



January 22, 2021

Mayor Maurizio Bevilacqua and Members of City Council
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

Re: REQUEST TO AMEND MINISTERIAL ZONING ORDER – City of Vaughan

*Solmar Development Corporation
Park Ave Place III, 9095 Jane Street*

On behalf of Solmar Development Corporation, I would like to thank Council for the opportunity to appear before you on January 19, 2021 regarding our request to support the inclusion of Park Ave Place III in an existing Ministerial Zoning Order (MZO) and for our request for an MZO for Bellaria II.

We do apologize and recognize that some members of Council had concern with the process we followed, but at the same time, it was similar to the process recently followed by Council for previous MZO requests - and the only one known to us.

The purpose of this letter is to request that Council amend the motion adopted by Committee on January 19, 2021 to remove Park Ave Place III from that motion and to work with us to adopt a separate motion to amend the MZO recently supported by Council and approved by the Province to include Park Ave Place III.

As stated, Solmar is not requesting a new MZO, but rather a resolution to the Province supporting the inclusion of Park Place Ave III in the MZO already in place. Vaughan City Council supported three MZO requests on October 21, 2020 including one adjacent to Park Ave Place III. The Park Ave Place III lands abut the area of the MZO approved and will be developed in a similar manner (see Appendix 1). In fact, had Solmar been aware of the MZO opportunity, we would have asked to be included at that time.

The rationale to include the Park Place Ave III, is essentially the same as that for the MZO previously supported by Council, namely:

- Park Ave Place III provides a strategic opportunity to achieve high density development including affordable housing in proximity to the Vaughan Mills Primary Centre consistent with the policies of the Provincial Policy Statement 2020 and The Growth Plan for the Greater Golden Horseshoe 2019; and

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- Solmar commits to providing a minimum of 10% of the total number of residential units in Park Ave Place III as affordable housing units for which the purchase price in annual accommodation costs do not exceed 30 percent of the gross annual household income for low and moderate income households in the City of Vaughan, which is consistent with the Provincial Policy Statement, 2020, Bill 108, the *More Homes, More Choice Act* and Bill 197 the *COVID-19 Economic Recovery Act*; and,
- What differentiates Park Ave Place III from other developments in the City is that Solmar is already fully mobilized on-site with equipment, suppliers and construction crews. Initiating the project while still mobilized on-site will yield significant synergies that can be directed to support the City's affordable housing mandate. Most notably, these efficiencies will allow Solmar to further commit to increase the total number of residential units in Park Ave Place III as affordable housing units to a minimum of 12% should the MZO amendment be granted; and,
- The Park Ave Place III lands are also located along a "Regional Rapid Transit Corridor" as identified on the "Regional Transit Priority Network" on Map 11 "Transit Network" by the York Region Official Plan and in proximity to the York Region Transit Vaughan Mills Terminal and with existing transit connections to the VMC hub; and,
- The development of the Park Ave Place III lands leverages public investments in existing and planned transit, road and servicing infrastructure; and,
- The Park Ave Place III lands form part of the Vaughan Mills Centre Secondary Plan and are designated "High-Rise Mixed-Use" and zoned RA3(H), Apartment Residential.

Solmar is requesting the existing MZO be amended to include the Park Ave Place III lands to a site-specific "RA3 Apartment Residential Zone" to provide immediate permissions to allow a high-density residential development to proceed. Solmar also agrees to submit the necessary studies, materials, and information to the satisfaction of the City as determined in conjunction with its Site Plan Application.

The immediate development of Park Ave Place III is significant to the City of Vaughan, York Region and the Province as it will provide much needed affordable housing in the area.

S O L M A R D E V E L O P M E N T C O R P.

Thank you for your consideration in this regard,

A handwritten signature in black ink, appearing to read "R Mostacci".

Rino Mostacci, MCIP, RPP
Solmar Development Corp.
E. rino@solmar.ca M. 289-241-0821

cc. B. Marrota
G. Paolicelli
L. Correia

Attachments : **Appendix 1**, Park Ave Place III abutting approved MZO

Appendix 1

Plan of the Park Ave Place III lands abutting approved MZO, supported by Vaughan City Council, October 2020.

