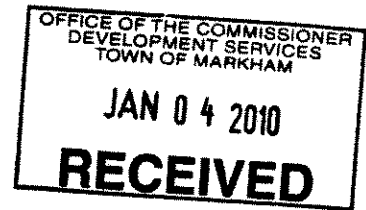


MMM Group Limited
100 Commerce Valley Drive West
Thornhill, ON L3T 0A1
t: 905.882.1100 | f: 905.882.0055
www.mmm.ca

*also in
electronic version*

*Give a copy to
Mary Winters
Jan 4/10*



December 23, 2009

Mr. Jim Baird, MCIP, RPP
Commissioner of Development Services
Town of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham ON L3R 9W3

Dear Mr. Baird,

**Re: Assignment of Next 'Round' of Services Allocation
Cornell Community**

We are writing on behalf of our clients, the Cornell Community Landowners. It is our understanding from the Region's Environmental Services report to Regional Council dated November, 2009 that it will again be assessing servicing allocation with the objective of identifying additional servicing allocation which can be granted to the tributary municipalities. We believe that the impetus for this is the now anticipated delay in the commissioning of the YDSS Southeast Collection Sewer from late 2012 to late 2013.

We are writing specifically to request that a significant amount of the Town's available allocation as a result of this anticipated additional allocation (or is otherwise available) be assigned to the Trustee for the Cornell Community for distribution in accordance with the Cornell Community Cost Sharing Agreement (Cornell CSA). Specifically we request that at least the population equivalent of the 1,000 units of allocation (single family) be granted as this continues to represent approximately one year's sales in the community. Further we request that the allocation be granted without restriction with respect to housing type.

As you are aware, MMM and the Cornell CSA Manager, Redevco, has made a similar request in advance of past allocations. While in the past the landowners would have liked additional allocation, they generally have been satisfied with the share that they received. For this, we again thank you.

In support of this request, we offer the following:

- The Cornell CSA Trustee has assigned to active landowners all allocation that has been granted to the Cornell Community.
- The landowners that have been granted unrestricted allocation are actively utilizing that allocation as soon as it becomes available.
- The landowners that have been granted restricted allocation (i.e. allocation for high rise development) are working to utilize it as quickly as they can. As you are aware, the process of selling and developing a high rise project is far more complicated and risky than low rise development, particularly in today's market.
- The Cornell landowners have cooperated at all times with the Town in the allocation process, even 'purchasing' allocation when it was made available by the Town to fund the Town's obligations with respect to the Ninth Line Storm Sewer.

Based upon the above, it is anticipated that lower density elements of the Cornell Community will be 'sold out' shortly after each allocation is available for sale and use.

In the past (most recently October 2005 and October 2007) we have similarly made the case for additional allocation for the Cornell Community. Rather than repeat those still valid 'arguments', we have summarized them here and have attached those letters with key points highlighted.

- Cornell is a model new urbanist community which has won the Town much acclaim.
- Cornell contains the growing Markham Stouffville Hospital and will soon continue a new community centre and district energy centre both of which are integrated with the Hospital. Having housing available as these facilities come on line will maximize the potential for a high live-work correlation.
- Growth will support local retailing which still requires a greater critical mass to succeed.
- Cornell supports transit.
- Cornell is highly rated by the Town with respect to allocation. Historically it has been second only to Markham Centre. With the advancement and approval of the Cornell Centre Plan we respectfully suggest that it should now be rated as at least equal to Markham Centre.
- Cornell landowners are collectively and individually supportive of various Town initiatives.
- Cornell is much larger than any other community in Markham and thus requires a greater number of units to maintain its percentage share.
- The Cornell Secondary Plan Advisory Committee recommended allocating the maximum practical servicing allocation to Cornell.

Mr. Jim Baird, MCIP, RPP
Town of Markham
Page 3



We trust that this request will meet with your favorable consideration. Both MMM and Redevco are available at your convenience to discuss this request and to this end will be in touch with you shortly. We are also available to assist the Town in pursuit of its fair share of servicing allocation from the Region of York.

Yours very truly,

MMM GROUP LIMITED

A handwritten signature in black ink, appearing to read 'R. Webb', written over the company name.

Robert W. Webb, P.Eng.
Executive Vice President
Infrastructure and Environment

RWW:kr

c.c: Al Bishop
Cornell Landowners

Attachments

October 26, 2005

Project No.: 10-02056-03 WA1

Jim Baird, MCIP, RPP
Commissioner of Development Services
Town of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Mr. Baird,

**Subject: Servicing Allocation
Cornell Community**

On behalf of the Cornell Landowners, we are writing further to the Developers' Roundtable Meeting of October 20 to address servicing allocation for the Cornell Community.

In January 2004, we wrote to you requesting additional servicing allocation (at that time referred to as water allocation). Since then, members of the Cornell CSA Group have, on numerous occasions, informally requested additional servicing allocation. Draft plans requiring additional allocation have also been submitted to the Town. In response to your request at the October 20 Roundtable, we are writing to advise that the Cornell Landowners are not satisfied with the allocation that you suggested at that meeting, and to again formally request additional servicing allocation. Specifically, and understanding the severe constraints that you are working under, the Cornell Landowners respectfully request 1,000 additional units of allocation. In reviewing this request, we ask that you consider the following:

- 1,000 units represent approximately one year's sales at current rates.
- Cornell is a model and high-profile, new urbanist community that is constantly being toured by planning and development professionals, thus bringing profile and status to the Town of Markham. To see this area stagnate for lack of servicing allocation will give rise to concern over the viability of the development form.
- Both Markham Stouffville Hospital and the Town have plans to further develop this area with an expanded Markham Stouffville Hospital, a new Grace Hospital, and a new community centre. As you know, this can all proceed without concern over servicing allocation. Continued development in Cornell provides housing opportunities for existing and future hospital staff, and as such, addresses the Town's objective of having a strong correlation between housing and employment, thus reducing work-related travel by private automobile and encouraging walking and cycling instead. To maximize success in attracting employees from the new facilities to Cornell, housing should be available when they open.
- Further development in the Cornell Community will serve to increase support of the community retail development located within the existing Cornell Community. The early development of local community retail is encouraged by the Town. The existing retail development in this community is suffering from the lack of an adequate customer base. Further development will increase the customer base.
- Highway 7 traverses the Cornell Community. Highway 7 is one of the principle corridors for the Region of York's new VIVA transit service. A VIVA transit terminal is also programmed to be located on these lands. Continued development in the Cornell Community will increase the number of people who will be close to, and therefore most likely supportive of, this transit system.



We have also been asked to address the priority of Cornell within the overall Town of Markham development community. While it was not discussed at the Round Table meeting, the Town has historically given the Cornell Community a Number Two priority, behind only the Markham Centre Community. Understanding the Town's current objectives, this rating had been accepted. The Town's objectives for the Cornell Community are now changing, and with the advancement of the Cornell Centre concept, the Town is aiming to evolve Cornell to be a community which has characteristics that are similar to Markham Centre. The Cornell Landowners are working co-operatively with the Town to deliver a far greater density and broader range of uses along Highway 7 (Avenue 7) than had previously been envisioned. On this basis, and for the reasons noted in the bullets above, the Cornell Landowners believe that it is appropriate that the Cornell Community priority be reclassified to be equal to that of Markham Centre.


The Cornell Landowners also wish to provide an update on the delivery of Bur Oak. Supported by the Cornell Landowners, we continue to work very hard to deliver this road as quickly as possible. Messrs. Brown and Andrews of the Town will attest to the extraordinary effort that is being made to deliver the road as quickly as possible. The Cornell Landowners have secured \$12 million with the Trustee for the construction of the road and supporting infrastructure. Of this, some \$4 million has already been spent, and more is contracted to be spent. The delays are, in our opinion, not the fault of the Cornell Landowners or their team, but rather, the result of delays by agencies outside the Town.. We remind you that, when it became apparent that Bur Oak could not be completed on the original schedule, the Cornell Landowners undertook to advance the construction of Riverlands from Bur Oak to the existing Markham By-pass (plus the connection to Church Street).

The additional allocation requested will serve to partially bridge the gap until additional allocation can be made available. We appreciate the Town's ongoing effort to receive or create additional servicing allocation. We are available to assist the Town in this regard if and when you wish.

The Cornell Landowners will be in touch with you in the next few days to discuss this letter. In the meantime, if you wish to discuss any aspect of this letter, please contact Mr. Al Bishop of ReDevco or me.

Yours very truly,

MARSHALL MACKLIN MONAGHAN LIMITED


Robert W. Webb, P.Eng.
Senior Vice President
Infrastructure & Environment

/jct

cc. Ms. Val Shuttleworth
Mr. Al Brown
Mr. Al Bishop
Cornell Landowners (see Distribution)

ReDevco MANAGEMENT

Real Estate and Development Management

4339 Garnetwood Chase
Mississauga ON L4W 2H1

Tel: (905) 624-1250

Fax: (905) 624-1257

October 9, 2007

Mr. Jim Baird, MCIP, RPP
Commissioner of Development Services
Town of Markham
101 Town Centre Boulevard
Markham, Ontario L3R9W3

Dear Jim

Re: Service Allocation to Cornell Community, Fall 2007

I understand that the Town of Markham will be preparing a report this fall recommending how an additional 2,900 units, more or less, of service allocation should be distributed between various new communities in Markham. This letter is submitted on behalf of the Cornell Landowners to request that the maximum possible amount of allocation be given to the Cornell Community, in the order of 1,300 units (309 units of high density for Cornell Centre plus approximately 1,000 units for the remainder of the community), and that all of this allocation be given to the Trustee rather than to specific projects.

First I want to comment on the amount of allocation requested. You will recall prior to the last round of allocation in June of 2006 I wrote to you requesting consideration of a significant allocation to the Cornell Community. Several of the factors outlined in that letter still apply, including:

1. Cornell is a unique community in the Town and contains a mix of low, medium and high density development, plus institutional, commercial and employment lands in a well planned and world renowned new urbanism community.
2. Cornell is the largest new community in Markham and is more than 50% larger than the second largest community. As such, each unit in Cornell represents a much smaller percent of the total than in other new communities.
3. Cornell consists of both a high density core and a lower density more traditional community surrounding the core. The Cornell core is equal in importance to any other high density core in the Town, and the lower density areas are equal in importance to any other low density community. Essentially Cornell is equivalent to two other communities in the Town and consideration should be given to providing a double service allocation to it.
4. The Cornell owners have front-ended the construction of significant infrastructure including the construction of Bur Oak from Ninth Line to Hwy. 7.

I also want to remind you that, on June 18, 2007 the Cornell Secondary Plan Advisory Committee passed the following resolution:

In recognition of the importance of the type and quality of growth that is planned in the Cornell Community and its consistency with the objectives of Sustainable Development,

And in recognition of the fact that growth in Cornell supports the achievement of several local, regional and provincial growth objectives in addition to the desires of its existing residents,

And in recognition of the fact that decisions by Council of the Town of Markham in addition to many other factors will affect the continued rate of growth in the Cornell Community,

Therefore it is resolved that the Cornell Advisory Committee encourages the Town of Markham to adopt policies that will facilitate the continued growth of the Cornell Community including allocating the maximum practical amount of service capacity to it.

This resolution was passed in recognition of several factors including:

1. Cornell is a good example of sustainable development because:
 - It is a transit supportive community and is well served with local transit. Further it will contain the eastern terminal of the YRT VIVA service.
 - It integrates all densities of residential housing, live-work units, plus community amenity, shopping and employment opportunities in a compact pedestrian friendly urban development form.
 - It provides housing within walking distance of a major employer, Markham Stouffville Hospital
2. Cornell Centre assists the Town to meet the Provincial goal of accommodating 40% of new growth in existing urban areas.
3. Growth in Cornell will expedite the completion of community facilities in the east end of the Town including shopping, recreational and institutional facilities.

In summary, a new allocation of 1,300 units will allow continued growth of higher density residential forms in Cornell Centre while allowing development of the lower density areas to continue. The Landowners Group requests that an allocation of 1,300 units be given to Cornell at this time.

Second, I want to comment on the request that the allocation be given to the Trustee rather than to a specific project(s). In all previous distributions the allocation was given to the Trustee for distribution and that remains the strongly preferred procedure. There are several reasons for this, and the procedure as requested still allows for consideration of specific objectives or projects of merit that the Town may wish to encourage.

Some time ago, when OPA 5 was approved, the Town required that Developers enter into Cost Sharing Agreements to provide for the construction of infrastructure necessary for the development of new communities. That procedure has worked well and developers have entered into those agreements, constructed

Mr. Jim Baird, MCIP, RPP
Commissioner of Development Services
Page 3

and shared the cost of constructing infrastructure pursuant to those agreements, and generally shared the opportunity to develop more or less proportionately with the sharing of costs. It seemed equitable that the share of costs incurred by an owner should be proportionate with the opportunity to develop that was received by that owner. That practice is generally followed in Cornell.

That procedure also allows for specific objectives of the Town to be accommodated. If for some reason it is desired that a particular development be encouraged and that a share of allocation be given to that development beyond the share it would otherwise be entitled to receive, that can be accomplished. That generally leads to some modification to the Cost Sharing so the sharing of costs and benefits remains fair. That modification can include a re-adjustment of costs, or an understanding that in future the benefit of additional allocation will be reversed, but specific objectives can be accommodated within the context of the Cost Sharing Agreement. The thing that really cannot be accommodated is an allocation of service allocation outside of the context of the CSA. That leads to the impossible situation where the benefit of development opportunity (generally the allocation of service capacity) is not shared consistent with the sharing of costs. That inevitably will lead to a break down of the entire CSA concept.

When the last allocation was distributed in spring 2006 the Town directed that out of a total allocation of 450 units to Cornell, 150 units should be used for high density in Cornell Centre. This was consistent with the Town's objective to encourage high density development in Cornell Centre. The owners did not take issue with this objective and agreed that the 150 units should be assigned to whichever high density residential development in Cornell Centre first received site plan approval. There were two projects competing for that allocation, the Lindvest application and the Springhill / Macwood application, and the Lindvest application was ultimately first approved by the Town and received the allocation. The Group had confirmed within itself how this would be dealt with, depending on which application received the allocation, such that the fairness of the CSA was not compromised but also such that the Town's objective to encourage high density development was achieved.

Therefore even if the Town wishes to encourage a particular development at this time the Group still requests that the allocation not be given specifically to the project. Instead we request that the allocation be given to the Trustee with the proviso that the Town requests it be directed to a specific area or project if that is the Town's desire. That will allow the Group to make the appropriate modifications to the allocation and the CSA so that the Town's request can be accommodated and the integrity of the CSA can still be preserved.

Thank you for considering these requests. The Cornell Landowners look forward to continuing to work with the Town in completing the development of the Cornell Community, a world renowned new urbanism development.

Yours truly,

Albert Bishop, P. Eng.
Principal

c.c: Valerie Shuttleworth
Biju Karumanchery
Cornell Landowners Group
Kim Beckman
Bob Webb



January 12, 2010

TACC DEVELOPMENTS

600 Applewood Cres.

Tel: 905.760.7300

Vaughan, Ontario

Fax: 905.669.9600

L4K 4B4

Email: develop@tacc.com

Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Regional Chair Bill Fisch

Dear Sir:

**Re: Upper Unionville Inc.
Proposed Residential Community (205 acres)
Northeast Corner of Kennedy Rd. and 16th Avenue
(Beckett Lands), Town of Markham**

Further to our previous conversations, I am very pleased to write in regards to York Region's sanitary servicing capacity in Markham as it relates to our proposed Beckett Farm development located at the northeast corner of Kennedy Road and 16th Avenue. In particular, through this letter, we would like to present the proposed flow control measures within the Beckett property that will manage the existing sanitary flow capacity constraints within the YDSS to allow for the early utilization of future allocation from the Region to the Town within the Beckett property. In addition to facilitating allocation for development, the proposed strategy will result in increased security in the YDSS system by normalizing flow through areas of lower capacity.

The project engineer, Cole Engineering (Clarifica), in close cooperation and consultation with York Region staff, has evaluated and demonstrated an innovative and proven approach to be implemented within the Beckett property. This approach has been successfully applied elsewhere in York Region and will provide a "win-win" solution until the key infrastructure triggers are in place (ie. the Southeast Collector Trunk Sewer). We understand that this sewer has been delayed at least one year beyond the scheduled completion date of December 2012. This "win-win" approach would reduce peak flows and associated capacity risks to below existing conditions as well as allow for the early utilization of future capacity allocation from the Region of York to the Town of Markham.

The proposed approach involves the use of sanitary flow attenuation and storage within the Beckett property as part of the proposed servicing of the development scheme (see the attached illustration). The storage would be provided within oversized sewers constructed to convey all the flows from the proposed eastern portion of the Beckett development in addition to existing developments north of

16th Avenue which will be serviced through the Beckett property. The storage system will use real-time control to effectively manage the reduction of peak flows during critical storm events entering the system. By reducing the peak flows, this flow control approach will improve the system security during the critical events in the Southeast Collector Sewer. Flow in the sewer system would be closely monitored with significant redundancies at all times to ensure that the system operates safely and effectively when needed. Implementation of this flow control system within the Beckett lands will reduce the risk in the YDSS and provide an improvement to existing conditions. This concept has been verified by Regional Staff as the preferred option to proceed.

We would appreciate confirmation that subject to the implementation of this system, the Region would release allocated capacity to allow pre-sales to occur within the Beckett development by the end of 2010. Although full allocation would be preferred for the approximately 1,800 units, a first phase release of 1,000 residential units would be sufficient to proceed.

I look forward to hearing from you.

Yours truly,

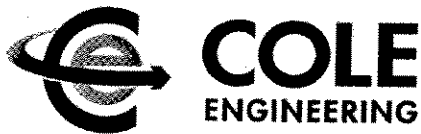
TACC DEVELOPMENTS INC.

Per:


Silvio DeGasperis

SD/sg

Copy to: Bruce MacGregor, Regional Municipality of York
Erin Mahoney, Regional Municipality of York
Stephen Fung, Regional Municipality of York
Cesar Amaya, Regional Municipality of York
Alan Brown, Town of Markham
David Stewart, TACC Developments Inc.

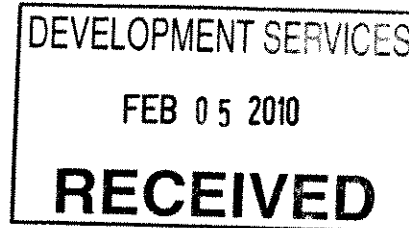


Experience Enhancing Excellence

February 3, 2010
Our Ref: L07-815

Town of Markham
101 Town Centre Blvd.
Markham ON L3R 9W3

Attention: Mr. Alan Brown
Director of Engineering



Dear Mr. Brown:

Re: Year 2013 (Conditional) Allocation Distribution
Developers' Round Table February 11, 2010
Cathedral Community – West Cathedral Landowners Group
Town of Markham

As the Group Engineer for the West Cathedral Landowners Group (WCLG) I am writing on their behalf regarding the future distribution of conditional servicing allocation. This letter is provided in advance of the February 11, 2010 Developers' Round Table meeting.

We understand that a future distribution of conditional servicing allocation is forthcoming. To date, the Cathedral West Community has received allocation distributions totaling 2,033 single equivalent units in the 2005, 2006, 2008 and 2009 distributions based on a high priority ranking among the many communities in Markham originating from a Council Resolution from November 2005. The WCLG is thankful for these first distributions of allocation that have been sufficient to allow the beginning of the Cathedral Community. However, the completion of the community including the Cathedral Central Piazza Area (Precinct) is still contingent on receipt of 596 units (370 single equivalent units) of additional allocation.

The WCLG wish to take this opportunity to re-iterate the highlights of the community and the extraordinary contributions made by the landowners with respect to the financing of community services that continue to be a high priority for consideration by the Town, including:

- a) The presence of the Cathedral of the Transfiguration of Our Lord serving as the centre of the community, the urban design of the site and the variety of housing forms incorporate and deliver a unique Cathedraltown within Markham and indeed Canada;
- b) Financing of the Woodbine By-Pass construction;

- c) Participation in the Town's deep sanitary sewer project within the West Cathedral Community to provide servicing for the employment lands; especially the new Honda Site; and,
- d) The front ending of the PD7 watermain extension to Victoria Square to allow future connections to the existing community.

The West Cathedral Landowners are actively pursuing draft plans of subdivision and rezoning approvals for the balance of the lands in the community and request consideration by the Town for the allocation to match and realize the final approval and construction.

The WCLG would like to thank the staff and council for continued consideration to bring forward the completion of this community.

Yours truly,

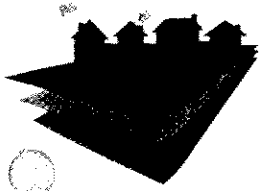
COLE ENGINEERING GROUP LTD.



Scott R. Cole, P.Eng.
Group Engineer

SRC:mdb

c.: Valerie Shuttleworth, Director of Planning, Town of Markham
WCLG Landowners/Trustee/Solicitor

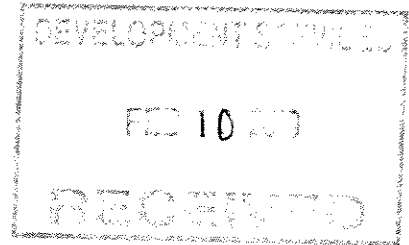


MATSON, McCONNELL LTD.
LAND MANAGEMENT GROUP

Bejer/Familie

February 8, 2010

Town of Markham
101 Town Centre Blvd.
Markham, ON
L3R 9W3



Attention: Ms Valerie Shuttleworth
Director of Planning & Urban Design

Dear Ms Shuttleworth,

**Re: Walmark Farm
(EMK Construction and Treelawn Construction Ltd.)
Draft Plan SU 06 108743
East Cathedral Community**

On behalf of Walmark Farm, please consider this letter as our request for servicing allocation for Phase 2 of the above-noted Draft Plan of Subdivision.

Our lands were fully Draft Plan Approved and Zoned on June 23, 2009. Our Phase 1 lands received servicing allocation under the 2011 Allocation Program for 120 lots, and we are proceeding with the servicing and registration this year, 2010. The engineering design for all of our lands has been submitted for approval, and we expect review comments this week.

Our Phase 2 lands will require allocation for **100 lots**, consisting of 88 single family lots plus 12 lots representing the 24 part lots we share with the adjacent landowner.

We believe our Phase 2 lands should be considered for servicing allocation based on the following positive attributes:

1. Completion of Communities

The Walmark lands are the final lands to be constructed in order to complete the East Cathedral Community. All development to the south is complete. Our Phase 1 lands have been allocated 120 lots, which we are servicing and registering this year, 2010.

Allocation for our Phase 2 lands will allow us to complete this draft plan and the East Cathedral Community.

2. Housing Opportunity and Choice

The Walmark plan offers a mix of lot types and housing styles to compliment the East Cathedral Community, as well as the surrounding lands. Our product will attract and offer a choice to a wide variety of households.

The plan includes a variety of lot types and frontages ranging from larger 0.3 acre lots acting as a buffer to Victoria Square, through transitioning frontages of single family lots from 15.2m to 10.7m in width. Our plan also includes a mix of wide-shallow lot types similar to those to the south of our property, and conventional lot depths as we move north through the draft plan.

3. Community and Urban Design

We have designed our park to take advantage of the access and visual exposure to Woodbine Avenue. The park location also allows for the preservation of the existing lane/driveway and specimen trees in that area. This will create a natural pedestrian link through to the Community.

We have also preserved the two existing heritage houses in their current location.

4. Planning Approvals

The Walmark lands are fully Draft Plan Approved and Zoned.

5. Existing Uses

Providing servicing allocation to Walmark will allow the lands to be developed in a consistent manner with the surrounding community, rather than the ongoing use of a trailer and storage facility which is currently occupying the site.

6. Efficient Use of Infrastructure

The Walmark lands will be serviced through infrastructure that is already installed to the south. We are a net financial contributor to the already constructed services. We are therefore in a position to efficiently use existing infrastructure, without the need for new expensive services.

In addition, the Walmark lands will generate significant Development Charge revenues for the Town of Markham and Region of York, due to the fact that the required infrastructure is already in place.

Our internal servicing design also provides opportunity for the future urbanization of Victoria Square. The required future sanitary outfall for Victoria Square will be appropriately sized and constructed within the Walmark lands. We have also accommodated for storm drainage from Victoria Square through our internal storm design.

As you can see from the above information, the Walmark lands offer many positive attributes to be considered for prioritization for the next available release of servicing allocation.

Please find attached a reduced copy of our draft plan overlayed with phasing, for your ease of reference. We would be pleased to meet with you at your convenience should you require any additional information or clarification.

Yours very truly,
Matson, McConnell Ltd.



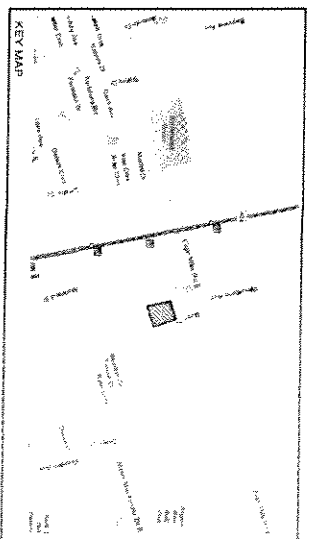
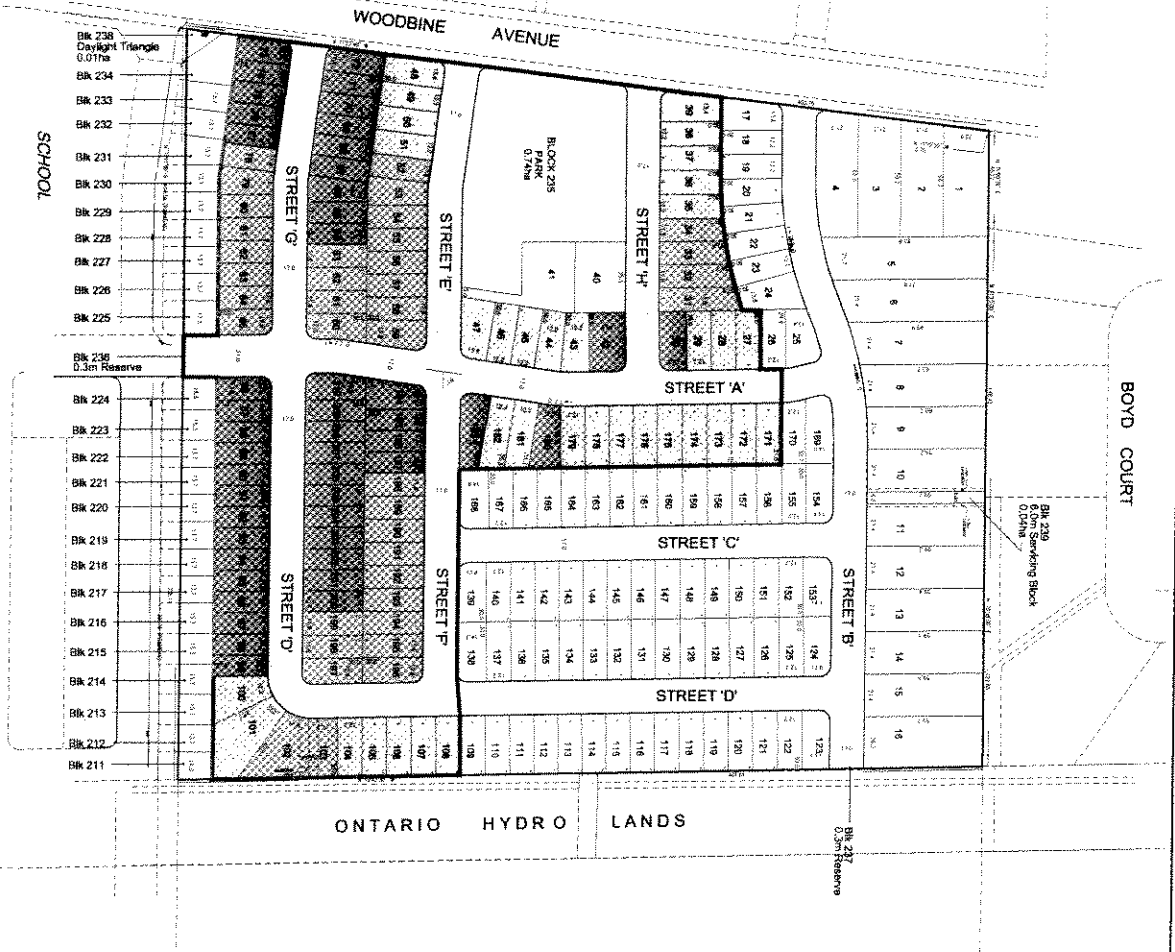
Christopher S. Matson, B.E.S., MCIP

(chris/2010/walmark/08feb.markham)

Encl.

cc: Geoff Day, Town of Markham, Planning Department
Alan Brown, Town of Markham, Director of Engineering
Paul Rinas – Walmark
Mark Rinas - Walmark

PHASE 1 - 122 UNITS



EMK Construction Ltd. & Treeawn Construction Ltd.

LAND USE SCHEDULE PHASE 1

Land Use	No. of Lots
21.3m - Single Detached	2
16.2m - Single Detached	1
12.2m - Single Detached	35
12.0m - Single Detached	2
11.8m - Single Detached	38
10.7m - Single Detached	44
Total	122

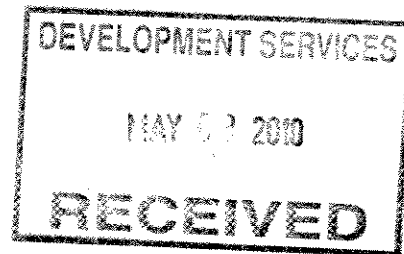


February 8, 2010

WISMER COMMONS DEVELOPERS GROUP
c/o Anison & Associates 2009 Inc.
40 Vogell Road, Unit 48
Richmond Hill, Ont. L4B 3N6
Tel: (905) 770-3330 Fax: (905) 770-3530

March 10, 2010

Mr. Jim Baird, MCIP, RPP
Commissioner of Development Services
The Corporation of the Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3



Dear Sir:

Re: Request for Servicing Allocation
Wismer Commons Secondary Plan Area

It is our understanding, based on the Region's Environmental Services Committee report dated February 10, 2010 adopted by Regional Council on February 18, 2010 and the presentation to the Town's Developers Round Table on February 11, 2010, that the Region will be assigning additional servicing capacity for 2013 to the area municipalities, with a proposed allocation of 3292 units or 11,259 persons to the Town.

On behalf of the Wismer Commons Developers Group, we are hereby writing to request a conditional allocation for 2013 for Wismer Commons to provide for the completion of the Wismer Commons community in accordance with the provisions of the Secondary Plan.

We acknowledge the constraints the Town is working under and the difficult ongoing task of assigning the limited allocation as received from the Region. However, it is important to point out that all allocation assigned by the Town and distributed by the Trustee for 2011/2012 is in the process of being utilized and no spare capacity exists. In order to complete the build out of this development block, which was started in 2000, additional allocation is required for the balance of the lands.

Completion of the Wismer Commons residential community is contingent upon receiving an additional allocation of 926.5 units or 3,013.7 persons. This would provide for completion of the balance of the lands within the Group and secure an allocation for the

one remaining non-participating parcel identified as Arrowdale Developments Limited and Bonnydon Limited.

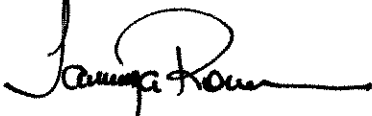
Furthermore, the Wismer Commons landowners are all either draft plan approved and zoned or in the process of receiving draft plan approval and zoning for the balance of their lands and therefore are in a position to utilize any allocation received from the Town in a timely manner. All the lands are "shovel ready" and able to proceed immediately upon release of the allocation, subject to the infrastructure triggers. In fact, some landowners within the community are "pre-servicing" their lands in anticipation of the future allocation.

Please find attached a copy of the composite plan for Wismer Commons confirming the status of the current overall development in Wismer Commons indicating the plans registered to date, lands in process based on the 2011/2012 allocation distributed by the Trustee and the remaining lands subject to a future allocation.

Thank you for your consideration of this request. We would be pleased to meet with you and staff to discuss this request further.

Yours Very Truly,

WISMER COMMONS DEVELOPERS GROUP

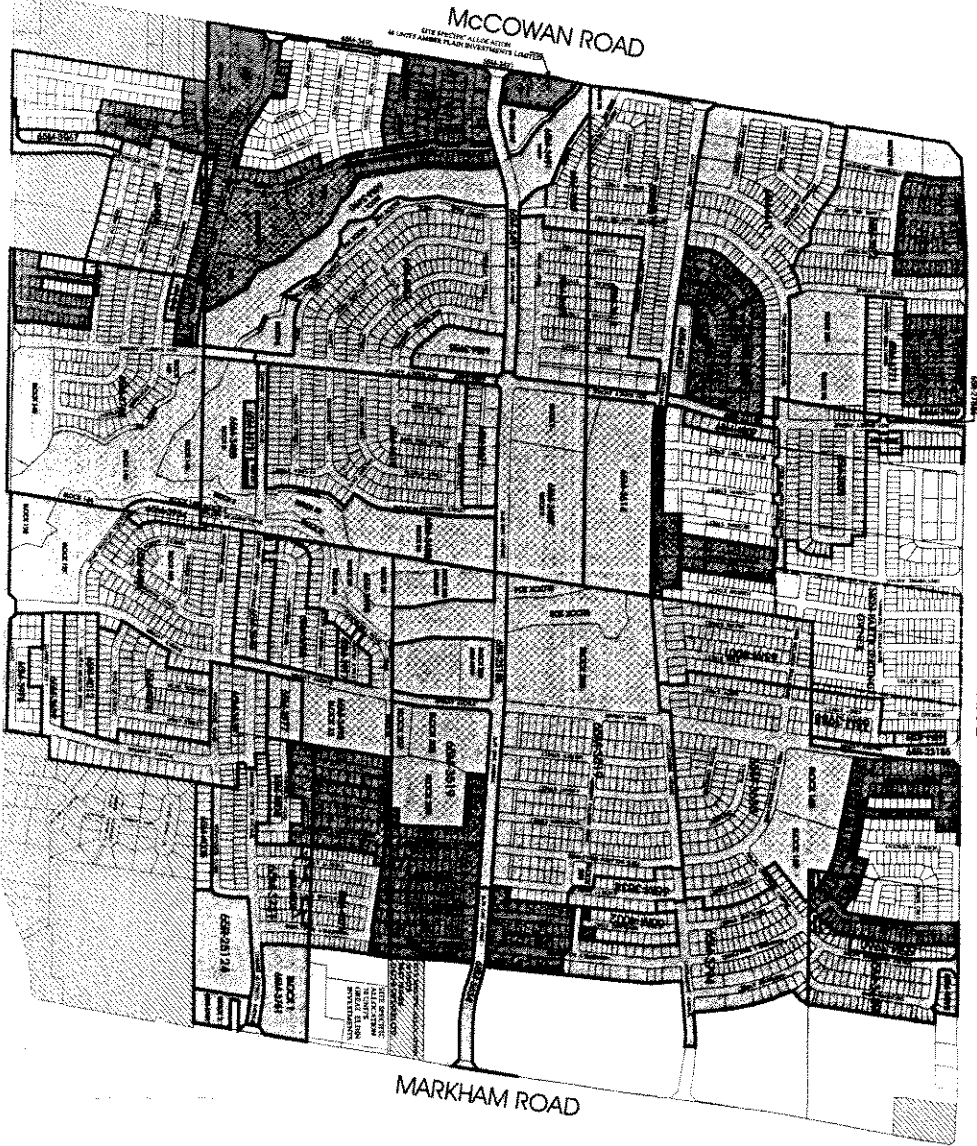


Tanya M. Roman, M.E.S., MCIP, RPP

c.c.: Mayor Frank Scarpitti
Councillor Carolina Moretti
Mr. Biju Karumanchery
Wismer Commons Landowners

WISMER COMMONS - SERVICING ALLOCATION PLAN

MAJOR MACKENZIE DRIVE



- ☐ REGISTERED PLANS
- ☒ 2011/2012 SERVICING ALLOCATION IN PROCESS - PENDING REGISTRATION
- ☐ FUTURE SERVICING ALLOCATION

SIXTEENTH AVENUE

MARKHAM ROAD

MAKING 10, 2010
ANISON & ASSOCIATES 2009 INC.
17 VICTORIA ROAD, UNIT 10
TOWN OF RICHMOND HILL, L4B 3M4
TEL: 905.707.1235
WWW.AA2009.COM

8





Re: DELPARK HOMES Request for water and sewage allocation- 2 HAVELOCK GATE

Dear Biju and associates,

In regards to 2 Havelock Gate an application was submitted some four years ago to the Town for a draft plan of a retirement centre. Thereafter the draft plan was converted into a 3 story 91 unit condominium complex. However due to the local neighbourhoods resistance towards the condo complex. Delpark Homes has since changed the design mix to a 31 Townhouse complex that was proposed in a public meeting in which the same residence now are now fully supportive with.

We believe that 2 Havelock Gate conforms to the Town of Markham's Municipal plans, and the Official Plan. Given its proximity to current water and sewage allocation with all infrastructure in place and the relatively small request for water allocation of 31 townhome dwellings, as compared to the original retirement centre in which water allocation was granted will consume approximately 1/3 less than the original submission of the draft plan (over 4 years ago).

As a result of our site's conversation from various past approvals and our conformity with the Towns and community's plan with the current infrastructure already in place it would be greatly appreciated if consideration would be given for water and sewage allocation for 2 Havelock Gate by 2012 so our development can finally go to marketing by 2011. Please note that special consideration will also be given to the pricing of the Townhouse so our community can allow all residence a fair and equal opportunity to purchase.

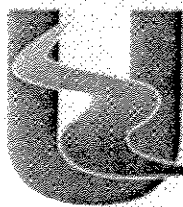
Thank you,

Enzo Digiovanni

DELPARK HOMES LTD

Cc. Logan Kanapathi
Jim Baird
Massimo Marotta





Urban Watershed Group Ltd.

15955 Airport Road, Suite 304, Caledon East ON, L7C 1H9 • urbanwater@grmland.com

May 6, 2010 – Rev.

Job No. U-2028

The Town of Markham
Planning Department
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attention: Mr. Richard Kendall
Planning Department

Re: **SANITARY ALLOCATION**
Gallo Residential Development
3882 Highway #7 East
Markham, Ontario

Dear Mr. Kendall:

On behalf of our client this is to request sanitary sewer allocation for the Gallo Residential Development at 3882 Highway #7 East in the Town of Markham. The 3,049 square metre property is located roughly 400 metres east of Warden Avenue on the north side of Highway No. 7 and can also be identified as Lot 5 of Registered Plan 4295, Instrument No. 389797. The property currently has a one storey wood frame structure located upon it which houses the operations of the Markville Montessori School which utilizes a septic system to treat its sanitary drainage.

The proposed development consists of the construction of an 18 unit, four storey residential condominium development complete with associated landscaping, driveways and surface and underground parking.

The proposed building will occupy a gross area floor area of 5,034 square metres which is comprised of the following:

FLOOR	UNIT	BEDROOMS	AREA (sq.ft.)	AREA (sq.m.)
1st. FLOOR	1	2	1,420	131.9
	2	3	1,895	176.0
2nd. FLOOR	1	3	1,730	160.7
	2	2	1,180	109.6
	3	3	1,730	160.7
	4	3	1,770	164.4
	5	2	1,180	109.6

A Member of the GRM LAND Group

Land Development Engineering Site Planning Design Water Resources Stormwater Management

	6	3	1,770	164.4
3rd. FLOOR	1	3	1,730	160.7
	2	2	1,180	109.6
	3	3	1,730	160.7
	4	3	1,770	164.4
	5	2	1,180	109.6
	6	3	1,770	164.4
4th. FLOOR	1	3	2,035	189.0
	2	3	2,010	186.7
	3	3	2,090	194.1
	4	3	1,960	182.1
Common Area	-	-	8,290	770.1
Garage Area	-	-	15,771	1,465
TOTAL	18 UNITS	-	54,191	5,034

Based upon the number of units and a density of 3.5 people per unit we anticipate a proposed population of 63 people. Based upon an average daily flow of 365 litres/capita/day and a peaking factor of 4 the total daily flow would be 91.98 cu/m/day. Assuming an infiltration rate of 0.26 litres/sec/hectare and an area of 0.3049 hectares this equates to 6.85 cu/m/day for a total sanitary discharge of 98.83 cu/m/day of sanitary flow.

A formal Functional Servicing Report will be submitted to you in the near future which will reiterate the above data.

We trust that you shall find the enclosed to be helpful in allocating sanitary units for this project as our client is eager to proceed.

Should you have further questions or concerns please do not hesitate to contact the undersigned.

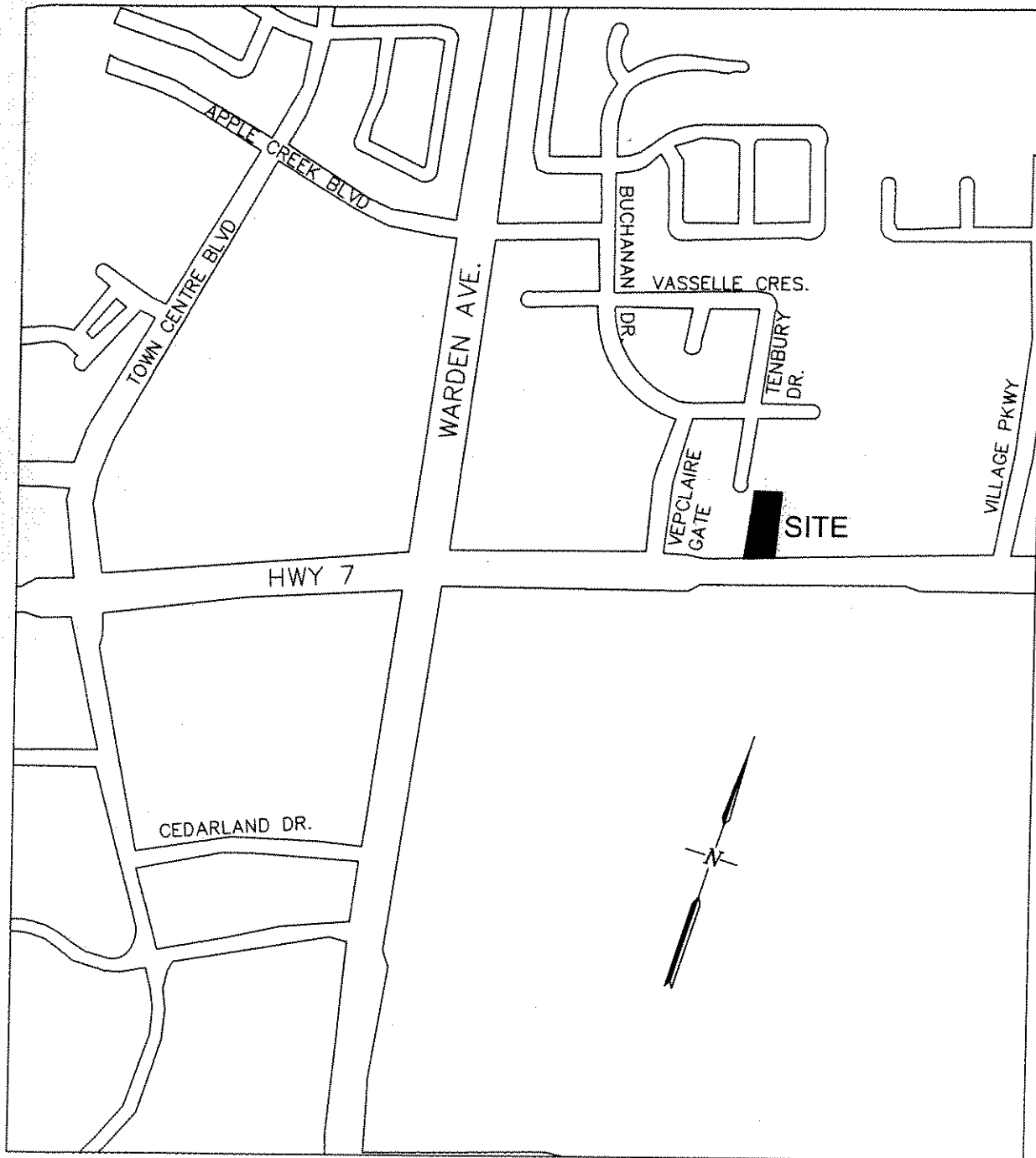
Yours truly,



Peter J. Ellis, CET
Project Manager

(905)-584-1458, Ext. 235
(905)-584-1461

c.c. Mr. Joe Gallo
Mr. Tom Gluck, Gluck Architects



15955 AIRPORT ROAD, SUITE 304
 CALEDON EAST, ONTARIO, L7C 1H9
 PHONE: (905) 584-1458 FAX: (905) 584-1461

Urban Watershed Group Ltd.

A Member of the GREENLAND Group of Companies
 urbanwater@grniand.com

SITE LOCATION PLAN

GALLO RESIDENTIAL DEVELOPMENT
 3882 HIGHWAY 7 EAST
 MARKHAM, ON

PROJ. NO.

07-2028

DATE

APRIL 2010

DWG. NO.

FIGURE 1

MILLIKEN MAIN STREET LANDOWNERS GROUP

59 Leander Street, Brampton, ON L6S 3M4

diralam@rogers.com

(ph) 905-450-9594

May 7, 2010

Mr. Richard Kendall
Planning and Urban Design
Town of Markham
101 Town Centre Boulevard
Markham, ON
L3R 9W3

Dear Mr. Kendall

Re: Milliken Main Street Landowners Allocation Update

The Milliken Main Street Landowners Group has reviewed the existing and future allocation needs of the participating owners. The allocation previously distributed to the Group has been utilized for projects that are either underway or well along in the approval process.

It has been determined by the Milliken Landowners Group that we are in need of a further 445 units for future high rise development.

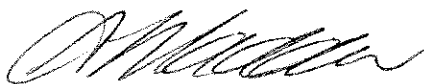
The 445 units of allocation would be used to repay Remington (Neamsby) their borrowed 275 units and to permit the construction of a substantial development completing the block west of Midland Avenue and north of Steeles Avenue.

There are substantial benefits to both the Landowners and the Town in granting this allocation. First, the key road improvements in the area can be completed, including the extension of Midland Avenue to Old Kennedy. Servicing improvements will be provided to those lands requiring capacity expansion and finally, funds generated through the Group Cost Sharing Agreement will contribute to key parkland acquisitions.

If you have any questions in respect of the above, please feel free to contact myself.

Yours very truly,

MILLIKEN MAIN STREET LANDOWNERS GROUP



Andrew Madden
Group Manager and Trustee

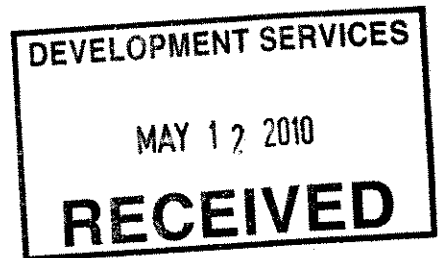
MARKHAM AVENUE 7 DEVELOPERS GROUP INC.

59 Leander Street, Brampton, ON L6S 3M4

diralam@rogers.com

(ph) 905-450-9594

May 7, 2010



Mr. Richard Kendall
Planning and Urban Design
Town of Markham
101 Town Centre Boulevard
Markham, ON
L3R 9W3

Dear Mr. Kendall

Re: Markham Avenue 7 Developers Group Inc, - Lands east of Warden Avenue, north and south side of Hwy 7.

The Markham Avenue 7 Developers Group is actively working with the Town and the Region to front-end the construction of key sanitary and storm services along Hwy 7 from Main Street to Village Parkway. In addition, the Group is funding the acquisition of lands from ORC on the south side of Hwy 7 to accommodate the new sewer alignment.

The owners in this vicinity are moving forward with plans to begin the development of various parcels, while others already have both draft plan approvals and/or allocation.

In order to equitably address the financial contribution of these owners and to ensure the timely development of this significant address, the Group respectfully requests allocation in the amount of 845 units. This allocation will be distributed to landowners on both the north and south side of Hwy 7.

We thank you for your consideration of our request. If you have any questions in respect of the above, please feel free to contact myself.

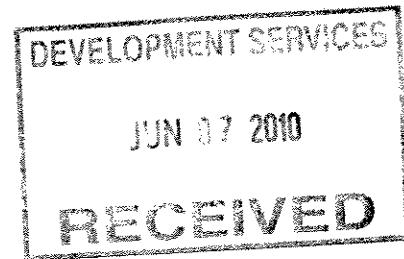
Yours very truly,

Markham Avenue 7 Developers Group Inc.

Andrew Madden
Trustee

June 7, 2010

The Town of Markham
101 Town Centre Boulevard
Markham, On
L3R 9W3



Attention: Mr. Bijou Karumanchery

**RE: CORNELL PHASE III
PROPOSED STACKED TOWNHOUSE DEVELOPMENT**

Dear Bijou:

Further to our pre consultation meeting on June 1st with the Town of Markham Planning staff, I am following up regarding our proposed stacked townhouse development in the above noted community. Our Phase I will consist of two blocks with 185 and 73 units respectively. We currently have 250 units of allocation and will require an additional 35 units to allow us to complete the phase.

Enclosed for your reference is a copy of the proposed site plan identifying the two blocks and their respective units. Please accept this letter as our formal request to the Town of Markham for an additional 35 units of allocation as we would like to move forward with the 285 units for this project. It is our understanding that there is some allocation available for low rise use and we are therefore interested in obtaining the relevant amount required to complete Phase I in the Grand Cornell Community.

The documentation required for a site plan application submission for this project is currently being prepared and we are looking forward to hearing back from you regarding this matter. Should you have any questions or require any further information, please do not hesitate to contact me.

Yours truly,

Anthony Martelli
Director,
Design & Project Management

AM:dm
Encls.

c.c. Carlo Baldassarra
Michael Savas – H & R Developments

FIELDGATE DEVELOPMENTS

5400 Yonge Street, Suite 501
Toronto, ON M2N 5R5
Tel.: (416) 227-9005
Fax: (416) 227-9007

June 28, 2010

Town of Markham
101 Town Centre Boulevard
Markham, ON
L3R 9W3

Attention: Biju Karumanchery, Senior Development Manager

Dear Biju:

**RE: Infill Lots North of Stoney Hill Boulevard
Woodbine Mackenzie Developments Limited**

As you may be aware, the EMK Walmark site is proceeding to registration north of the Woodbine Mackenzie Developments site. With registration of the first phase, 24 part lots north of Stony Hill Boulevard East of Woodbine Avenue between Woodbine and the Hydro Corridor will be able to be consolidated and completed with the complementary part lots on EMK Walmark. We understand there currently is not sufficient allocation assigned to these specific part lots to date to see them completed. As such, this may lead to a longer term issues of dumping and not allow the community to truly be complete.

In accordance with the above, we strongly suggest the Town confirm the assignment of allocation to these part lots to see them completed in the earliest possible timeframe to complete the community and abate local nuisances.

We thank you for your timely consideration of this matter.

Yours very truly,
FIELDGATE DEVELOPMENTS

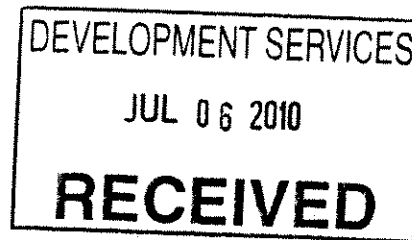


Michael McLean
Project Manager

MM:mh

File #: 1290
Date: June 30, 2010

Mr. Biju Karumanchery
Town of Markham
101 Town Centre Boulevard
Markham Ontario L3R 9W3



Dear Mr. Karumanchery:

Re: **2013 Servicing Allocation Distribution
Digram Draft Plan of Subdivisions 19TM-06009 & 19TM-06004
Town of Markham**

We are writing on behalf of Digram Developments with respect to the Draft 2013 Servicing Allocation Distribution presented to Development Services Committee on June 22, 2010.

We thank the Town of Markham for granting the allocation to complete the North Greensborough Community. As you are aware the Digram South Draft Plan 19TM-06009 is currently moving forward for engineering approvals. As a result of refinements to the M-Plan the total unit count for the plan adjusted from 302.5 single family units to 304 units.

On June 22, 2010 Council approved Draft Plan 19TM-09004 for the Digram north lands. These lands will also be proceeding with the engineering approvals over the next couple of months. Since the plan was approved further refinements have been made to accommodate additional walkway blocks 67 & 68 at the Towns request and subsequently the lotting revised. As a result 4 additional semi detached lots have been added to the plan and the total unit count has increased from 459 units to 463 units. Please see attached Draft Plans drawing numbers 10:3 and 10:4 as prepared by KLM Planning Partners Inc.

Attached is a table outlining the total Real, 2011, 2012 and 2013 allocation granted to the above noted plans and the additional units required due to the minor refinements of the plans.

Re: | 2013 Servicing Allocation Distribution
Digram Draft Plan of Subdivisions 19TM-06009 & 19TM-06004
Town of Markham

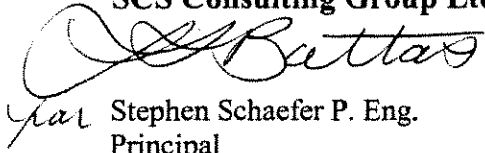
File #: 1290
June 30, 2010
Page 2 of 2

In summary we are requesting that the Town grant 1 additional single family unit to the Digram South Plan 19TM-06009 and 4 additional semi detached units to the Digram north Draft Plan 19TM-09004 for a total of 5 units with an equivalent population of 15.78.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



Stephen Schaefer P. Eng.
Principal
sschaefer@scsconsultinggroup.com

Attachments: Draft Plans drawing numbers 10:3 and 10:4 as prepared by KLM Planning Partners Inc.
Table #1

- c. Mr. Jamie Bosomworth – Town of Markham
- Ms. Margaret Wouters – Town of Markham

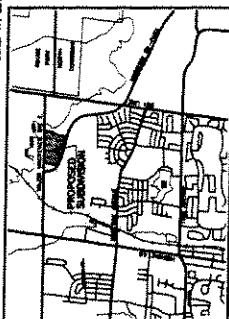
P:\1290 North Greensborough Subdivisions\Correspondence\Letters\markham jlb allocation 30June10.doc

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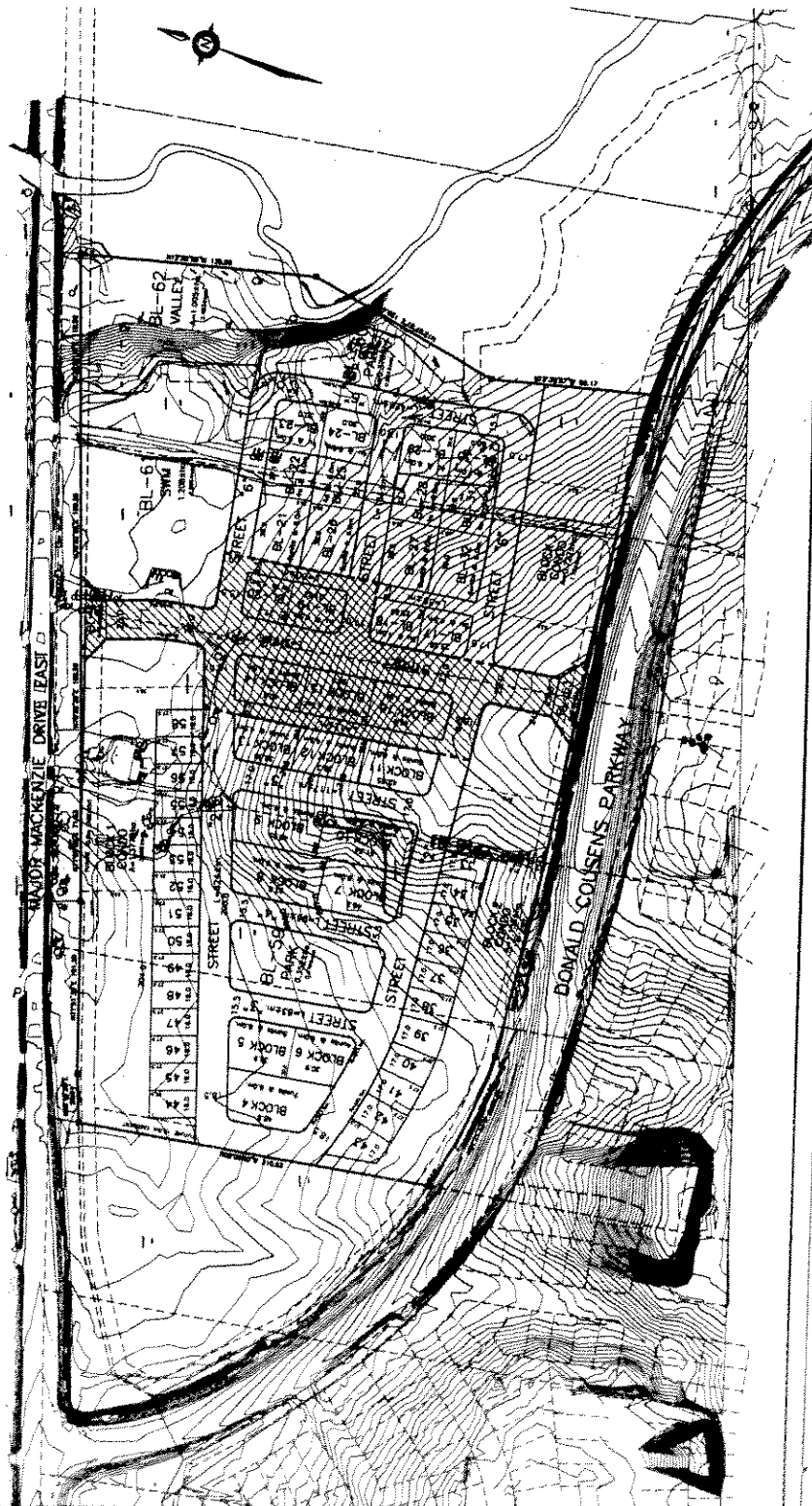
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DRAFT PLAN OF SUBDIVISION
PART OF LOT 20, CONCESSION 8
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000

DRAFT PLAN 19TM--09004 REVISID
JUNE 17, 2019



KEY PLAN



SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

1. AS SHOWN ON DRAFT PLAN
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BE CORRECTLY SHOWN

[illegible]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW

OWNER'S CERTIFICATE

I AUTHORIZE RLM PLANNING PARTNERS, INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBMISSION TO THE BOARD OF SUPERVISORS FOR APPROVAL.

Quelques

DIGRAM DEVELOPMENTS INC.

517 RICHMOND DRIVE
SUITE 302
MARTINEAU, ON
M6H 1A5

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBSIDIZED = 14,243±ha. (35,195±acres)

WOODS	LOTS	AREA	PRICE	DATE
WOODS 1-10	24	3.2	1.195	2.063
WOODS 1-11	18	10.3	2.170	3.962
WOODS 1-12	10	96	0.864	2.582
WOODS 1-13	3	23.0	3.445	8.858

MEDIUM DENSITY (APARTMENTS)

[illegible]

TOTAL	4.09	1.4743	5.5643
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--- PAGE 1 LAST ALLOCATION (30 LINES)

NOTE - ELEMENTS RELATIVE TO CANADIAN CITIZENSHIP AND

PROJECT NO. P-2020

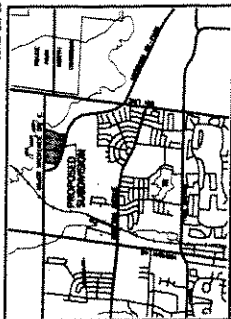
(2020-DEC57) (2020-MAX1 & 2020-MID40) JUN., 17, 2010

DWG. No. — 10:3

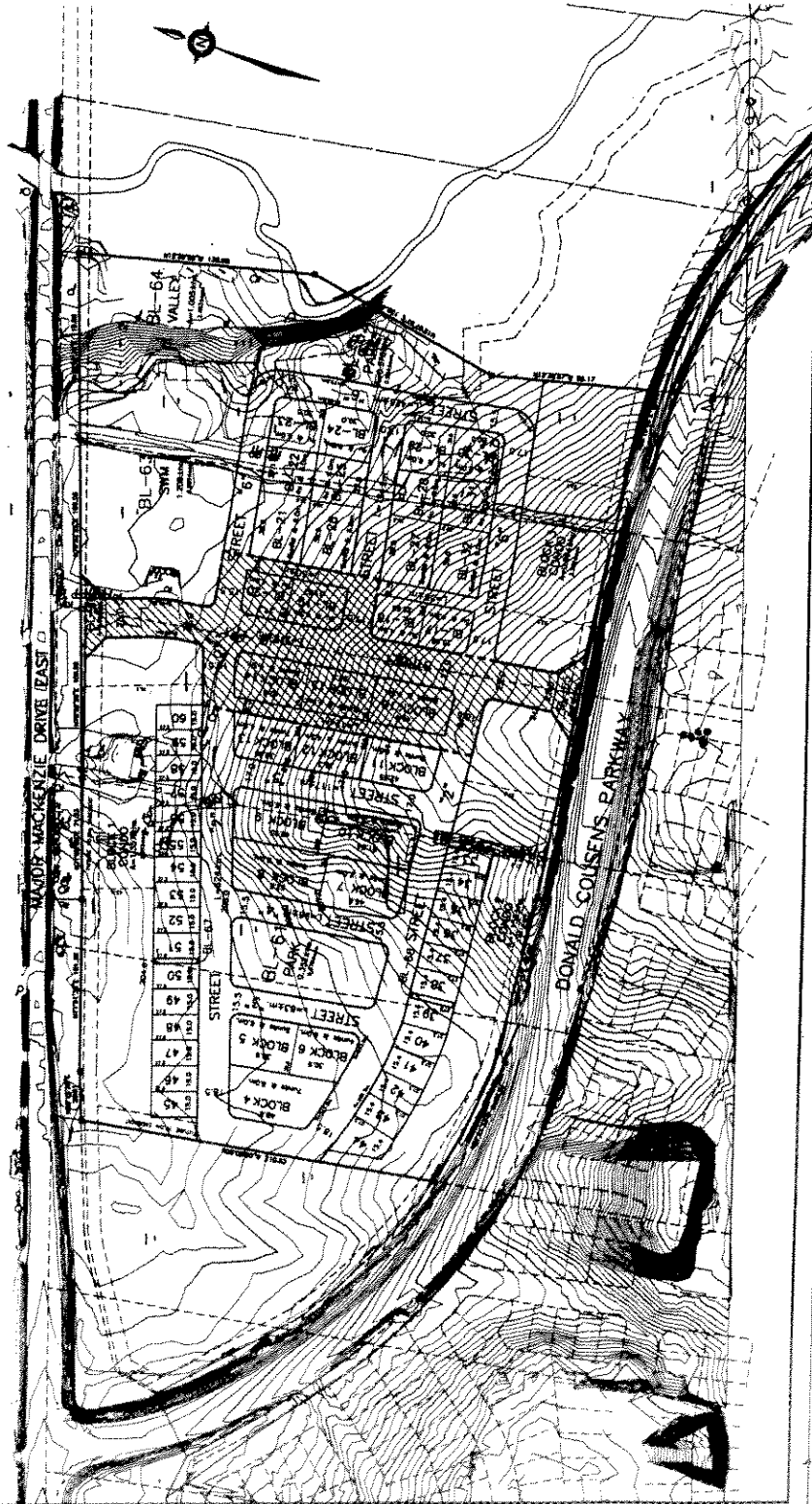
KLM PLANNING PARTNERS INC.
URBAIN PLANNERS AND DESIGNERS

54 JARDIN DRIVE - UNIT 1R, CONCORD ONTARIO L4K 3P3
PHONE (905) 668-4055 FAX (905) 668-0097 design@lrmhvac.com

DRAFT PLAN 19TM-09004 REVISED
JUNE 28, 2010



KEY PLAN



SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- | | A | B | C | D | E | F | G | H | I | J | K | L |
|------------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|------------------------|--|-----------|------------------------|---------------------------|------------------------|-----|
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SURVEYOR'S CERTIFICATE

1 HENRY CERTIFY THAT THE BOUNDARIES OF THE LAND TO ME SURROUND AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

THE MITSUBISHI SUMITOMO BANK, LTD.

100

© 2000 by The McGraw-Hill Companies

—CIVIL—

OWNER'S CERTIFICATE

I AUTHORIZE KRM PLANNING PARTNERS INC TO PURCHASE AND SELLER

Conclusion

DIGRAM DEVELOPMENTS INC.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 09-07-2010 BY 60322

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SURVEYED = 14,243 ± Mo. (35,195 ± Acre)

GROUPS	LOTS	UNITS	AREA
GROUPS 1-3	28	56	1.182
GROUPS 4-10, and 21-32	103	2172	3.370
GROUPS 11-20	10	60	0.864
GROUPS 21-32	3	235	3.078

Block	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Block	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

[illegible]

— PHASE 1 UNIT ALLOCATION (35 UNITS)

NOTE - ELEVATIONS RELATED TO
CANADIAN ORIGINETIC DATUM

PROJECT NO. P-2020

(2020-DESB) (2020-MA1 A 2020T040) JUNE, 29, 2010

DWG. No. — 10:4

KLM PLANNING PARTNERS INC.
URBAN PARTNERS AND DESIGN PARTNERS PARTNERS INC.

54 JARDIN DRIVE - UNIT 1B, CONCORD, ONTARIO L4K 3P3
PHONE (905) 889-4035 FAX (905) 889-0097 design@hwydesigns.com

1987-88 *Journal of Wildlife Management*, 51: 1009-1014



July 15, 2010

140 Renfrew Drive, Suite 201,
Markham, Ontario, Canada L3R 6B3
Tel: (905) 513-0170; Fax: (905) 513-0177
www.mgp.ca
npileggi@mgp.ca

Mr. Jim Baird

Commissioner of Development Services
Town of Markham
101 Town Centre Boulevard
Markham, Ontario,
L3R 9W3

07-1695

Dear Sir:

**RE: Servicing Allocation Update
Presentation to Development Services Committee – June 22, 2010
Leitchcroft Planning District
Block 50, Registered Plan 65M-3226 – Eden Park Phase II**

Malone Given Parsons Ltd. represents Times Group Corporation, developer and builder within the Leitchcroft Planning District. We have reviewed the Servicing Allocation Update, presented by Town staff to Development Services Committee on June 22, 2010. This presentation proposed an allocation of 223.5 units to Leitchcroft (2013 allocation), which appears to have been based on the number of units remaining under the Official Plan and Zoning By-law cap for the Leitchcroft Planning District.

Over time, Times has amended its plans, to now include 13 storey buildings (up from 10 storeys) on Block 50. As such, the unit count has increased by 103 units. Therefore, the allocation proposed in the staff presentation to DSC would not be enough to accommodate the proposed development.

The proposal for Block 50 now includes 416 apartment dwellings and 22 townhouses (total of 438 units). The apartment dwellings will be built to a 'LEED Gold' standard and require only 270.4 units of allocation under the York Region '35% Credit Option.'

Therefore, we request 293 (271 apartment and 22 townhouse) units of 2013 allocation for the Leitchcroft Planning District.

Applications for Official Plan and Zoning By-law Amendment were submitted to the Town in early July for the additional units proposed above the current unit cap in the Secondary Plan and by-law. We expect to file a site plan application shortly.

Mr. Jim Baird

July 15, 2010

Page 2 of 2

Thank you for your consideration of this request for Phase II, Eden Park. Please contact me if you have any questions or concerns.

Yours truly,

MALONE GIVEN PARSONS LTD.



Nick Pileggi

Senior Project Manager/Planner

Cc: Hashem Ghadaki and Babak Sarshar, Times Group Corporation
Biju Karumanchery, Town of Markham
Mayor Frank Scarpitti, Town of Markham
Councillor Erin Shapero, Town of Markham
John Livey, Town of Markham
Alan Brown, Town of Markham
Ron Blake, Town of Markham

July 24, 2010

Town of Markham
101 Town Centre Blvd.
Markham, On
L3R 9W3

DEVELOPMENT SERVICES

JUL 27 2010

RECEIVED

Attention: Biju Karumanchery

**RE: STAR GRANDE CUSTOM HOME CORP.
(FORMER GROVE PROPERTY)
NE CORNER OF 16TH AVENUE & WILLIAMSON ROAD**

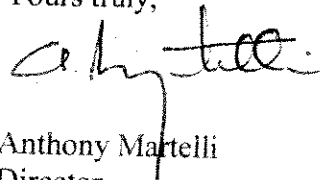
Dear Biju:

As a follow up to the Service Allocation Report prepared by the Development Services Committee for June 22, 2010, please accept this letter as confirmation that Star Grande Custom Home Corp. has prepared a proposed site plan reflecting a condominium townhouse development for the above noted property.

Enclosed, please find for your reference, a preliminary site plan identifying the proposed Dual Frontage Townhouse Units, Back to Back Townhouse Units and Street Townhouse Units along with additions to the existing Heritage House located on the property. A formal request for a Pre Consultation Meeting is also being submitted and it is our intention to submit a Site Plan Application for this project once the various reports and documentation have been completed. It is anticipated that the SPA should be submitted in the fall of 2010.

We have full intentions of proceeding with the development of this project and we are looking forward to working with the Town of Markham staff in order to complete the final segment of the Queensborough Community. Should you require any further information, please do not hesitate to contact me.

Yours truly,



Anthony Martelli
Director,
Design & Project Management

c.c. Carlo Baldassarra
Armando Baldassarra

Frank Principe
Joran Weiner

JADE-KENNEDY DEVELOPMENT CORPORATION

8791 Woodbine Avenue, Suite 100, Markham, Ontario L3R 0P4 Phone 905-944-0907 Facsimile 905-944-0916

Mr. Jim Baird, M.B.A., M.C.I.P.
Commissioner of Development Services
Development Services Commission
Town of Markham
101 Town Centre Boulevard,
Markham, Ontario L3R 9W3

July 7, 2010

Re: Request for Servicing Allocation
South Unionville Square Development
East side of Kennedy Road between Castan Avenue and South Unionville Avenue

Dear Sir:

We are in receipt of the Town's "Summary of Servicing Allocation since January 1, 2004" schedule that was handed out at the June 23, 2010 Developer's Round Table meeting. We note that the additional 34 apartment units that were recently approved by Council for our development are included in the Proposed Assignment of Additional 2013 Allocation column. As the Town is aware we are under construction with the development, and we are on schedule to deliver the apartment units in early to mid 2012. Therefore, we kindly request that the Town agree to provide the additional 34 apartment unit allocation from its allocations in reserve to assist in achieving our delivery time frame being 2012.

We have been advised that the Town has a policy to hasten allocations as an incentive for developers to undertake works that are in the public interest. As you may know, we have agreed with the Town to undertake the construction of the completion of South Unionville Avenue near the Unionville Meadows elementary school, at Harry Cooke Drive, this summer in advance of the start of the school year in September. We trust that our cooperation in this regard is viewed favourably by the Town such that our required 34 unit allocation is moved up to 2012.

By copy of this letter to Mr. Michael Durisin, Trustee of the South Unionville Planning District Landowners Agreement, we are making this request known to the group.

JADE-KENNEDY DEVELOPMENT CORPORATION

Yours Truly



Harold R. Kersey, MCIP, RPP
Vice-President, Planning and Development

CC: Mr. Michael Durisin
Mr. Tony Masongsong
Mr. Steve Schaefer

ReDevco MANAGEMENT

Real Estate and Development Management

4339 Garnetwood Chase
Mississauga ON L4W 2H1

Tel: (905) 624-1250

Fax: (905) 624-1257

July 30, 2010

Mr. Biju Karumanchery
Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Via e-mail

Dear Biju,

Re: 2013 Service Allocation to Cornell Community

I am writing on behalf of the Cornell Landowners Group regarding the proposed 2013 Service Allocation to the Cornell Community as outlined in your presentation to Development Services Committee on June 22, 2010 and to the Developer's Round Table on June 23, 2010. That presentation recommended 600 SF units of 2013 allocation, or equivalent population of 2,220 people, be given to the Trustee of the Cornell Community for distribution within the community.

On behalf of the Landowners, I confirm that they acknowledge and accept this recommendation and look forward to having it approved this fall.

If you have any questions about this feel free to call me.

Yours truly,

Original signed by

Albert Bishop

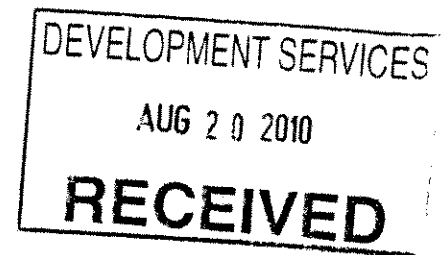
Albert Bishop, P. Eng.
Principal

Cc. Cornell Landowners Group



August 10, 2010

Town of Markham
Development Services Commission
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3



Attention: Jamie Bosomworth, Senior Planner

Dear Mr Bosomworth:

**Re: 2013 Servicing Allocation
Angus Glen West Village**

The Region of York has assigned 2013 Servicing Allocation to the local municipalities and Markham's share is 11,259 population, subject to the Town agreeing to participate in Regional water efficiency plans and policies.

To date Angus Glen West Village received a servicing allocation for 527 low density units and for a 120 unit apartment building. We have registered two plans of subdivision containing 173 single detached units and 57 townhouse units and received draft plan approval for 166 low density units and will be filing a site plan application for the 120 unit apartment building by the end of the month. In order to complete the West Village we still require the assignment of servicing allocation that would permit us to fully develop the "Village Gate" area of the plan, which represents the final phase of the Angus Glen community.

The Angus Glen Secondary Plan permits the community to develop with up to 1,541 units. To date we have received approval/allocation to develop 1,283 units. With the Town receiving an additional 3,431 units of 2013 allocation, I am repeating my previous request from January 2009 (copy attached) that the Town assign Angus Glen 258 high density units of allocation. With the option to receive a LEED benefit for high density units the Town would only need to allocate 168 units of allocation, with 90 units of allocation being subject to the LEED benefit. This was approach was used by the Town when assigning allocation to our 120 unit apartment site. Providing 258 units of allocation would allow us to complete the Angus Glen community in accordance with the provisions of the Secondary Plan.

In keeping with the Region's intentions to assign allocation to assist in completing communities already under construction, assignment of an additional 258 units of allocation would allow us to complete the Angus Glen community, and generate the revenues needed to complete payment of the substantial infrastructure costs, particularly the cost of constructing the bridge connection.

When evaluating our request for additional allocation I would like you to consider that the Angus Glen West Village, and the entire Angus Glen community for that matter, has delivered upon the initial goal set out in the Secondary Plan, of creating a comprehensive new urbanism community that provides a mix of low, medium and high density housing along with high quality urban design and high quality architecture. We are also honouring our commitment to provide a Neighbourhood Commercial plaza that will serve the residents of Angus Glen and the surrounding community. The first occupancies in the plaza by TD Bank and Tim Horton's are expected by the end of this year.

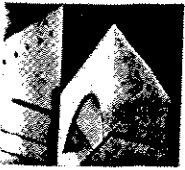
Thank you for your consideration of this request and if you have any further questions on this matter please contact me at extension 408.

Sincerely,



Patrick O'Hanlon
President

Copy: Mayor Frank Scarpitti
Councillor Dan Horchik
Jim Baird, Commissioner of Development Services
Biju Karamanchery, Director, Development Services



Sign

18 Lexington Drive,
Markham, Ontario,
L3P 6V3
Phone: (905)-943-9415
Cell: (416)-312-4263
Fax: (905)-943-9729
E-mail: prodell@rogers.com

Pro-Dell Investments Inc.

By email and fax—905-479-7768

August 20, 2010

Mr. Jim Baird, M.B.A., M.C.I.P.

Commissioner of Development Services

Development Services Commissioner,

Town of Markham, Anthony Roman Centre

101 Town Centre Boulevard, Markham, Ontario L3R 9W3

Dear Sir:

Re: Aryeh Construction Ltd., 8293 and 8303 Warden Avenue, Markham Centre

Please be advised that my client will be submitting its site plan application this November for High Density development on its lands in order that it may be consolidated with the current applications (OPA, Draft plan of Subdivision and ZBLA) before the Ontario Municipal Board, which is scheduled to commence on May 2, 2011.

The writer did attend the Markham's Developers Round Table on August 11, 2010 and requested that the Town allocate 568 and 230 water/wastewater units to the above noted lands in 2013 and 2014, respectively.

I am advised that your staff is currently preparing a report to the Development Services Committee for its and Councils consideration next month, and in the event that the allocation requested herein, is not provided in your staff report, would you please ensure this letter is presented to Committee and Council for their consideration at that time.

Thank you.

Yours truly,

Harry L. Edwards

LAND DEVELOPMENT CONSULTING

HARRY L EDWARDS PRESIDENT



LIBERTY for all

August 30, 2010

Mr. Jim Baird
Commissioner, Development Services Commission
Town of Markham
101 Town Centre Blvd
Markham, ON
L3R 9W3

Dear Mr. Baird:

Re: 2013 and Beyond Servicing Allocation, 7161 & 7171 Yonge St.
1691126 Ontario Inc

At the August 11, 2010 Developer Roundtable Meeting, there was some discussion on "beyond 2013 allocation". As you are aware, 1691126 have been allocated from pre and post 2013 YDSS Servicing Capacity a total of 728 units for Buildings A1 and A2 for the above noted site.

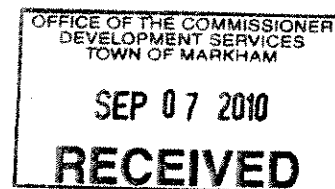
Our Zoning By-law for the total project including buildings B1 and B2 allows us a total of 1250 units of allocation. Buildings B1 and B2 will require a total of 522 units, (1250 - 728). Please confirm that this "post 2013 allocation" is recognized and accounted for in future reports to Development Services Committee and Council.

Yours truly,
Liberty Development Corporation,
For and on behalf of 1691126 Ontario Inc.

W. O'Donnell

Per Bill O'Donnell

CC: Mr. B. Karumanchery
Mr. J. Bosomworth
Mr. M. Filice, Liberty Development Corp
Ms. Lezlie Phillips, Liberty Development Corp
Mr. Max Vossough, Liberty Development Corp



Tina Robey
- pls acknowledge
- submission
will be considered
when Council
meets w. the
post 2013

MARKHAM CENTRE LANDOWNERS GROUP INC.

7501 Keele St. Suite 505, Vaughan, Ont. L4K 1Y2

myronp@deltaurban.com

tel: 905-660-7667 fax: 905-660-7076

October 25, 2010

Biju Karumanchery
Senior Project Co-ordinator
Planning and Urban Design
Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Biju,

Re: Proposed Town of Markham 2013 Servicing Allocation Program
Servicing Allocation by the Markham Centre Landowners Group Inc.

We are writing to you on behalf of the Trustee, Markham Centre Landowners Group Inc. (MCLG) further to our letter of June 25, 2010, regarding the Proposed 2013 Servicing Allocation Program for the Town of Markham (Town).

We understand that the Town is currently proposing to provide the MCLG with 400 units of real servicing allocation (i.e. not including any additional units associated with LEED benefit) for the proposed 2013 Servicing Allocation Program. We are writing to you to confirm that the MCLG requires an additional 32 units of servicing allocation to accommodate the MCLG's needs in order to complete the construction of the buildings which would be granted such allocation. This would bring the total real allocation requirements for 2013 to 432 units. We have summarized the reservation of the requested 2013 Servicing Allocation Program as Attachment #1 to this letter.

For greater clarity, Attachment #1 illustrates the existing reservation of 2011/2012 Servicing Allocation for each owner, including the amount of 2011/2012 allocation which will be "rolled over" to the 2013 Servicing Allocation Program. The 2011/2012 "role over" units, combined with the proposed distribution of Requested 2013 Servicing Allocation of 432 units of real servicing allocation are illustrated in the Group's Requested 2013 Servicing Allocation Program. We have provided for the option of either LEED Silver, or LEED Gold for each application, for information purposes.

We can further advise that the lands for which this Proposed 2013 Servicing Allocation will be applied are as follows:

Request 2013 Servicing Allocation Program – location for applying the proposed allocation

Landowner	Development parcel	LEED Benefit (Proposed)
H&W Developments	1 building, East Block, Draft Plan 19TM-030010	SILVER
1771107 ONTARIO INC. (Times Lonsmount)	2 buildings, Block 5 of Draft Plan	GOLD
Ruland Properties	19TM-01012 (Blocks CA6 and CA7) - phase 1 of retail mixed use	SILVER

Page 2
Mr. Karumanchery
October 25, 2010

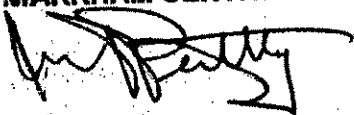
Furthermore, during the Developer Round Table meeting of June 22nd, 2010 meeting, it was acknowledged by Town staff and other developer interests in attendance that a committee is to be struck including representatives from the "low-rise" and "high-rise" industry to discuss and confirm an appropriate balance for distributing servicing allocation in future allocation programs. Our acceptance of the Town's Proposed 2013 Servicing Allocation Program, including our requested additional 32 units above, is contingent on these discussions being initiated to arrive at a mutually agreeable solution for future allocation programs. We look forward to participating in these discussions in the coming months.

The MCLG is in a position to move forward and has a strong ability to deliver key infrastructure to Markham Centre in addition to providing innovative and sustainable solutions in exchange for the Town's servicing allocation which is required to allow Markham Centre to becoming a reality. The MCLG is committed to achieving the overall goals of the Markham Centre Secondary Plan. We appreciate the opportunity to make our submission pertaining to the Town's Proposed 2013 Servicing Allocation Program.

Should you have any questions or comments, please feel free to contact the undersigned.

Yours truly,

MARKHAM CENTRE LANDOWNERS GROUP INC.



Mr. Myron Pestaluky, P.Eng.
Trustee – Markham Centre Landowners Group Inc.

Encl. Attachment #1 – Proposed 2013 Servicing Allocation Program – Proposed distribution

cc. Mr. Jim Baird, Commissioner, Planning & Urban Design, Town of Markham
Jamie Bosomworth, Planning & Urban Design, Town of Markham
Markham Centre Landowners

ReDevco MANAGEMENT

Real Estate and Development Management

4339 Garnetwood Chase
Mississauga ON L4W 2H1

Tel: (905) 624-1250

Fax: (905) 624-1257

November 12, 2010

Mr. Biju Karumanchery
Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Dear Biju,

Re: Service Allocation to Greensborough Community

I am the Manager of the Greensborough Landowners Group and am writing on behalf of the Group regarding our request for service allocation to the Greensborough Community from the next available distribution.

The details of our request are outlined in this letter, but in summary we request the following:

- We request that all allocation be given to the Trustee for distribution in accordance with the CSA
- We request that if there is any additional 2011 / 2012 allocation available the maximum amount possible be given to Greensborough because Greensborough is in a position that any additional real allocation could be used immediately.
- We request additional allocation of 683.5 units with a population of 1840.5 people based on applications as follows:

Application	Number of Units	Population
Digram – 19T09004	402	1038.5
Humboldt – Greensborough Valley	112	315.8
Greenpark – Grove Property	160	451.0
Other lands south of DCP	9.5	35.2
Total	683.5	1840.5

The background of this request is set out below.

First, we note that in your presentation to Development Services Committee and to the Developer's Round Table in June of this year you recommended that 2013 allocation be given

to the Greensborough Community sufficient to fully develop the balance of the community based on the then current proposals. The Landowners Group completely supports the concept of giving full allocation to the Greensborough Community at the earliest possible date. Since June there have been some revisions to those development proposals and in this letter we outline the allocation that would be required to the various development proposals to achieve full development. The number of units requested is 18.5 units more than was recommended in June 2010, representing 84.0 additional people, when the previous recommendations for additional allocation to Greensborough and to Greenpark in Swan Lake are combined.

Second, we want to confirm that the owners are currently constructing infrastructure to develop lands which already have allocation, and that infrastructure would also serve other lands in the community that do not as yet have allocation. For that reason if we received additional 2011 / 2012 allocation owners would be in a position to use it virtually immediately.

Finally, we request that all allocation be given to the Trustee for distribution in accordance with the Cost Sharing Agreement.

The details of the various plans for which allocation is requested is as follows:

1. Digram Plan draft plan 19TM-09004 north of Donald Cousens Parkway:

- The plan contains a total of 449 units, 47 units in phase 1 and 402 in phase 2
- The phase 1 units already have allocation (36 in the original draft approval, 7 additional from the Trustee, plus 4 additional recently granted from the Town)
- Key infrastructure to service phase 2 is currently being installed as part of the servicing program for other lands. Development of the Phase 2 lands could proceed virtually immediately if allocation was available
- The number of additional units of allocation required to complete the development is 402 units with a population of 1038.54 calculated as follows:

Unit Type	# of Units	PPU	Population
Semi detached	58	3.02	175.16
Street / lane TH	128	2.82	360.96
Multiple / apts	194	2.27	440.38
Condo TH	22	2.82	62.04
Total	402		1038.54

2. Humboldt Greensborough Valley Holdings Ltd. north of Donald Cousens Parkway:

- An application for development proposing a total of 112 TH units will proceed in the near future
- Key infrastructure to service these lands is currently being installed as part of the servicing program for other lands so development could proceed as soon as approvals were in place if allocation was available
- The allocation required for full development of these lands is 112 units with a population of 315.84 calculated as follows: