

COMMITTEE OF THE WHOLE PUBLIC MEETING

DRAFT PLAN OF SUBDIVISION APPLICATION
(FILE NO. 19T-22V004)

9000 BATHURST STREET

CITY OF VAUGHAN

TUESDAY NOVEMBER 22, 2022 @ 7PM

Communication: C13
Committee of the Whole (PM)
November 22, 2022
Item #5



WESTON
CONSULTING



SITE CONTEXT



- **Location:** west side of Bathurst Street, south of Rutherford Road
- **Project Size:** 11.42 hectares (28.21 acres)
- **Current Use:** Jaffari Community Centre; a private elementary school

Aerial Photo

SITE CONTEXT: SUBJECT PROPERTY



The surrounding land uses include:

- **North:** Waldorf School and valley lands;
- **West:** Single family residential;
- **South:** Single family residential, development proposal for 12 and 10 storey apartments with townhouses; and
- **East:** Valley lands, single family homes.

Surrounding Context of Subject Property

SURROUNDING CONTEXT



View from Waldorf School



View from Apple Blossom Drive

SURROUNDING CONTEXT



View from Bathurst Street towards Valley

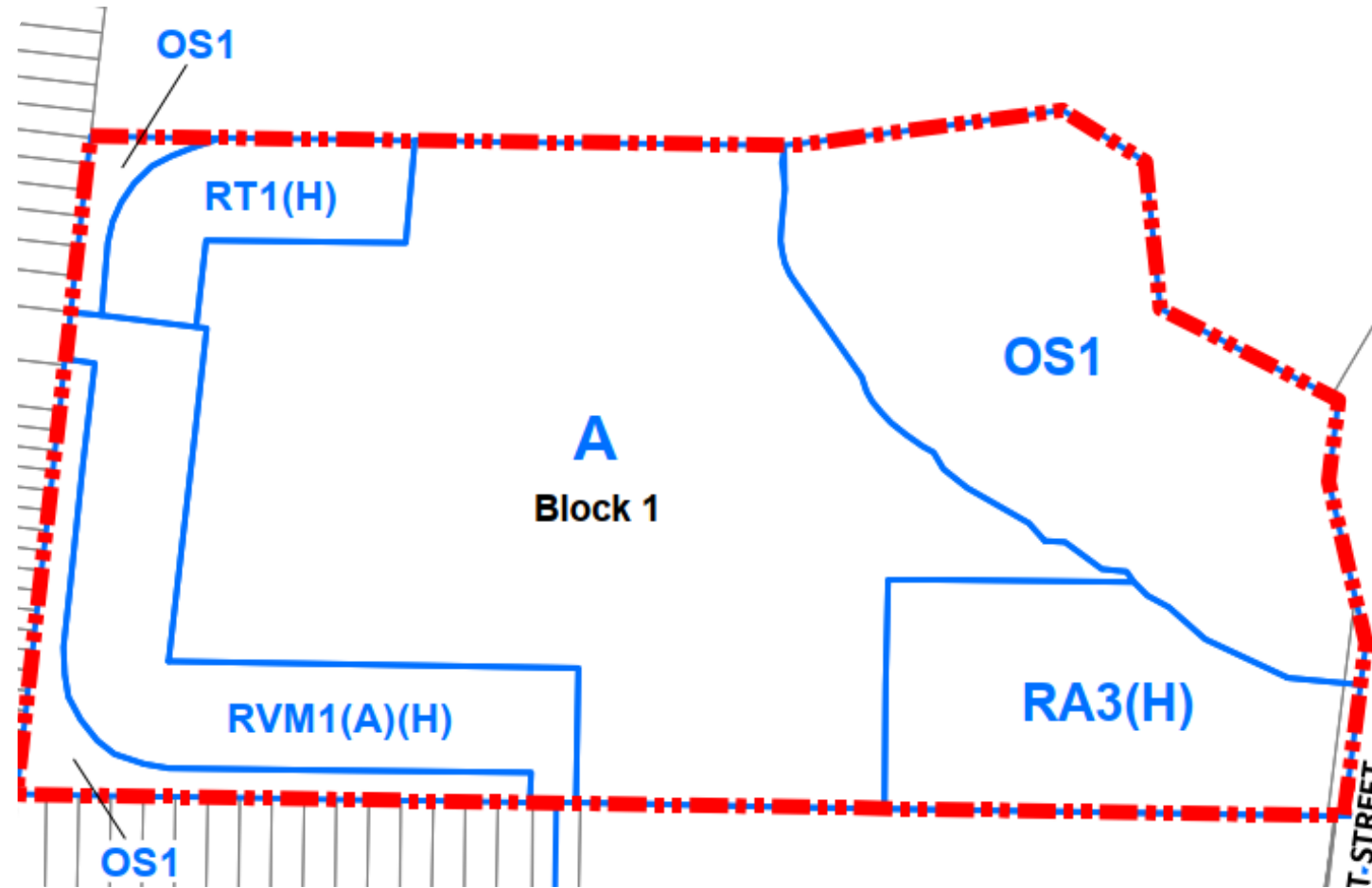


View from Bathurst Street

CHRONOLOGY OF DEVELOPMENT APPLICATIONS

- **October, 2013:** Applications for Official Plan and Zoning By-law Amendments filed with the City
- **November, 2017:** Appeal filed to Ontario Municipal Board (now OLT) for Non- decision of Applications; settlement on revised proposed reached April, 2018
- **July, 2019:** Hearing held with Local Planning Appeal Tribunal (now OLT)
- **October 2019:** Local Planning Appeal Tribunal provided approval in principle of Official Plan and Zoning By-law Amendments
- **June, 2022:** Formal Approval of Official Plan and Zoning By-law Amendments provided by Tribunal
- **July 2022:** Draft Plan of Subdivision and Site Plan Amendment (Apartment Block) Submitted to City
- **November 2022:** Resubmitted Applications to the City of Vaughan

APPROVED ZONING BY-LAW & OFFICIAL PLAN AMENDMENTS



Approved Zoning Schedule

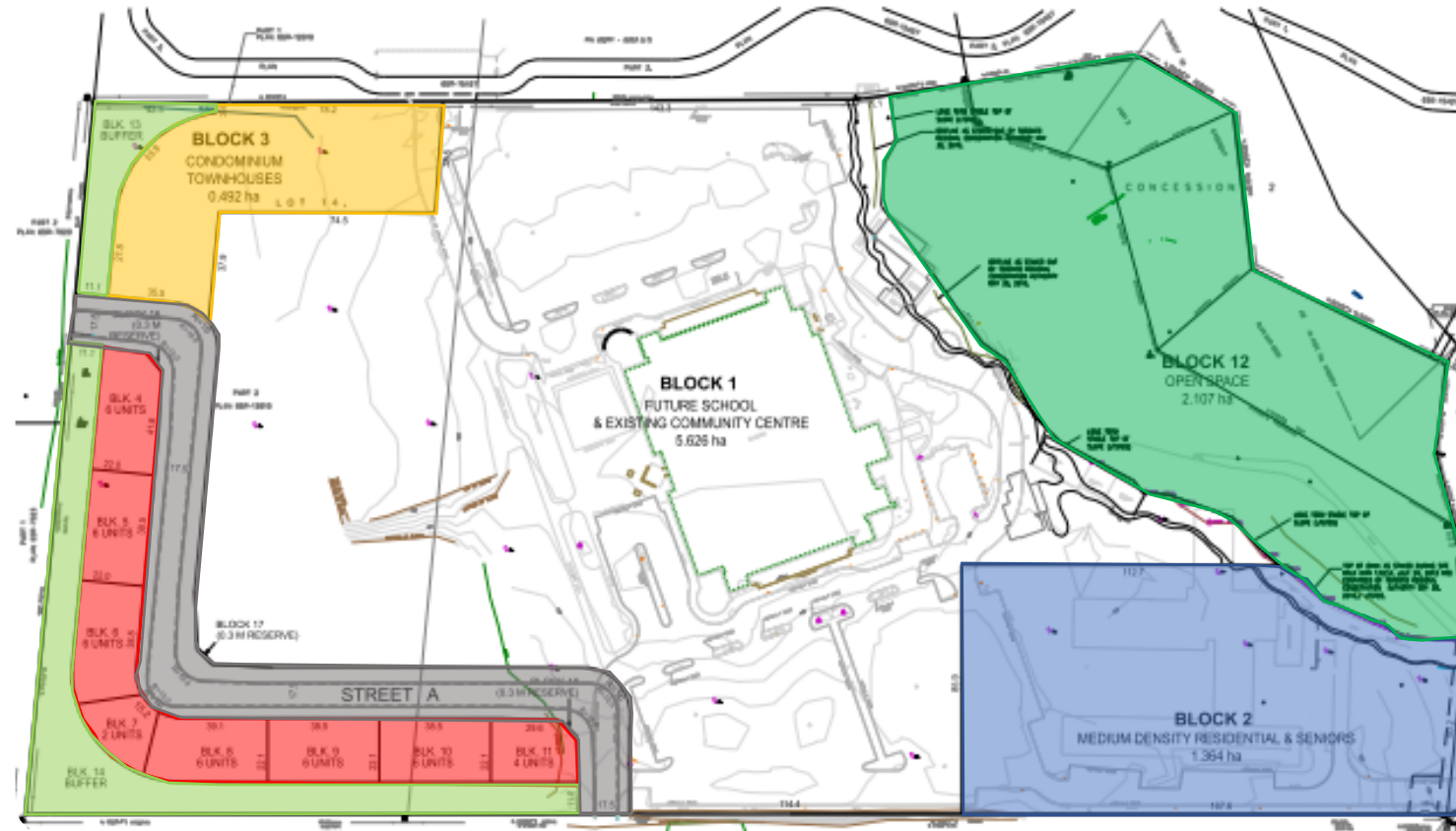
Official Plan Amendment:

- To Redesignated Block 4 from Low-rise Residential to Mid-rise Residential; site specific maximum height of six-eight storeys; maximum of 283 dwelling units; and the re-alignment of the limits of the existing Natural Area

Zoning By-law Amendment:

- Rezoned to RVM1(A) – Residential Urban Village Multiple Zone One (Street Townhouses); RVM2 Residential Urban Village Multiple Family Zone Two; RA3 Apartment Residential Zone; A – Agricultural Zone; OS1 – Open Space Zone, and; to include various site-specific performance standards.

DRAFT PLAN OF SUBDIVISION



Proposed Draft Plan of Subdivision

The draft plan will create the following blocks:

- **Block 1:** Existing community centre and Future School Expansion and Playfield;
- **Block 2:** Mid- Rise Residential (site plan application submitted);
- **Block 3:** Condo Townhouses
- **Blocks 4 to 11:** Street Townhouses
- **Block 12:** Open Space/ Natural Heritage
- **Block 13 & 14:** 11m Townhouse Landscape Buffers
- **Street A:** Extension of Apple Blossom Dr. to Knightshade Dr.

Thank You

Comments & Questions?

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