

Rino Mostacci, MCIP, RPP

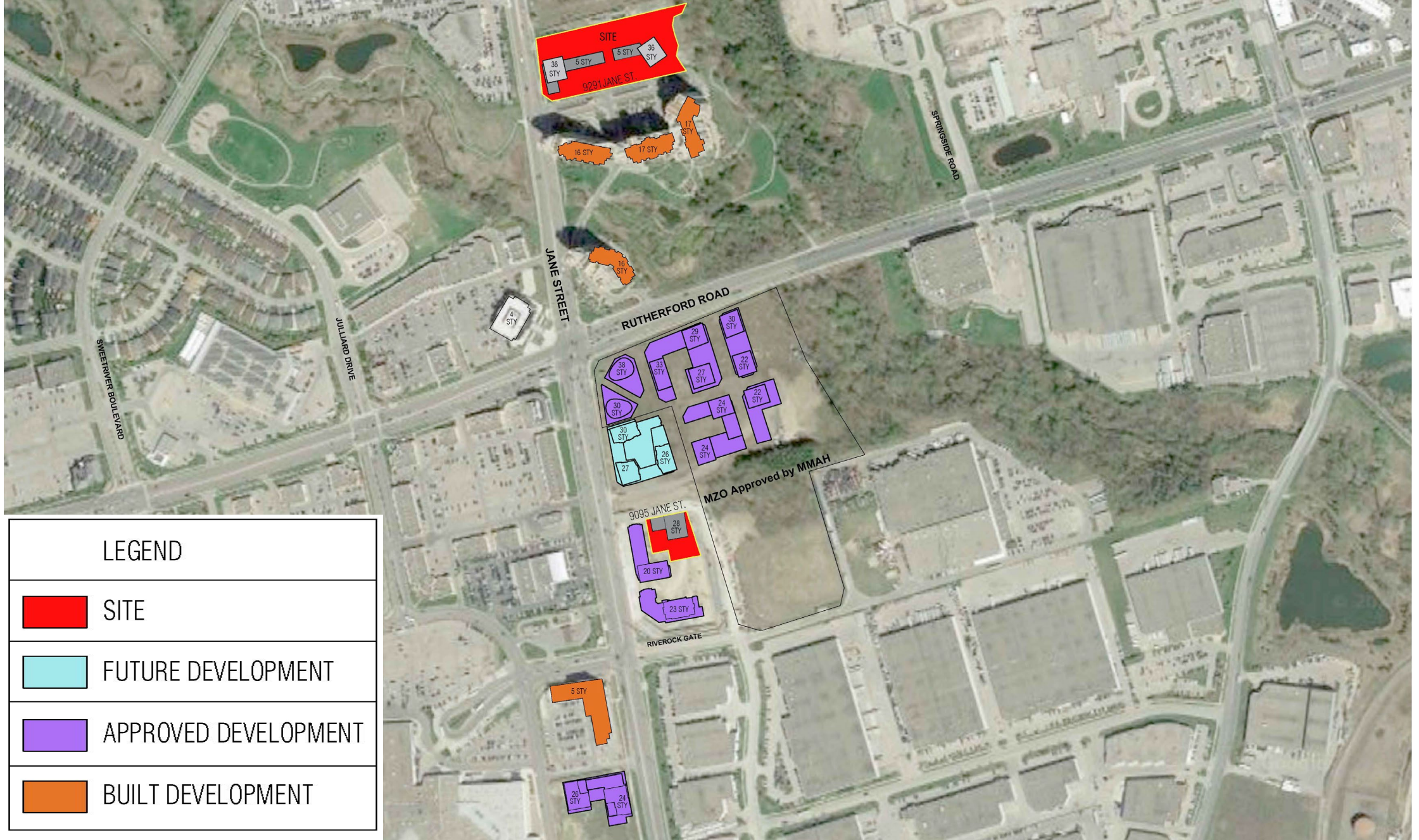


Background and Basis for Ministerial Zoning Order (MZO) requests

Seeking favourable consideration for a supportive resolution for an amendment to an existing MZO for ***Park Avenue Place III*** (9095 Jane St.)

Seeking favourable consideration for City Council for a supportive resolution for a MZO for ***Bellaria II*** (9291 Jane St.)







Park Avenue Place III, (9095 Jane St.)

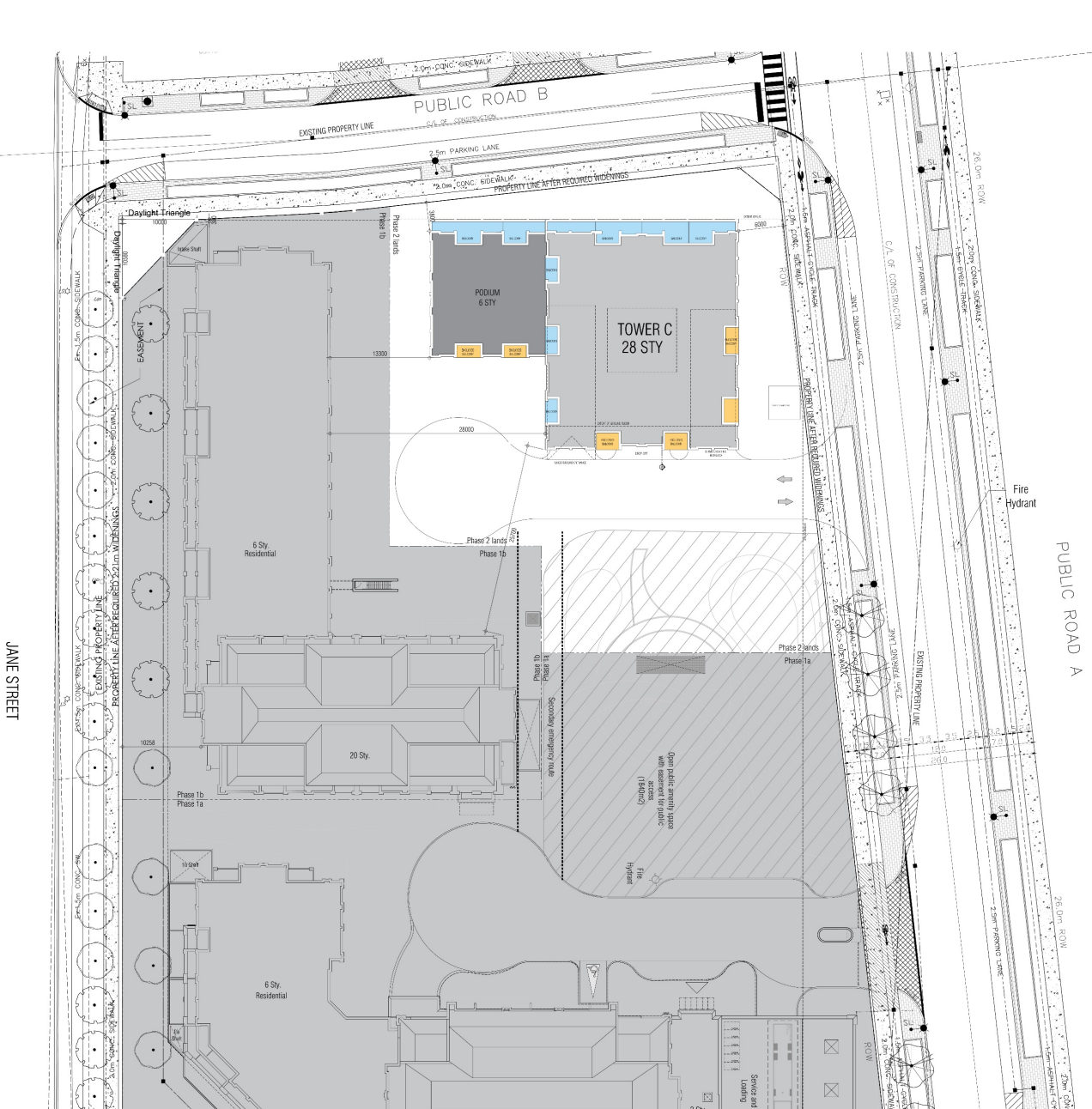
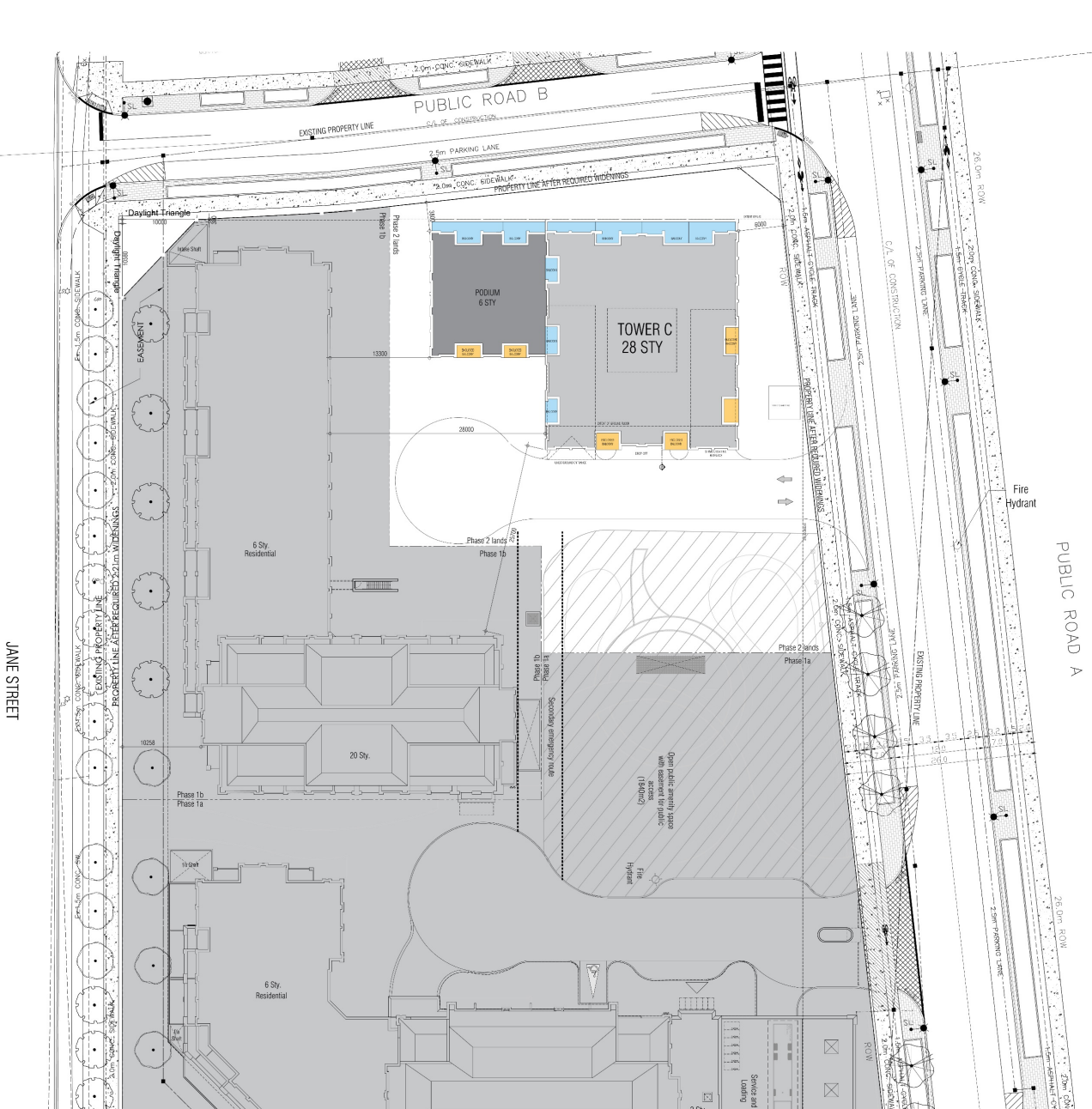
Park Avenue Place III, (9095 Jane St.)

Solmar respectfully requests the final phase of the Park Ave Place to also be included in the existing MZO.

The Minister can amend the existing MZO subject to a supportive resolution from the City.

Beneficial as it would allow for a more expeditious completion of the final phase of the Park Ave Place.





Bellaria II, (9291 Jane St.)

Bellaria Condominium project was approved in 2005 and completed by 2012 (900 units).

Bellaria II is the final phase and will add 760 units, including approximately 80 “affordable” dwellings.

Current zoning permits commercial development.



Bellaria II, (9291 Jane St.)

MZO to advance the residential zoning and site plan approval.

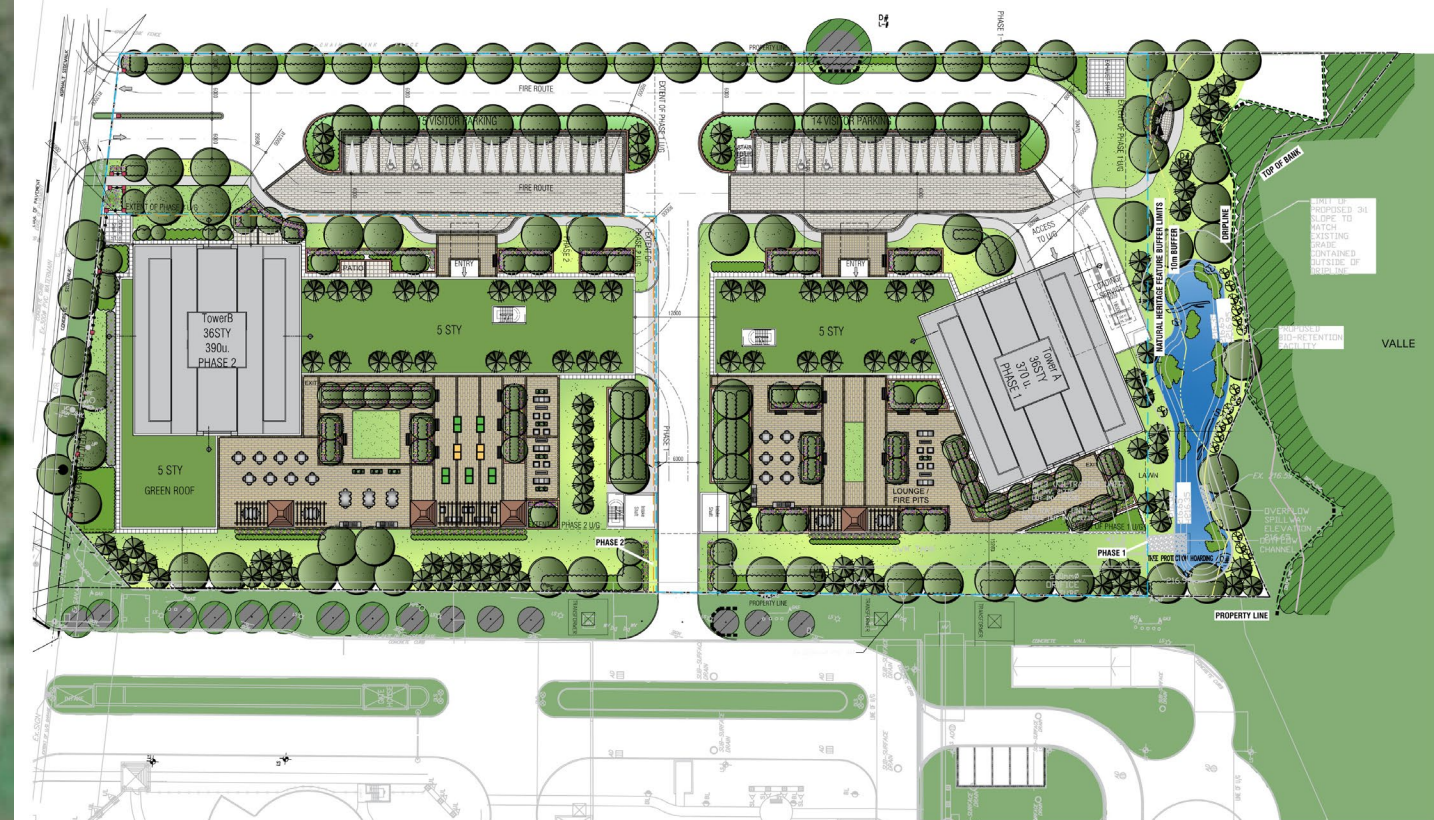
Will address delays (24 months) in the approval process.





Expedites supply and reduces the cost of housing.

It would support jobs and pandemic economic recovery in Vaughan.

Proximity to a future MTSA.





LEGEND	
	SITE
	FUTURE DEVELOPMENT
	APPROVED DEVELOPMENT
	BUILT DEVELOPMENT



Bellaria II, (9291 Jane St.)



Thank you

Questions & Comments



