



Overview

On October 15th, 2020, the project team for the Humboldt Properties development located at Yonge and Steeles held a virtual open house meeting for community residents.

The project team was represented by Humboldt Properties (property owner), Kirkor Architects and Planners (architect), Macaulay Shiomi Howson (planning), NextTrans (transportation), Land Art Design (landscape architect) and StrategyCorp (moderator).

Initial drawings, showing the massing of the planned designs of the buildings were presented, along with concepts about potential amenities and demonstrating the proximity of the site relative to upcoming transit infrastructure.

The presentation from the project team was approximately 45 minutes, and followed by about an hour of questions from attendees, as well as comments from Councillor Alan Shefman.

A video of the presentation is available [here](#). Below, you will find a summary of the topics raised by attendees during the Q&A, as well as the information provided in the responses by the project team.

We were asked if the design plan we presented has been completely approved and if an application has been submitted.

The designs presented have not yet been approved by the City and we have not yet submitted our application. We anticipate doing so later this fall.

We were asked when construction would start.

Timelines are difficult to predict, but it is likely that construction would not begin for at least another four to six years.

We were asked about what the timeline for construction looks like.

It is too early in the process to speculate on construction start dates and timelines. We are hoping to submit an application in the coming months, which would kick off the formal process of discussing our plans with city staff. From there, each building would take approximately two or three years to complete, and they will be built in three separate phases.

We were asked about how the proposed addition of density will impact the surrounding neighbourhood.

Our goal is to minimize our impact on the surrounding neighbourhood by building this development in phases, mitigating its impact on existing residents as well as traffic in the area. We are looking at ways to incorporate bike parking and other means of transportation to eliminate or lessen the need for a car.



We were asked about how much of the site plan will be dedicated to green space.

In total, we can expect about 20-25 per cent of the site to be dedicated green space. We are looking to provide as much green space as possible and spreading it throughout the site in forms such as green roofs.

We were asked about how many hours of sunlight the central green space will have given the shadow impacts from neighbouring developments.

We will be conducting a Shadow Impact Report as part of our application and will ensure that the plants selected as part of our landscaping will have adequate sunlight to grow.

We were asked if there would be car parking for residents and for the planned TTC subway station at Yonge and Steeles.

Yes, this development will include below grade parking. We expect to include a parking ratio of about 0.5 spaces per unit, reflecting that both future and existing residents will rely on public transit as their main form of transportation.

Since this is not a terminal stop on the Yonge Street subway extension, the TTC is not planning to include any commuter parking for this station.

We also received questions about planning and funding for the creation of future road network expansions.

As a developer, we are committed to providing space for our half of both the Royal Palm and Powell Road extensions. These extensions are crucial for existing residents who need to navigate the site, and we will work with the city to ensure an appropriate road network is created for the future.

We were asked about planned amenities and services that will be included in this development for the future.

We have made a commitment to engage with the community on the kinds of amenities and services they would like to see included as part of our development. We will listen to your thoughts and feedback and work with neighbouring landowners to ensure the right community amenities are available and well-coordinated across the neighbourhood. Right now, we do not have any concrete plans for what will be included on this site, but we encourage you to send your ideas to us using [this form on our website](#).

We were asked if we would include affordable housing units as part of this development.

We are aware that providing affordable units is an important way to support community well-being. This will be a topic of discussion with City staff during the application process.



We were asked about what the makeup of units will be like.

It is too early to say with certainty how many of each type of unit will be included in our development, but we are planning on having a mix of unit types throughout the buildings that meets housing needs for this area. This is one of the elements we'll work on with city staff through the application process.

Attendees expressed a clear desire for developers and landowners in this area to work together to ensure a cohesive approach to developing the area.

Humboldt Properties is a founding member of a landowner's group that has been exchanging ideas for this intersection for some time now. Councillor Shefman has also announced that he is formalizing a working group to bring together local landowners, his office and city staff to ensure the area is developed cohesively. We want to use this working group as an opportunity to ensure amenities are strategically placed and coordinated throughout the future developments in the neighbourhood.

We were asked about if existing businesses are going to be incorporated into the plans for this site.

Some tenants have been on this site for several years, and if possible, we would look to try to incorporate them into this new development. However, the phased building approach we are proposing means that some of these businesses can continue to operate even during construction as they are being left until a later point in time.

We were told that community members would appreciate access to open space on the property from as early in the project as possible.

We will look for opportunities to provide access to open space, and prioritize pedestrian connections, early on in our phasing plan.

We received compliments on the planned architecture, particularly the building planned to face Yonge Street.

We are thrilled that the planned architecture seems to resonate with people in the neighbourhood.