

STATUTORY PUBLIC MEETING

8780 Bathurst Street
City of Vaughan

June 4, 2024

C12.

Communication

CW(PM) – June 4, 2024

Item No. 3

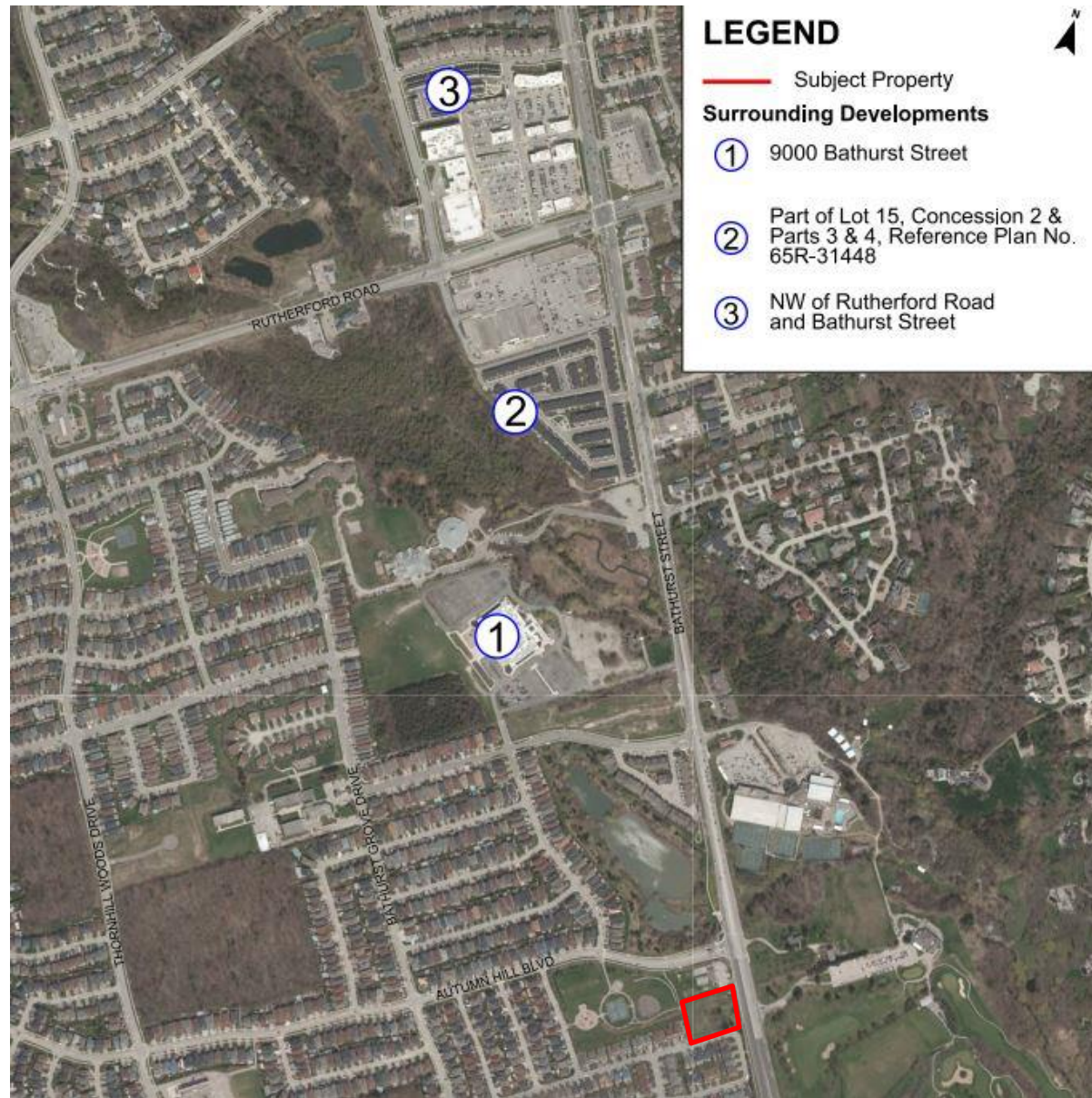
SUBJECT PROPERTY



Aerial Photo of the Subject Property

- West of Bathurst Street
- Currently vacant
- **Frontage along Bathurst Street:** approx. 60.94 metres
- **Total Area:** approximate 5.58 hectares (13.78 acres)

ADJACENT USES / CONTEXT



Surrounding Developments Map

- **Surrounding Area Uses:**

- **North:** The Chabad Russian Centre of Thornhill Woods.
- **East:** The Richmond Hill Golf Club.
- **South:** A series of townhouses as part of a larger low-density residential community.
- **West:** Several townhouse block and Ohr Menachem Park.

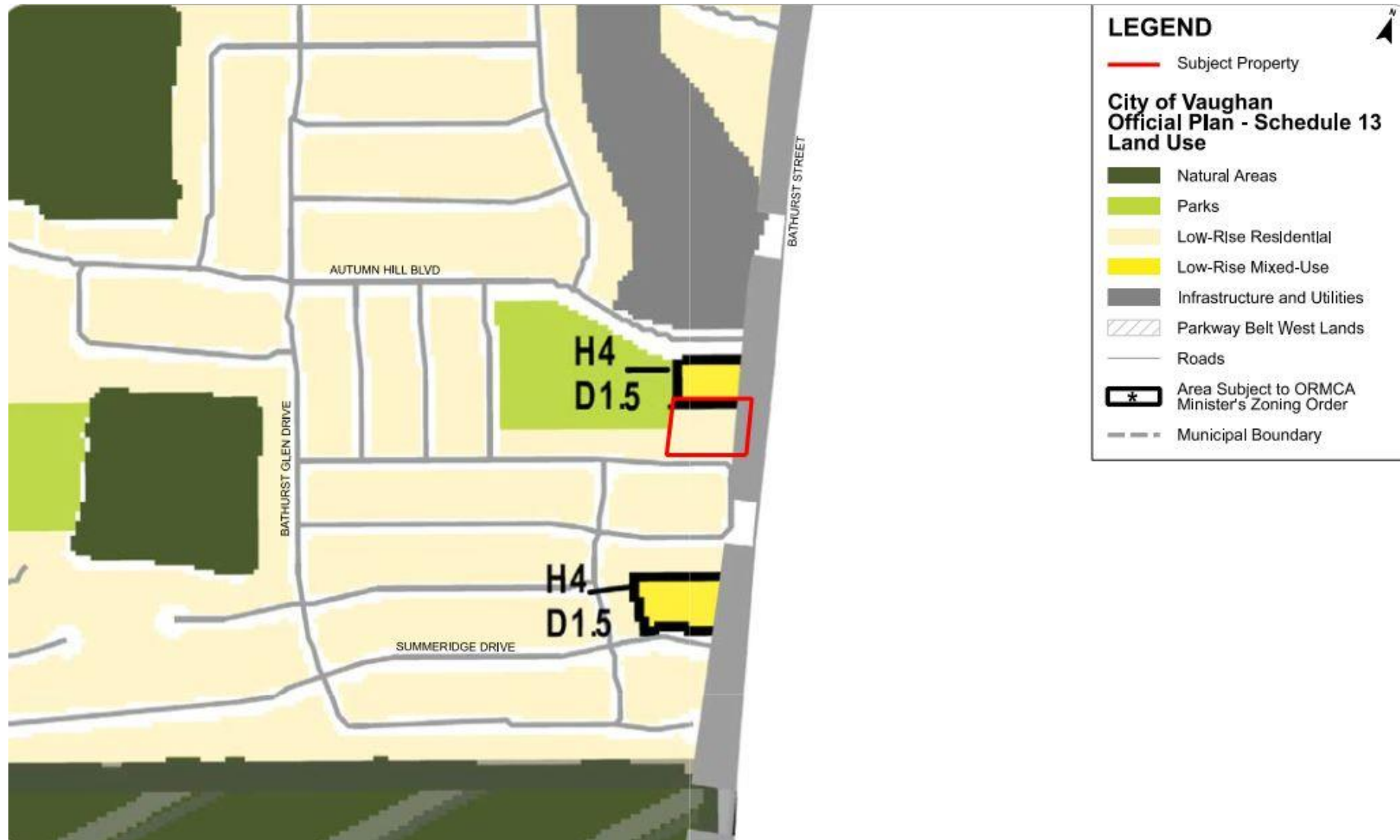
YORK REGION OFFICIAL PLAN



- The York Regional Official Plan designates the subject property Urban Area, and a portion identified as a “Regional Intensification Corridor”.

York Region Official Plan: Map 1 – Regional Structure

CITY OF VAUGHAN OFFICIAL PLAN



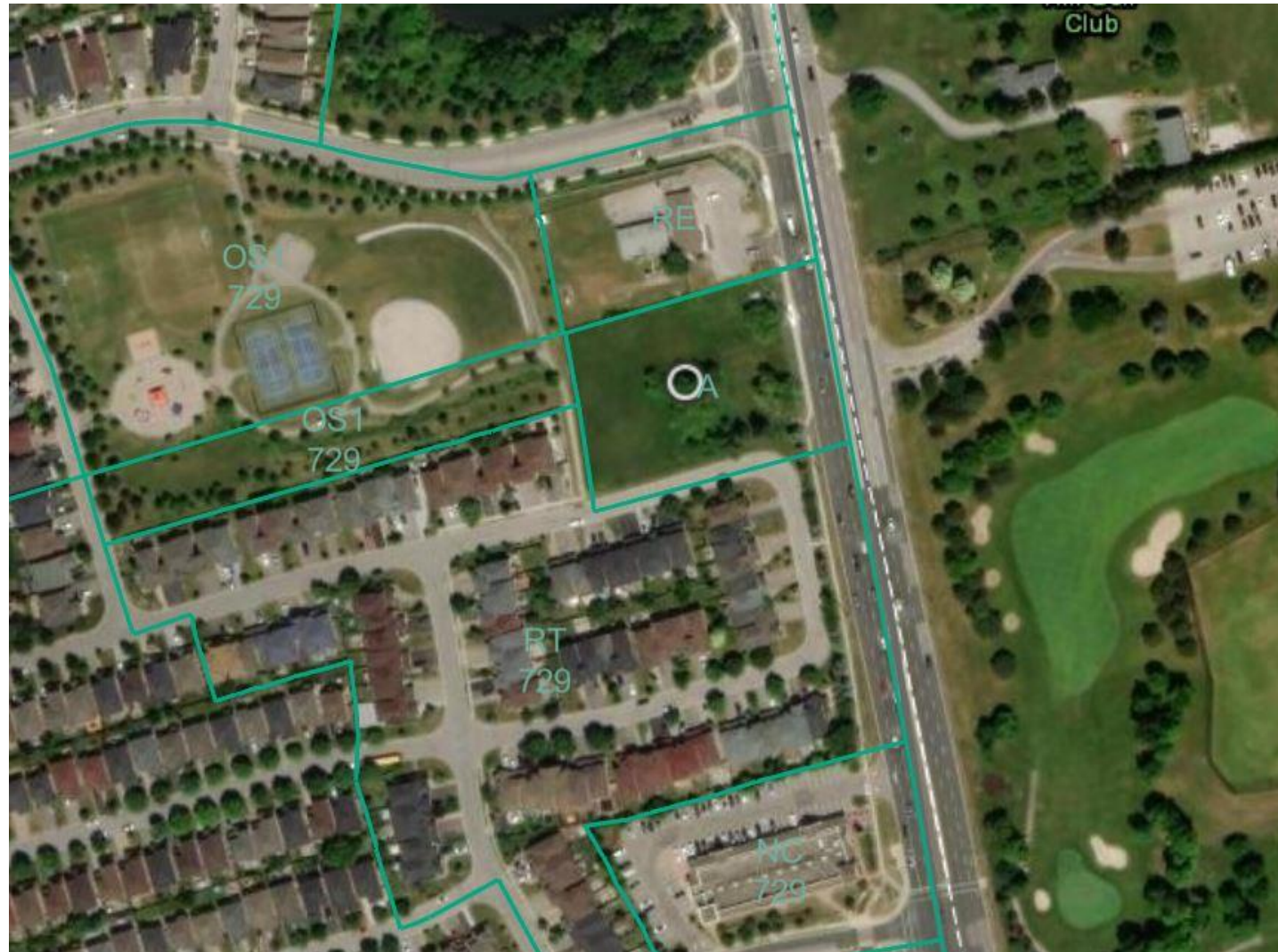
Land Use Designation

The City of Vaughan Official Plan designates the subject property as *Low-Rise Residential* and permits:

- Residential units;
- Home occupations;
- Private home day care for a maximum five (5) children; and,
- Small-scale convenience retail.

City of Vaughan Official Plan 2010: Schedule 13 – Land Use

CITY OF VAUGHAN ZONING BY-LAW 001-2021



Agricultural Zone (A)

Permitted uses:

- Agricultural
- Single detached dwelling
- Home occupation

ZONING REVIEW

Draft Zoning By-law Amendment

To re-zone the subject property from Agricultural Zone to RT2 Townhouse Residential Zone.

Provisions	City of Vaughan By-Law 001-2021, RT1 zone – Standard Lot	Proposed Development	Compliance
Permitted Uses	Block Townhouse dwelling, Independent Living facility, Street Townhouse dwelling, Standard Lot	Standard Lot Townhouses. Blocks 1 and 2 (Street Townhouses) – Standard Lot	Y
Minimum lot frontage (m)	6/unit	5.55/unit	N
Minimum lot area (m²)	162	144.58	N
Minimum front yard (m)	5.7	Street Town: 4.5	N
Minimum rear yard (m)	7.5	Street Town: 7.2	N
Minimum interior side yard (m)	3.5	Street Town: 2.4	Y
Minimum exterior side yard (m)	3.0	Street Town: 2.0	N
Maximum lot coverage (%)	50	55.09%	N
Parking rates	2 parking spaces per unit	24 (12 units)	Y

Provisions	City of Vaughan By-Law 001-2021, RT1 zone – Common element road / private road	Proposed Development	Compliance
Permitted Uses	Block Townhouse dwelling, Independent Living facility, Street Townhouse dwelling, Private Road or Common Element Road	Private Road or Common Element Road Townhouses. Blocks 3, 4, 5 (Condo Townhouses)	Y
Minimum lot frontage (m)	6/unit	5.55/unit	N
Minimum lot area (m²)	162	136.36	N
Minimum front yard (m)	4.5	5.7	Y
Minimum rear yard (m)	7.5	4.52	N
Minimum interior side yard (m)	3.5	1.2	N
Minimum exterior side yard (m)	3.0	2.96	N
Maximum lot coverage (%)	50	58.42%	N
Parking rates	2 parking spaces per unit	13 * 2 = 26 Parking spaces + 4 Visitor parking = 30	Y
Barrier Free Parking Spaces	4% of total parking spaces required	0	N
Frontage on a Road	Public Road or a private road that is part of a common element condominium	Private Road that is part of a common element condominium	Y

Zoning Matrices

PROPOSED SITE PLAN AND STATISTICS



Site Plan prepared by Jonathan Weizel Architect

LOT STATISTICS				
BLK.1 STREET TOWNHOUSES Lot Area 988.44 m ² 1 Block, 6 Units				
Block 1, 6 units				
UNIT	Individual Lot Area, m ²	Lot Coverage (Footprint) m ²	Soft Landscape %	Total Gro Floor Area
01	198.07	81.79	41.29%	225.83
02	144.58	79.64	55.08%	219.05
03	144.58	79.64	55.08%	219.05
04	144.58	79.64	55.08%	219.05
05	144.58	79.64	55.08%	219.05
06	212.13	81.79	38.56%	225.83
BLK.2 STREET TOWNHOUSES Lot Area 1009.23 m ² 1 Block, 6 Units				
Block 2, 6 units				
UNIT	Individual Lot Area, m ²	Lot Coverage (Footprint) m ²	Soft Landscape %	Total Gro Floor Area
07	235.89	81.79	34.73%	225.83
08	144.58	79.64	55.08%	219.05
09	144.58	79.64	55.08%	219.05
10	144.58	79.64	55.08%	219.05
11	144.58	79.64	55.08%	219.05
12	221.02	81.79	37.01%	225.83
BLK.3 CONDOMINIUM TOWNHOUSES Lot Area 1093.02 m ² 3 Blocks, 13 Units, Common Elements 1093.02 m ²				
Block 3, 4 units				
UNIT	Individual Lot Area, m ²	Lot Coverage (Footprint) m ²	Soft Landscape %	Total Gro Floor Area
13	222.16	81.79	36.82%	225.83
14	136.33	79.64	58.42%	219.05
15	136.33	79.64	58.42%	219.05
16	169.50	81.79	48.25%	225.83
Block 4, 5 units				
UNIT	Individual Lot Area, m ²	Lot Coverage (Footprint) m ²	Soft Landscape %	Total Gro Floor Area
17	169.50	81.79	48.25%	225.83
18	136.33	79.64	58.42%	219.05
19	136.33	79.64	58.42%	219.05
20	136.33	79.64	58.42%	219.05
21	169.50	81.79	48.25%	225.71
Block 5, 4 units				
UNIT	Individual Lot Area, m ²	Lot Coverage (Footprint) m ²	Soft Landscape %	Total Gro Floor Area
22	169.50	81.79	48.25%	225.83
23	136.33	79.64	58.42%	219.05
24	136.33	79.64	58.42%	219.05
25	227.86	81.79	35.89%	225.83

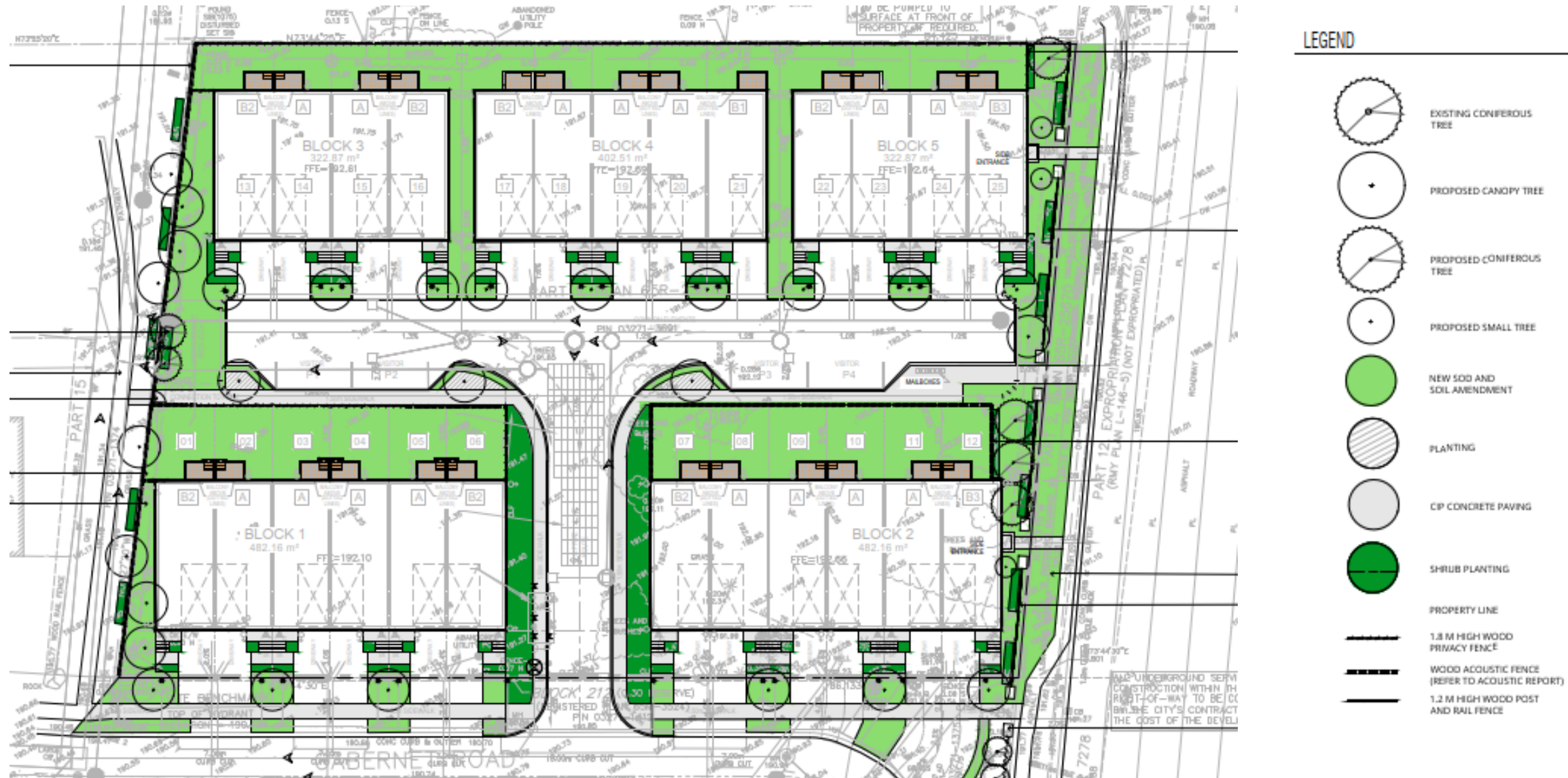
SITE STATISTICS (8780 BATHURST STREET)		
SITE (LOT) AREA:	± 5169.22 m ² (± 1.277 Acres)	100 %
LOT FRONTAGE:	BATHURST STREET: 60.87 m CABERNET ROAD: 86.13 m	
TOTAL BUILDING AREA COVERAGE:	2117.90 m ²	40.97 %
	BLOCK 1 FREEHOLD, 6 UNITS: 482.16 m ² BLOCK 2 FREEHOLD, 6 UNITS: 482.16 m ² BLOCK 3 CONDOMINIUM, 4 UNITS: 322.87 m ² BLOCK 4 CONDOMINIUM, 5 UNITS: 402.51 m ² BLOCK 5 CONDOMINIUM, 4 UNITS: 322.87 m ² PORCH & STAIRS: 105.33 m ²	
TOTAL GFA:	5543.93 m ²	
PAVED AREA:	1130.25 m ²	21.87 %
LANDSCAPE AREA:	1921.07 m ²	37.16 %
	SOFT LANDSCAPE AREA: 1479.26 m ² HARD LANDSCAPE AREA ¹ : 441.81 m ² SUNKEN PATIOS+STAIRS - 134.34 m ²	
NUMBER OF UNITS:	25	
	FREEHOLD: 12 CONDOMINIUM: 13	
NUMBER OF PARKING SPACES ² :	25+25+4 = 54	
BUILDING HEIGHT (TOP OF ROOF STAIRS TO ROOF DECK):	12.30 m	
BUILDING HEIGHT (TOP OF ROOF PARAPET):	9.53 m	

PROPOSED RENDERING



Rendering prepared by Jonathan Weizel Architect

LANDSCAPE PLAN



Concept Landscape Plan by Cosburn Nauboris

Thank You

Comments & Questions?

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