



September 18, 2013

Denis Kelly, Regional Clerk
Corporate Services Department
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Kelly:

**RE: Development Charge Prepayment Agreement
Kylemore Communities (West Village) Ltd. /Angus Glen Village Ltd.
9 & 15 Stollery Pond Crescent – City of Markham
Request for Special Consideration**

We entered into a Development Charge Prepayment Agreement with the Region for 89 high rise condominium units. The Agreement requires that Kylemore/Angus Glen obtain a Building Permit by March 17, 2013, or the provisions of the Prepayment Agreement would lapse.

As noted in the Staff Report of September 19, Angus Glen was unable to obtain the building permit for the subject building by March 17, 2013 due to the problems encountered in receiving final clearances from approval agencies. Staff have recommended that our request to have provisions of the Prepayment Agreement extended be denied.

We would request Council's consideration in understanding the time it takes in order to receive all of the final clearances from various agencies and departments in order to receive a building. When we entered into the Pre-Payment Agreement with the Region we were hopeful, if not mildly optimistic, that we would be in a position to receive our building permit within 9 months of executing the Agreement. I am sure many developers/builders can confirm that the development approval process involving the Region, the City, the TRCA and other commenting agencies is becoming more complex, resulting in an extended period of time it takes to receive final approvals for development applications.

In light of these delays we would request Council's consideration in allowing our 89 unit apartment project to pay the development charges in accordance with the provisions of the Prepayment Agreement.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pat. O'Hanlon", followed by a stylized flourish.

Patrick O'Hanlon
President