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March 22, 2024

via email

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1

ATTN: Hon. Mayor Del Duca and Members of Council

**RE: 8940 BATHURST STREET LIMITED
OFFICIAL PLAN AMENDMENT OP.21.024
ZONING BY-LAW AMENDMENT Z.21.048
8950 BATHURST STREET VICINITY OF BATHURST STREET AND NER ISRAEL DRIVE**

We are the development managers on behalf of 8940 Bathurst Street Limited, the owners of the lands at 8940 Bathurst Street/0 Knightshade Drive. We have reviewed the 8940 Bathurst Street Official Plan Amendment OP.21.024 and Zoning Bylaw Amendment Z.21.048 report prepared by your Development Planning department dated March 5th, 2024. We fully support the positive staff recommendation which is based on sound principles with respect to the proposal, in particular its built form and related technical aspects. However, we want to provide City Council with additional information with regards to this development application:

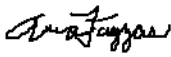
- This development proposal will assist the City to meet its housing pledge to construct 42,000 new homes by 2031. The development will create 749 new units on an underutilized site fronting onto Bathurst Street, which is strategically located to accommodate for an increased density than it is currently designated. It is situated on an arterial road located directly across the street from Major Transit Station Areas, and is in close proximity to numerous local amenities, retail and institutional uses. The proposal would help complete the community by offering alternative housing choice;
- It is our intent to provide quality purpose-built rental housing on the subject lands, which would further support the City of Vaughan's objective in delivering housing options and creating complete communities. There is a significant under supply of new purpose-built rental apartments and it is a missing piece to providing a well-balanced, more affordable housing for a growing population. Purpose-built rental buildings have a very different financial model compared to condominium tenure. In the past we have been successful in achieving and qualifying for financial incentives and programs provided by all levels of government, to assist in the viability of the project. It is our intent to do the same on this development;
- Prior to a formal application submission and throughout the development application process, we actively engaged on several occasions with the immediate neighbours to the south, the Islamic Shia Ithna-Asheri Jamaat to the north, the Thornhill Woods Association and the broader community to discuss the development proposal. We also created a dedicated website (8940bathurst.ca) to ensure the Community had all of the updated submission materials readily accessible and most importantly, a direct link to all of the professional consultants on our team to ask questions at anytime during the application process.

In summary, we trust that the additional information is helpful when reviewing and considering the applications. By endorsing the applications, the City would be contributing to solving the housing shortage by providing more affordable housing options in a location that is supported by planning policies. In addition, we are optimistic and committed to working collaboratively with all levels of government to try and deliver purpose-built rental on this property, which would further help the City of Vaughan in providing more affordable housing options to their existing and future residents.

We thank you for your consideration.

Sincerely Yours,

**Medallion Developments Inc. c/o
8940 Bathurst Street Limited**

A handwritten signature in black ink, appearing to read "Anna Fagyas".

Anna Fagyas, BES, MCIP RPP
Development Manager

cc: Ryan Mino-Leahan, KLM Planning Partners Inc.

From: [Ryan Mino](#)
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: [Haiqing Xu](#); [Carol Birch](#)
Subject: [External] 8940 Bathurst Street Limited - OP.21.024 and Z.12.048 - Vaughan Council Mar 26, 2024 - Item 7.3.
Date: March-25-24 10:05:54 AM
Attachments: [image001.png](#)
[2024-03-22 letter 8940 Bathurst City Council March 26 2024.pdf](#)

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Good Morning Hon. Mayor Del Duca and Members of Council,

Please find attached a letter from Medallion Developments Inc. on behalf of the owners of 8940 Bathurst Street in regards to the above-noted applications being considered by Council on Tuesday March 26, 2024.

Kind Regards,

Ryan

Ryan Mino-Leahan BURPL, MCIP, RPP
Partner



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