

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, Report No. 17, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on April 25, 2023, as follows:

***By receiving the following Communications:***

- C1. a b, dated April 4, 2023;***
- C2. Catherine Paoletta, dated April 4, 2023;***
- C3. Donna Lee, Lady Fenyrose Avenue, Vaughan, dated April 4, 2023;***
- C4. Yan Zhao, Lady Veronica Lane, Maple, dated April 4, 2023;***
- C5. Cathy Liu, dated April 4, 2023;***
- C6. Giuseppe Campisi, Little Natalie Court, dated April 3, 2023;***
- C7. Lucy Anna Campisi, Little Natalie Court, dated April 3, 2023;***
- C8. Ashley Gould, Little Natalie Court, dated April 3, 2023;***
- C9. Jeffrey Gould, Little Natalie Court, Maple, dated April 3, 2023;***
- C10. Altaf Kara, dated April 3, 2023;***
- C11. Jennifer & Giorgio Scocco, dated April 3, 2023;***
- C12. Kun Zhang, Little Natalie Court, Maple, dated April 3, 2023;***
- C13. Tatiana Sotsenko, Rivermill Crescent, Maple, dated April 3, 2023;***
- C14. Elena and Anton Pachkine, Rivermill Crescent, Maple, dated April 3, 2023;***
- C15. Matthew Shirvan, dated April 4, 2023;***
- C16. Anna Becker and Ilya Becker, Abner Miles Drive, Maple, dated April 4, 2023;***
- C17. Hyerin, dated April 4, 2023;***
- C18. Farooq Bhura, Strawcutter Gate, Maple, dated April 5, 2023;***
- C19. Zahra Pardhan, dated April 4, 2023;***
- C20. Olga Shafro, Abner Miles Drive, Maple, dated April 5, 2023;***
- C21. Zahra P, dated April 4, 2023;***
- C23. Kornit Young, dated April 7, 2023;***
- C24. Michael Salerno, Lady Valentina Ave., Vaughan, dated April 12, 2023; and***
- C25. Keren Winer, dated April 14, 2023.***

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

**The Committee of the Whole recommends:**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated April 4, 2023, be approved;**
- 2. That the comments by Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Suite 201, Markham, on behalf of the applicant, and Communication C166, presentation material, dated April 4, 2023, be received;**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

#### Item 4, CW(PM) Report 17 – Page 2

3. That the applicant hold a community meeting with the Mayor, Local and Regional Councillors and staff, if required, to discuss the proposal; and
4. That the comments and Communications of the following speakers be received; and
  1. Hass Mamdani, Keatley Drive, Maple and Communications C63, dated March 21, 2023, C145 (Petition), dated March 31, 2023, and C173, dated April 4, 2023;
  2. Anthony Bickof, Keatley Drive, Vaughan and Communication C135, dated March 28, 2023;
  3. Bela Keryo, Keatley Drive, Maple;
  4. Bradford Payne, Via Romano Boulevard, Vaughan;
  5. Chloe Li, Rivermill Crescent, Maple and Communication C39, dated March 18, 2023;
  6. Dzmitry Nikitsenka, Sir Stevens Drive, Maple;
  7. Francisco Liu, Mower Avenue, Maple;
  8. Jack Gong, Abner Mills Drive, Vaughan and Communications C18, dated March 17, 2023, and C172, dated April 4, 2023;
  9. Jodie Brown, Keatley Drive, Maple and Communications C27, dated March 17, 2023, and C119, dated March 27, 2023;
  10. Kaushik Parikh, Queen Filomena Avenue, Maple and Communication C56, dated March 20, 2023;
  11. Martin Chinnappan, Baldry Avenue, Vaughan and Communication C152, dated April 2, 2023;
  12. Rachel Lazarovic, Rivermill Crescent, Maple and Communication C55, dated March 20, 2023;
  13. Soheyl Pourmehdi, Hurst Avenue, Maple;
  14. Shane Koram, Keatley Drive, Maple;
  15. Tony Weng, Keatley Drive, Vaughan and Communication C162, dated April 3, 2023;
  16. Cosmin Balota, Allison Ann Way, Maple;
  17. Giovanni Melchiorre, Glenheron Crescent, Maple;
  18. Louis Chan, Sweet Emily Court, Maple;
  19. Sonia Grimman, Mill Street, Richmond Hill and Communication C157, dated April 2, 2023;
  20. Charles Sinsofsky, Giardano Way, Maple and Communication C69, dated March 22, 2023;
  21. Fari Amirian, Hurst Avenue, Vaughan and Communication C72, dated March 24, 2023;
  22. Zahra Ziae Moayyed, Rivermill Crescent, Maple;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, CW(PM) Report 17 – Page 3

23. **Greg Roberts, Little Hannah Lane, Maple;**
  24. **Anina Liu, Mower Avenue, Maple;**
  25. **Vadim Vilensky, Stratheden Lane, Vaughan;**
  26. **Christine Liao, Abner Mills Street, Maple;**
  27. **Alex Epshtein, Rivermill Crescent, Vaughan;**
  28. **Melodie Wang, Queen Filomena Avenue, Maple;**
  29. **Garry Hu, Allison Ann Way, Vaughan;**
  30. **Vinh Nguyen, Allison Ann Way, Vaughan;**
  31. **Amir Kordbacheh, Ferretti Street, Maple;**
  32. **Barry Jacobson, Queen Filomena Avenue, Maple;**
  33. **Wei Xie, Sweet Anna Court, Maple;**
  34. **Orlando Zhou, Aspy Court, Richmond Hill and Communication C148, dated March 31, 2023;**
5. **That the following Communications be received;**
- C1. **Zaheed Alibhai, Fanning Mills Circle, Vaughan, dated March 16, 2023;**
  - C2. **Sam Dorfman, Harmony Hills Crescent, Richmond Hill, dated March 16, 2023;**
  - C3. **Irina Sanson, Resident, dated March 16, 2023;**
  - C4. **Daniel Liu and Family, Yates Avenue, Vaughan, dated March 16, 2023;**
  - C5. **Sebastien Sanson, Resident, dated March 16, 2023;**
  - C6. **Eduardo Nunez, Keatley Drive, Maple, dated March 16, 2023;**
  - C7. **Chao Lang, Rimivermill Crescent, Vaughan, dated March 17, 2023;**
  - C8. **Helen Kotsopoulos, Lady Loretta Lane, Vaughan, dated March 17, 2023;**
  - C9. **Connie Peng, Aspy Court, Maple, dated March 17, 2023;**
  - C10. **Sam Brisk, Resident, dated March 17, 2023;**
  - C11. **Lirong (Aileen) Zhang, Aspy Court, Maple, dated March 17, 2023;**
  - C12. **Yadi Wang, Resident, dated March 17, 2023;**
  - C13. **Yuji Gao, Resident, dated March 17, 2023;**
  - C14. **Rachel and Hay Lin, Sir Francesco Street, Vaughan, dated March 17, 2023;**
  - C15. **Alma Yuan, Resident, dated March 17, 2023;**
  - C16. **John Cheng, Resident, dated March 17, 2023;**
  - C17. **Isaac Zhang, Strong Avenue, Vaughan, dated March 17, 2023;**
  - C19. **Barbara Reich, Lander Crescent, Vaughan, dated March 17, 2023;**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, CW(PM) Report 17 – Page 4

- C20. Aaron Ding, Abner Miles Drive, Maple, dated March 17, 2023;
- C21. Brian Qi, Sweet Anna Court, Maple, dated March 17, 2023;
- C22. Yan Zhuang, Farrell Road, Maple, dated March 17, 2023;
- C23. Yi Shen, Farrell Road, Maple, dated March 17, 2023;
- C24. Vicky Liu, Keatley Drive, Vaughan, dated March 17, 2023;
- C25. Yanli Chai, Mower Avenue, Maple, dated March 17, 2023;
- C26. Tonya and Doron Ferdman, Fitzmaurice Drive, Maple, dated March 17, 2023;
- C28. Cindy Zhou, Farrell Road, Maple, dated March 17, 2023;
- C29. Hank Liu, Keatley Drive, Maple, dated March 17, 2023;
- C30. Anna Gutlin, Resident, dated March 17, 2023;
- C31. Greg Svirski, Ferretti Street, Maple, dated March 17, 2023;
- C32. Idan Firestein, Little Natalie Court, Maple, dated March 17, 2023;
- C34. Harley Schaffer, Keatley Drive, Maple, dated March 17, 2023;
- C35. Carolina Eskenazi, Rivermill Crescent, Maple, dated March 17, 2023;
- C36. Yan Wang, Casavant Court, Vaughan, dated March 17, 2023;
- C37. Patrick Cheng, Yates Avenue, Vaughan, dated March 18, 2023;
- C38. Flora Sousa, Rivermill Crescent, Maple, dated March 18, 2023;
- C40. Michelle Di Stasi, Alysha Way, Maple, dated March 18, 2023;
- C41. Janet Levi, Glenheron Crescent, Maple, dated March 18, 2023;
- C42. Lun Liu, Wenli Zhang and Family, Residents, dated March 18, 2023;
- C43. Lei Li, Abner Mills Drive, Vaughan, dated March 18, 2023;
- C44. Mindy Du, Abner Mills Drive, Vaughan, dated March 18, 2023;
- C45. Nick, Hurst Avenue, dated March 18, 2023;
- C46. Na Young Lee, Rivermill Crescent, Maple, dated March 18, 2023;
- C47. Stewart Lee, Rivermill Crescent, Maple, dated March 18, 2023;
- C48. Elena Arsen, Resident, dated March 19, 2023;

.../5

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, CW(PM) Report 17 – Page 5

- C49. Vadim Sluzky, Resident, dated March 19, 2023;
- C50. Leon Dobkine, Resident, dated March 19, 2023;
- C51. Xun Wang, Abner Mills, Maple, dated March 19, 2023;
- C52. Karney Li, Straw Cutter Gate, Vaughan, dated March 19, 2023;
- C53. Jun Ouyang, Foley Crescent, Maple, dated March 19, 2023;
- C54. Yvonne Fang, Via Romano Boulevard, Vaughan, dated March 19, 2023;
- C57. Dan Oliveira, Rivermill Crescent, Maple, dated March 20, 2023;
- C58. Nathalie Narbonne, Fitzmaurice Drive, Maple, dated March 20, 2023;
- C59. Andrea Cedeno, Keatley Drive, Vaughan, dated March 20, 2023;
- C60. Anne Stober, Millhouse Court, Maple, dated March 20, 2023;
- C61. Alina Vidoser, Resident, dated March 21, 2023;
- C62. Ashley Firestein, Little Natalie Court, Maple, dated March 21, 2023;
- C64. Shirley Lim, Farrell Road, Vaughan, dated March 21, 2023;
- C65. Bruce Wen Gu and Allison Xuan Chen, Donzie Lane, Maple, dated March 21, 2023;
- C66. Jiang Deng, Sir Angelo Way, Vaughan, dated March 21, 2023;
- C67. John Liu, Giordano Way, Vaughan, dated March 21, 2023;
- C68. Farnoosh Rahgozar, Rivermill Crescent, Maple, dated March 22, 2023;
- C70. Rachel Huang, Fitzmaurice Drive, Vaughan, dated March 22, 2023;
- C71. Michael Soares, Resident, dated March 23, 2023;
- C73. Kevin Lin, Yates Avenue Maple, dated March 24, 2023;
- C74. JK, Resident, dated March 23, 2024;
- C75. Adam Ansell, Fitzmaurice Drive, Vaughan, dated March 24, 2023;
- C76. Victoria Fooks, Resident, dated March 24, 2023;
- C77. Irene and Barry Seltzer, Torvista Lane, Maple, dated March 24, 2023;
- C78. Mahsa Radmehr, Rivermill Crescent, Maple, dated March 24, 2023;
- C79. Irina Mamaeva, Casavant Court, Maple, dated March 24, 2023;

.../6

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, CW(PM) Report 17 – Page 6

- C80. John Kratochwil, Foley Crescent, Maple, dated March 25, 2023;
- C81. Sina Hojjat, dated March 25, 2023;
- C82. Mahboobeh Shahverdi, Bigioni Lane, Maple, dated March 25, 2023;
- C83. Karina Sdetzki, Queen Filomena Avenue, Maple, dated March 25, 2023;
- C84. Arash Rahgozar, Bigioni Lane, Maple, dated March 25, 2023;
- C85. Clement Lee, Lady Fenyrose Avenue, Vaughan, dated March 26, 2023;
- C86. Farooq Bhura, Straw Cutter Gate, Maple, dated March 26, 2023;
- C87. Michael Rapoport, Strong Avenue, Maple, dated March 26, 2023;
- C88. Zoe Ngan, Strong Avenue, Vaughan, dated March 26, 2023;
- C89. Xiaoyang Wang, Horse Rake Road, Vaughan, dated March 26, 2023;
- C90. A B, Resident, dated March 26, 2023;
- C91. Fred Ginger, Resident, dated March 26, 2023;
- C92. Jason Chung, Resident, dated March 25, 2023;
- C93. Frank Connors, Resident, dated March 26, 2023;
- C94. Robert Rosenzweig, Resident, dated March 26, 2023;
- C95. Michael Conrad and Maggie Wan, Horae Rake Road, Maple, dated March 26, 2023;
- C96. Bonnie Zhengli Shen, Sofia Olivia Crescent, Vaughan, dated March 26, 2023;
- C97. Tatyana Yemelyanova, Lady Valentina Avenue, Maple, dated March 26, 2023;
- C98. Bixi Jian and Miao Nie, Sir Stevens Drive, Vaughan, dated March 26, 2023;
- C99. Mykoa Mendrul, dated March 26, 2023;
- C100. Amir Attalla, Little Natalie Court, Vaughan, dated March 26, 2023;
- C101. Matilda Attalla, Little Nadia Court, Vaughan, dated March 26, 2023;
- C102. Ming-Yu Kuo, Abner Mills Drive, Maple, dated March 26, 2023;
- C103. Hayley Brunswick, Mill River Drive, Vaughan, dated March 26, 2023;
- C104. Yingzhi Zhang, Mover Avenue, Vaughan, dated March 26, 2023;
- C105. Yu Zhou (Derek), Israel Zilber Drive, Maple, dated March 26, 2023;

.../7

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, CW(PM) Report 17 – Page 7

- C106. Masooma Baqueri, Gladue Street, Vaughan, dated March 26, 2023;**
- C107. Mark Tsepelevich, Queen Filomena Avenue, Maple, dated March 27, 2023;**
- C108. Angelina Li, Resident, dated March 27, 2023;**
- C109. Lindsay Shienfield, Resident, dated March 27, 2023;**
- C110. Keren Yun, Sir Modesto Court, Vaughan, dated March 27, 2023;**
- C111. Yura Kim, Ferretti Street, Vaughan, dated March 27, 2023;**
- C112. Vafa Nematy, Bay Street, Toronto, dated March 27, 2023;**
- C113. Roozbeh Rashedi, Hurst Avenue, Maple, dated March 27, 2023;**
- C114. Leibin Weng, Aspy Court, Maple, dated March 27, 2023;**
- C115. Olivia, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C116. Queenie Li, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C117. Wayne Lin, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C118. Carmen Lin, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C120. Kevin Mo, Hurst Avenue, Vaughan, dated March 27, 2023;**
- C121. Athena Huang, Hurst Avenue, Vaughan, dated March 27, 2023;**
- C122. Li Fang Chen, Conger Street, Vaughan, dated March 27, 2023;**
- C123. Jiyeon Yoo, Queen Filomena Avenue, Vaughan, dated March 28, 2023;**
- C124. Ketih M. Foot, Fitzmaurice Drive, Vaughan, dated March 28, 2023;**
- C125. Hyungshin Cho, Queen Filomena Avenue, Maple, dated March 28, 2023;**
- C126. Victoria Zibert, Hurst Avenue, Maple, dated March 28, 2023;**
- C127. Lisa Gu, Straw Cutter Gate, Maple, dated March 28, 2023;**
- C128. Tracy Gu, Straw Cutter Gate, Maple, dated March 28, 2023;**
- C129. Tatiana Nakhimova, Baldry Avenue, Maple, dated March 28, 2023;**
- C130. Andrey Zibert, Hurst Avenue, Maple, dated March 28, 2023;**
- C131. Andy Yu, Yates Avenue, Vaughan, dated March 28, 2023;**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, CW(PM) Report 17 – Page 8

- C132. Ying Wah Man, Lady Fenyrose Avenue, Vaughan, dated March 29, 2023;
- C133. Chen Yang, Abner Mills Drive, Vaughan, dated March 28, 2023;
- C134. Vadim Zibert, Hurst Avenue, Vaughan, dated March 28, 2023;
- C136. Joe Belinsky, Farrell Road, Maple, March 29, 2023
- C137. Joe Belinsky, Farrell Road, Maple, March 29, 2023;
- C138. Filomena Maietta, Little Hannah Lane, Maple, dated March 29, 2023;
- C139. Kimberley Stephenson, Torvista Lane, Vaughan, dated March 29, 2023;
- C140. Stefan Santobuono, Little Hannah Lane, Maple, dated March 30, 2023;
- C141. Mirjana and Nebojsa Krsmanovic, Fitzmaurice Drive, Maple, dated March 30, 2023;
- C142. Melissa Kline, Resident, dated March 30, 2023;
- C143. Jianning Ye, Abner Mills Drive, Vaughan, dated March 31, 2023;
- C144. Gabe Mattacchione, Giordano Way, Vaughan, dated March 31, 2023;
- C147. Guoliang Miao, Aspy Court, Maple, dated March 31, 2023;
- C149. Lena & Sergey Sadovnichiy, Croley Street, Maple, dated April 1, 2023;
- C150. Eugenie Chan and Calvin Cahatol, Donzi Lane Vaughan, dated April 1, 2023;
- C151. Sucharita Mishra, Baldry Avenue, Vaughan, dated April 2, 2023;
- C153. Mag Maranatha, Resident, dated April 2, 2023;
- C154. Paula Critikos, Resident, dated April 2, 2023;
- C155. Cora Ruscica, Mower Avenue, Vaughan, dated April 2, 2023;
- C156. Irene Vilinsky, Ferretti Street, Vaughan, dated April 2, 2023;
- C158. Lawrence Gu, Straw Cutter Gate, Maple, dated April 2, 2023;
- C159. Dr. Harpaul and Mrs. Jeanny Cheema, Baldry Avenue, Maple, dated April 2, 2023;
- C160. Eric Mogilner, Resident, dated April 2, 2023;
- C161. Harvey Jia, Fitzmaurice Drive, Vaughan, dated April 2, 2023;
- C163. Bill Chan, Sir Stevens Drive, Vaughan, dated April 3, 2023;
- C164. Lin Lin, Resident, dated April 3, 2023;



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023**

Item 4, CW(PM) Report 17 – Page 9

**C165. Dong Xiang, Resident, dated April 3, 2023;**

**C167. Andery Wong, Sir Stevens Drive, Vaughan, dated April 3, 2023;**

**C168. David Chen, Gladue Street, Maple, dated April 3, 2023;  
and**

**C169. Helen S., Gladue Street, Maple, dated April 3, 2023.**

#### **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.022 and Z.22.043 (QF Development Group (BT) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Committee of the Whole (Public Meeting) Report

---

**DATE:** Tuesday, April 4, 2023    **WARD:** 4

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

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a 15-storey residential apartment building containing 296 units, a floor space index of 4.0 times the area of the lot and 355 parking spaces within three levels of underground parking, as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes a 15-storey residential apartment building containing 296 units, a floor space index of 4.0 times the area of the lot and 355 parking spaces.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.022 and Z.22.043 (QF Development Group (BT) Inc.) BE

RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 87 Keatley Drive (the 'Subject Lands'). The Subject Lands are currently vacant. The surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 13, 2022

### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development***

QF Development Group (BT) Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a 15-storey residential apartment building containing 296 units, a floor space index ('FSI') of 4.0 times the area of the lot and 355 parking spaces within three levels of underground parking (the 'Development') as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.22.022 to redesignate the Subject Lands from "Low-Rise Mixed-Use" with a maximum permitted height of 4-storeys and a maximum floor space index ('FSI') of 1.5 times the area of the lot to "High-Rise Residential" with a maximum building height of 15-storeys and a maximum FSI of 4.0 times the area of the lot, in the Vaughan Official Plan ('VOP 2010'), to permit the Development.
2. Zoning By-law Amendment File Z.22.043 to amend Zoning By-law 1-88 and Zoning By-law 001-2021 as follows:
  - rezone the Subject Lands from C3(H) Local Commercial Zone with the Holding Symbol "(H)" and RD4 Residential Detached Zone Four subject to site-specific Exception 9(1385) by Zoning By-law 1-88 as shown on Attachment 1, to RA3 Apartment Residential Zone in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
  - rezone the Subject Lands from NC(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)" and R4 Fourth Density Residential Zone both subject to site-specific Exception 14.1014 by Zoning By-law 001-2021 as shown on Attachment 1, to RM3 Multiple Residential Three Zone in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Meeting was circulated: March 10, 2023.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Bathurst Street, Queen Filomena Avenue and Keatley Drive in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within and extended polling radius of the Subject Lands as shown on Attachment 1 and to the Upper Thornhill & Area Community Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of March 14, 2023.
- Hoda Farhatnia, Keatley Drive, emails dated January 24, 2023
  - Andrew Zheng, no address provided, email dated January 24, 2023
  - Tina Yao, no address provided, email dated January 25, 2023
  - Julie Gu, Keatley Drive, email dated January 26, 2023
  - Scot Lass, no address provided, email dated January 26, 2023
  - Jodie Bowen, Keatley Drive, email dated January 28, 2023
  - Kyrill Alyoshin, Giordano Way, email dated January 31, 2023
  - Anna Svirski, Ferretti St, email dated February 14, 2023
  - Vadim Sluzky, Ferreti St, email dated February 16, 2023
  - Sucharita Mishra, Baldry Avenue, email dated March 5, 2023

The comments are organized by theme as follows:

#### **Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

#### **Density, Built Form and Land Use**

- the Development will be the tallest building in the area and is not compatible with the surrounding context and character
- the Development will block sunlight to existing dwellings
- the Subject Lands were intended to be for commercial uses for the Community

#### **Air and Noise Pollution and Environmental Issues**

- the construction of the proposed building will bring years of air and noise pollution which can lead to health problems
- high-rise Buildings create safety issues for birds

#### **School Capacity and Neighbourhood Safety**

- the school capacity at nearby schools is already strained
- the construction vehicles and increased traffic will create a safety hazard for children playing in the community

**Other**

- The Development will have a negative impact on the property values of the surrounding area

The Upper Thornhill Estates community also submitted a petition regarding the Applications that has over 1,400 signatures.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

**Previous Reports/Authority**

None.

**Analysis and Options**

***An amendment to VOP 2010 is required to permit the Development***

**Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- The Subject Lands are designated “Low-Rise Mixed-Use” on Schedule 13 – Land Use by VOP 2010 with a maximum building height of 4-storeys and a maximum FSI of 1.5 times the area of the lot
- The Owner proposes to redesignate the Subject Lands to “High-Rise Residential” with a maximum building height of 15-storeys and a maximum FSI of 4.0 times the area of the lot
- An amendment to VOP 2010 is required to permit the proposed building height and density

***Amendments to Zoning By-law 1-88 are required to permit the development***

**Zoning By-law 1-88:**

- The Subject Lands are zoned C3(H) Local Commercial Zone with the Holding Symbol “(H)” and RD4 Residential Detached Zone Four by Zoning By-law 1-88 and are subject to site-specific exception 9(1385)
- These Zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to the RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	Permit the following additional uses: <ul style="list-style-type: none"> <li>- Block Townhouses</li> </ul>

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
			<ul style="list-style-type: none"> <li>- Eating Establishment;</li> <li>- Eating Establishment; convenience</li> <li>- Eating Establishment; take out</li> <li>- Store, Retail</li> <li>- Store, Convenience Retail</li> <li>- Office, Business and Professional</li> <li>- Personal Service Shop</li> <li>- Bank</li> <li>- Health Centre</li> <li>- Pharmacy</li> <li>- Hotel and accessory uses</li> </ul>
b.	Minimum Lot Area	67 m <sup>2</sup> per unit	22 m <sup>2</sup> per unit
c.	Minimum Front Yard (Bathurst Street)	7.5 m	3 m
d.	Minimum Rear Yard (Keatley Drive)	7.5 m	7 m
e.	Minimum Exterior Side Yard	7.5 m	3 m
f.	Minimum Parking Requirements	<p style="text-align: center;"><u>Residential</u></p> <p style="text-align: center;">1.5 spaces/unit x 296 units = 444 spaces</p> <p style="text-align: center;"><u>Visitor</u></p> <p style="text-align: center;">0.25 spaces/unit x 296 units = 74 spaces</p> <p style="text-align: center;">Total Parking Required = 518 spaces</p>	<p style="text-align: center;"><u>Residential</u></p> <p style="text-align: center;">1 spaces/unit x 296 units = 296 spaces</p> <p style="text-align: center;"><u>Visitor</u></p> <p style="text-align: center;">0.2 spaces/unit x 296 units = 59 spaces</p> <p style="text-align: center;">Total Parking Required = 355 spaces</p>
g.	Minimum Amenity Area	<p>171 One Bedroom Unit x 20 m<sup>2</sup>/unit = 3,420 m<sup>2</sup></p> <p>113 Two Bedroom Unit x 55 m<sup>2</sup>/unit = 6,215 m<sup>2</sup></p>	A combined total amenity of 2,501 m <sup>2</sup>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
		12 Three Bedroom Unit x 90 m <sup>2</sup> /unit = 1,080 m <sup>2</sup>  Total required amenity area = 10,715 m <sup>2</sup>	
h.	Maximum Building Height	44 m	60 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report to a future Committee of the Whole meeting.

Zoning By-law 001-2021:

- The Subject Lands are zoned NC(H) Neighbourhood Commercial Zone with the Holding Symbol “(H)” and RD4 Fourth Density Residential Zone by Zoning By-law 001-2021 and subject to site-specific exception 14.1014
- These Zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to the RM3 Multiple Residential Three Zone, together with the following site-specific zoning exceptions:

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 Zone Requirement</b>	<b>Proposed Exceptions to the RM3 Zone Requirement</b>
a.	Minimum Lot Area	65 m <sup>2</sup> per unit	22 m <sup>2</sup> per unit
b.	Minimum Front Yard (Bathurst Street)	7.5 m	3 m
c.	Minimum Rear Yard (Keatley Drive)	7.5 m	7 m
d.	Minimum Interior Side Yard	7.5 m	5 m
e.	Minimum Exterior Side Yard	7.5 m	3 m
f.	Maximum Building Height	48 m	60 m

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 Zone Requirement</b>	<b>Proposed Exceptions to the RM3 Zone Requirement</b>
g.	Maximum Podium Height	20 m	28.5 m
h.	Minimum Amenity Area	171 One Bedroom Unit x 20 m <sup>2</sup> /unit = 3,420 m <sup>2</sup>  113 Two Bedroom Unit x 55 m <sup>2</sup> /unit = 6,215 m <sup>2</sup>  12 Three Bedroom Unit x 90 m <sup>2</sup> /unit = 1,080 m <sup>2</sup>  Total required amenity area = 10,715 m <sup>2</sup>	A combined total amenity of 2,501 m <sup>2</sup>
i.	Minimum Parking Requirements	<u>Residential</u> 1 space/unit x 296 units = 296 spaces  <u>Visitor</u> 0.2 spaces/unit x 296 units = 60 spaces  Total Parking Required = 356 spaces	<u>Residential</u> 1 space/unit x 296 units = 296 spaces  <u>Visitor</u> 0.199 spaces/unit x 296 units = 59 spaces  Total Parking Required = 355 spaces
j.	45 Degree Angular Plan	The building must meet the requirements of the 45 degree angular plane	The building does not meet the requirements of the 45 degree angular plane

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

***Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law***

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.



**Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail**

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010</li> <li>▪ The Application will also be reviewed in consideration of the VOP 2010 compatibility criteria for new development in established community areas (Official Plan Amendment 15) and the 45-degree angular plane criteria</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-laws	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation transition to the existing neighbourhood, building height and density, uses, access, lot coverage, landscaping, setbacks, amenity areas, parking and compatibility with the existing surrounding uses</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> <li>▪ It is noted that the requested site-specific zoning exceptions request uses (ie. block townhouses, a hotel, retail/commercial uses) that are not proposed on the current submitted drawings. The draft by-law will need to match what is being proposed.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines, the Block 12 Community Architectural Guidelines and the Block 12 Landscape Master Plan and Urban Design Guidelines including the requirement for a 45 degree angular plane</li> </ul>
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The Development must be reviewed by the DRP either prior to the Applications proceeding to the Committee of the Whole or prior to a future Site Development Application is finalized</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>
i.	Community Benefits Charges	<ul style="list-style-type: none"> <li>▪ The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits</li> </ul>
j.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the Development provides an appropriate level, range and mix of unit sizes</li> </ul>
k.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>▪ There are 14 trees on the Subject Lands, 2 of which are required to be removed to accommodate the proposed development</li> <li>▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	Traffic Impacts and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department</li> <li>▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Queen Filomena Avenue and Bathurst Street</li> <li>▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department</li> </ul>
m.	Required Applications	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the Owner will be required to submit a Site Plan Application to be reviewed by City staff</li> <li>▪ In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Director of Development Planning and/or the Director of Policy Planning and Special Projects for approval</li> <li>▪ Should the Applications be approved, the Owner will be required to submit a Draft Plan of Condominium Application if condominium tenure is desired. The Draft Plan of Condominium Application would be reviewed through a future technical report and considered by Vaughan Council</li> </ul>
n.	Road Widening, Access and Traffic	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located on Bathurst Street, an arterial road under the jurisdiction of York Region</li> <li>▪ York Region will identify any required land conveyances</li> </ul>
o.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> <li>○ Geotechnical Report</li> <li>○ Hydrogeological Report</li> </ul> </li> </ul>

## **Financial Impact**

There are no financial requirements for new funding associated with this report.

## **Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments for review.

## **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department and the City of Richmond Hill for review and comment. Any issues will be addressed when the technical report is considered.

According to York Region, the Development represents a significant increase in height and density and will have cumulative impacts on York Region's road network and water and wastewater systems and appear not to conform with the planned urban structure and intensification hierarchy. Therefore, exemption of the proposed Official Plan Amendment Application has been denied by York Region at this time. The final approval of the Official Plan Amendment will be forwarded to York Region Council.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Daniela DeGasperis, Planner, Development Planning Department, ext. 8382.

## **Attachments**

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations

## **Prepared by**

Daniela DeGasperis, Planner, ext. 8382

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**

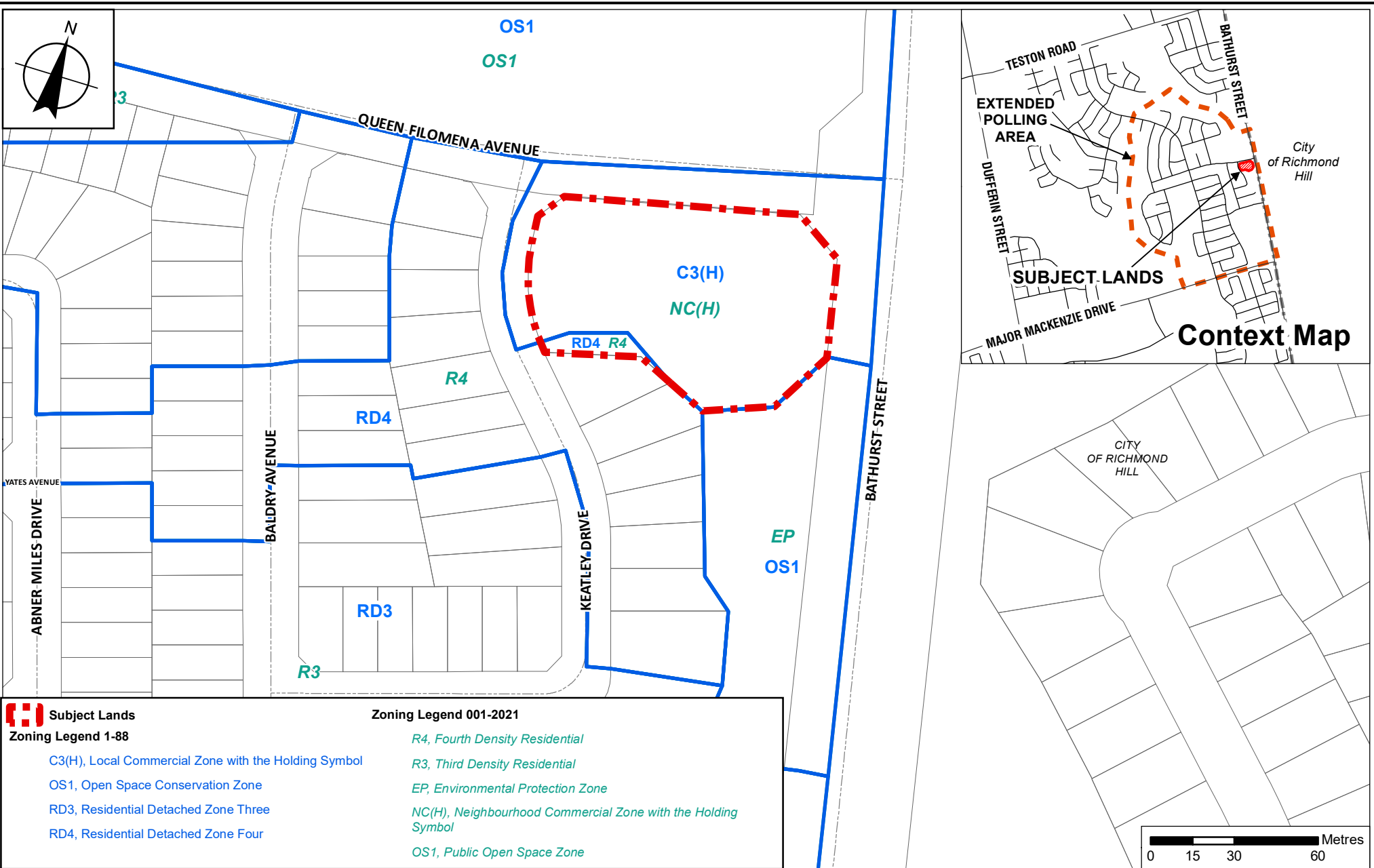



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager



 Subject Lands	<b>Zoning Legend 001-2021</b>	
Zoning Legend 1-88	<i>R4, Fourth Density Residential</i>	
<i>C3(H), Local Commercial Zone with the Holding Symbol</i>	<i>R3, Third Density Residential</i>	
<i>OS1, Open Space Conservation Zone</i>	<i>EP, Environmental Protection Zone</i>	
<i>RD3, Residential Detached Zone Three</i>	<i>NC(H), Neighbourhood Commercial Zone with the Holding Symbol</i>	
<i>RD4, Residential Detached Zone Four</i>	<i>OS1, Public Open Space Zone</i>	

## Context and Location Map

**LOCATION:**  
87 Keatley Drive  
Block 279, Plan 65M-4491

**APPLICANT:**  
QF Development Group (BT) Inc.

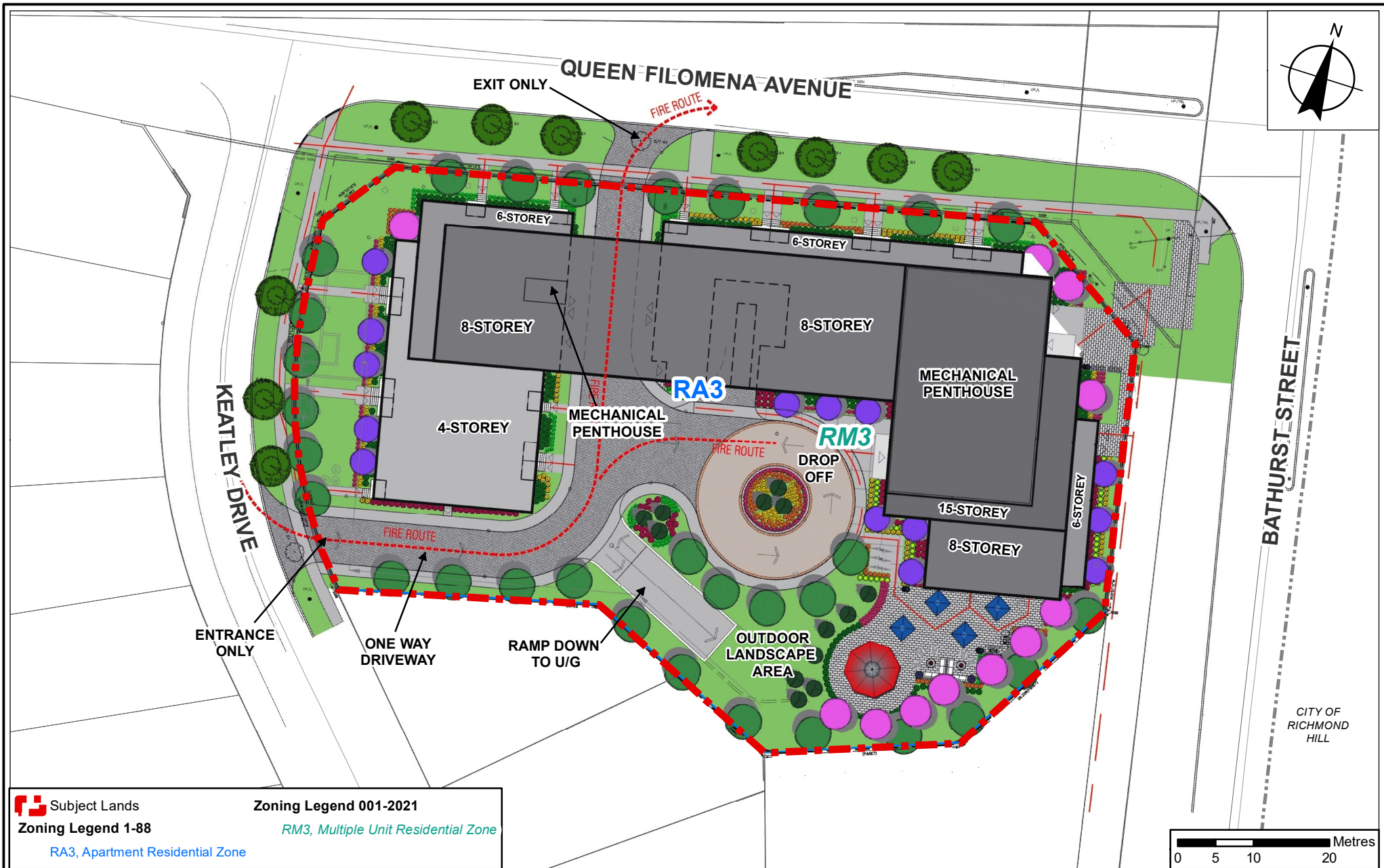


## Attachment

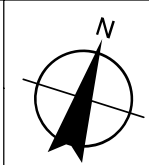
**FILES:**  
OP.22.022 and Z.22.043

**DATE:**  
April 4, 2023

# 1



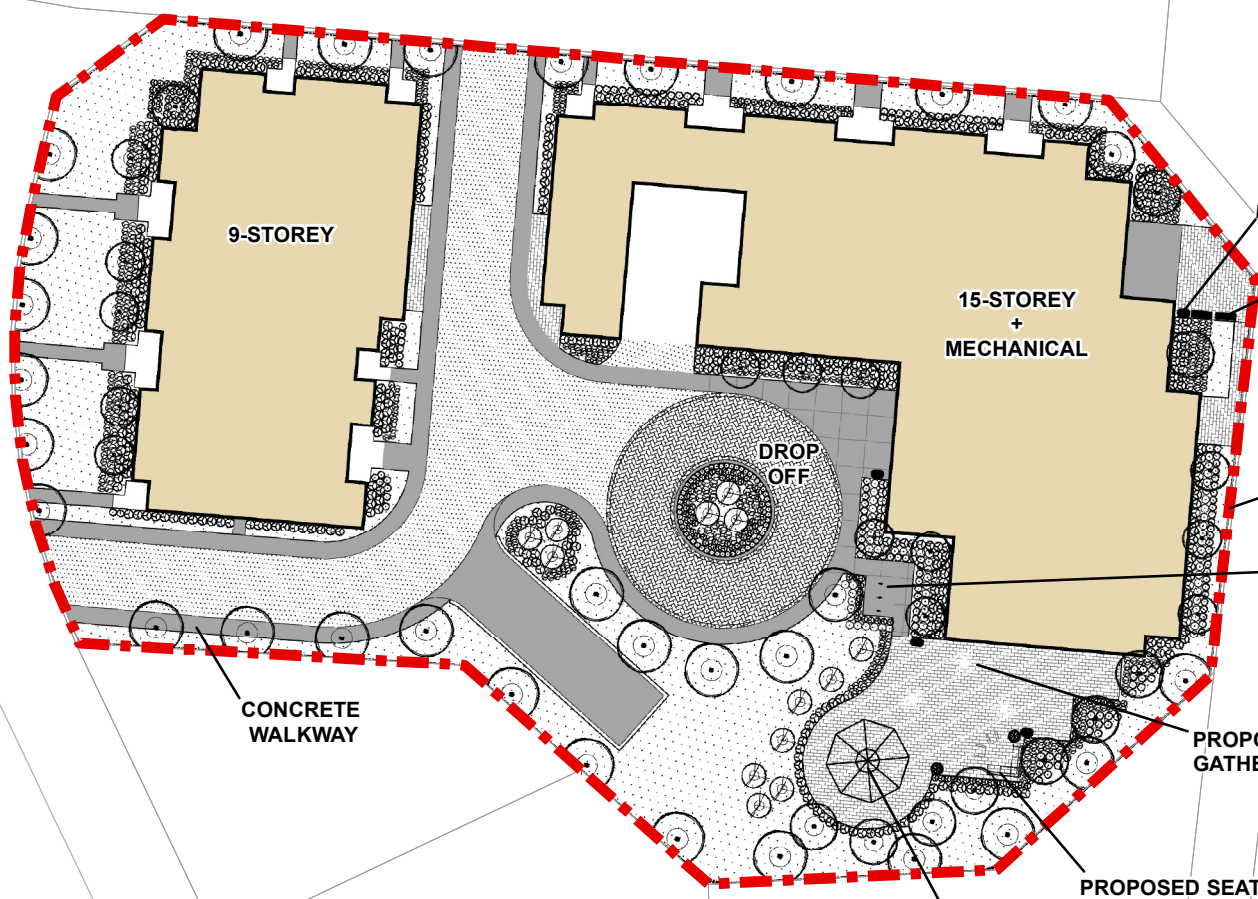




QUEEN FILOMENA AVENUE

KEATLEY DRIVE

BATHURST STREET



9-STOREY

15-STOREY + MECHANICAL

DROP OFF

CONCRETE WALKWAY

PROPOSED GARBAGE/ RECYCLING RECEPTACLE

PROPOSED BENCHES

RETAINING WALL

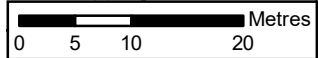
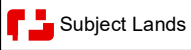
PROPOSED BIKE RINGS

PROPOSED GATHERING

PROPOSED SEATING

PROPOSED PAVILION/GAZEBO WITH TABLES BELOW

CITY OF RICHMOND HILL



# Landscape Plan

**LOCATION:**  
87 Keatley Drive  
Block 279, Plan 65M-4491

**APPLICANT:**  
QF Development Group (BT) Inc.



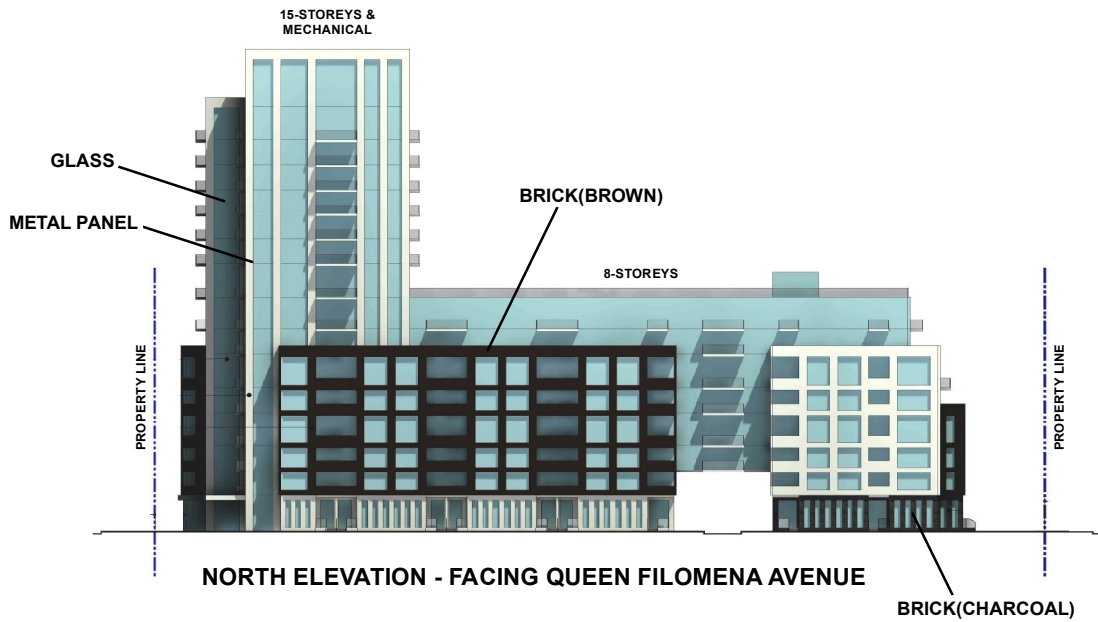
# Attachment

**FILES:**  
OP.22.022 and Z.22.043

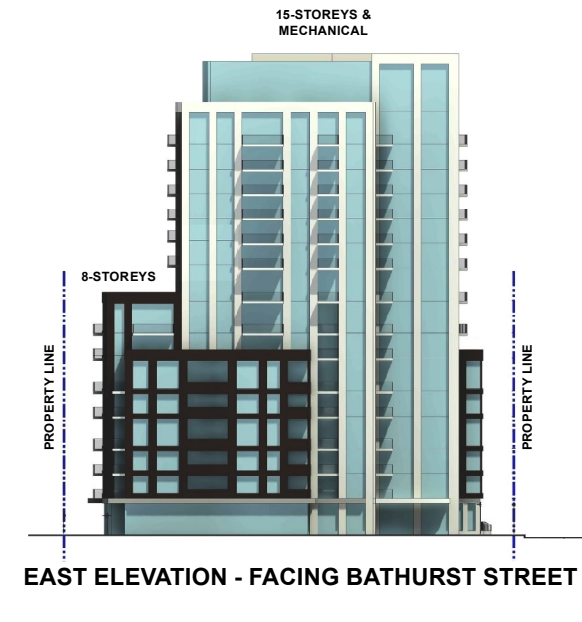
**DATE:**  
April 4, 2023

# 3

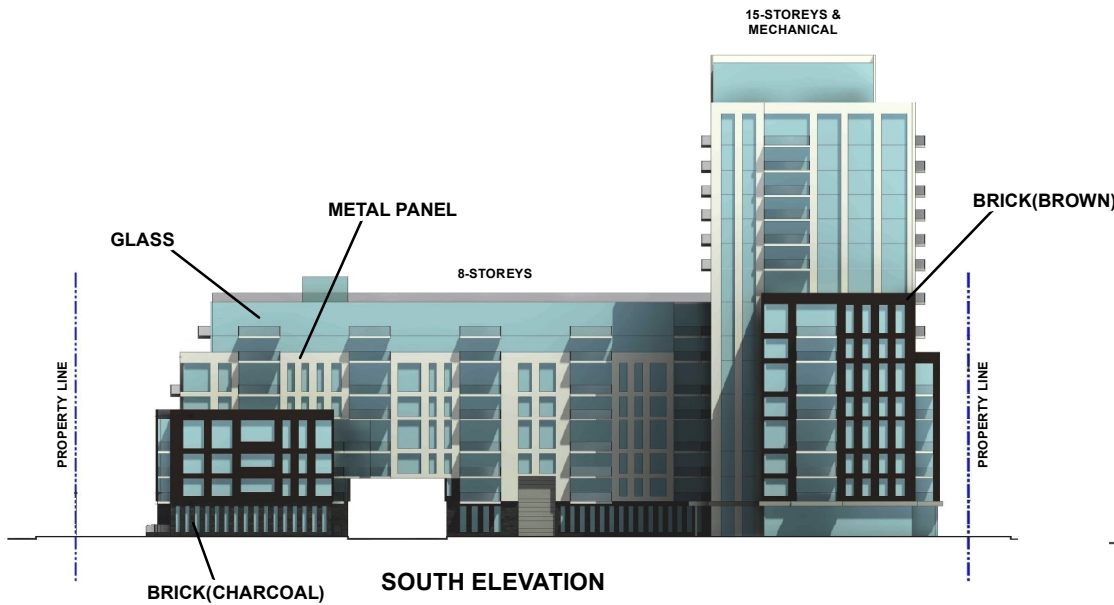




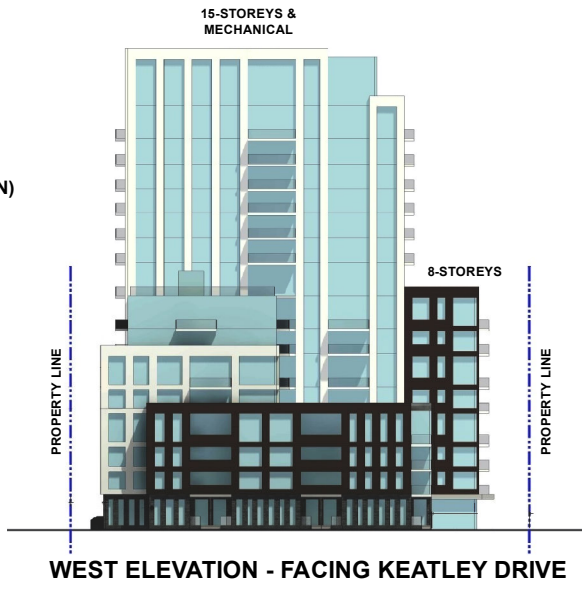
**NORTH ELEVATION - FACING QUEEN FILOMENA AVENUE**



**EAST ELEVATION - FACING BATHURST STREET**



**SOUTH ELEVATION**



**WEST ELEVATION - FACING KEATLEY DRIVE**

NOT TO SCALE

# Building Elevations

**LOCATION:**  
87 Keatley Drive  
Block 279, Plan 65M-4491

**APPLICANT:**  
QF Development (BT) Inc.



# Attachment

**FILES:**  
OP.22.022 and Z.22.043

**DATE:**  
April 4, 2023

# 4