

SW CORNER OF MAJOR MACKENZIE DR & FOSSIL HILL RD

THE Q TOWERS LIMITED PARTNERSHIP

COMMUNICATION C27
ITEM NO. 1
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
September 14, 2021



PUBLIC MEETING
September 14, 2021

KFA ARCHITECTS & HUMPHRIES PLANNING GROUP INC.

OP.21.001, Z.21.002, 19T-21V001 & DA.21.001

EXISTING 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.



Figure 1: Aerial Map (Google Earth, 2021)

SITE LOCATION & AREA CONTEXT



Subject Site —   Bus stop

Figure 2: Context Map (Google Earth, 2021)

POLICY FRAMEWORK

■ Provincial Policy Statement Review (2020)

- The proposed development focuses and directs growth in a designated “Settlement Area”, as described in Section 1.1.3.
- Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses which efficiently use infrastructure/public facilities.
- The proposed development promotes intensification for transit-supportive development accommodating supply and range of housing.

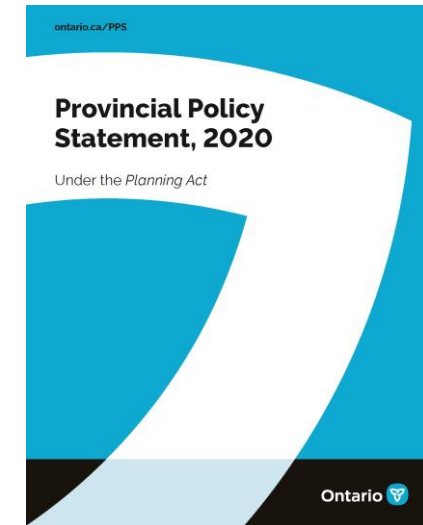


Figure 3: Provincial Policy Statement 2020

■ A Place to Grow – Growth Plan (2020)

- Subject Site is located within the “Built-up Area”, per Schedule 2 – A Place to Grow Concept.
- Growth and intensification is encouraged within the delineated built-up areas with existing or planned transit/public service facilities.
- The proposed development promotes a compatible mix of land uses in a built form and scale which is transit supportive.

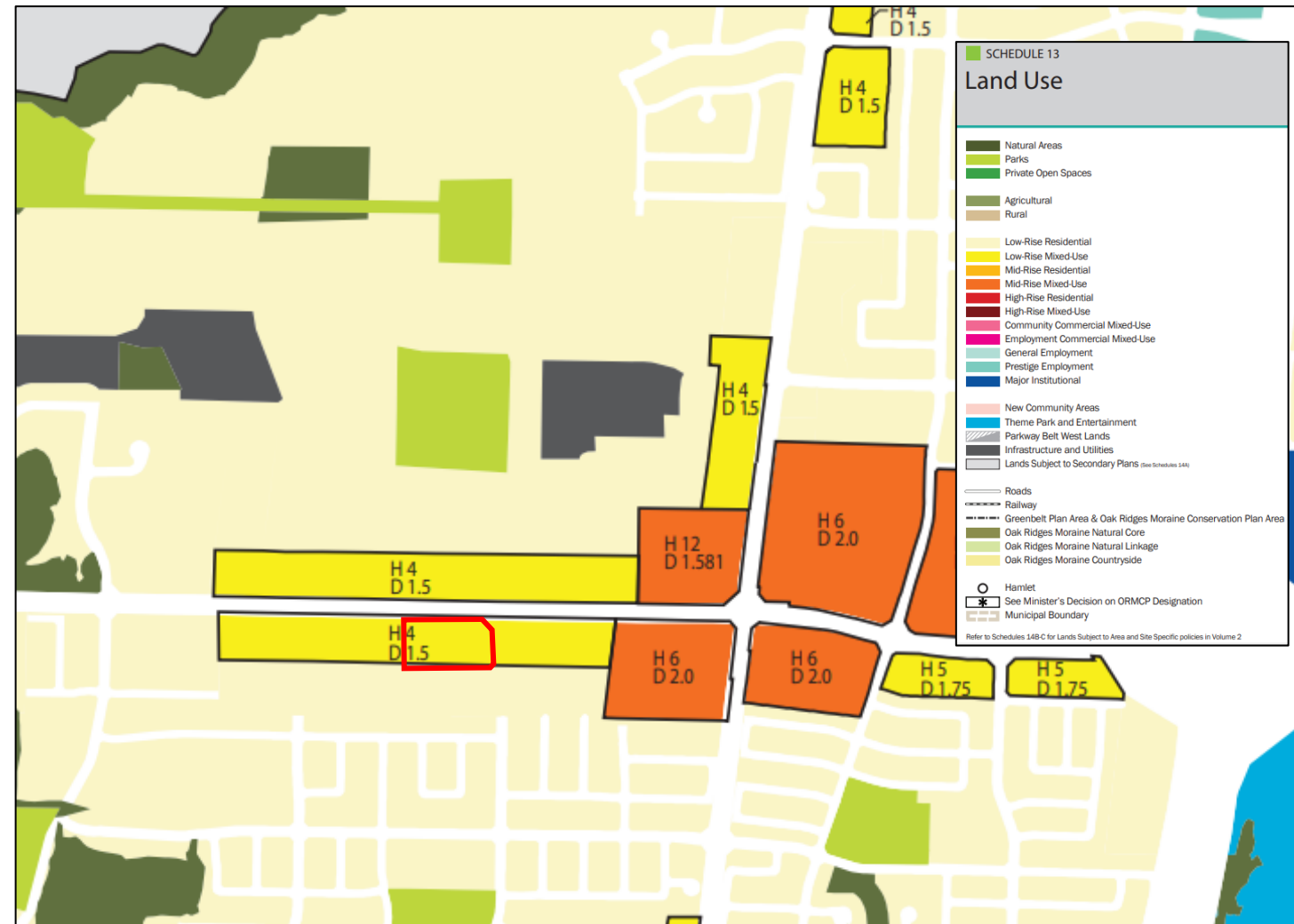


Figure 4: A Place to Grow 2020

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 1-88

- Subject Site is zoned 'A –Agricultural' Zone, per Zoning By-law 1-88.
- The Subject ZBA Application intends to rezone the Subject Site to 'RA3 – Residential Apartment' Zone, to permit the proposed condominium building, and 'RM2 – Multiple Residential' Zone, to address the townhouse dwellings, with site specific exceptions.

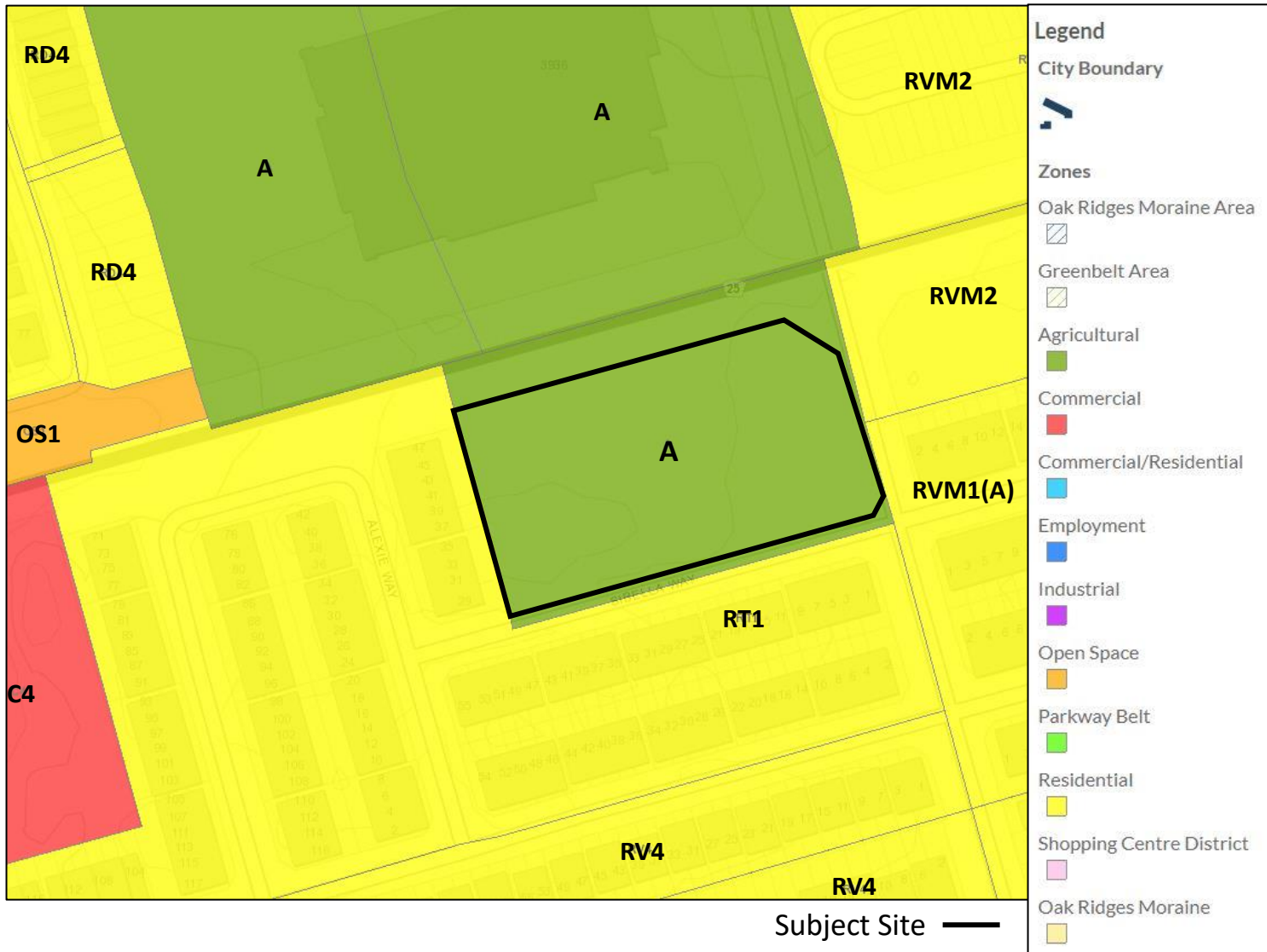
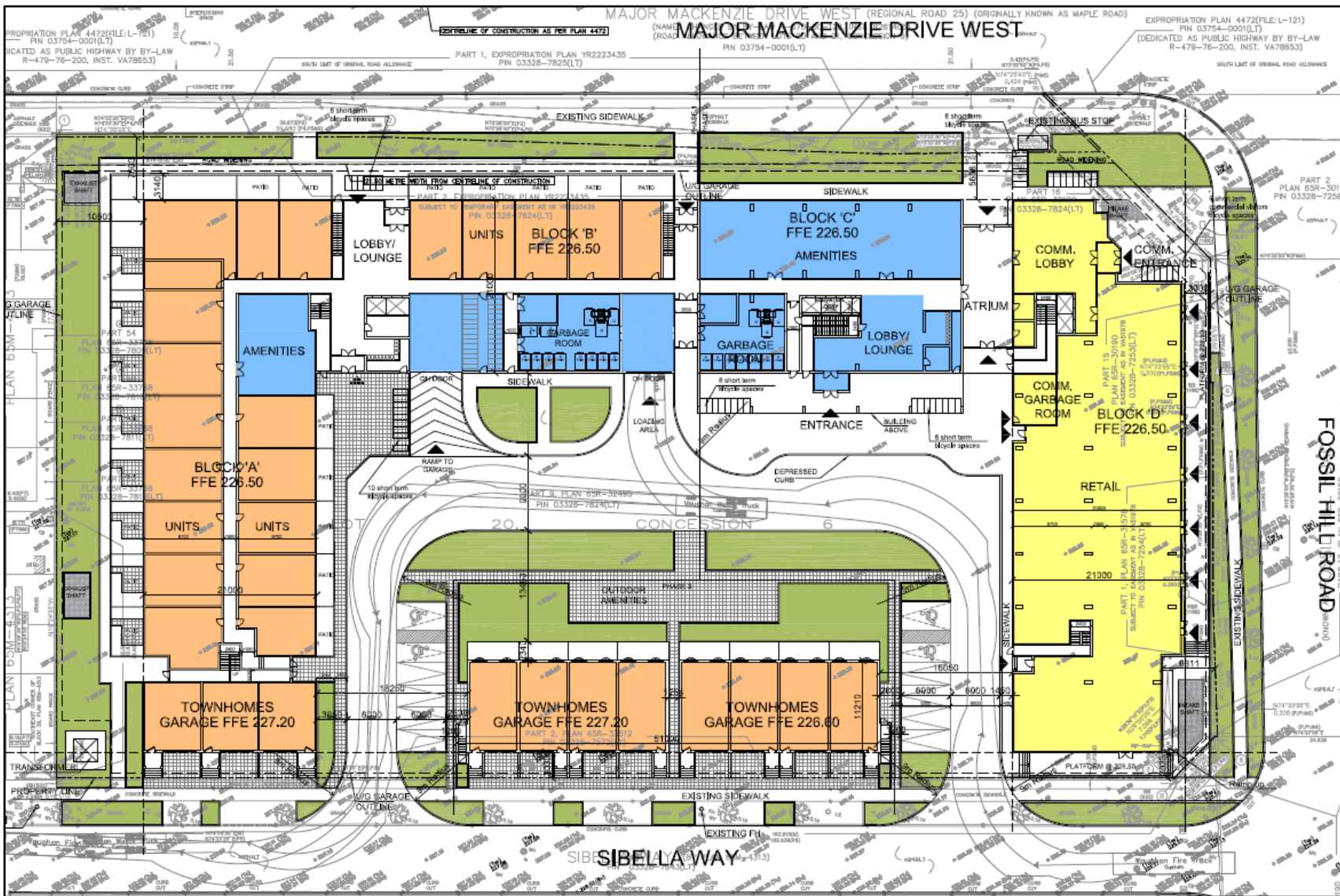


Figure 6: City of Vaughan Zoning By-law 1-88

DEVELOPMENT SUMMARY



Development Summary

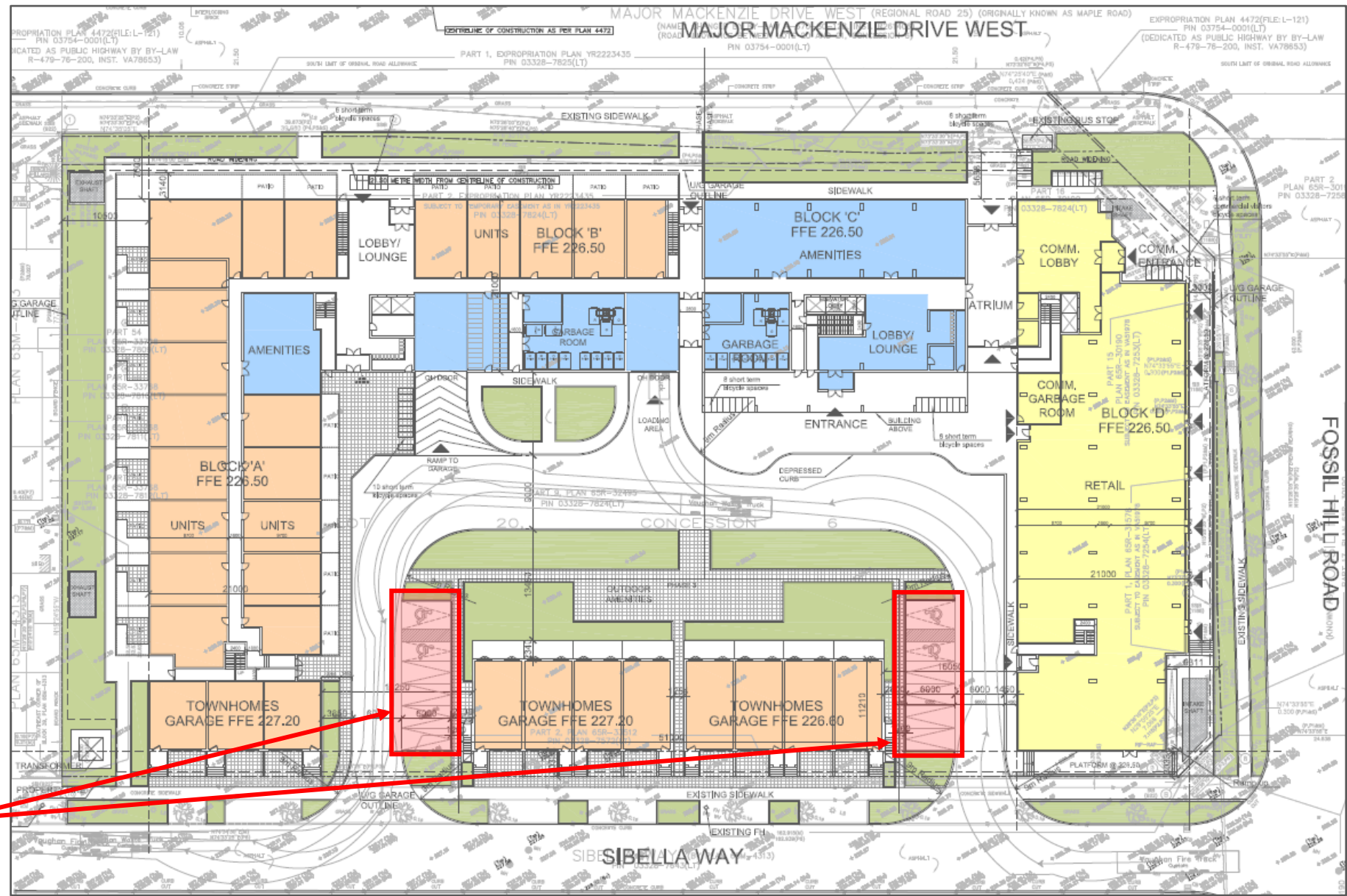
Total Site Area (gross)	10,644.20 sq.m
Total GFA	39,705.30 sq.m
Residential:	31,851.0 sq.m
Retail:	996.10 sq.m
Commercial:	6,858.20 sq.m
Total FSI	3.84
Total Amenity Area	6,534.20 sq.m
Indoor Amenity:	519.30 sq.m
Outdoor Amenity:	2,528.10 sq.m
Private Amenity:	3,486.80 sq.m
Building Height	3-12 storeys
Lot Coverage	46%
Soft Landscaped Area	14%

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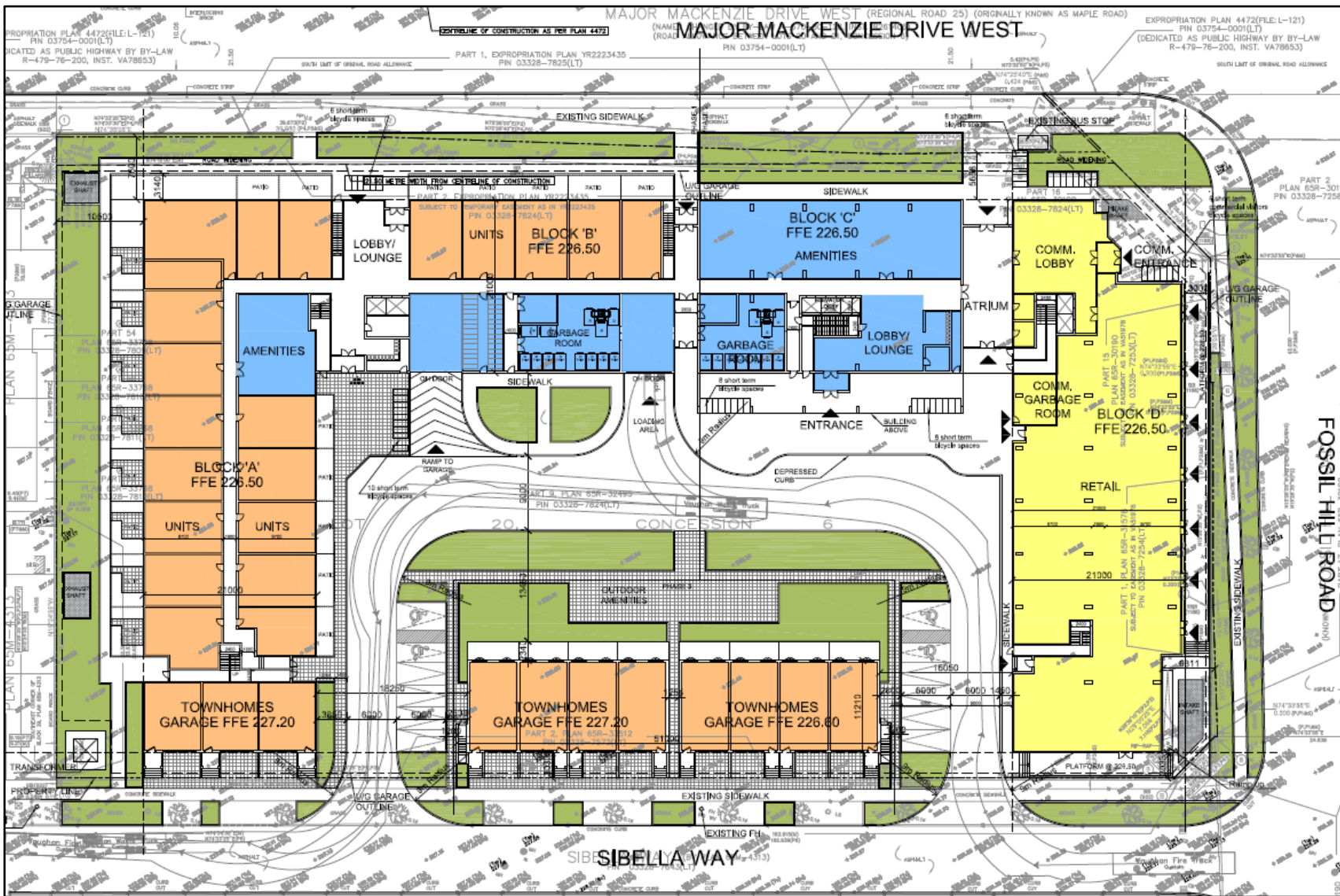
PARKING STATISTICS

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



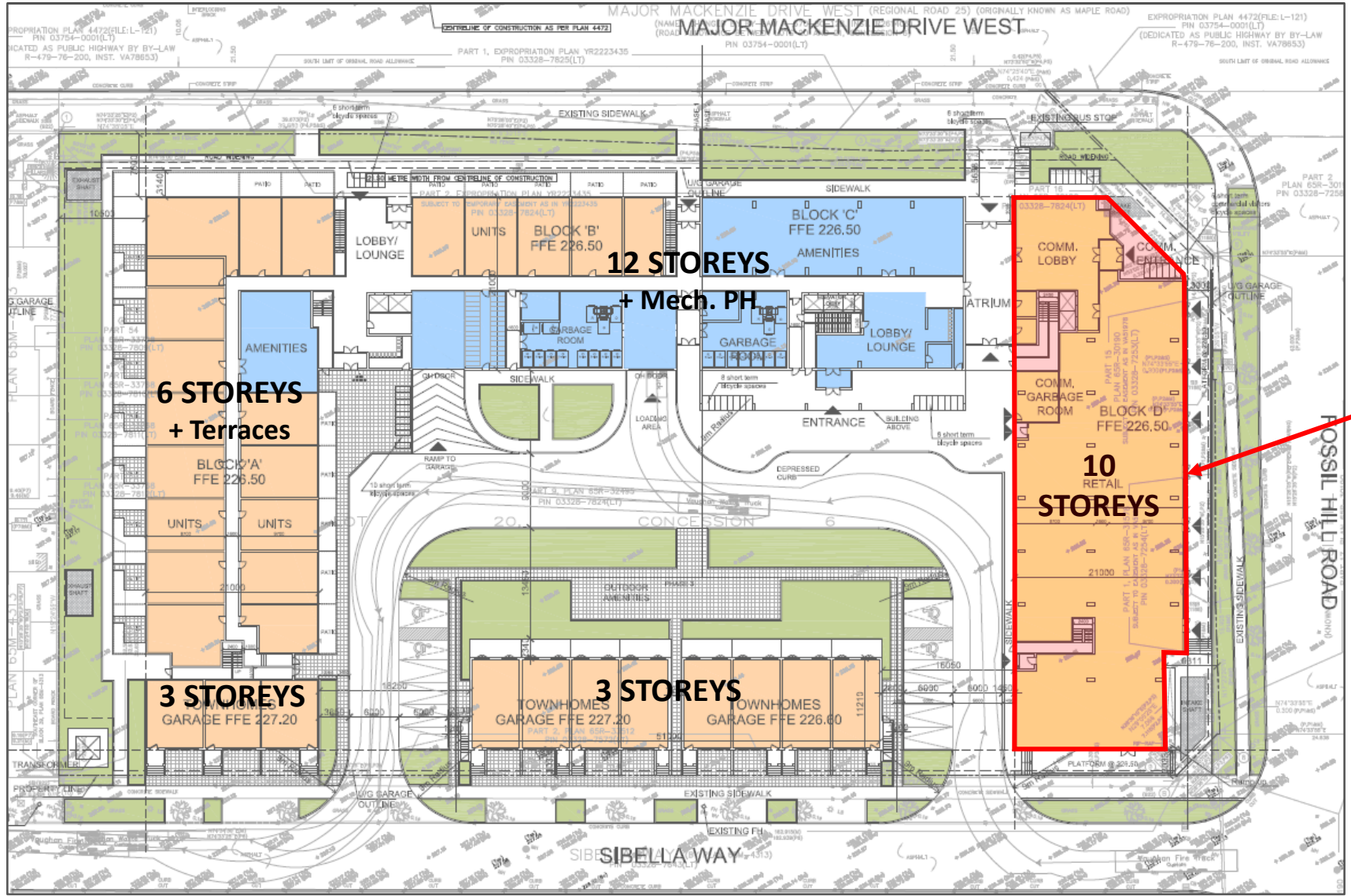
**Surface
Parking Areas**

UNIT BREAKDOWN



Unit Breakdown		Unit Mix
Total Residential Units	393 units	
Mid-Rise Building	382 Units	100%
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%
Townhouse Dwellings	11	100%
3 Bedroom	11	100%

DEVELOPMENT PROPOSAL



**6 STOREYS
+ Terraces**

**12 STOREYS
+ Mech. PH**

**3 STOREYS
GARAGE FFE 227.20**

**3 STOREYS
TOWNHOMES GARAGE FFE 227.20**

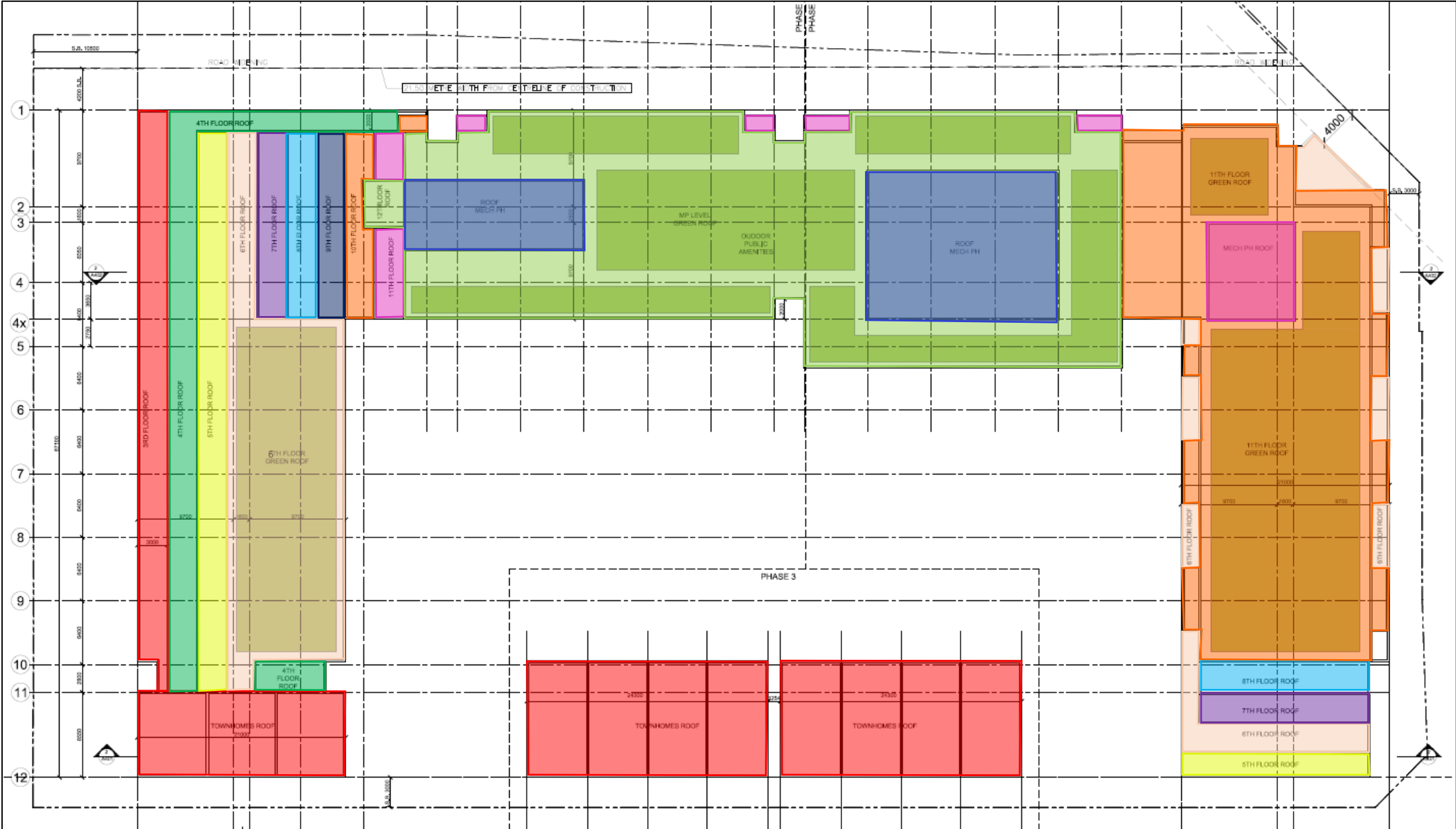
**10 STOREYS
RETAIL**

**1-7 Storeys
Commercial/
Retail Units**

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BUILDING HEIGHT

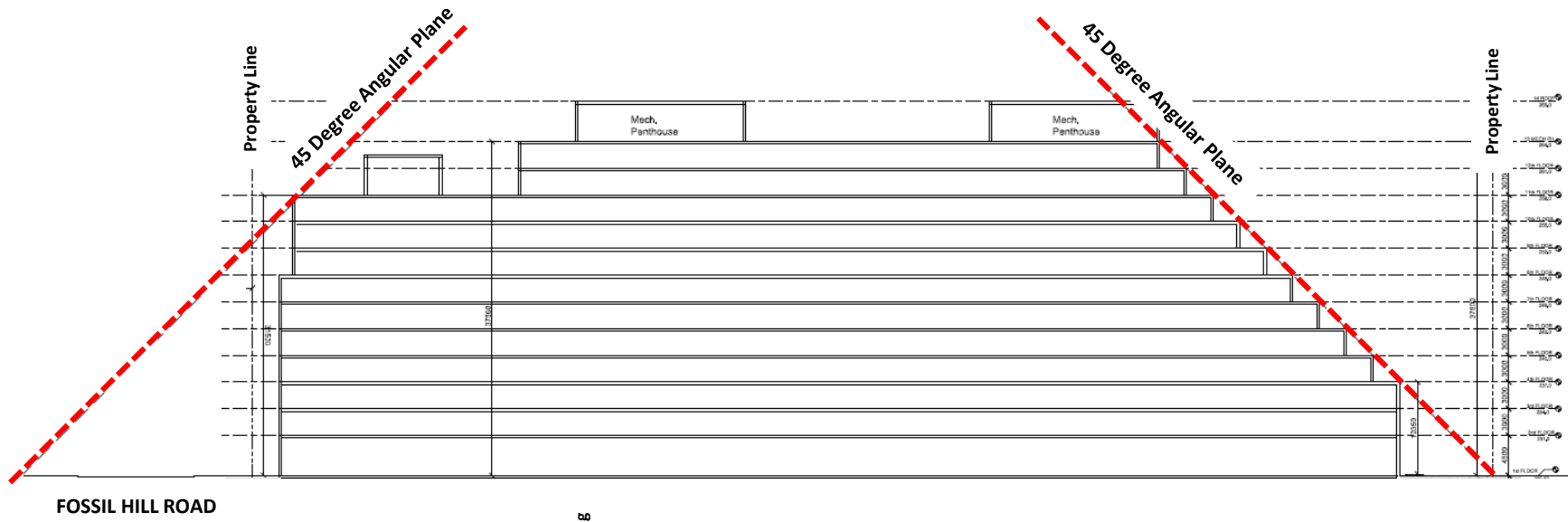


Legend:

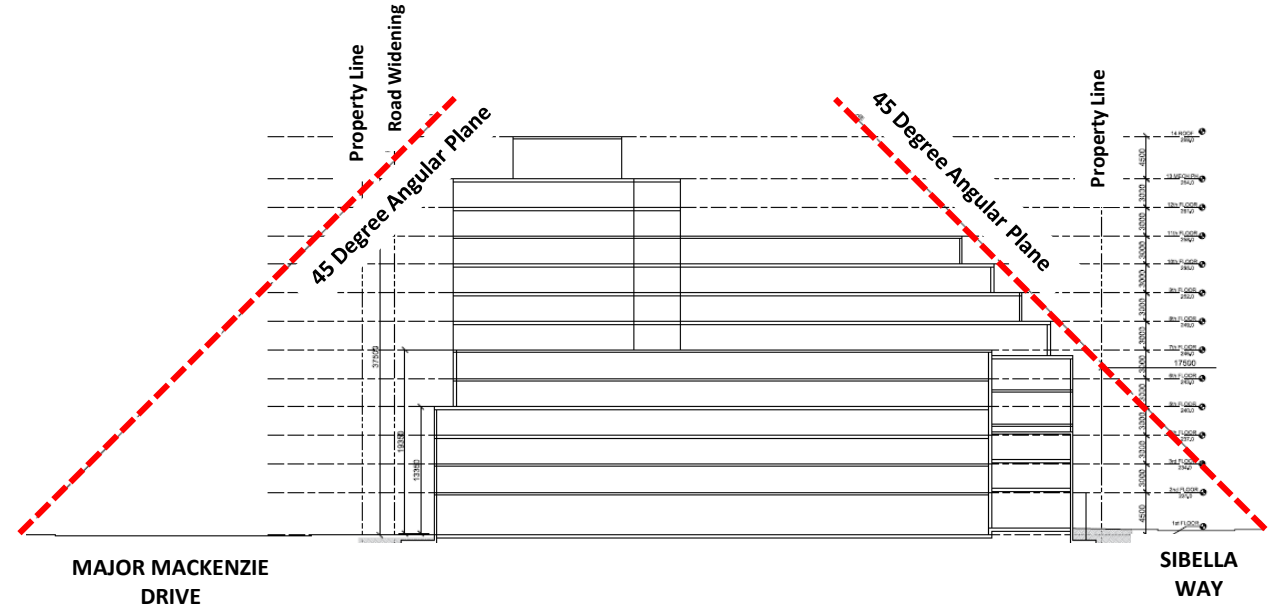
- Floors 1-3
- Floor 4
- Floor 5
- Floor 6
- Floor 7
- Floor 8
- Floor 9
- Floor 10
- Floor 11 & M. PH
- Floor 12
- Mech. PH

BUILDING SECTIONS

North-South Section



East-West Section



RENDERING



View from the intersection of Major Mackenzie and Fossil Hill Road looking south west

3D PERSPECTIVES



NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

STUDIES COMPLETED

- **Planning Justification Report**, prepared by HPGL, dated December 2020;
- **Community Services & Facilities Study**, prepared by HPGL, dated December 2020;
- **Urban Design Brief**, prepared by KFA Architects + Planners Inc., dated December 2020;
- **Sun/Shadow Study**, prepared by KFA Architects + Planners Inc., dated December 18, 2020;
- **Pedestrian Level Wind Study**, prepared by RWDI, dated November 3, 2020;
- **Stormwater Management & Water Balance Report**, prepared by WSP, dated December 18, 2020;
- **Functional Servicing Report**, prepared by WSP, dated December 18, 2020;
- **Noise & Vibration Report**, prepared by WSP, dated December 16, 2020;
- **Transportation Mobility Study**, prepared by WSP, dated December 18, 2020;
- **Hydrogeological Investigation**, prepared by Forward Engineering, dated September 2, 2020;
- **Phase 1 ESA**, prepared by Forward Engineering, dated August 8, 2020;
- **Geotechnical Investigation & Soils Report**, prepared by Forward Engineering, dated August 21, 2020;

THANK YOU