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Communication
Council – March 26, 2024
CW(PM) – Report No. 8 Item No. 3

OSLER

Toronto

March 5, 2024

Chris Barnett
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Our Matter Number: 1202258

Montréal

Calgary

Sent By Electronic Mail

Ottawa

Office of the City Clerk
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Vancouver

New York

Attention: Todd Coles, City Clerk

Dear Mr. Coles:

**RE: March 5, 2024 Public Meeting
Agenda Item 3 - Proposed Municipal Servicing By-law
72 Steeles Holdings Limited and 7040 Yonge Holdings Limited
72 Steeles Avenue West and 7040/7054 Yonge Street**

We are counsel to 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited (together, “**Humbold Properties**”) owners of the properties municipally known as 72 Steeles Avenue West and 7040/7054 Yonge Street in the City of Vaughan (the “**Subject Properties**”).

The Subject Properties are located within the Yonge Steeles Corridor Secondary Plan area, and have had zoning and a draft plan of subdivision approved in principle by the Ontario Land Tribunal in an Order dated January 18, 2024. The zoning permits the development of 4 towers ranging from 38-60 storeys. A site plan application has been filed and deemed complete as of February 27, 2024.

The overall development of the Yonge Steeles Corridor Secondary Plan has been the subject of detailed and comprehensive studies that have identified the infrastructure that is needed to support the population that has been approved in the area. The timing of the construction of that infrastructure has been, and continues to be the subject of discussions with City staff. Some of the required infrastructure will require acquisition of lands not currently owned by the City or our clients.

The restrictions contained in the proposed Municipal Servicing By-law have the potential to significantly affect the timing of the development of the Subject Properties, and are not be consistent with our clients’ understanding (based on discussions with City staff) of what stage of construction the required infrastructure would need to be at in order for building permits to be issued.

Our clients therefore object to the proposed by-law on the basis that it has the potential to impede their ability to proceed in a timely manner with the development of the Subject Properties in a manner consistent with the approvals it has obtained.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Barnett", with a large, sweeping flourish extending to the right.

Chris Barnett
Partner

CB:s

c: Humboldt Properties