



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)

Aerial Photo of the Subject Property



ADJACENT USES / CONTEXT



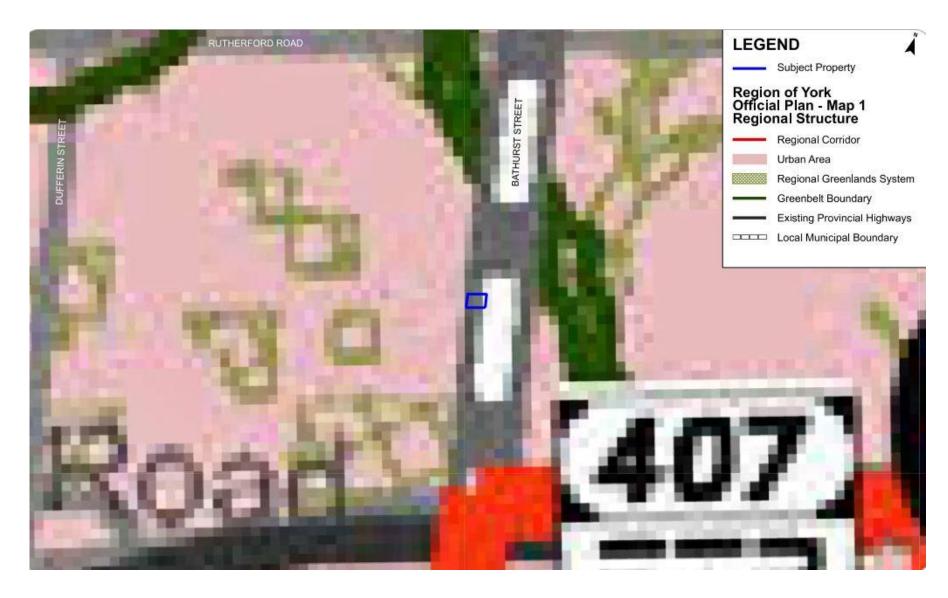
Surrounding Developments Map



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

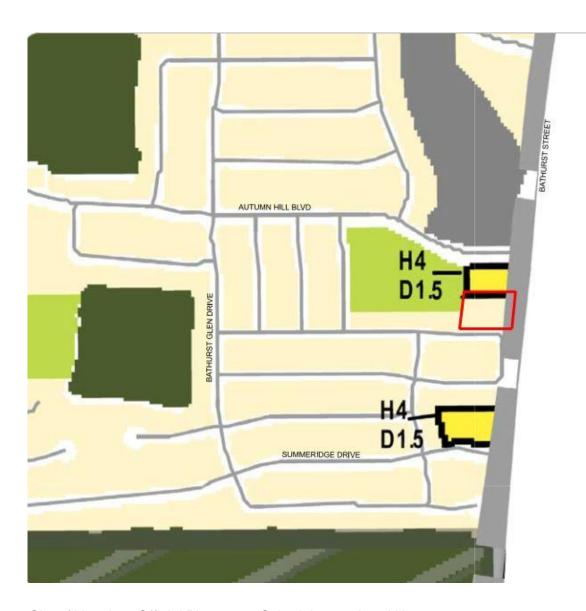


 The York Regional Official Plan designates the subject property Urban Area, and a portion identified as a "Regional Intensification Corridor".

York Region Official Plan: Map 1 - Regional Structure



CITY OF VAUGHAN OFFICIAL PLAN





Land Use Designation

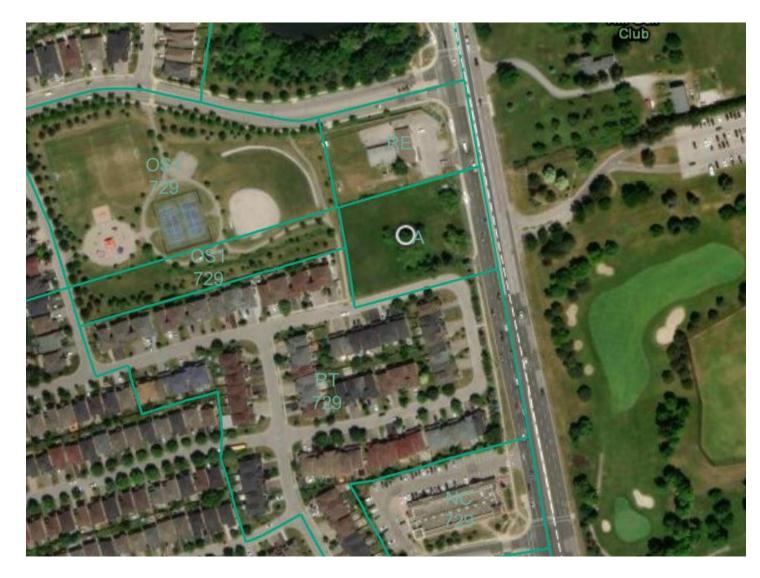
The City of Vaughan Official Plan designates the subject property as *Low-Rise Residential* and permits:

- 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



City of Vaughan Zoning By-law 001-2021

Agricultural Zone (A)

Permitted uses:

- Agricultural
- Single detached dwelling
- Home occupation



ZONING REVIEW

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

Zoning Matrices

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 – 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	Υ
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	Υ

PROPOSED SITE PLAN AND STATISTICS



Site Plan prepared by Jonathan Weizel Architect

		L	OT STATIS	TICS		
	BL	K.1 STREET T	OWNHOUSE	S Lot Area 98	8.44 m²	
			1 Block, 6 Ur			
Block 1	. 6 units					
	Individual Lot	Lot Coverage (Footprint) Soft La		Soft La	ndscape	Total 6
UNIT	Area, m²	m² %		-min do di		Floor Are
01	198.07	81.79	41.29%	90.19	45.53%	225
02	144.58	79.64	55.08%	39.08	27.03%	219,
03	144.58	79.64	55.08%	38.78	26.82%	219.
04	144,58	79.64	55.08%	38.78	26.82%	219.
05	144.58	79.64	55.08%	38.78	26.82%	219.
06	212,13	81.79	38.56%	103.95	49.00%	225
		O OTDEET TO	VANHOUSES	LOT Area 100	_	
	BLI	CZOINEELI	1 Block, 6 U		13.23 HF	
			1 Block, 6 U	nes		
Block 2	, 6 units					
	Individual Lot	Lot Coverag	e (Footprint)	Soft La	ndscape	Total 6
UNIT	Area, m ^x	m²	- %	-	~	Floor An
07	205,89	81,79	39.73%	98,14	47.67%	225,
08	144,58	79.64	55.08%	39.20	27.11%	219.
09	144,58	79,64	55.08%	39,20	27.11%	219,
10	144,58	79,64	55.08%	39,20	27.11% <	219,
11	144,58	79,64	55.08%	39,20	27.11%	219,
11	221,02 BLK.3 (81,79	37.01% M TOWNHOU	39,20 109,21 SES Lot Area mon Elements	49.41%) 3191.23 m²	
	221,02 BLK.3 0 3 Block	81,79 CONDOMINIU	37.01% M TOWNHOU	109,21 SES 101 Area	49.41%) 3191.23 m²	219, 225,
12 Block 3	221,02 BLK.3 0 3 Block	81,79 CONDOMINIUI s, 13 Units,	37.01% M TOWNHOU	109,21 SES Lot Area Imon Elements	49.41%) 3191.23 m²	225,
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12 Block 3	221,02 BLK.3 0 3 Block 4 units Individual Lot	81,79 CONDOMINIUM s, 13 Units, Lot Coverage	37.01% M TOWNHOU Con e (Footprint)	109,21 SES Lot Area imon Elements Soft La	49.41% 3191.23 m² 1093.02 m²	Total C
12 Block 3 UNIT	221,02 BLK.3 (3 Block 4 units Individual Lot Area, m ²	81,79 CONDOMINIUI s, 13 Units, Lot Coverag m ²	37.01% M TOWNHOU Con e (Footprint)	109,21 SES Lot rea imon Elements Soft La	49.41% 3191.23 m² 1093.02 m² ndscape	Total C Floor An 225,
12 Block 3 UNIT	221,02 BLK.3 (3 Block 4 units Individual Lot Area, m ² 222,16 136,33 136,33	81,79 CONDOMINIUI s, 13 Units, Lot Coverag m ² 81,79 79,64 79,64	37.01% M TOWNHOU Con e (Footprint) % 36.82%	109,21 SES Lot Area amon Elements Soft La 110,92 27,49 27,49	49.41% 3191.23 m² 1093.02 m² ndscape 49.93%	Total (Floor An 225, 219,
12 Block 3 UNIT 13 14	221,02 BLK.3 0 3 Block 4 units Individual Lot Area, m ² 222,16 136,33	81,79 CONDOMINIUM s, 13 Units, Lot Coverage m ² 81,79 79,64	37.01% M TOWNHOU Con e (Footprint) % 36.82% 58.42%	109,21 SES Lot Area amon Elements Soft La 110,92 27,49	49.41% 3191.23 m² 1093.02 m² ndscape 49.93% 20.16%	70tal G Floor An 225, 219, 219,
12 Block 3 UNIT 13 14 15	221,02 BLK.3 (3 Block 4 units Individual Lot Area, m ¹ 222,16 136,33 136,33 169,50	81,79 CONDOMINIUI s, 13 Units, Lot Coverag m ² 81,79 79,64 79,64	37.01% M TOWNHOU Com e (Footprint) % 36.82% 58.42% 58.42%	109,21 SES Lot Area amon Elements Soft La 110,92 27,49 27,49	49.41% 3191.25 m² 1093.02 m² ndscape 49.93% 20.16% 20.16%	Total (Floor An 225, 219,
12 Block 3 UNIT 13 14 15 16 Block 4	221,02 BLK.3 (3 Block 4 units Individual Lot Area, m ¹ 222,16 136,33 136,33 169,50	81,79 CONDOMINIUI s, 13 Units, Lot Coverag m ² 81,79 79,64 79,64	37.01% M TOWNHOU Con e (Footprint) % 36.82% 58.42% 48.25%	109,21 SES 101 Area mon Elements Soft La 110,92 27,49 27,49 58,27	49.41% 3191.25 m² 1093.02 m² ndscape 49.93% 20.16% 20.16%	225, Total 0 Floor Art 225, 219, 219, 225,
12 Block 3 UNIT 13 14 15 16	221,02 BLK.3 (3 Block 4 units Individual Lot Area, m² 222,16 136,33 136,33 169,50 5 units	81,79 CONDOMINIUM s, 13 Units, Lot Coverage m ² 81,79 79,64 79,64 81,79	37.01% M TOWNHOU Con e (Footprint) % 36.82% 58.42% 48.25%	109,21 SES Ltn Area amon Elements Soft La 110,92 27,49 27,49 58,27	49.41% 3191.23 m² 1093.02 m² 1093.02 m² ndscape 49.93% 20.16% 20.16% 34.38%	225, Total 0 Floor Ari 225, 219, 219, 225,
12 Block 3 UNIT 13 14 15 16 Block 4	221,02 BLK.3 (3 Block 3 Block 4 units Individual Lot Area, m² 222,16 136,33 136,33 136,950 5 units Individual Lot	81,79 CONDOMINIUM s, 13 Units, Lot Coverage m ² 81,79 79,64 79,64 81,79 Lot Coverage	37.01% M TOWNHOUT Com e (Footprint) % 36.82% 58.42% 58.42% 48.25% e (Footprint) %	109,21 SES 101 Area mon Elements Soft La 110,92 27,49 27,49 58,27	49.41% 3191.23 m² 1093.02 m² 1093.02 m² ndscape 49.93% 20.16% 20.16% 34.38%	225, Total 0 Floor Ari 225, 219, 219, 225, Total 0 Floor Ari
12 Block 3 UNIT 13 14 15 16 Block 4 UNIT	221,02 BLK.3 (3 Block 4 units Individual Lot Area, m ² 222,16 136,33 136,33 136,50 5 units Individual Lot Area, m ³	81,79 CONDOMINIUM s, 13 Units, Lot Coverage m² 81,79 79,64 79,64 81,79 Lot Coverage m²	37.01% M TOWNHOU Com e (Footprint) % 36.82% 58.42% 48.25% e (Footprint)	109,21 SES LO Arda imon Elements Soft La 110,92 27,49 27,49 58,27 Soft La	49.41% 3191.23 m² 1093.02 m² 1093.02 m² 49.93% 20.16% 20.16% 34.38%	225, Total 0 Floor An 225, 219, 219, 225, Total 0 Floor An 225,
12 Block 3 UNIT 13 14 15 16 Block 4 UNIT 17	221,02 BLK.3 (3 Blocks) 4 units Individual Lot Area, m² 222,16 136,33 169,50 5 units Individual Lot Area, m² 169,50	81,79 CONDOMINIUM s, 13 Units, Lot Coverage m² 81,79 79,64 79,64 81,79 Lot Coverage m² 81,79	37.01% M TOWNHOUL Com (Footprint) % 36.82% 58.42% 48.25% (Footprint) %	109,21 SES LOT Area imon Elements Soft La 110,92 27,49 27,49 58,27	49.41% 3191.23 m² 1093.02 m² 1093.02 m² 49.93% 20.16% 34.38%	225, Total 0 Floor An 225, 219, 219, 225, Total 0 Floor An 225, 219,
12 Block 3 UNIT 13 14 15 16 Block 4 UNIT 17	221,02 BLK.3 (3 Block 4 units individual Lot Area, m² 222,16 236,33 136,33 136,33 169,50 5 units Individual Lot Area, m² 169,50 136,33 136,33 136,33	81,79 CONDOMINIUM s, 13 Units, Lot Coverage m ² 81,79 79,64 79,64 81,79 Lot Coverage m ² 81,79 79,64	37.01% M TOWNHOU Con e (Footprint) % 36.82% 58.42% 48.25% e (Footprint) % 48.25% 58.42% 58.42%	109,21 SES 10, Ards mon Elements 5oft La 110,92 27,49 27,49 58,27 5oft La	49.41% 3191.23 m² 1093.02 m² 1093.02 m² 49.93% 20.16% 20.16% 34.38% 36.38% 20.16%	Total 0 Floor An 225, 219, 219, 225, Total 0 Floor An 225, 219, 219,
12 Block 3 UNIT 13 14 15 16 Block 4 UNIT 17 18 19 20	221,02 BLK.3 (3 Block: 4 units Individual Lot Area, m² 222,16 136,33 136,33 136,33 136,35 136,50 15 units Individual Lot Area, m² 136,50 136,50 136,33	81,79 CONDOMNIUI, s, 13 Units, 10 Coverage m ¹ 81,79 79,64 79,64 81,79 Lot Coverage m ² 81,79 79,64 79,64 79,64 79,64 79,64	37.01% M TOWNHOU Corr a (Footprint) % 36.92% 58.42% 48.25% 4 8.25% 4 8.25% 58.42% 58.42% 58.42% 58.42%	109,21 SES LIX rea mon Elements 5oft La 27,49 27,49 27,49 5oft La 10,92 27,49 27,49 5oft La 10,92 27,49 27,49 27,49	49.41% 3191.23 fm² 1093.02 m² 11093.02 m² 145cape 49.93% 20.16% 34.38% 34.38% 20.16% 2	Total 6 Floor An 225, 219, 219, 225, Total 6 Floor An 225, 219, 219,
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12 Block 3 UNIT 13 14 15 16 Block 4 UNIT 17 18 19 20 21 Block 5 UNIT 22	221,02 BLK.3 (3 Blocks 3 Blocks 1 Bindividual Lot Area, m ² 222,16 136,33 136,33 136,33 136,53 169,50 5 units 160,500 136,33	81,79 CONDOMNIUI s, 13 Units, 13 Units, 14 Units, 15 Units, 16 Coverage 17 19,64 17 19,64 17 19,64 17 19,64 17 19,64 18 1,79 19 10 Coverage 18 1,79 10 Coverage 18 1,79 11 Coverage 18 1,79 18 1,79	37.91% M TOWNHOU Con a (Footprint) % 36.82% 58.42% 58.42% 48.25% 58.42% 48.25% 58.42% 58.42% 58.42% 58.42% 58.42% 48.25% 48.25% 48.25% 48.25%	509.21 555 100.44 556 La 556 La 556 La 556 La 557 La 557 La 558.27 558.49 558.49 558.49 558.49 558.49	49.41% 319 22 m² 1093.02 m² 1093.02 m² 1093.02 m² 20.16% 20.16% 20.16% 34.33% 105.02 106% 20.16% 20.16% 34.33% 105.02 105% 20.16% 34.51% 105.02 105% 35.02 105% 35.02 1	

SITE (LOT) AREA:	± 5169.22 m ² (± 1.277 Acres)	100
LOT FRONTAGE: BATHURST STREET: CABERNET ROAD:	60.87 m 86.13 m	
TOTAL BUILDING AREA COVERAGE: BLOCK I FREEHOLD, 5 UNITS BLOCK 2 CROBOMNUM, 4 UNITS BLOCK 3 CONDOMNUM, 4 UNITS BLOCK 5 CONDOMNUM, 5 UNITS BLOCK 5 CONDOMNUM, 4 UNITS PORCH 5 STARS	2117.90 m ² 482.16 m ² 482.16 m ² 482.96 m ² 322.87 m ² 402.51 m ² 322.87 m ² 105.33 m ²	40.
TOTAL GFA:	5543.93 m ²	
PAVED AREA:	1130.25 m ²	21.
LANDSCAPE AREA: SOFT LANDSCAPE AREA: HARD LANDSCAPE AREA ¹ : SUNKEN PATIOS+STAIRS - 134.34 m ²	1921.07 m ² 1479.26 m ² 441.81 m ²	37.
NUMBER OF UNITS: FREEHOLD: CONDOMNIUM:	25 12 13	
NUMBER OF PARKING SPACES 2:	25+25+4 = 54	
BUILDING HEIGHT (TOP OF ROOF STAIRS TO ROOF DECK): BUILDING HEIGHT (TOP OF ROOF PARAPET):	12.30 m 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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