

# COMMITTEE OF ADJUSTMENT

MINOR VARIANCE(A177/24)

8001 BATHURST STREET

CITY OF VAUGHAN

DECEMBER 5TH, 2024

WESTON  
CONSULTING





# 8001 BATHURST STREET



Air Photo of Subject Property

- 2.2 acres in size
- Frontage of 76 metres along Flamingo Road
- Frontage of 100 metres along Bathurst Street
- Ongoing Site Plan Application File DA.24.004
- Significant grade change from Bathurst street to the east portion of the site
- Existing Synagogue has approximately 4,151.4 square metres of GFA
- Existing vehicular access from Flamingo Road
- Existing pedestrian path located adjacent to site on the east side



# POLICY CONTEXT

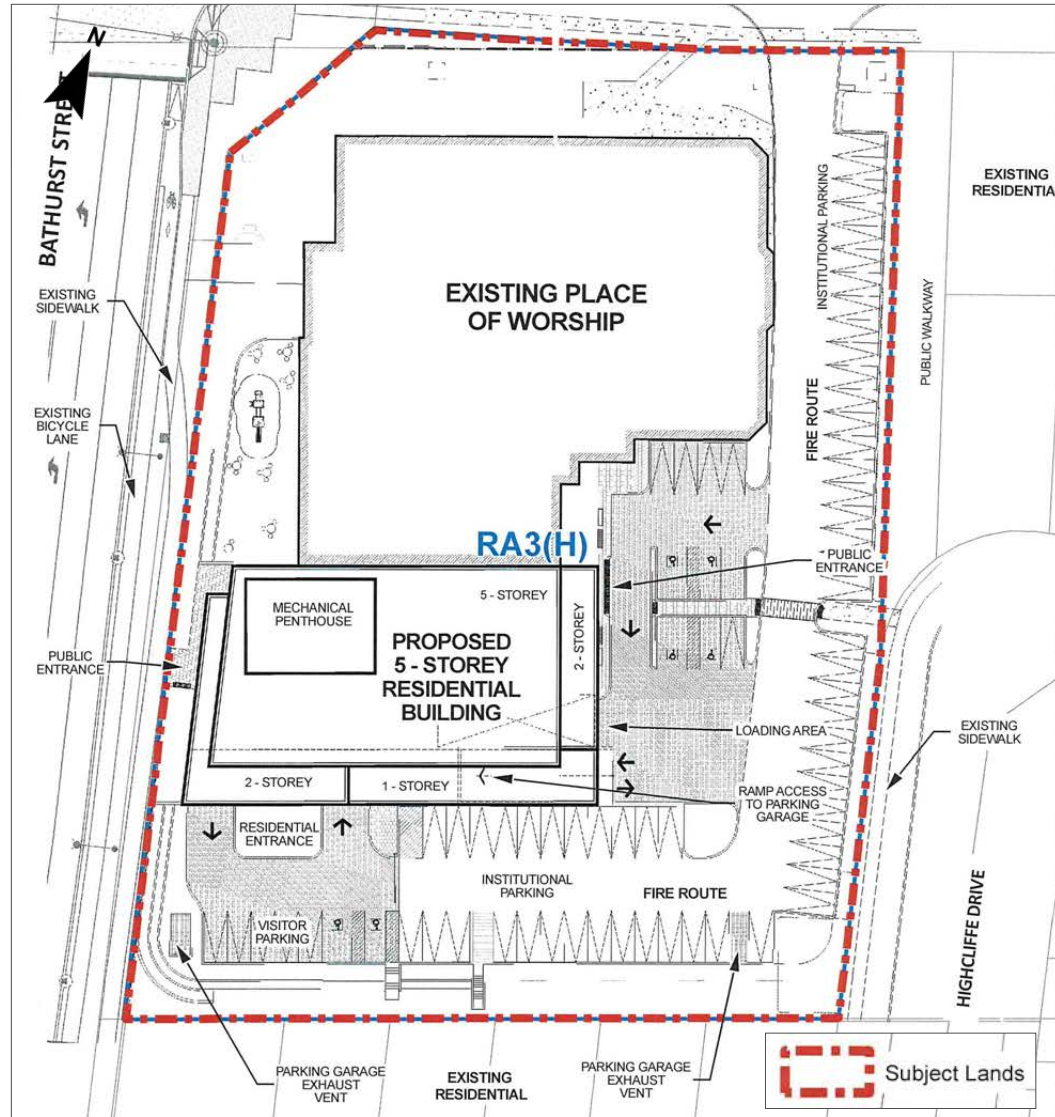


## Official Plan Amendment 198-2022 (OPA 89)

- Approved on September 13, 2022
- 30 affordable units
- 1,222 m2 of additional institutional space
- Designates the site as *Mid-Rise Residential*
- Permits a maximum height of 5 storeys
- Permits a FSI of 1.0

Schedule 13 - Land Use

# POLICY CONTEXT



Schedule '1' - Zoning By-law 197-2022

## Site Specific Zoning By-law 197-2022

- Rezones the Lands from *R2 – Residential Zone* to *R3A – Apartment Residential Zone (H)* subject to site specific *exception 9(1552)*
- Includes site specific provisions to facilitate the proposed addition

# VARIANCES

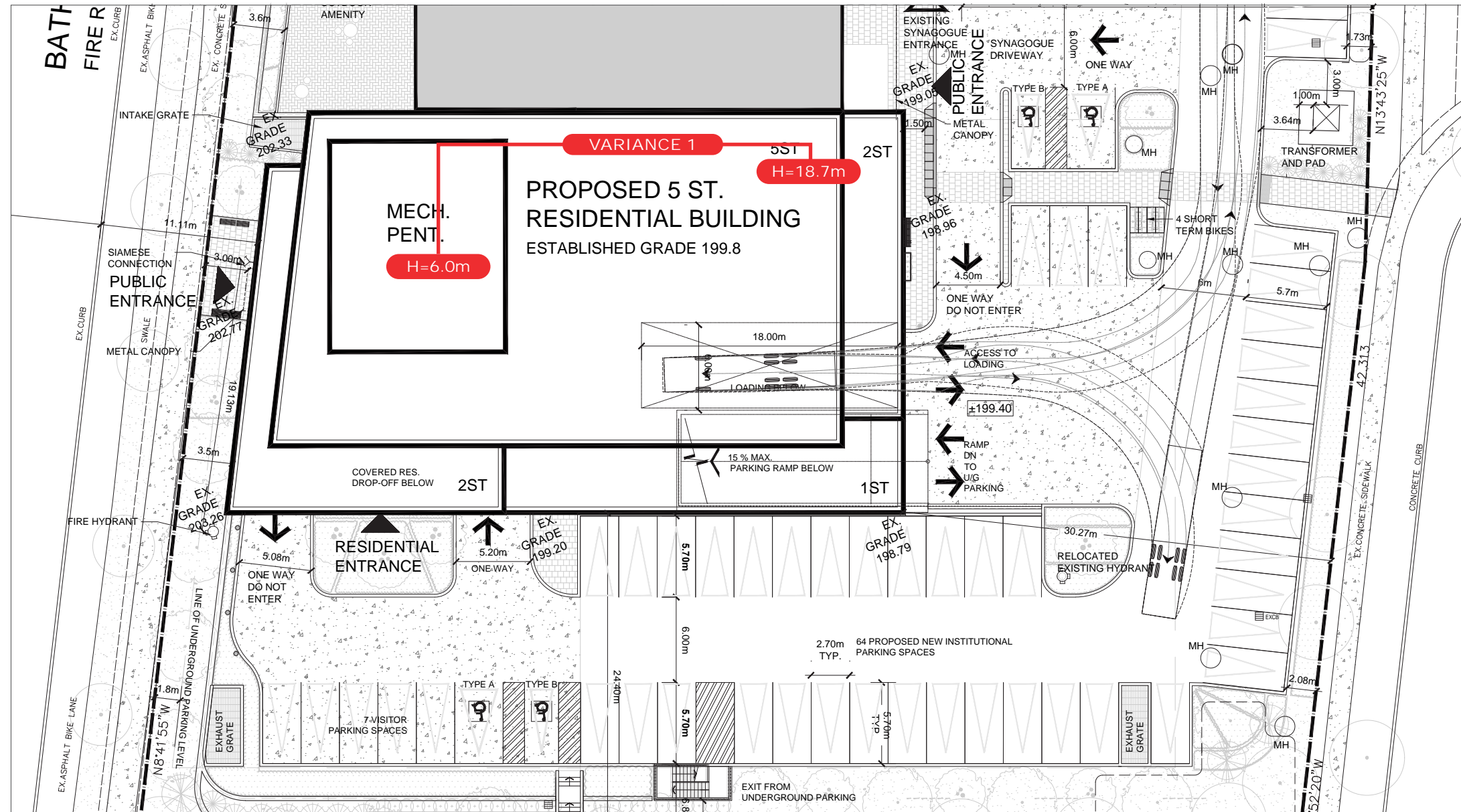
Site Specific ZBL 197-2022		Permitted	Variance Requested
1	Maximum residential building height	18 m	18.7 m
	Maximum MPH height [9(1552.B.ei)]	5.3 m	6.0 m
2	Minimum parking space length [Section 2.0, Definitions]	6.0 m	5.7 m
3	Compact parking spaces	Not Permitted	14 compact spaces (10% of the 143 required spaces)
4	Minimum accessible parking space length [3.8.1.d]	6.0 m	5.7 m

# VARIANCES

ZBL 001-2021		Permitted	Proposed
2	Minimum parking space length [Section 2.0, Definitions]	5.7 m	5.7 m
3	Compact parking spaces	10% of the total required spaces	14 compact spaces (10% of the 143 required spaces)
4	Minimum accessible parking space length [3.8.1.d]	5.7 m	5.7 m

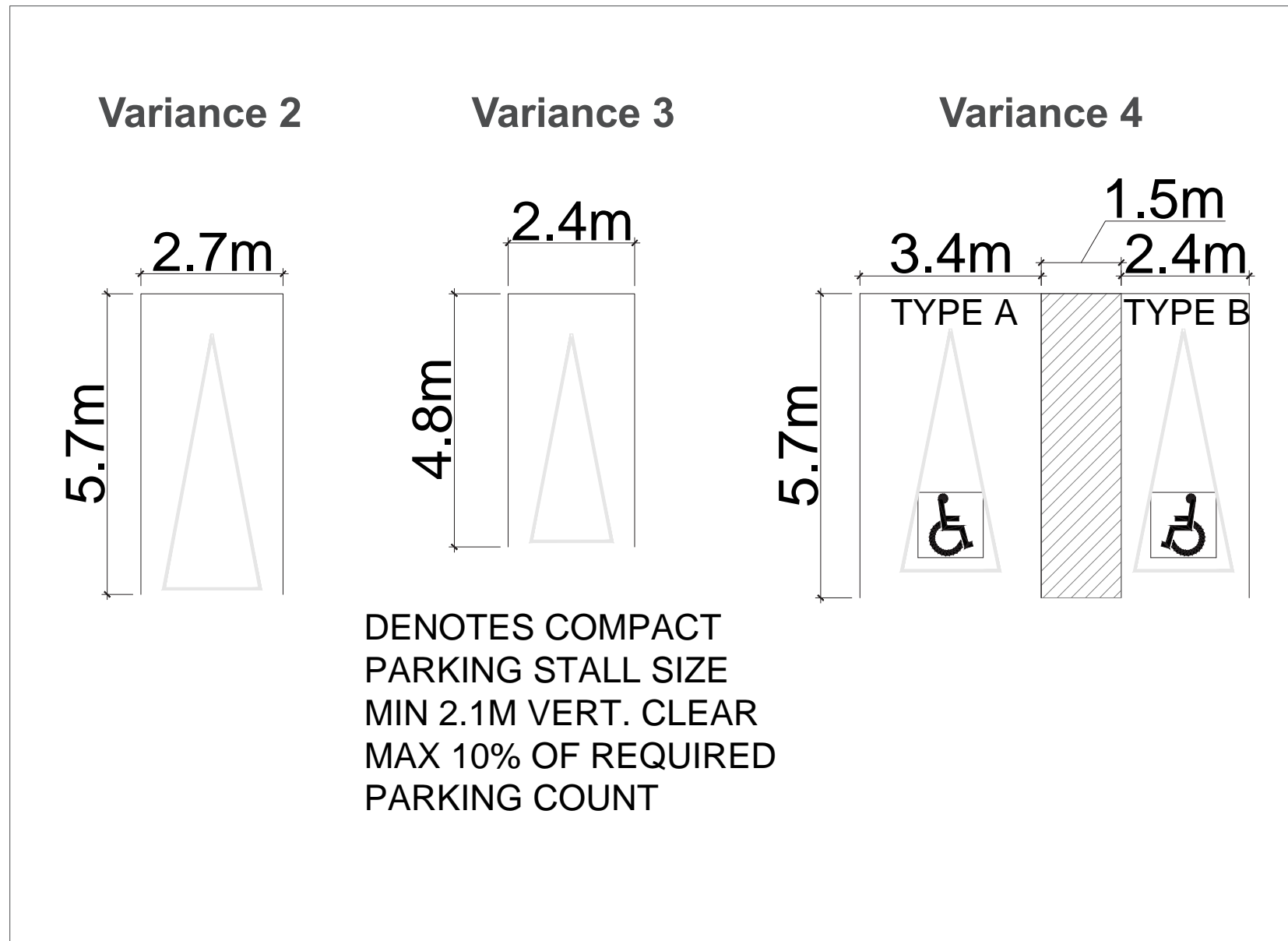


# PROPOSED VARIANCES – SITE PLAN



Site Plan - Prepared by Arcadis

# PROPOSED VARIANCES – PARKING LEGEND



Total Required Parking (By-law 197-2022)	143
Compact Parking Spaces	14

P1 Level Plan Extract - Prepared by Arcadis



# FOUR TESTS FOR MINOR VARIANCE

## 1. Maintains the General Intent and Purpose of the Official Plan

- No change required to the use, building type, built form, or FSI

## 2. Maintains the General Intent and Purpose of the Zoning By-law

- No other changes to the performance standards are required
- Variances will implement standards under Zoning By-law 1-21

## 3. Desirable for the Appropriate use and Development of the Land

- Support the intended use of the site by ensuring the proper function of the building and allow for sufficient parking for residents, the congregation, and visitors.

## 4. Minor in Nature

- Additional height will not impact number of storeys
- Parking provisions will implement the zoning standards under ZBL 1-21

**Thank You**  
Comments & Questions?

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