



Minister Calandra  
Ministry of Municipal Affairs and Housing  
17th Floor  
777 Bay St.  
Toronto, ON M7A 2J3

June 5, 2024

**Re: ERO postings 019-8617 and 019-8616**

Dear Minister Calandra,

The Ministry of Municipal Affairs and Housing released ERO postings 019-8617 and 019-8616 on May 10, 2024, pertaining to two Community Infrastructure and Housing Accelerator (CIHA) requests in the City of Vaughan. The CIHA requests in question are CIHA.23.001 at 8083 Jane Street and CIHA.23.002 at 661 & 681 Chrislea Road. The deadline to submit comments to the ERO is June 9, 2024.

We understand that subject to the passing of Bill 185, CIHAs will be repealed from the *Planning Act*. We also understand that the Ministry will no longer be issuing CIHAs and will instead consider converting these CIHA files to Ministers Zoning Orders (MZO). As such, we provide you with the attached resolutions of Council supporting minister's orders for: (i) a development that includes three (3) mixed-use buildings with up to 1269 residential dwellings at 8083 Jane Street; and (ii) a development that includes four (4) residential mixed-use towers containing up to 1488 dwelling units at 661 & 681 Chrislea Road.

Both of these CIHA requests were endorsed by Vaughan City Council and then submitted for your consideration in December 2023. Prior to receiving Council's endorsement, both requests successfully fulfilled all of the Ministry's requirements for CIHAs, which included appearing at a Committee of the Whole Public Meeting on September 12, 2023. Over and above these requirements, Vaughan planning staff ensured that both CIHA requests followed a rigorous process that included the submission of many detailed studies in order to satisfy the CIHA application system established by the city. Ultimately, following many months of work conducted by our planning staff and the applicants, Vaughan planning staff recommended that both CIHA requests be endorsed by Council. As mentioned above, Council accepted that recommendation and endorsed both.

We understand that both CIHA and MZOs are zoning level approvals but may carry different requirements including the inclusion of conditions. As such, if the Ministry agrees to convert the CIHAs into MZOs, and if certain conditions are not included, staff will endeavour to include the applicable conditions in future development approval processes. To that end, we understand that the proponents have written to you with respect to this, as attached.

The City of Vaughan is committed to do everything we can to deliver housing sooner to tackle the supply and affordability crisis that is negatively impacting too many of our residents. We take this responsibility very seriously, and we will continue to work with all levels of government to meet our housing targets.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri  
City Manager

#### Attachments

1. City of Vaughan Council Resolution, 8083 Jane Street, Vaughan
2. City of Vaughan Council Resolution, 661 & 681 Chrislea Road, Vaughan
3. Letter to Minister, MPAR Developments, 8083 Jane Street, Vaughan
4. Letter to Minister, MalonGivenParssons, 661 & 681 Chrislea Road, Vaughan