

Communication: C166
Committee of the Whole (PM)
April 4, 2023
Item #4



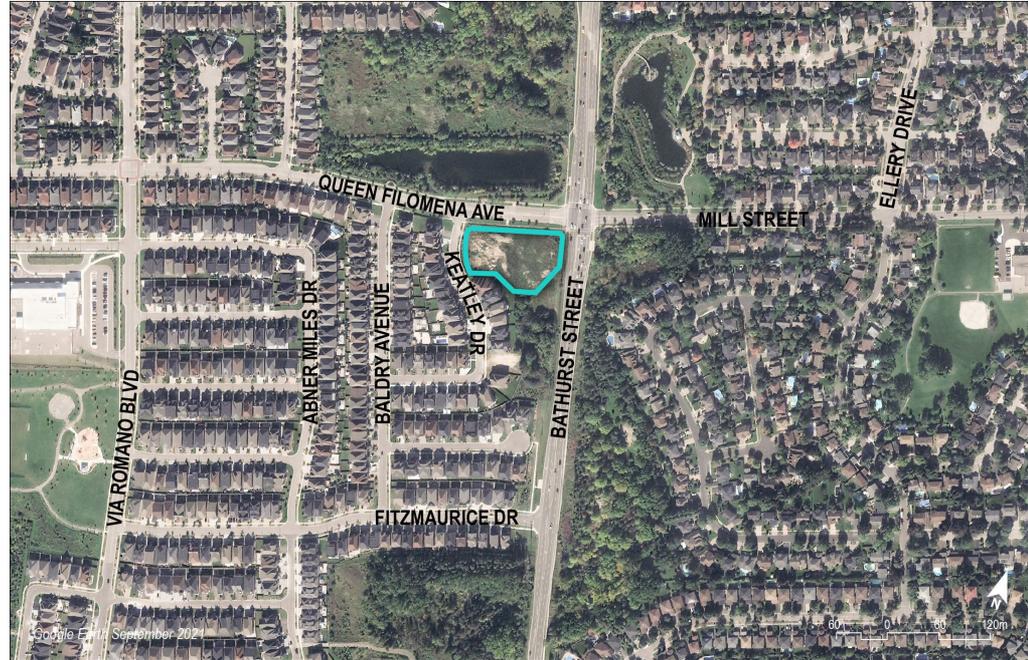
87 Keatley Drive, Vaughan

QF Development (BT) Inc.
Official Plan and Zoning By-law Amendment Applications

PUBLIC MEETING
April 4th, 2023

Queen Filomena Lands

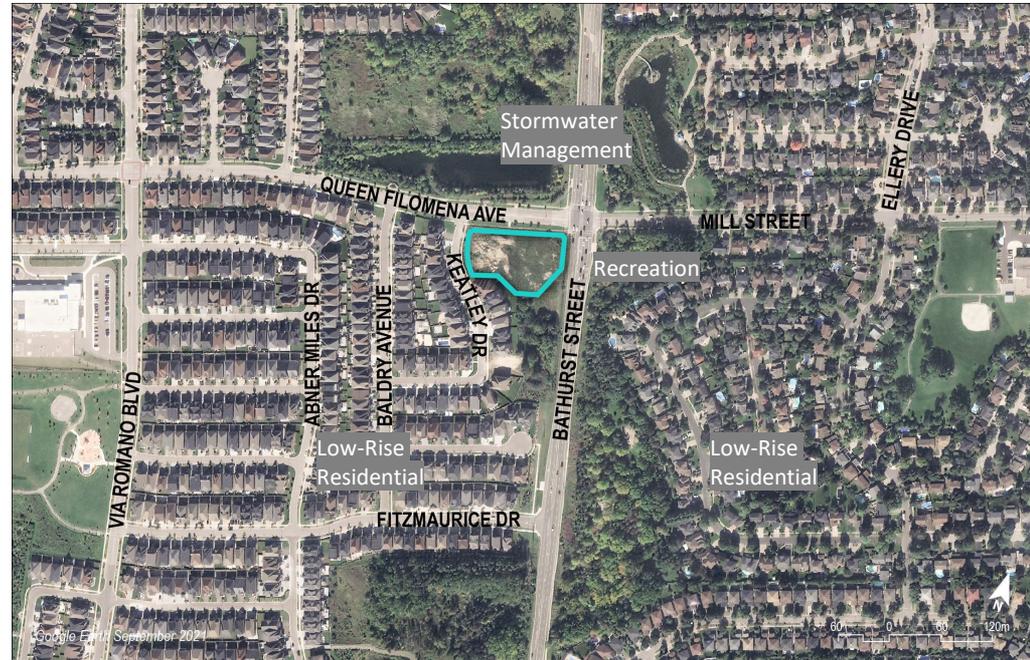
- Subject Lands are located on the southwest corner of Queen Filomena Avenue and Bathurst Street intersection.
- 0.65 hectares (1.62 acres) gross area
- Direct frontage on:
 - Queen Filomena Avenue (+/- 101 m)
 - Bathurst Street (+/- 46 m)
 - Keatley Drive (+/- 50 m)



 Subject Lands

Site Context

- **North/Northwest:** Stormwater management ponds
- **South:** Toronto and Region Conservation Authority, low density residential
- **East:** Bathurst Street (City of Richmond Hill, Rumble Park Pond and low-density residential uses
- **West/Southwest:** Low-density residential uses



Subject Lands

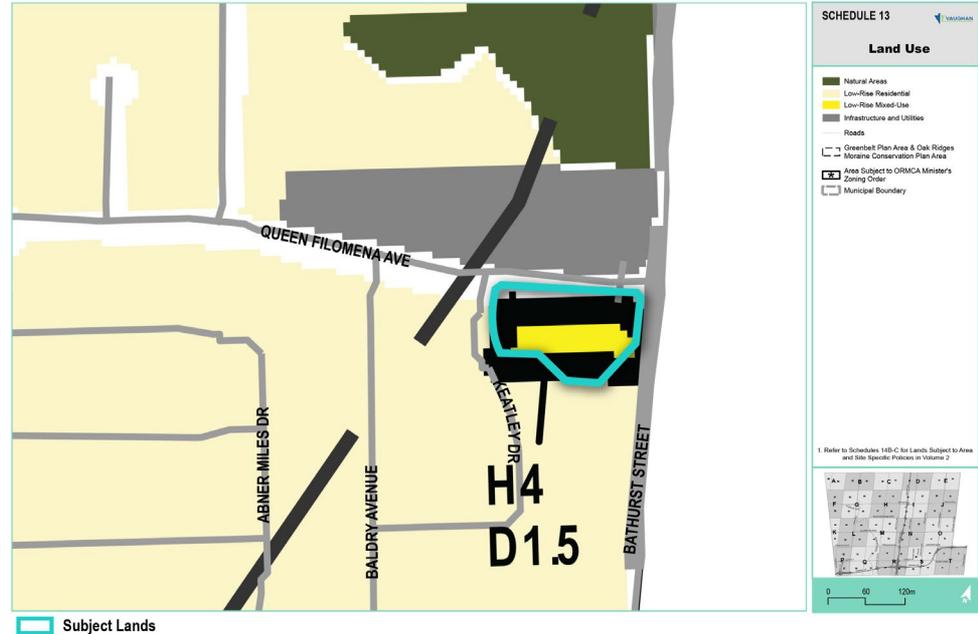
Proposed Concept

- Height: 15 storeys
- Density: 3.68 FSI
- Units: 296
- GFA: 24,077 sq. m.
- Parking Spaces: 355

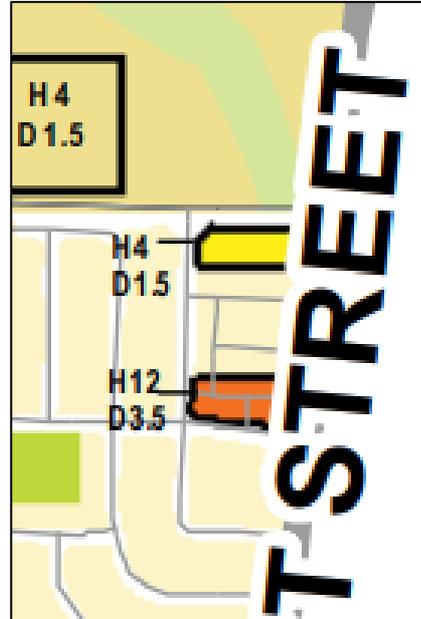
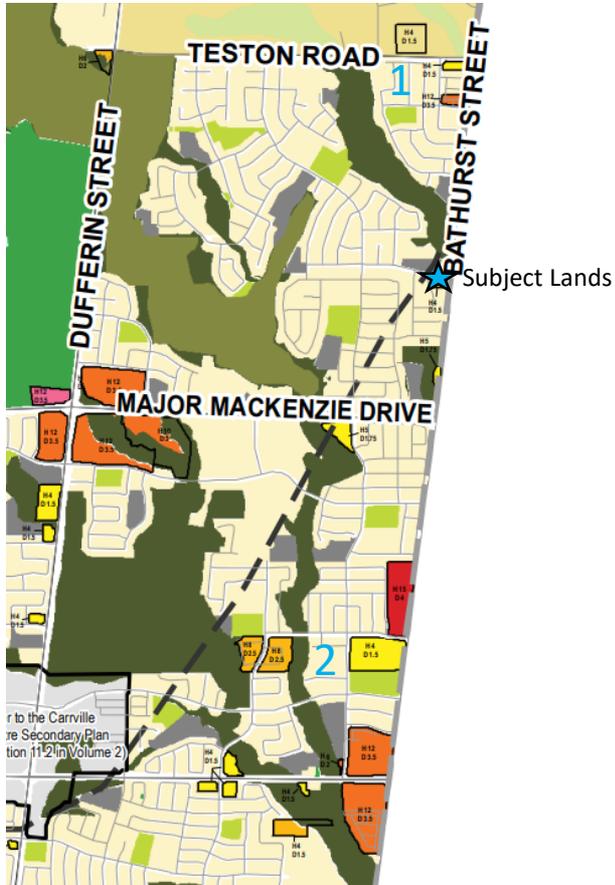


Vaughan Official Plan

- Designated Low-Rise Mixed-Use in the Official Plan
- Permitted Density: 1.5 FSI
- Maximum Height: 4 storeys
- Low-Rise Mixed-Use permits:
 - Townhouses;
 - Stacked Townhouses;
 - Low-Rise buildings;
 - Public & Private Institutional Buildings
- Proposed Official Plan Amendment to redesignate to High-Rise Residential



Height



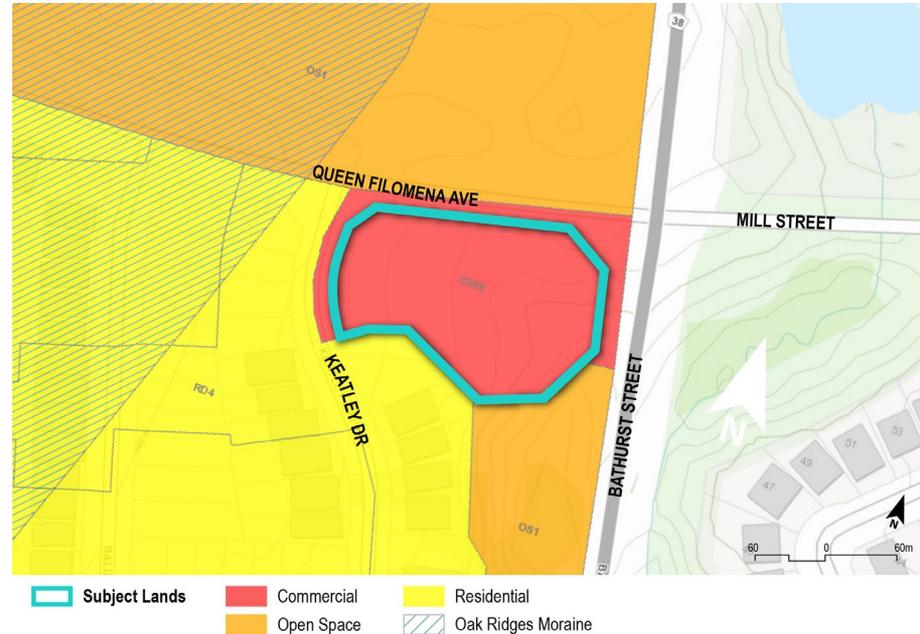
1. Bathurst Street at Lady Dolores Avenue



2. Bathurst Street at Lebovic Campus Drive and at Rutherford Road

Zoning

- Current:
 - C3(H)-1385 in ZBL 1-88
 - NC(H)-1014 in ZBL 001-2021
- Both zones permit a range of commercial uses
- Amendment to rezone from Commercial to Residential and provide site-specific exceptions:
 - Reduced setbacks
 - Permit a maximum height of 60m
 - Removal of (H) Provision



Public Comments

- Traffic congestion and pedestrian/neighbourhood safety
- Height and land use
- Air and noise pollution and bird safety
- School capacity
- Property values



ANY QUESTIONS?