



WESTON CONSULTING

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Communication
CW(1) – March 5, 2024
Item No. 3

City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

March 4, 2024
File 4750

Attn: Todd Coles
City Clerk

Re: 8940 Bathurst Street, City of Vaughan
8940 Bathurst Street Limited
Recommendation Meeting - Official Plan and Zoning By-law Amendment
City Files: Z.21.048 and OP.21.024

Weston Consulting is the Planning Consultant for the Islamic Shia Ithna-Asheri Jamaat (ISIJ) who own and are in the process of re-developing, 9000 Bathurst Street which is adjacent to the lands that are the subject of this public meeting. ISIJ received approval from the Ontario Municipal Board (formally OMB, now known as Ontario Land Tribunal) in Oct. 2019 to rezone portions of 9000 Bathurst Street for residential uses. Specifically, there are zoning permissions to allow for a 6-storey seniors building and an 8-storey residential apartment building immediately north of the development proposed by 8940 Bathurst Street Limited. Following the OLT decision, applications for the Site Plan and Plan of Subdivision Approval have been submitted to facilitate ISIJ's development (City files 19T-22V004 and DA.22.037). These applications are in the advanced stages of approval.

ISIJ, along with Weston Consulting have been monitoring the Official Plan Amendment and Zoning By-law Amendment applications for 8940 Bathurst Street (herein referred to as the "subject applications") to ensure that this proposal does not negatively impact the development plans for 9000 Bathurst. A public notice was issued by staff regarding the subject application, which will be presented to the Committee of the Whole on March 5, 2024, for approval.

It is our client's position that the subject applications propose an excessive use of the land, notably the proposed number of units and building heights. There are concerns regarding the compatibility of the proposed 10-12 storey buildings with the existing neighborhood and infrastructure. These buildings are immediately adjacent to ISIJ's 8 and 6 storey buildings; one of which will be a seniors living facility. The proposed 5.5m north building setback is seen as inadequate for proper separation for buildings of this size.

ISIJ intends to attend the Committee of the Whole Public Meeting on March 5, 2024 to monitor the meeting. We hope that the Committee takes these concerns seriously when making their decision to accept the recommendation.

Thank you for the opportunity to provide this letter. If you have any questions regarding this letter, please contact the undersigned at extension 266.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President

- c. Islamic Shia Ithna-Asheri Jamaat
Carol Birch, Planning Department, City of Vaughan