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File No. 24011

December 12, 2024

VIA EMAIL Max.Rubin@vaughan.ca

Mr. Max B. Rubin
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Vaughan, ON L6A 1T1

Dear Mr. Rubin

Re: 87 Keatley Drive Vaughan
Appeals to OLT of Official Plan Amendment, and Rezoning
OLT Lead Case No. OLT-24-000220
Town Files OP.22.022 and Z.22.043
With Prejudice Settlement Offer

As you know we are the solicitors for QF Development Group (BT) Inc. ("QF Development") the registered owner of the above noted lands (the "Site") and the appellant with respect to the above-noted appeals.

As part of the settlement of its outstanding appeals our client will formally submit the attached revised plan as the form of the development that it will be seeking approval of from the OLT. As you will note the revised plan represents a significant decrease in overall massing, height and the number of units as compared to the original proposal. That original proposal contemplated approval of a 15-storey building containing a minimum of 296 residential units with an FSI of 3.68x. The revised proposal that our client is prepared to advance as part of this settlement now provides for a total of 104 stacked back-to-back townhouse units with a maximum height of 11m. As noted, this represents a significant decrease in all aspects of development and is a plan that my client is prepared to present in an effort to address the concerns raised by the existing community. While our client believes that their original proposal is still appropriate for the subject lands, they have listened to the concerns expressed by the Community and Members of Council and to that end believe that what they are now proposing addresses those concerns and will contribute to the community by bringing forward a high-quality development proposal that helps to address the need for this particular housing form.

As a condition of our settlement, our client has expressed that it is imperative that they be able to proceed with commencing construction on this proposal this summer so that the housing can be provided and assist the City in meeting its housing targets. To that end our client will be submitting its site plan application for the revised proposal and we understand that staff have indicated that they will expedite the processing of this plan in order to ensure that approvals are in place for permits to be obtained in the summer of 2025. If the City is unable to commit to this

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timeframe we need to be aware of that as it will impact our client's decision to settle on the revised plan.

Pre-Conditions of the Final Order:

Our client is agreeable to the following pre-conditions for the issuance of the final Order for the Official Plan Amendment and Zoning By-law Amendment:

- a) The final form and content of the Official Plan Amendment is satisfactory to the City Planning Staff, and the City Solicitor;
- b) The final form and content of the Zoning By-law Amendment is satisfactory to the City Planning Staff, and the City Solicitor;
- c) Our client shall provide a detailed sanitary and water servicing plan at the Site plan stage that is satisfactory to the City; and

As part of this settlement, Vaughan Council shall adopt a resolution allocating sewage and water supply capacity in the amount of 104 units for the development at the time of approval of this Offer to Settle.

As part of the settlement our client would also like the City to confirm that given the revised application represents a significant reduction in the number of units proposed that the associated site plan application fees will be recalculated to reflect the new form of development and reduced number of units with any refund arising from the recalculation of those fees returned to our client.

In support of this with prejudice settlement offer, please find attached the following:

- (1) Site Plans dated December 2024 and prepared by 4 Architecture Inc.

If you have any questions regarding the above, please do not hesitate to contact me at (437) 780-3435 or via email at pdemelo@ksllp.ca

Yours truly,

KAGAN SHASTRI DeMELO WINER PARK LLP



Paul DeMelo
PD/dp

Attachments

cc: client.

Please reply to the: Yorkville Office