

REVISED

DATE: May 30, 2024
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: **Item #3, COMMUNICATION – Committee of the Whole (1) June 4, 2024**

**171 MAPLECRETE LP AND 1930328 ONTARIO INC.: COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR FILE
CIHA.23.003: 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793, VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

Recommendation

1. That consideration of the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024, be deferred to the Council meeting of ~~June 28, 2024~~ June 25, 2024.

Background

Staff received a letter dated May 28, 2024, from Latif Fazel, CEO, Liberty Development Corporation requesting deferral of the subject matter for reasons contained therein [Attachment 1].

Staff are in the process of assessing and evaluating the implications of Bill 185 (the “Cutting Red Tape to Build More Homes Act, 2024”), specifically as it relates to the removal of the Community Infrastructure and Housing Accelerator (CIHA) tool from the *Planning Act* (Section 34.1). The repeal of Section 34.1 of the *Planning Act* is intended to streamline and create a transparent process for requesting and issuing Minister’s Zoning Orders (MZOs).

In view of the above, staff are requesting that consideration of this matter be deferred to the Council meeting of June 28, 2024.

For more information, contact Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachment

1. Letter dated May 28, 2024, from Latif Fazel, CEO, Liberty Development Corporation.



May 28, 2024

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1
clerks@vaughan.ca

Attention: Todd Coles, City Clerk

RE: **Item 6.3 on June 4, 2024 – Committee of the Whole Meeting #1 – 1:00pm**
Applicant: 171 Maplecrete LP & 1930328 Ontario Inc.
Subject Property: 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 65M-4793
City of Vaughan File #: CIHA.23.003

Dear Mr. Coles,

We act as development manager for 171 Maplecrete LP (“171”), landowner of the above noted properties. We are writing to respectfully request a deferral of the aforementioned application to the June 18, 2024, Committee of the Whole Meeting #2, for the following reasons:

1. We just received the Staff Recommendation Report today and would respectfully request additional time to review, comprehend and discuss with City staff the implications of the proposed recommendations and conditions on our application.
2. We understand that there are imminent changes proposed by the Province through Bill 185 which could have an impact on how the Province deals with Orders by the Minister, such as Community Infrastructure and Housing Accelerator applications, under the *Planning Act*. A deferral will provide an opportunity for both the City and the applicant to consider options for approving the proposed development.

For all the foregoing reasons, we respectfully request that the Committee of the Whole grants our request for a deferral to June 18, 2024.

Respectfully,

171 Maplecrete LP
per:

A handwritten signature in blue ink, appearing to read "Latif Fazel", written over a blue scribble.

Latif Fazel, *CEO*
Liberty Development Corporation

Copy: Matthew Peverini, Senior Planner, VMC Program
Christina Bruce, Director, Policy Planning and Special Programs
Haiqing Xu, Deputy City Manager, Planning and Growth Management

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Visit us on the Web:
www.libertydevelopment.ca