

COMMITTEE OF THE WHOLE (1) – JANUARY 21, 2025

COMMUNICATIONS

Distributed January 17, 2025

Item No.

C1. Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 17, 2025

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Please note there may be further Communications.



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Communication

CW(1) – January 21, 2025

Item No. 5

DATE: January 17, 2025

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: **COMMUNICATION – Committee of the Whole (1), January 21, 2025**

Report #1, Item #5

**QF DEVELOPMENT GROUP (BT) INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.022
ZONING BY-LAW AMENDMENT FILE Z.22.043
87 KEATLEY DRIVE VICINITY OF BATHURST STREET AND QUEEN
FILOMENA AVENUE**

Background

QF DEVELOPMENT GROUP (BT) INC. (the 'Owner') Files OP.22.022 and Z.22.043 (the 'Applications') has put forward a With Prejudice Settlement Offer for Council's consideration through their solicitor to resolve the ongoing matter at the Ontario Land Tribunal. If Council accepts the Offer to Settle by endorsing Staff's recommendation in the forthcoming report to the Committee of the Whole on January 21, 2025, a 4-storey back-to-back stacked townhouse, with 104 units within five blocks with an FSI of 1.71 will be developed on the property instead of the originally proposed 15-storey high rise residential building, consisting of 296 units with an FSI of 4.0.

At a community meeting organized by the ratepayer's association on January 9, 2025, the following two questions were raised. The Owner provided the following in response to those questions, namely regarding traffic and access and whether those concerns could be mediated in advance of accepting the proposed With Prejudice Offer to Settle:

1. Is it possible to avoid the Keatley access by changing the access to Queen Filomena Avenue or Bathurst Street?

The settlement offer aimed to address a myriad of the community's concerns, including reducing the unit count from 296 to 104 representing a reduction of 65% of much-needed housing units, while optimizing the site for the revised built-form being offered. Introducing an access on Queen Filomena will require elimination of additional units, while introducing an access from Bathurst would be counter to the Region's preference to limit direct vehicle access adjacent to Regional roads when local road access is available. The site has very limited frontage on Bathurst too close to the main intersection. Therefore, neither access would work for this proposal.

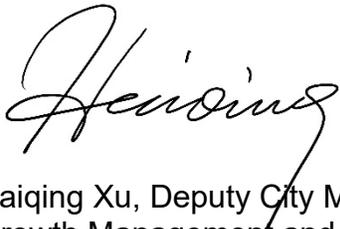
2. Is it possible to have an OLT-supervised mediation?

A settlement offer has been made to address a myriad of the community's concerns.

At the time of drafting this communication, there was no further communication between the ratepayer group, or Staff, to the Owner. At this time, the With Prejudice Offer remains available and will be considered at the Committee of the Whole Meeting on January 21, 2025.

For more information, contact Roberto Simbana, Planner, ext. 8810.

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,
Growth Management and Housing Delivery