

January 17th, 2022

Honourable Mr. Steve Clark
Ministry of Municipal Affairs and Housing

17th Floor, 777 Bay Street
Toronto, ON M5G 2E5

Dear: Honourable Mr. Steve Clark:

RE: Minister's Zoning Order Request Submission – FLATO Developments Inc.

On behalf of our Client, FLATO Developments Inc. ("Flato"), MHBC is pleased to submit the following request and enclosed material in support of a Minister's Zoning Order for the 3 landholdings known as;

Dundalk North

PT LT 225-226 CON 2 SWTSR PROTON PT 1 16R7565;
SOUTHGATE

Dundalk West

PT LT 229 CON 3 SWTSR PROTON AS IN R547329;
AND PART OF PT LT 229 CON 3 SWTSR PROTON PT 1 16R8057;
AND PT LT 230 CON 3 SWTSR PROTON PT 1 & 2 17R2073
AND PT LT 230 CON 3 SWTSR PROTON PT 1 16R9094;
SOUTHGATE

Dundalk Southeast

PT LT 238-240 CON 1 SWTSR PROTON; PT LT 238 CON 2 SWTSR PROTON AS IN GS61405 EXCEPT PT 1-2
16R6077, GS76867, R492286 & LYING NE OF R492286; AND LT 239 CON 2 SWTSR PROTON NE OF R492286
SOUTHGATE

The purpose of the proposal is to assist the Province in addressing the various priorities including but not limited to providing increased housing stock of a variety of forms in order to address the current Provincial housing crisis, providing aging in place opportunities, providing local employment opportunities, increasing the local rental housing supply, providing for more affordable housing options, making efficient use of existing and planned infrastructure, and providing the municipality with the assurance of where long term growth is to occur in order to be able to efficiently plan for the required infrastructure improvements.

The three sites are located outside of the Growth Plan boundary, Oak Ridges Moraine boundary, the Niagara Escarpment Plan boundary, the Greenbelt Plan boundary and the Lake Simcoe Protection Plan boundary.

In support of this Minister's Zoning Order request, please find the following materials enclosed within this digital submission package:

- The Planning Overview, prepared by MHBC Planning dated January, 2022
- The Concept Plans for each of the three sites, prepared by MHBC Planning dated January, 2022;
- The DRAFT Minister's Zoning Order prepared by MHBC Planning dated May January, 2022;
- The Functional Servicing, Traffic & Stormwater Management Brief prepared by Crozier Consulting Engineers dated January 17, 2022;
- The Natural Heritage Features Screening and Delineation, prepared by SLR Consulting (Canada) Ltd. dated January, 2022;

Should you have any questions concerning this application submission, please do not hesitate to contact the undersigned

Yours truly,

MHBC



Kory Chisholm, BES, M.Sc, MCIP, RPP
Partner

cc. *Shakir Rehmatullah, FLATO Developments Inc.*
Katarzyna Sliwa, Dentons Canada LLP