

# SW CORNER OF MAJOR MACKENZIE DR & FOSSIL HILL RD

## THE Q TOWERS LIMITED PARTNERSHIP

C52.

Communication

CW(PM) – November 6, 2024

Item No. 6



**PUBLIC MEETING  
NOVEMBER 6, 2024**

**KFA ARCHITECTS & HUMPHRIES PLANNING GROUP INC.**

**OP.21.001 & Z.21.002**

# SITE LOCATION & AREA CONTEXT

**Legal Description:**  
Part of Lot 20, Concession 6

**Location:**  
SW corner of Major Mackenzie Drive & Fossil Hill Road

**Site Area:**  
1.14 hectares (2.81 acres)

**Lot Frontage:**  
126.41 m – Major Mackenzie Drive  
54.83 m – Fossil Hill Drive  
135.34 m – Sibella Way

**Existing Uses:**  
The Subject Site is vacant.



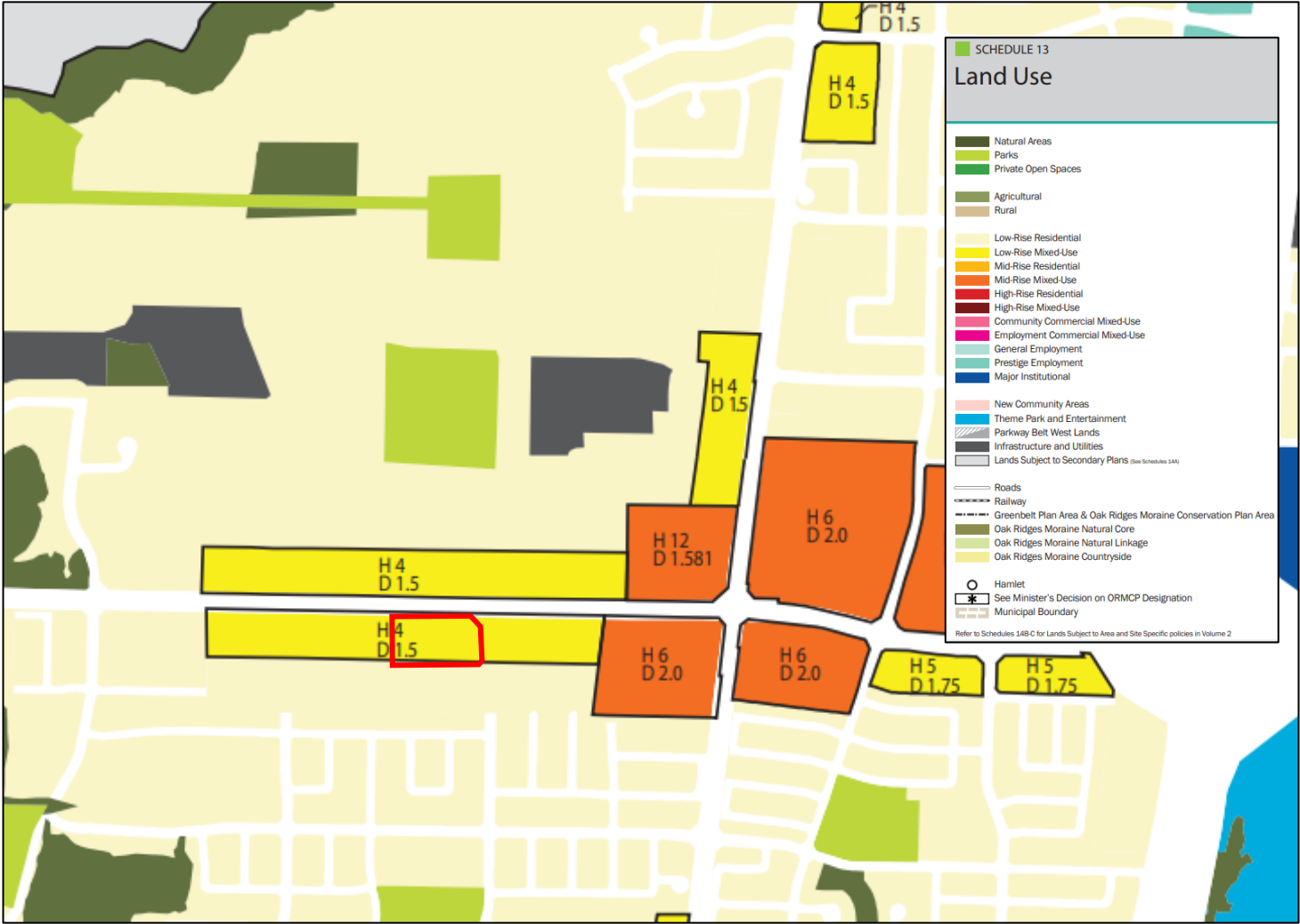
— Subject Site    ★ Bus stop

Figure 2: Context Map (Google Earth, 2024)

# POLICY FRAMEWORK

## City of Vaughan Official Plan (2010)

- Subject Site is designated “Low-Rise Mixed Use” area, per Schedule 13 – Land Use.
- “Low-Rise Mixed Use” designation permits the following:
  - Townhouses,
  - Stacked Townhouses
  - Low-Rise Buildings; and
  - Public and Private Institutional Buildings
- The Subject Site is permitted a maximum building height of 4 storeys and maximum FSI of 1.5 times the area of the lot.
- The Subject OPA intends to redesignate the Subject Site to “Mid-Rise Mixed Use”, to permit a maximum height of 12 storeys and FSI of 3.84 times the area of the lot.



Subject Site —

Figure 5: Schedule 13 – Land Use, City of Vaughan OP (2010)

# POLICY FRAMEWORK

## City of Vaughan Zoning By-law 1-21

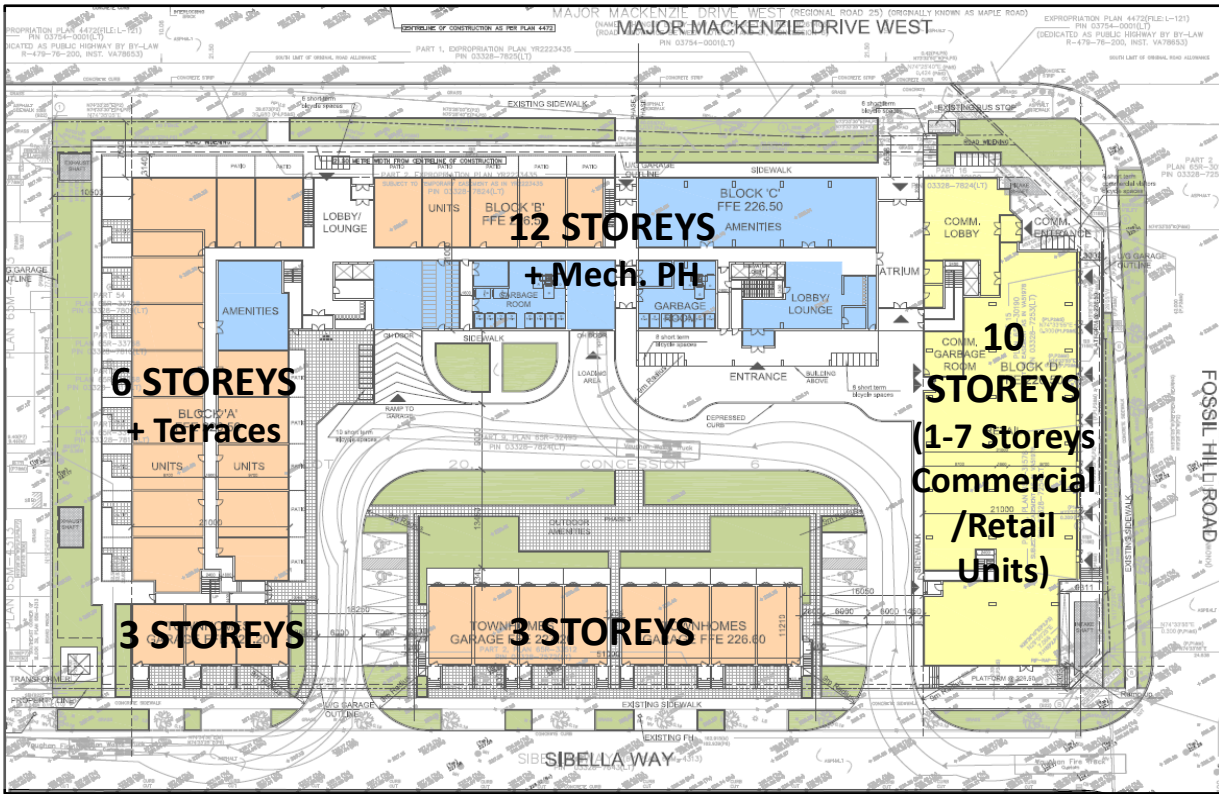
- Per communication with staff, as Zoning By-law 001-2021 is now in effect, applications that have been transitioned are to have the development implemented under Zoning By-law 001-2021.
- An amendment to By-law 1-88 is no longer required.
- The Subject ZBA Application intends to rezone the Subject Site to 'RM2 – Multiple Unit Residential' Zone, to permit the proposed development, with site specific exceptions.



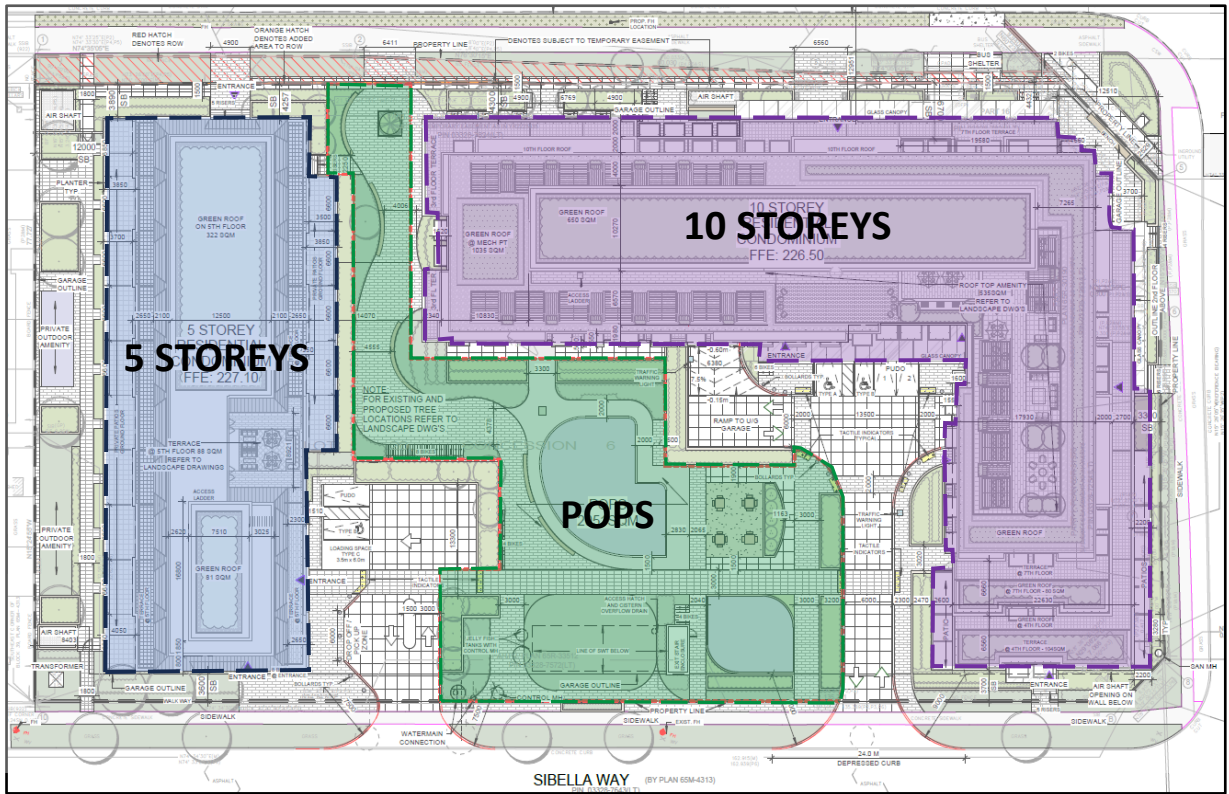
Subject Site ———

Figure 6: City of Vaughan Zoning By-law 1-21

# INITIAL VS. CURRENT SITE PLAN

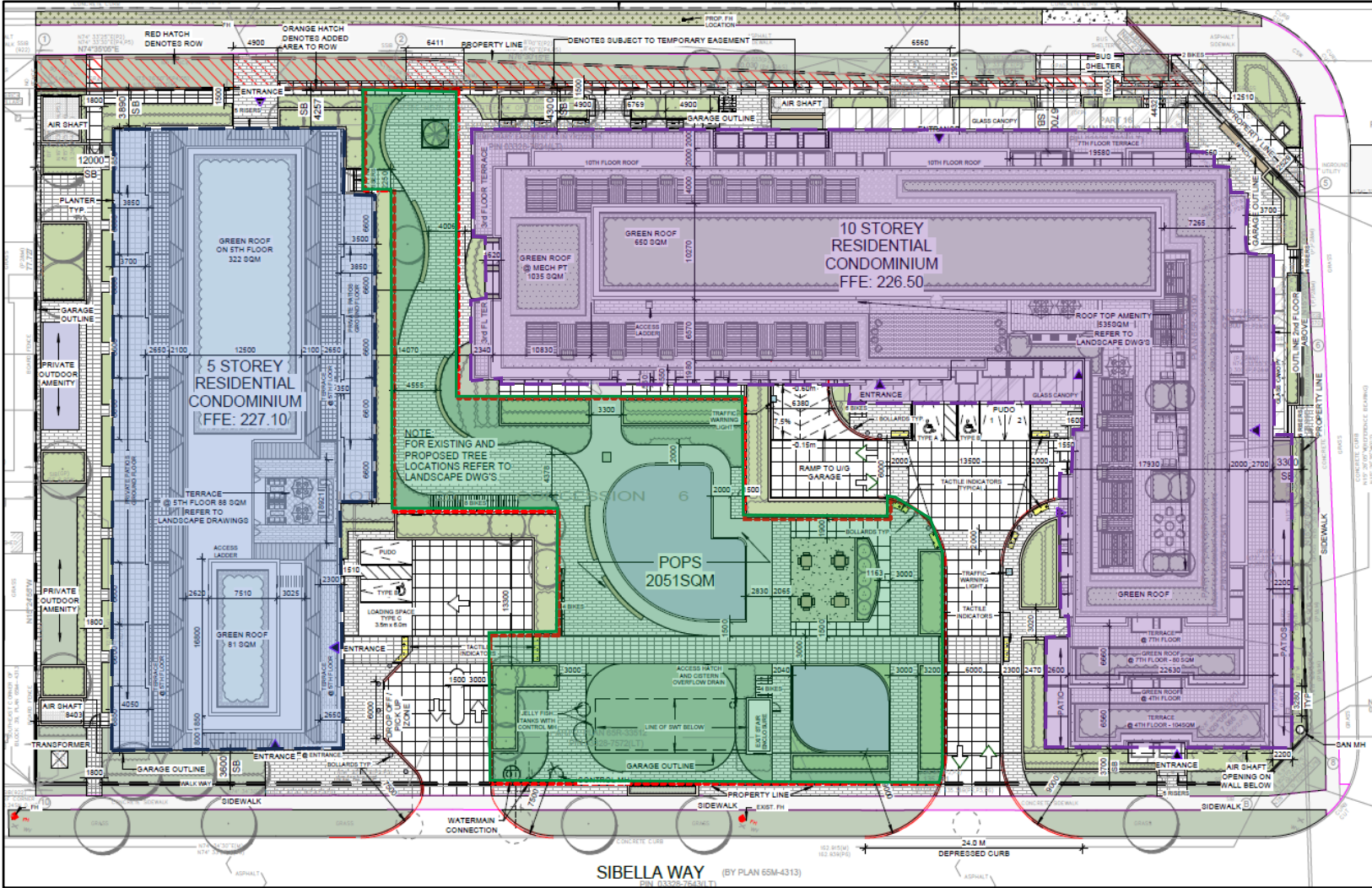


**December 2021** – Mixed-use building featuring 6 to 12-storey podium components & 11 freehold townhomes



**July 2024** – 5 & 10-storey residential condominium buildings (commercial at ground floor of 10-storey building)

# DEVELOPMENT SUMMARY



5-storey Building
  10-storey Building
  POPS

## Development Summary

	PREVIOUS	CURRENT
<b>Total Site Area (gross)</b>	10,644.20 sq.m	10,644.20 sq.m
<b>Lot Coverage</b>	46%	35%
<b>Total GFA</b>	39,705.30 sq.m	30,370.0 sq.m
Residential:	31,851.0 sq.m	23,363.0 sq.m
Retail:	996.10 sq.m	0 sq.m
Commercial:	6,858.20 sq.m	451.0 sq.m
<b>Total FSI</b>	3.84	2.94
<b>Total Units</b>	393	428
<b>Total Amenity Area</b>	6,534.20 sq.m	4,292.0 sq.m
<b>Building Height</b>	3-12 storeys	5 & 10 storeys
<b>Soft Landscaped Area</b>	14%	16.4%

# PARKING/LOADING

## PREVIOUS (2021)

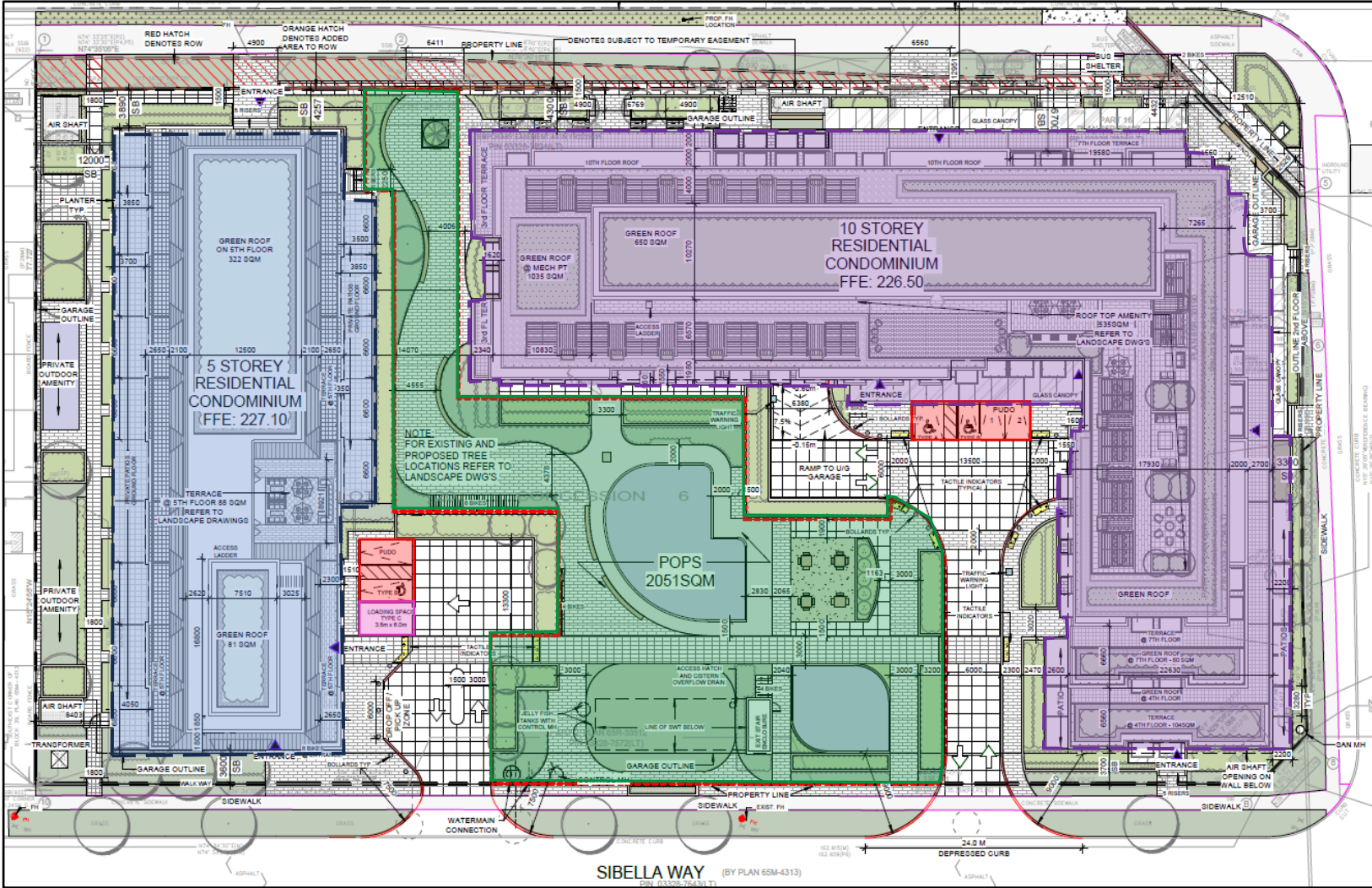
### Parking Statistics

<b>Vehicular Parking</b>	<b>879 spaces</b>
At Grade:	12 spaces
P1 Level:	273 spaces
P2 Level:	294 spaces
P3 Level:	300 spaces
<b>Accessible Parking</b>	<b>31 spaces</b>
<b>Bicycle Parking</b>	<b>370 spaces</b>
Short term:	52 spaces
Long term:	318 spaces

## CURRENT (2024)

### Parking Statistics

<b>Parking Ratios</b>	
Residential	1.14 spaces/unit
Visitor	0.21 spaces/unit
Commercial	8 spaces/100sqm
<b>Vehicular Parking</b>	<b>609 spaces</b>
At Grade (short-term):	3 spaces
P1 Level:	239 spaces
P2 Level:	248 spaces
P3 Level:	119 spaces
<b>Accessible Parking</b>	<b>23 spaces</b>
<b>Bicycle Parking</b>	<b>306 spaces</b>
Short term:	64 spaces
Long term:	242 spaces



Surface Parking Space
  Loading Space

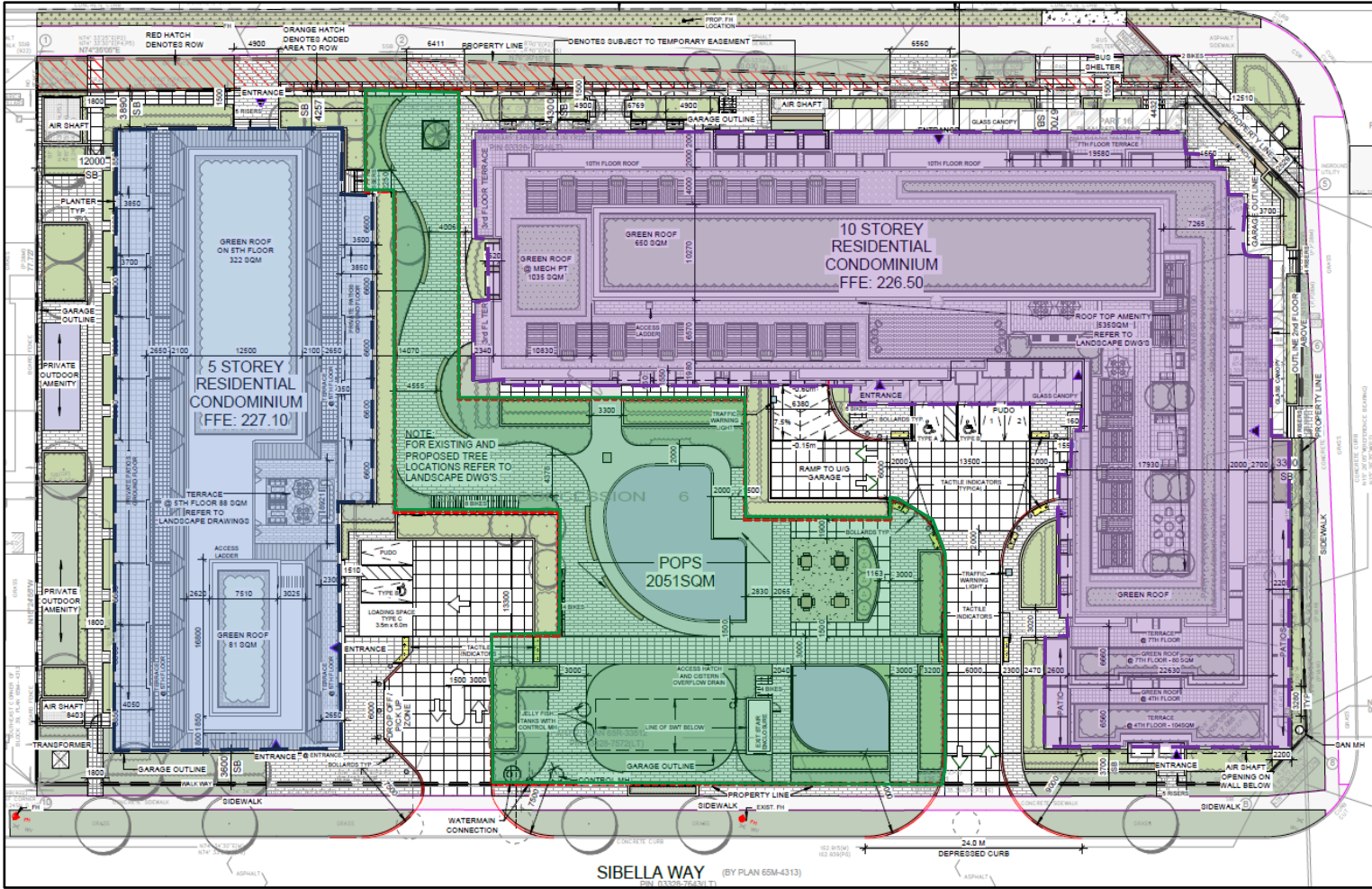
# UNIT BREAKDOWN

## PREVIOUS (2021)

Unit Breakdown	Unit Mix	
<b>Total Residential Units</b>	<b>393 units</b>	
<b>Mid-Rise Building</b>	<b>382 Units</b>	<b>100%</b>
Studio	6 units	1.6%
1 Bedroom	83 units	21.7%
1 Bedroom + Den	185 units	48.4%
2 Bedroom	75 units	19.6%
2 Bedroom + Den	20 units	5.2%
3 Bedroom	13 units	3.5%
<b>Townhouse Dwellings</b>	<b>11</b>	<b>100%</b>
3 Bedroom	11	100%

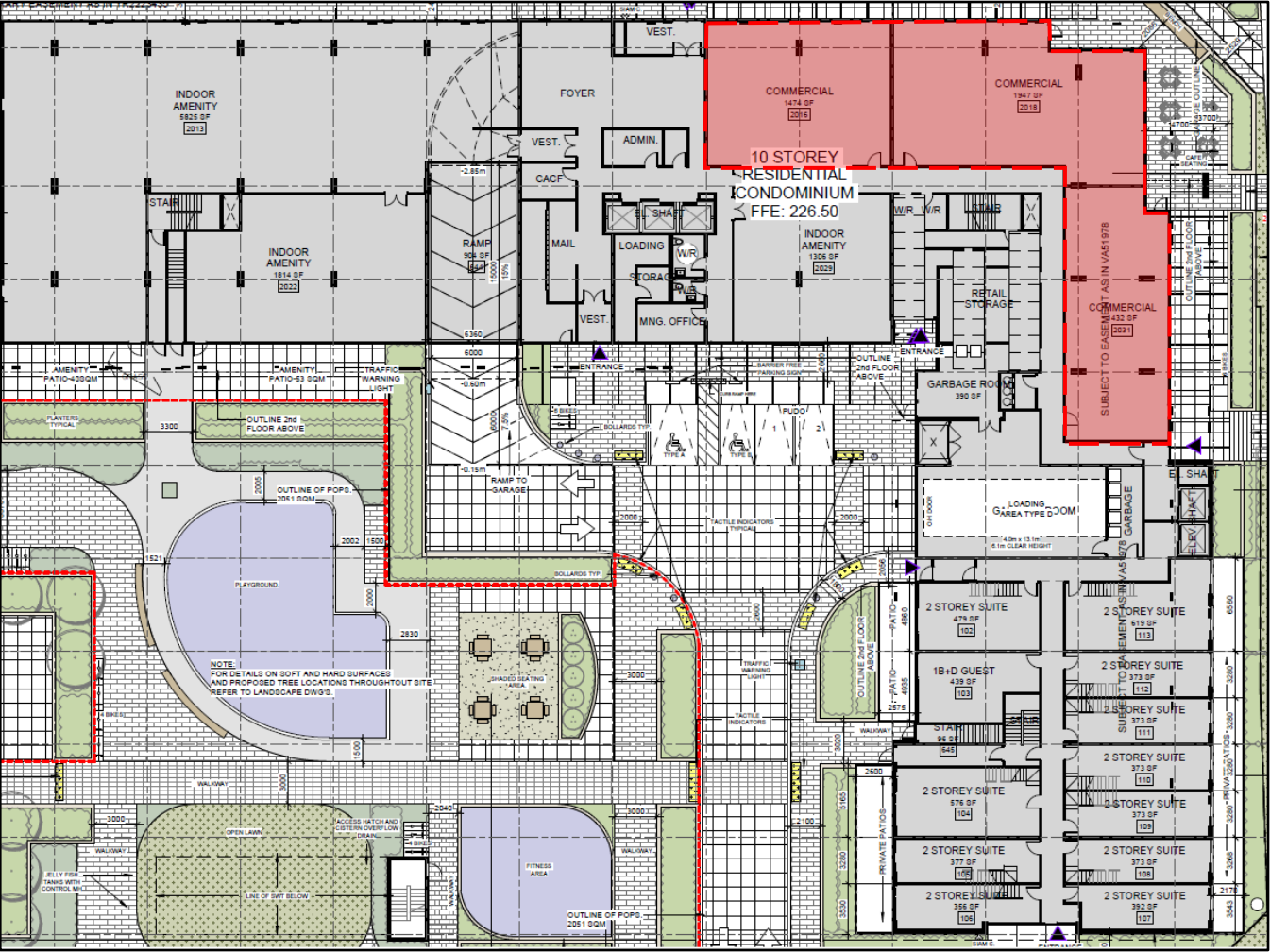
## CURRENT (2024)

Unit Breakdown	Unit Mix	
<b>Total Residential Units</b>	<b>428 units</b>	<b>100%</b>
Studio	43 units	10%
1 Bedroom	96 units	22%
1 Bedroom + Den	131 units	31%
2 Bedroom	91 units	21%
2 Bedroom + Den	60 units	18%
3 Bedroom	6 units	2%
3 Bedroom + Den	1 unit	0%





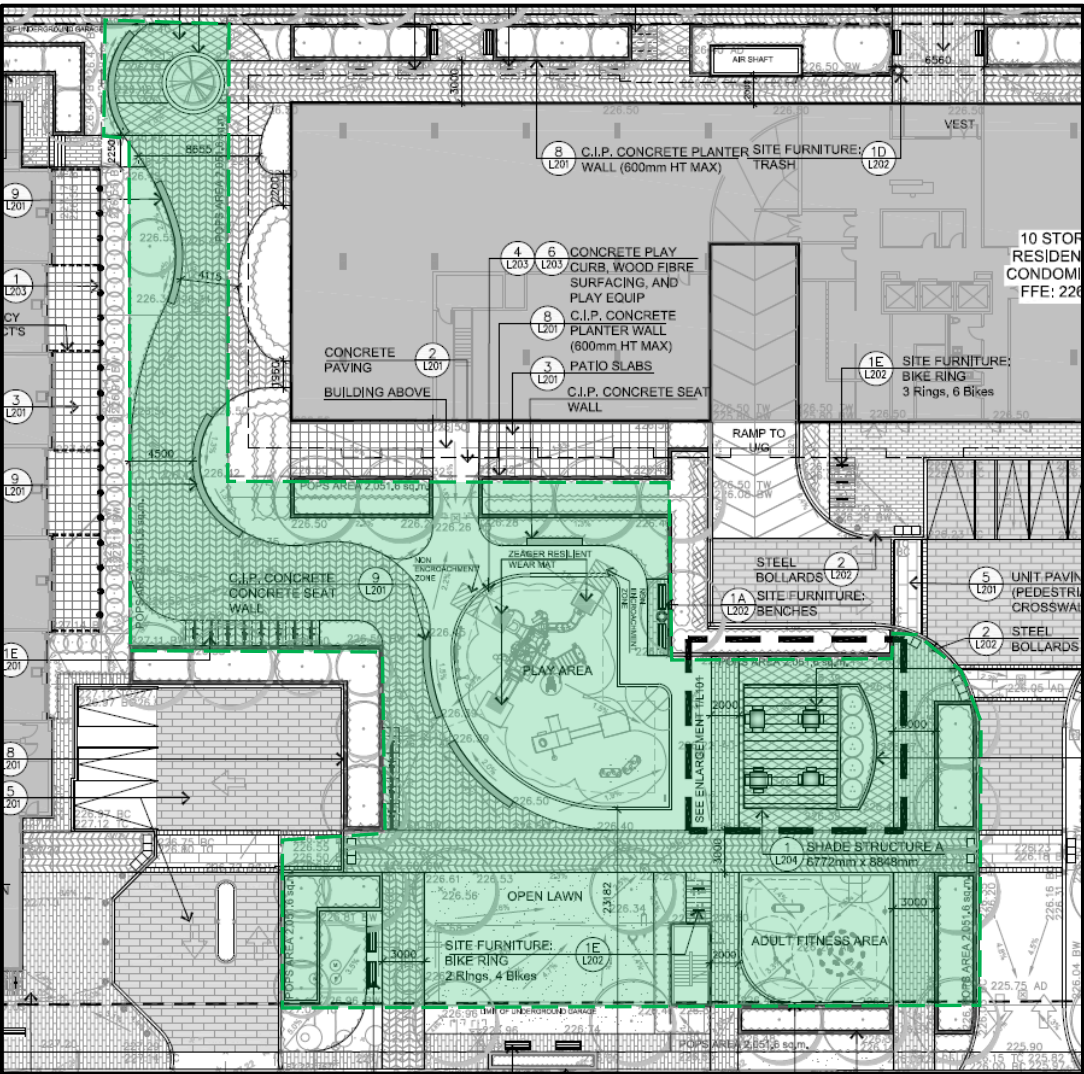
# 10-STOREY BUILDING - COMMERCIAL SPACE



Ground Floor

 Commercial Space

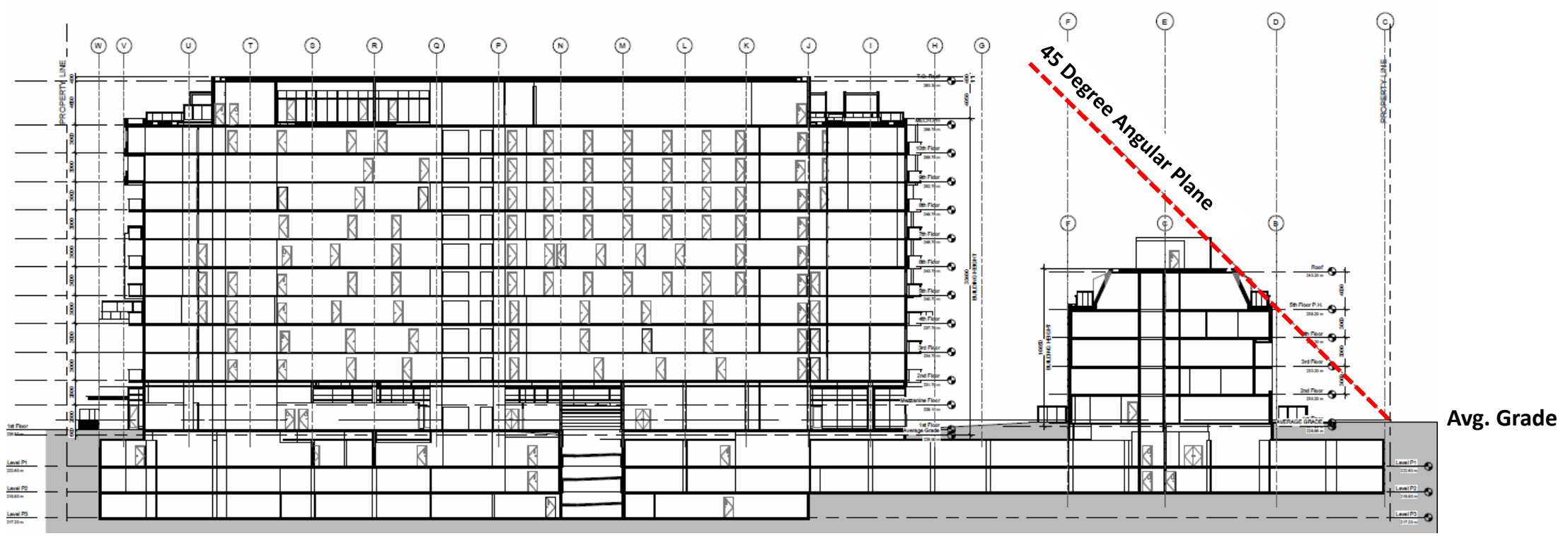
# PRIVATELY OWNED PUBLIC SPACE



## POPS Includes:

- Play Area
- Adult Fitness Area
- Various site furnishing such as benches, seating, bike rings

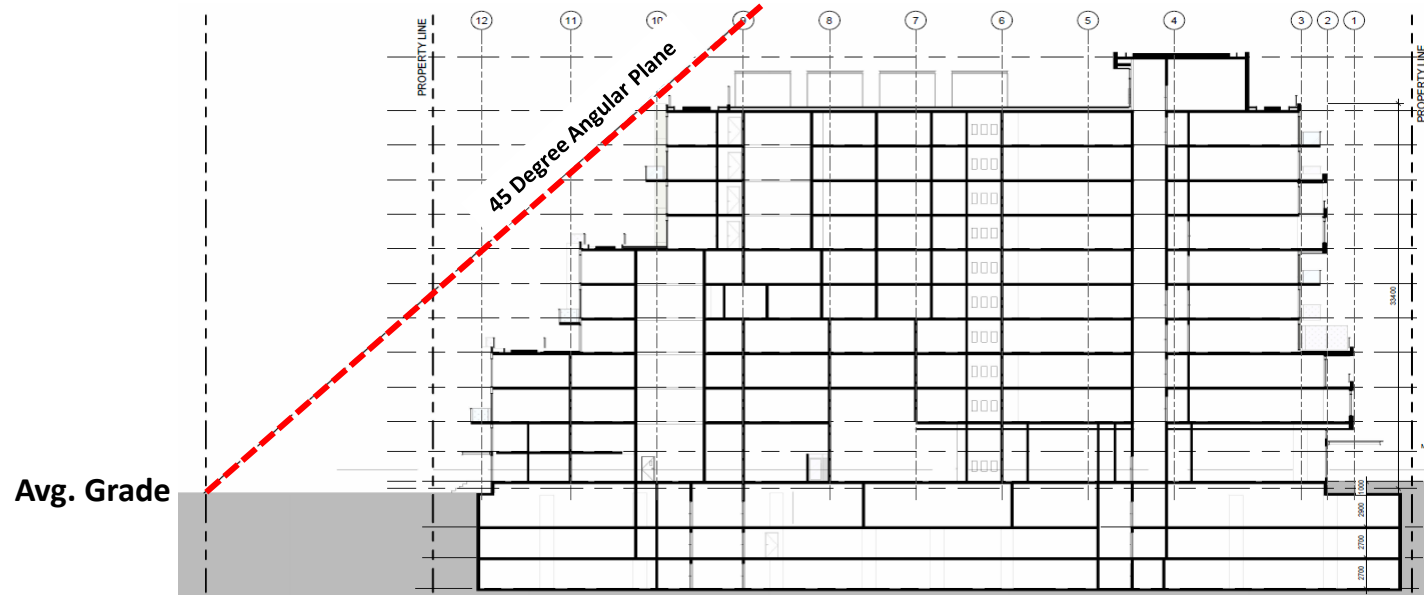
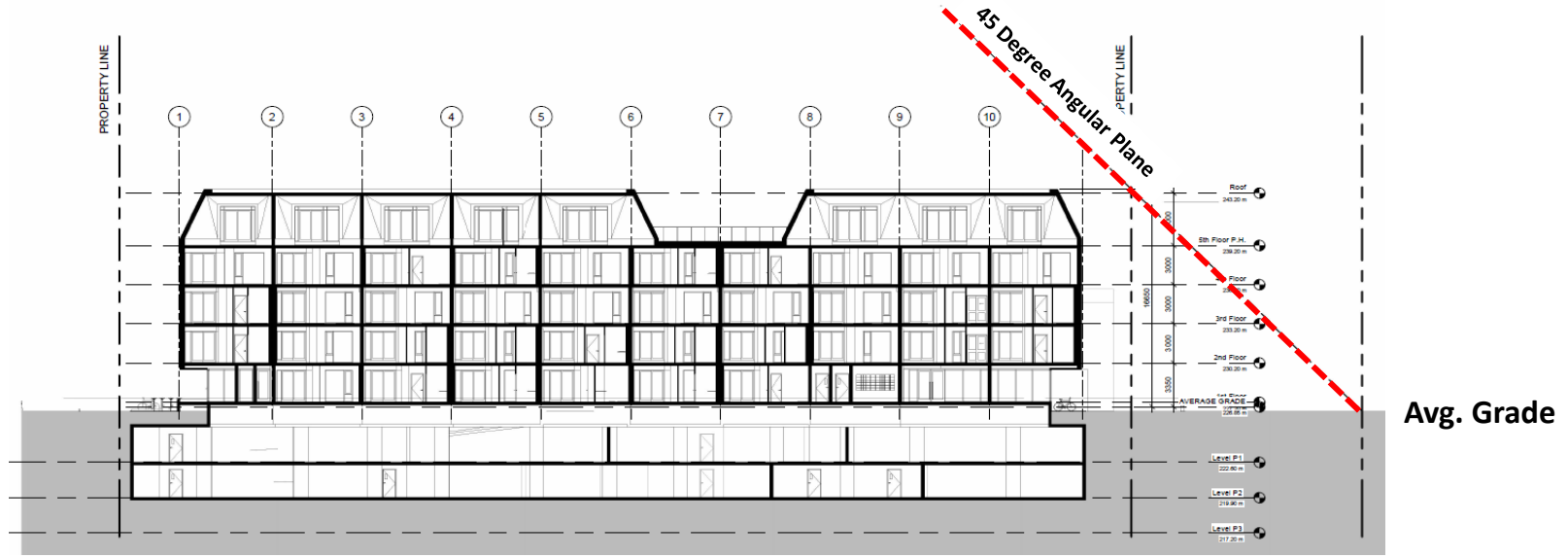
# BUILDING SECTIONS



North Section

# BUILDING SECTIONS

West Section



East Section

# RENDERINGS

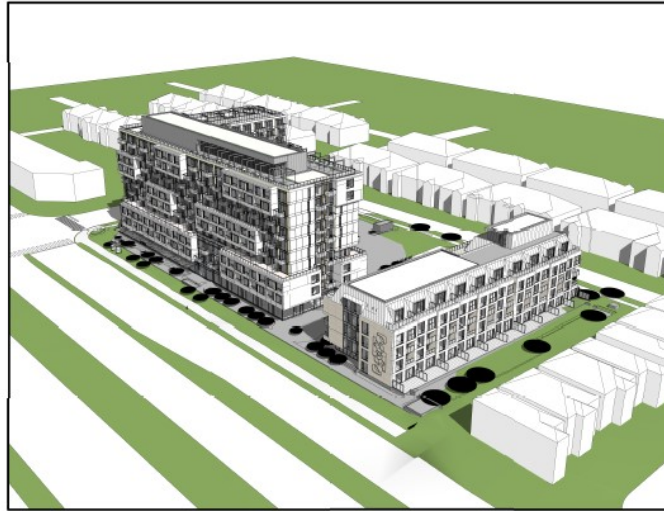


10-storey building

5-storey building



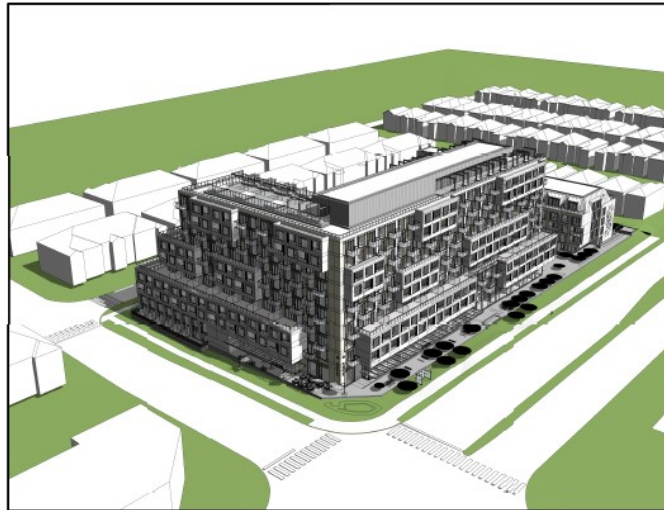
# 3D PERSPECTIVES



North-West View



South-East View



North-East View



South-East View

## **STUDIES COMPLETED**

- **Planning Justification Report**, prepared by HPGI, dated December 2020;
- **Community Services & Facilities Study**, prepared by HPGI, dated December 2020;
- **Urban Design Brief**, prepared by KFA Architects + Planners Inc., dated May 2023;
- **Sun/Shadow Study**, prepared by KFA Architects + Planners Inc., dated July 4, 2024;
- **Pedestrian Wind Comfort Assessment**, prepared by RWDI, dated June 5, 2023;
- **Stormwater Management & Water Balance Report**, prepared by WSP, dated July 4, 2024;
- **Functional Servicing Report**, prepared by WSP, dated July 4, 2024;
- **Noise & Vibration Report**, prepared by WSP, dated December 16, 2020;
- **Transportation Mobility Study Update** , prepared by WSP, dated May 15, 2023;
- **Transportation Mobility Study Addendum Letter**, prepared by WSP, dated June 5, 2024;
- **Hydrogeological Investigation**, prepared by Forward Engineering, dated September 2, 2020;
- **Phase 1 ESA Update**, prepared by AiMS Environmental, dated July 26, 2024;
- **Geotechnical Investigation & Soils Report**, prepared by Forward Engineering, dated August 21, 2020;

**THANK YOU**