

8940 Bathurst Street Ltd.

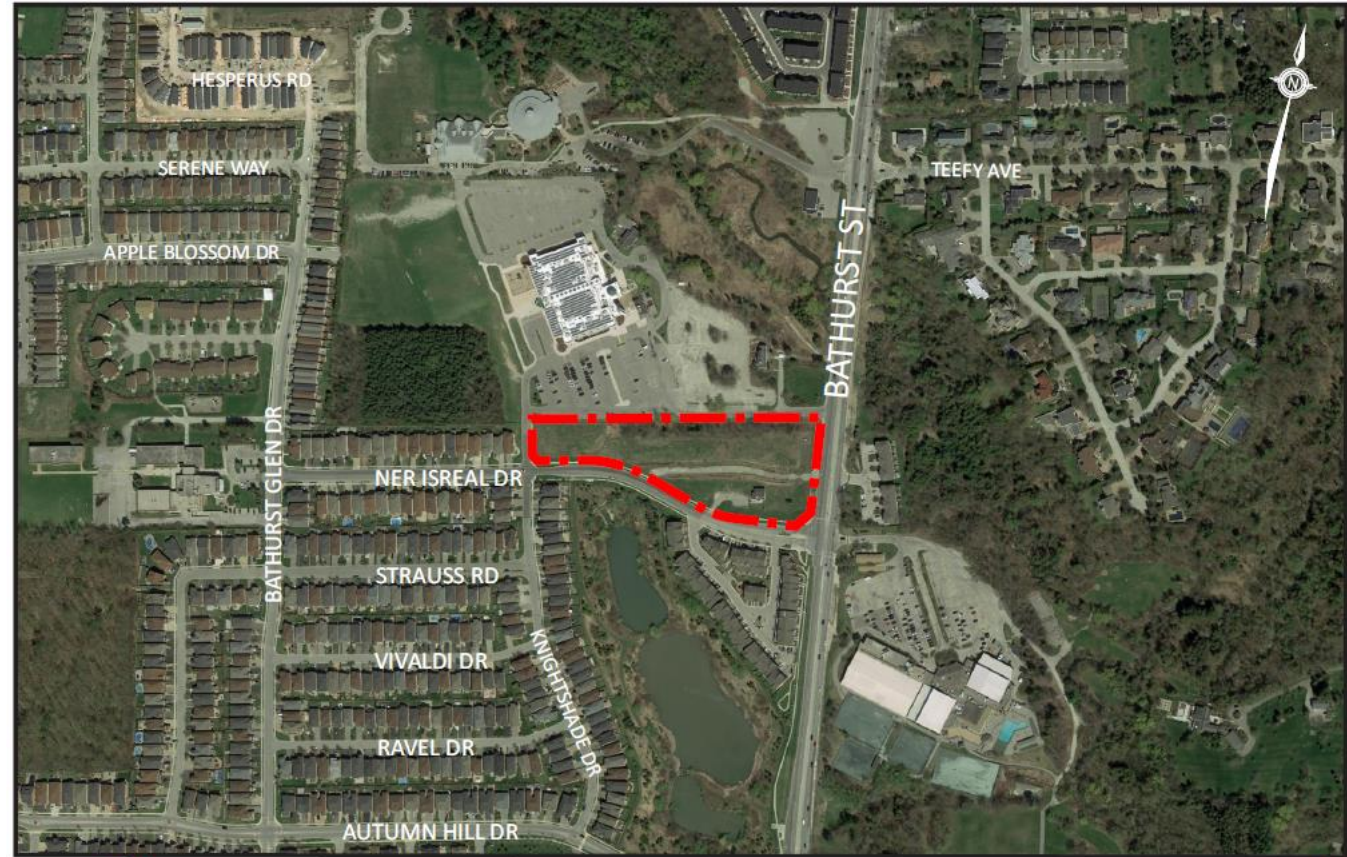
Official Plan Amendment OP.21.024

Zoning By-Law Amendment Z.21.048

For more information go to 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

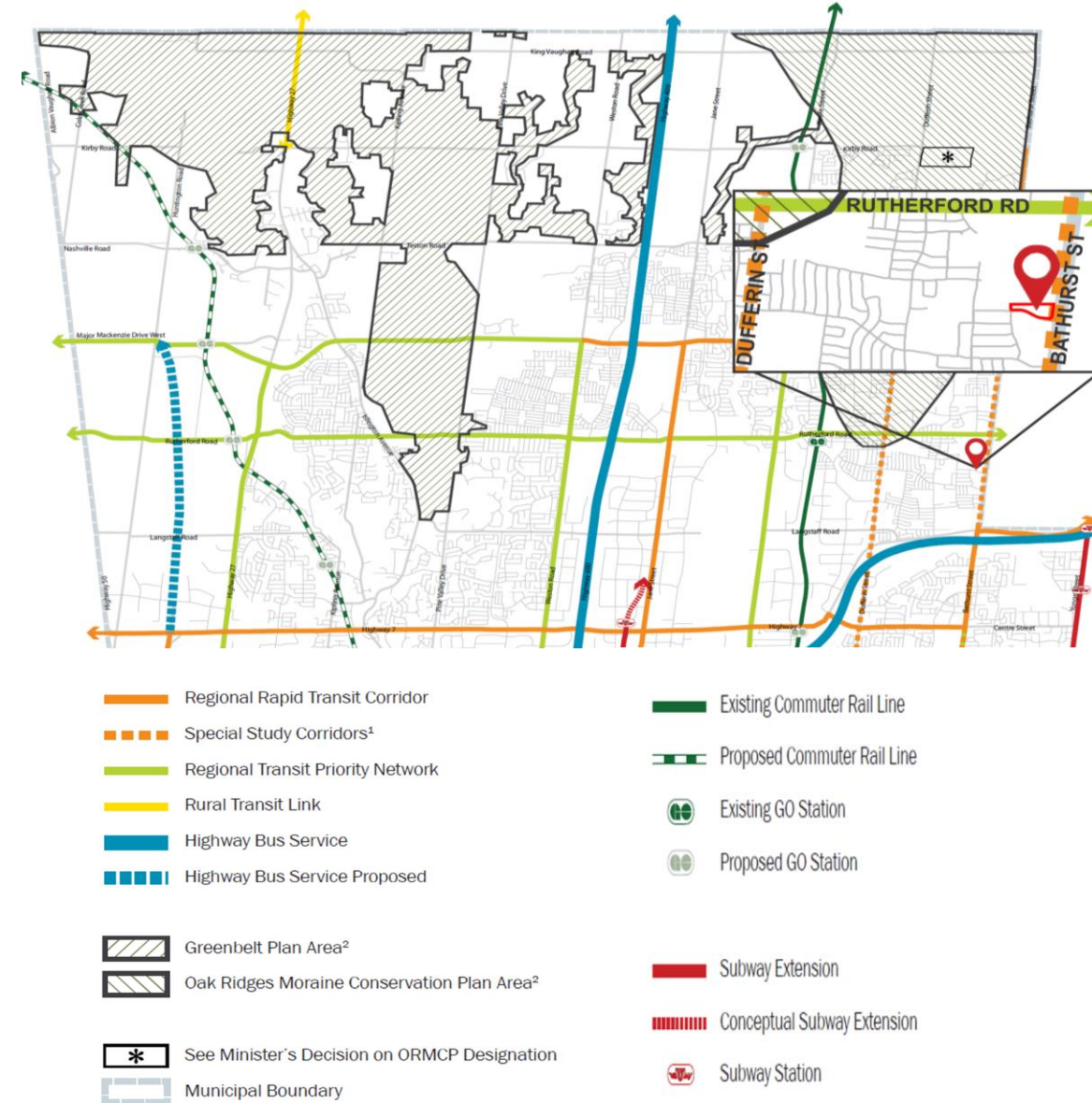
Development Proposal

- 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 m² with a Floor Space Index of 2.61.
- A total of 4648 m² of indoor/outdoor amenity space.
- A total of 710 parking spaces will be provided.



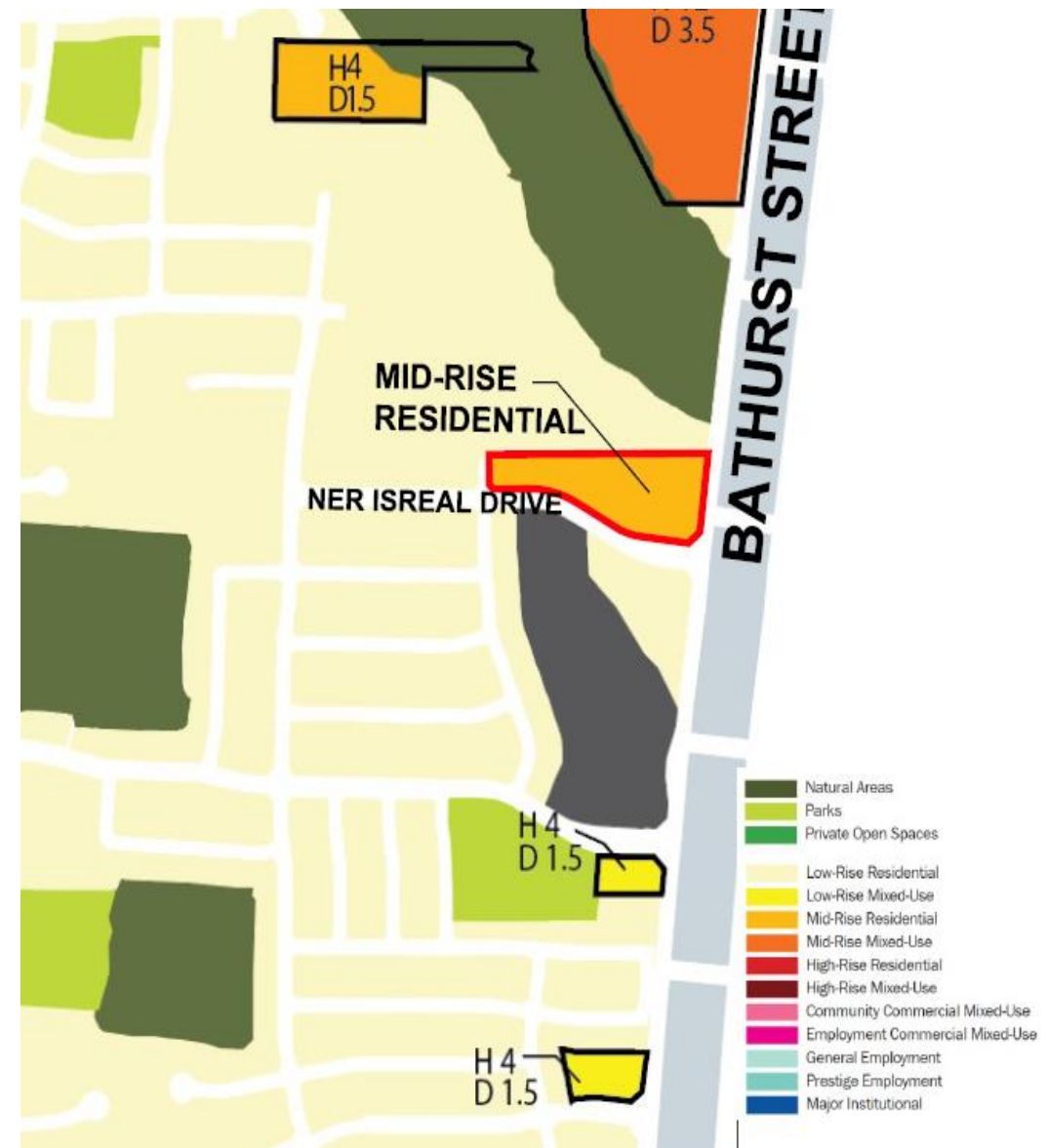
Transportation Context

- 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.

Contact information: rmino@klmplanning.com

For more information on the application go to www.8940bathurst.ca