

**PUBLIC HEARING
COMMUNICATION**

Date: Jan 22/19 ITEM NO. 5

January 22, 2019

Attn: Nancy Tuckett, Senior Manager of Development Planning

Re: 7028 Yonge Street and 2 Steeles Avenue West
Applications for Official Plan and Zoning By-law Amendment
By Yonge & Steeles Developments Inc. c/o The Gupta Group
File No's: OP.18.016 and Z.18.028
City of Vaughan

Dear Nancy,

Humbold Properties (Humbold) is the Owner of lands at 7040/7054 Yonge Street and 72 Steeles Avenue West which surround the subject lands to the north and west.

Humbold is a member of the Yonge-Steeles Landowners Group (LOG) and is committed to the equitable sharing of community use lands and infrastructure. Certain members of the LOG are over-dedicating their share of roads, parks and services and Humbold believes that the LOG provides an appropriate resolution to these matters (over/under-dedicated development).

It is our view that approval of the subject applications is premature until the property owner becomes a member, in good standing, of the LOG. The applicant must equitably share in these land and infrastructure costs.

While Humbold believes that any application should move forward based on its own merits, the determination of height and density for any one application cannot be done in isolation. Matters of servicing and transportation capacity must be considered, so that appropriate phasing policies and requirements can be applied.

It is essential to review this application together with surrounding developments in the area to ensure that appropriate phasing for the equitable distribution of any infrastructure and capacity can be carefully considered. This can also be accomplished through the LOG and related agreements.

Humbold, as an immediate neighbour to the proposed development, has additional concerns related to road and pedestrian connections, access to transit, parks/open space and urban design.

Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Associate Principal