:

**Re: Landmark Shared Facilities Committee
Tridel Development at Bayview Avenue and Royal Orchard Boulevard
7859 Yonge Street, Thornhill
OP 18 171600 and ZA 18 171600 (Ladies' Golf Club of Toronto)**

We are the solicitors for the Landmark Shared Facilities Committee (the "**SFC**") and we have been asked to correspond with you in this matter which we understand will be coming before the Development Services Committee. The Landmark Shared Facilities are comprised of three residential condominium corporations, York Region Standard Condominium Corporations Nos. 784, 794, and 798, and a freehold commercial component. The residential condominiums are located at 7805, 7825, and 7905 Bayview Avenue and are located on the east side of Bayview Avenue, opposite the Ladies' Golf Club of Toronto.

The SFC understands that 2526574 Ontario Limited ("**252**", a member of the Tridel Corporation group of companies) intends to purchase certain lands to the west of Bayview Avenue and to the south of Royal Orchard Boulevard which are currently occupied by The Ladies' Golf Club of Toronto. 252 has informed the SFC that it intends to develop a condominium project on these lands, as further defined in City of Markham planning and zoning application file numbers OP 18 171600 and ZA 18 171600.

The SFC understands that 252's development is proposed to be a two (2) tower single condominium development to consist of a twelve (12) storey tower and a fourteen (14) storey tower, connected by a one (1) storey podium, and proposed to contain approximately one hundred and seventy (170) residential dwelling units (the "**Development**"). The SFC and representatives of 252/Tridel have met on more than one occasion to discuss the Development and the SFC's concerns regarding the traffic impact and the nature of the Development.

We have been instructed by the SFC to write to the City of Markham to state that, based upon the information which the SFC has received from 252 and/or Tridel with respect to the Development, the SFC supports the Development and does not have any concerns with respect to the proposed height and/or unit count of the Development. Please be advised that the SFC does not speak for any individual condominium unit owner, resident, or any tenant of any component of the Landmark Shared Facilities.

Please contact the undersigned should the need arise.

Yours truly,

FOGLER, RUBINOFF LLP



Gareth Stackhouse

GFGS/yt

cc: Clients

cc: 2526574 Ontario Limited c/o Tridel Corporation