

COMMUNICATION C323  
ITEM NO. 2  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
March 1, 2022

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# 8940 Bathurst Street Ltd.

Official Plan Amendment OP.21.024

Zoning By-Law Amendment Z.21.048

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For more information go to [www.8940bathurst.ca](http://www.8940bathurst.ca)



# Location

- The lands are legally described as Block 162 on Plan 65M-3808 except Parts 1 & 2 and municipally known as 8940 Bathurst Street and 0 Knightshade Drive in the City of Vaughan.
- The subject lands are located on the west side of Bathurst Street, south of Rutherford Road, at the northwest corner of Ner Israel Drive and Bathurst Street.
- The Subject Lands have:
  - A total area of 1.8 hectares (4.45 acres);
  - +/- 90 metres of frontage along Bathurst Street;
  - Lot depth of +/- 280 metres.



**8940 Bathurst Street and 0 Knightshade Drive**  
Block 162 on Plan 65M3808 Except Parts 1 & 2  
City of Vaughan

NTS

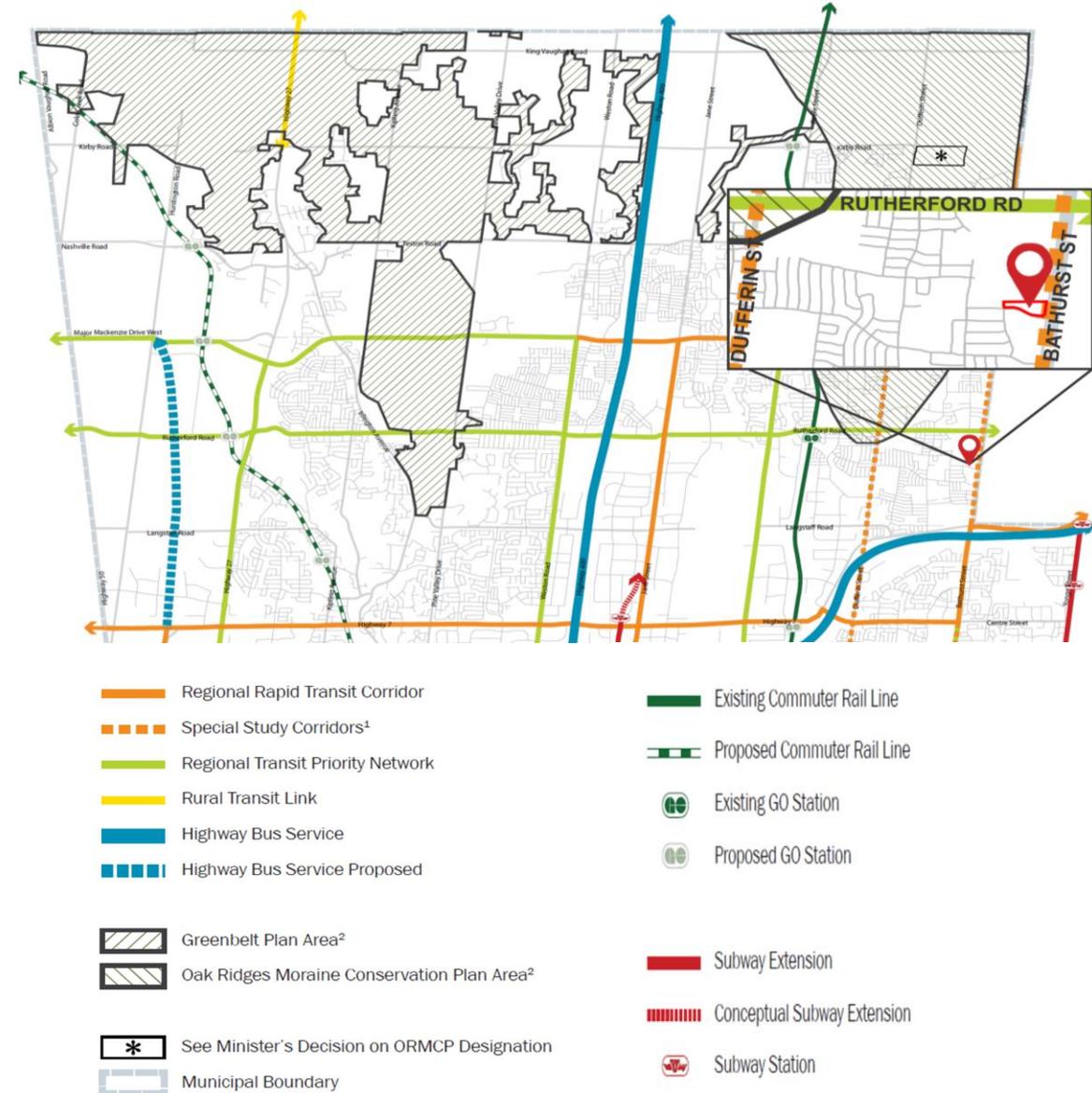
# Development Proposal

- Two (2) mid-rise apartment buildings (i.e., Block A and Block B) comprised of 593 units.
  - Block A ranges from 6-12 storeys and Block B ranges from 6-10 storeys in height.
- Five (5) townhouse blocks (i.e., Blocks C, D, E, F & G) containing a total of 115 units.
  - The townhouses are 3.5-storeys in height.
- A total of 708 residential units with a suite mix of:
  - 19 Studio Units – 3%
  - 384 One-Bedroom Units – 54%
  - 260 Two-Bedroom Units – 37%
  - 45 Three-Bedroom Units – 6%
- Total Gross Floor Area of 47,125 m<sup>2</sup> with a Floor Space Index of 2.61.
- A total of 4648 m<sup>2</sup> of indoor/outdoor amenity space.
- A total of 710 parking spaces will be provided.



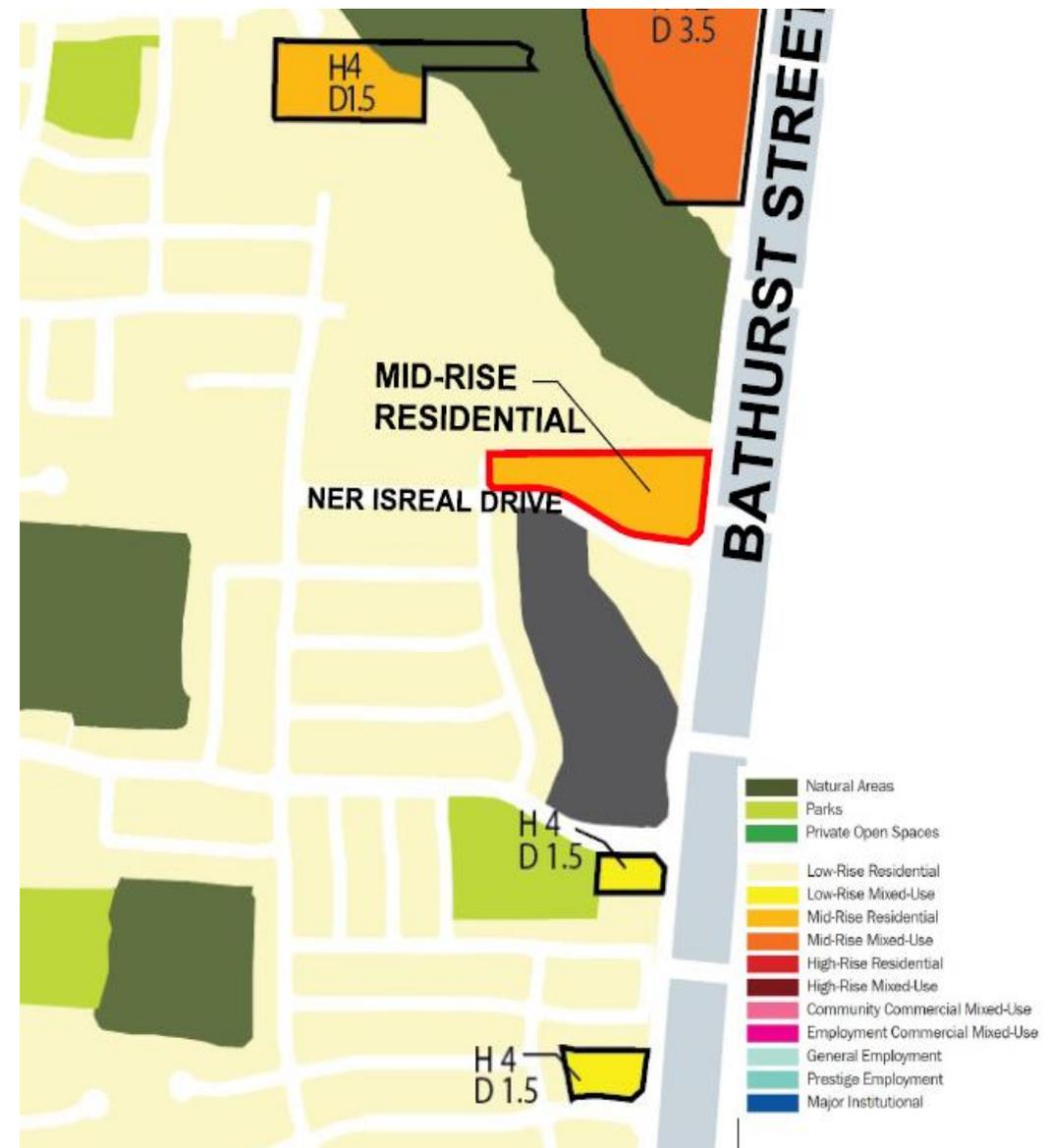
# Transportation Context

- South of Highway 7, Bathurst Street is identified as a “Regional Corridor” on ‘Map 1 – Regional Structure’ and a “Special Study Corridor” on ‘Map 11 – Transit Network’ in the YROP.
- Bathurst Street, Rutherford Road and Highway 7 are identified as “Major Arterial (Regional)” roads on ‘Schedule 9 – Future Transportation Network’ of the VOP.
- The site is located +/- 1.5 km north of Highway 407 Express Toll Route and +/- 7 km east of Highway 400.
- The site is within +/- 1 km (+/- 10 minute walk) of the Bathurst and Highway 7 VivaStation which connects to the vivaNext rapidway that stretches east to west through Vaughan, Richmond Hill and Markham.
- The Toronto Transit Commission (“TTC”) VMC Subway Station is accessible via YRT.
- The subject lands are in proximity to a variety of amenities including parks, schools, places of worship and commercial plazas.
- The intersection of Bathurst Street and Highway 7 is identified as a Major Transit Station Area (i.e. MTSA 43) in the 2022 Transportation Master Plan Update and York Region Municipal Comprehensive Review.
- MTSA 43 has a proposed density target of 160 people and jobs per hectare.



# Official Plan Amendment

- An Official Plan Amendment is required to amend the existing land use designation from “Low-Rise Residential” to “Mid-Rise Residential”.
- The Mid-Rise Residential designation would accommodate the apartment buildings and townhouses being proposed on site.
- Site-specific permissions are required to accommodate the medium-intensity housing typology, (e.g., stacked townhouses, unit range, orientation).









# Materials Submitted in Support of Application

- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.
- Legal Survey, prepared by Rady-Pentek & Edward Surveying Ltd.
- Architectural Materials including Site Plan, Parking Level Plans, Floor Plans, Elevations, Sections and Coloured Perspectives, prepared by Kohn Partnership Architects Inc.
- Community Services and Facilities Impact Study, prepared by KLM Planning Partners Inc.
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.
- Landscape Drawing Set (Context Plan/Landscape Concept Plan/Amenity Space), prepared by Strybos Barron King Landscape Architecture
- Pedestrian Level Wind Study, prepared by Theakston Environmental
- Sun/Shadow Study, prepared by Kohn Partnership Architects Inc.
- Arborist Letter, prepared by Strybos Barron King Landscape Architecture
- Parkland Dedication Summary Chart, prepared by KLM Planning Partners Inc.
- Civil Plans Set (General Notes/Site Servicing Plan/Site Grading Plan/Project Detail Drawings), prepared by Schaeffers Consulting Engineers
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers
- Transportation Impact Study, prepared by LEA Consulting Inc.
- Preliminary Geotechnical Investigation, prepared by DS Consultants Ltd.
- Preliminary Hydrogeological Investigation, prepared by DS Consultants Ltd.
- Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd.

# Questions?

Presentation by: Ryan Mino-Leahan, KLM Planning Partners Inc.

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For more information on the application go to [www.8940bathurst.ca](http://www.8940bathurst.ca)