



# STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT (FILE NO. OP.19.016)  
ZONING BY-LAW AMENDMENT (Z.19.040)

8001 BATHURST STREET  
CITY OF VAUGHAN

Tuesday April 5th 2022 @ 7 p.m.

COMMUNICATION C237.

ITEM NO. 4

COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)

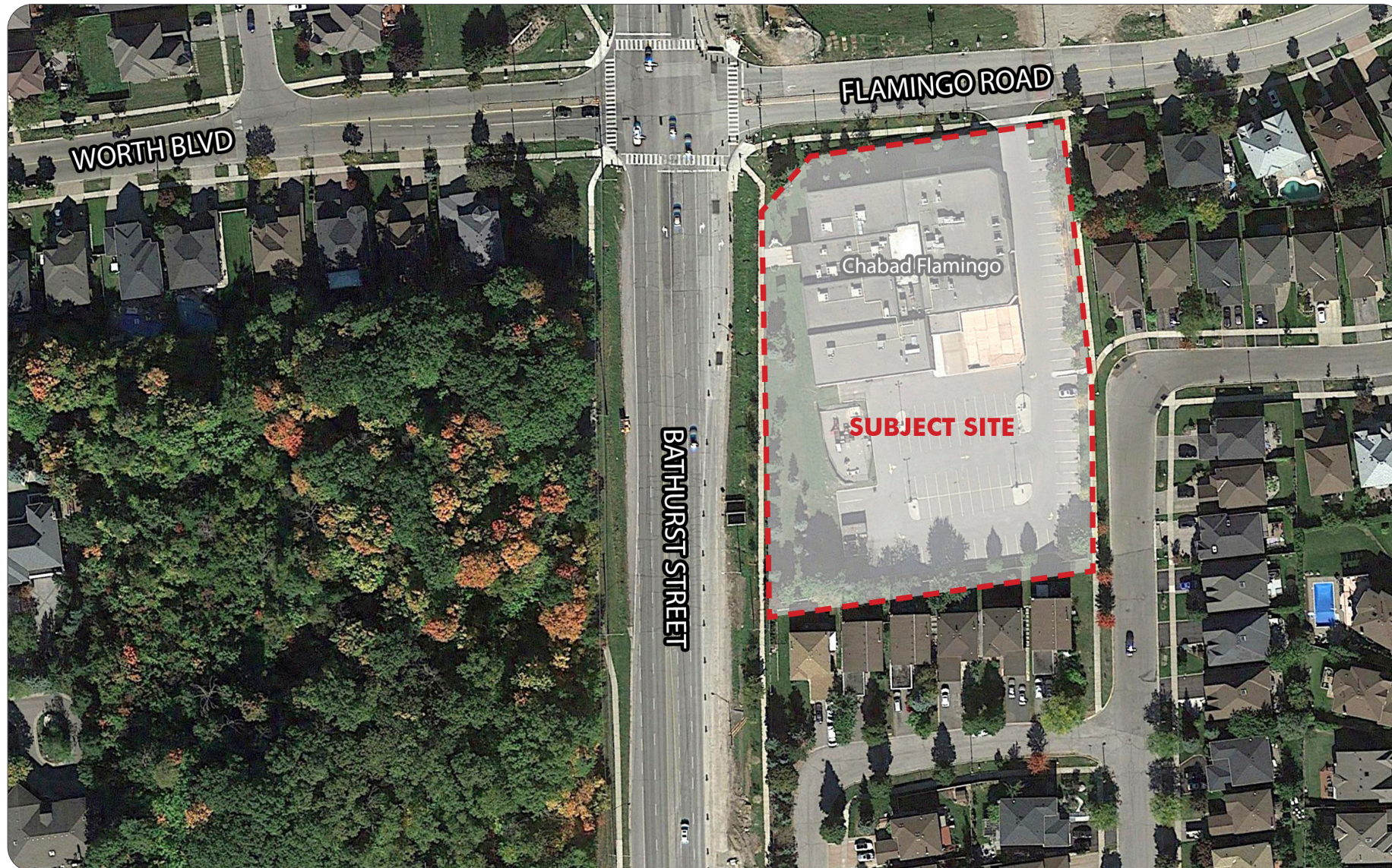
April 5, 2022

WESTON  
CONSULTING





# SUBJECT PROPERTY



Air Photo of the Subject Site, prepared by IBI Group

- Site area - 2.2 acres
- Frontage of 76 m along Flamingo Road
- Frontage of 100 m along Bathurst Street
- Significant grade change from Bathurst street to the east portion of the site
- Existing Synagogue has approximate GFA of 4,151.4 m<sup>2</sup>
- Existing vehicular access from Flamingo Road
- Approximately 104 existing parking spaces
- Existing pedestrian path is located directly adjacent to subject property on the east side



# CHRONOLOGY

- Original Official Plan Amendment / Rezoning Application Date - December 24, 2019;
- Virtual Community Open House - June 4, 2020;
- Virtual Community Meeting - July 21, 2020;
- Statutory Public Hearing - September 22, 2020;
- Review Meeting with Planning - May 19, 2021
- Virtual Community Meeting - November 18, 2021
- Anticipated Official Plan Amendment / Rezoning Resubmission - December 2021

# RENDERING



New Proposal



Previous Application

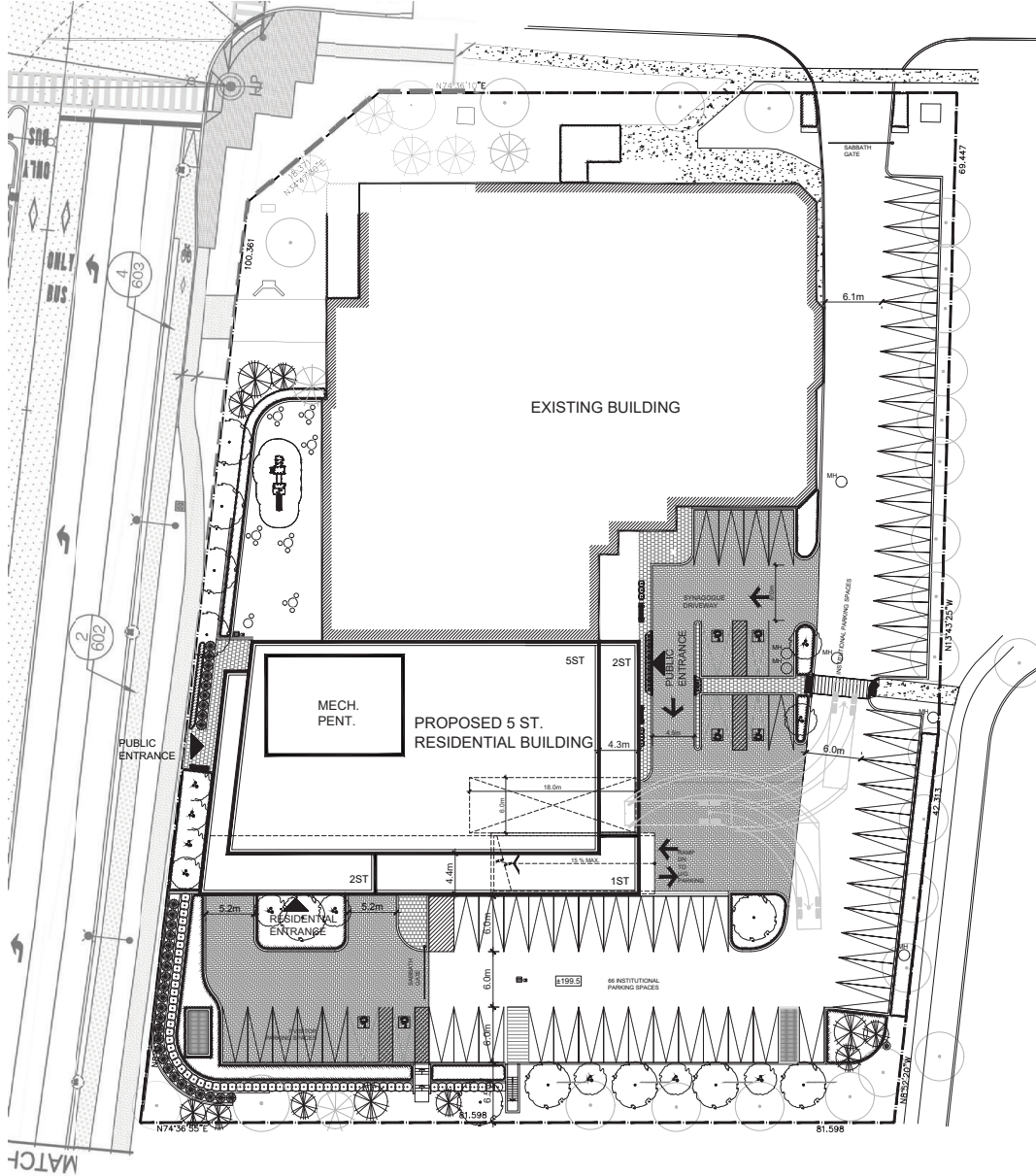


# DEVELOPMENT STATISTICS

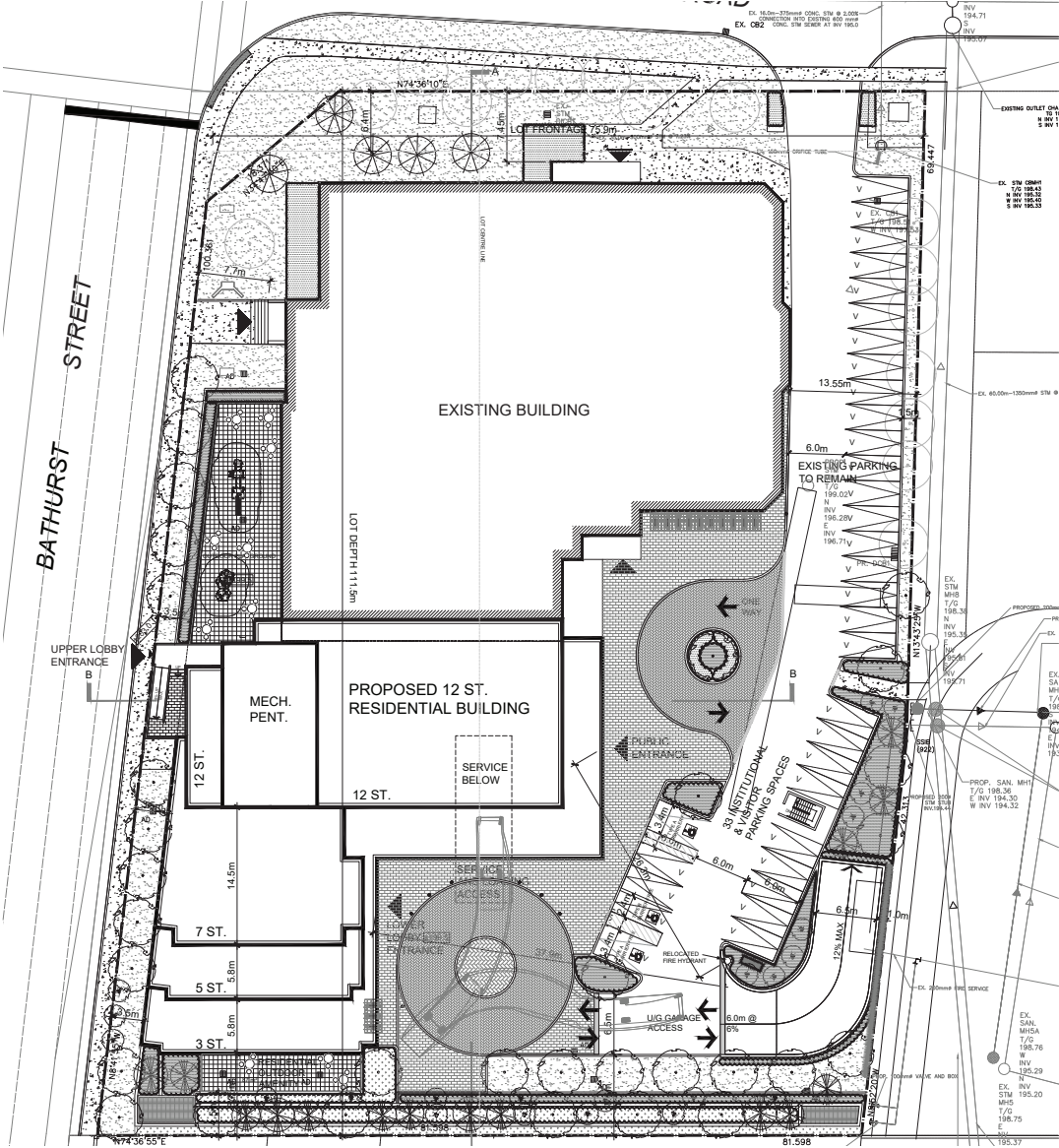
Proposed Item	New Proposal	Previous Proposal
New GFA	4,490 m <sup>2</sup>	11,985 m <sup>2</sup>
Total GFA	8,641 m <sup>2</sup>	16,136 m <sup>2</sup>
FSI	0.98	1.83
Number of Floors	5 Storey	12 Storey
Building Height	18 metre	38 metre
Number of Residential Units	30	125
Institutional Parking Stalls	123	123
Residential Parking Stalls	31	114
Total Parking Stalls	154	237



# SITE PLAN



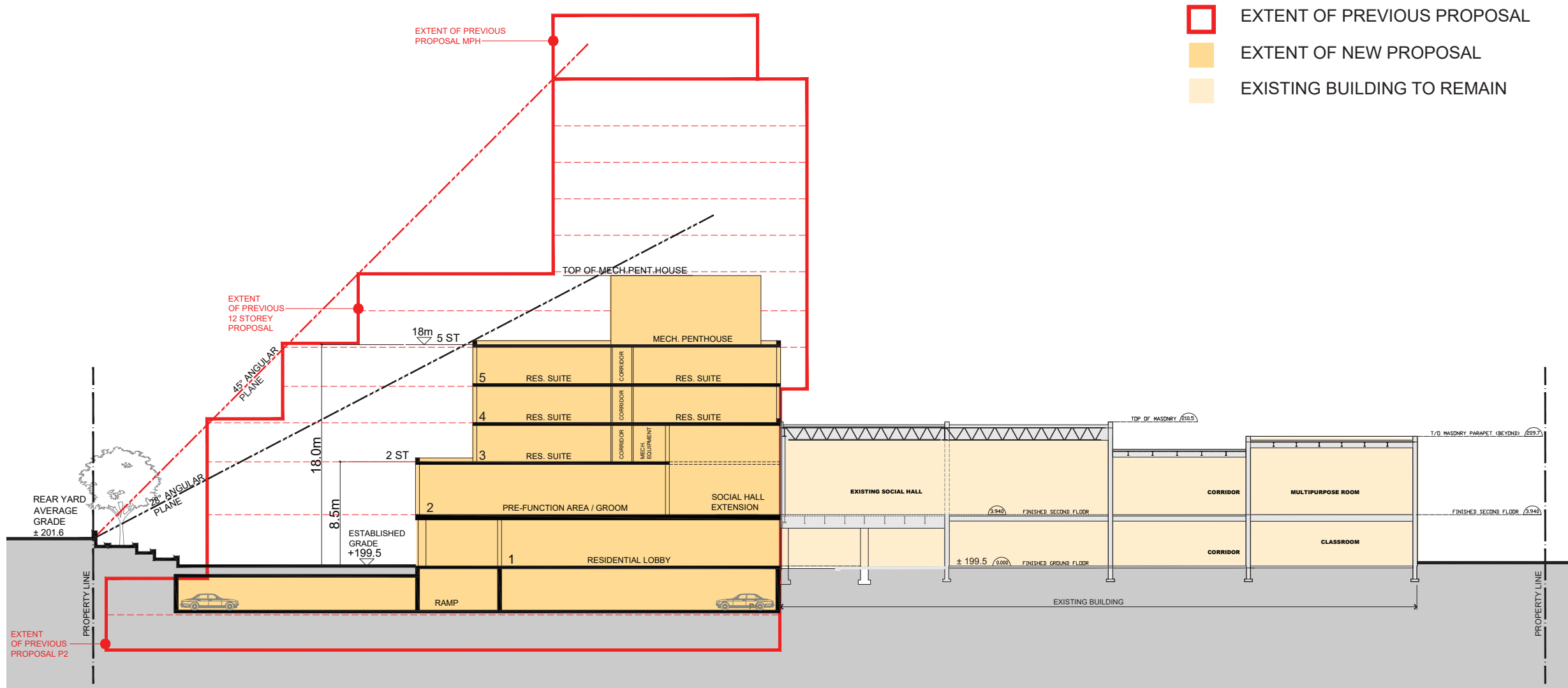
New Proposal



Previous Application



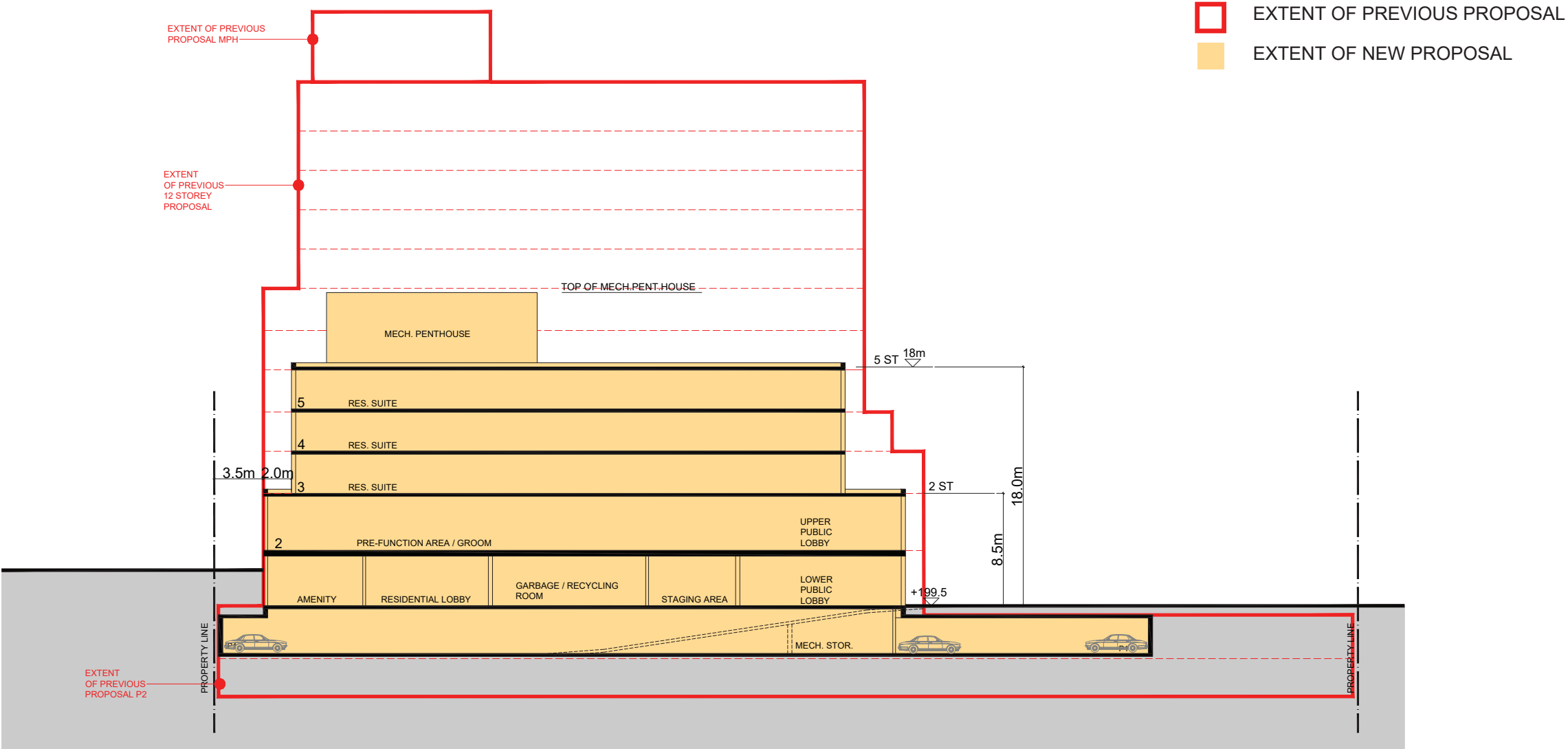
# NORTH-SOUTH SECTION



Schematic N-S Section



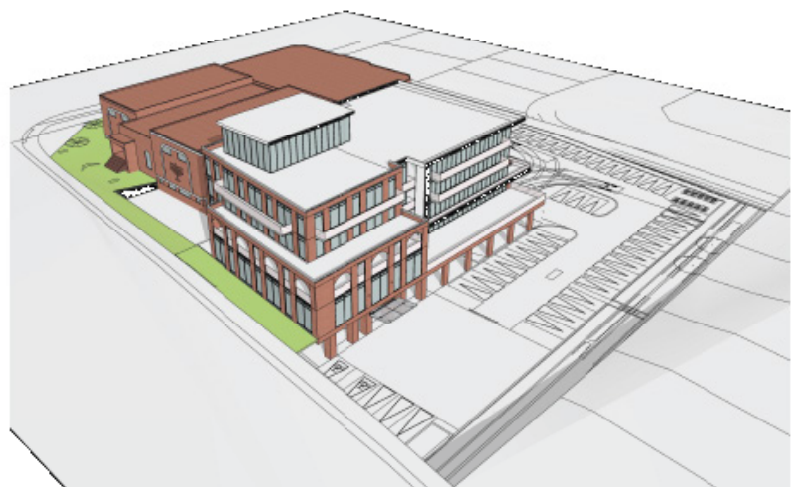
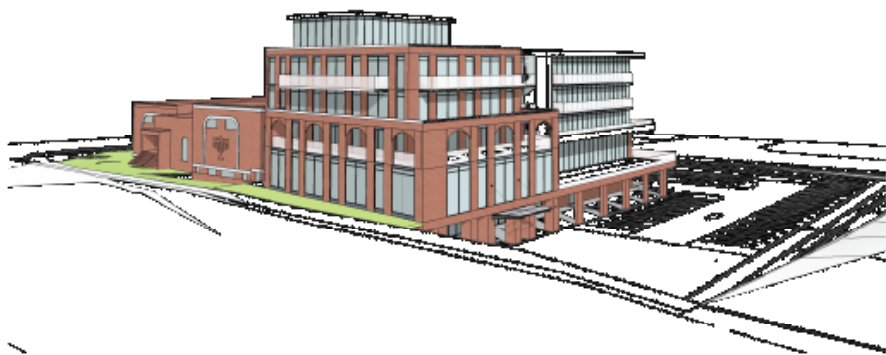
# EAST-WEST SECTION



Schematic E-W Section



# 3D VIEWS



New Proposal



Previous Application



# PARKING SUPPLY

NEW PROPOSAL		
Land Use	Units	Proposed Parking Supply
Synagogue	N/A	123
Residential	30	31
Total Provided		154

PREVIOUS APPLICATION		
Land Use	Units	Proposed Parking Supply
Synagogue	N/A	123
Residential	125	114
Total Provided		237



# Thank You

## Comments & Questions?

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