

Toronto

March 9, 2021

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**COMMUNICATION – C70  
COUNCIL – March 10, 2021  
Committee of the Whole (Public Meeting)  
Report No. 9, Item 5**

Dear Mayor and Members of Council:

**Public Meeting – March 2, 2021, Item 3.5  
Files: OP.20.014, Z.20.038 and 19T-20V007**

We act on behalf of 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited (collectively referred to as “**Humboldt Properties**”), the applicants in the above noted applications for Official Plan and zoning by-law amendments and draft plan of subdivision approval.

Our clients appreciated the opportunity to provide an overview of their vision for their properties at this important gateway into Vaughan, and to hear feedback from the community and members of Council. We would like to respond to some of the questions and concerns that were posed at the public meeting for staff and Council to consider while these applications are being reviewed.

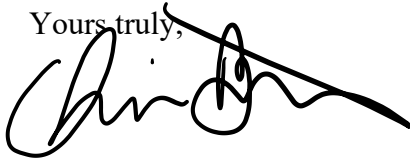
1. **Co-ordination:** Our clients share the view that there is a need for a co-ordinated approach to be taken with respect to the planning and development in the Yonge-Steeles Secondary Plan area. They have been actively involved in all aspects of co-ordinated planning for many years. To that end, they have attended both meetings of the Vaughan Yonge Steeles Centre Working Group chaired by Councillor Shefman. They have been actively involved in the planning for this area during the development of the Secondary Plan, and have participated in the mediation of their appeals of the Plan at the LPAT. They have also reached out to, and met with, representatives of the Springfarm Ratepayers Association, and will continue to do so throughout this process. Our clients are also members of the Yonge Steeles Landowners Group, and are deeply involved in the ongoing discussions internal to that Group looking at all aspects of the development of this area. They have also reached out to, and met with, neighbouring landowners who are not members of the Group to make sure that they are aware of our clients plans, and to receive information on what is being proposed in the surrounding area.
2. **Contributions to infrastructure:** As part of their commitment to co-ordinated planning, our clients have shown on their applications land that will form part of the future transportation network, including the extension of Powell Road and Royal Palm. We note that the City’s adopted secondary plan shows the Powell

Road extension as being further to the west, but as a result of co-ordination with surrounding land owners our client has included part of the extension on its lands.

3. **Contributions to parkland:** While the input received from the public meeting was very helpful, we did find the tone of some of the submissions on parkland to be unfortunate and inaccurate. In particular, the suggestion that our clients were proposing “Appropriation of Public Park Space”<sup>1</sup> parkland for private use is entirely inaccurate. Our clients have filed applications for the land it owns. The fact that the City has proposed some parkland on part of that privately owned land in a document that has been appealed and is not in force does not change the private ownership of that land. Our clients are committed to providing public space as part of its applications and will continue to discuss with City staff and stakeholders the best size, configuration, and location for that space.
4. **Angular Plane:** The angular plane drawings provided as part of the reports submitted to the City show the plane measured in a manner that is consistent with the City’s Urban Design Guidelines and Official Plan policies. The plane is measured from the rear of the property lines of the homes on Crestwood, as set out in Official Plan policy 9.2.3.6 c).

Our clients look forward to the opportunity to continue to discuss their applications with staff, members of Council and other stakeholders as this process moves forward.

Yours truly,



Chris Barnett  
Partner

CB:s

c: Humboldt Properties Limited

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<sup>1</sup> P. 4 of Communication C28.