



WESTON
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COMMUNICATION – C42
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

STATUTORY PUBLIC MEETING

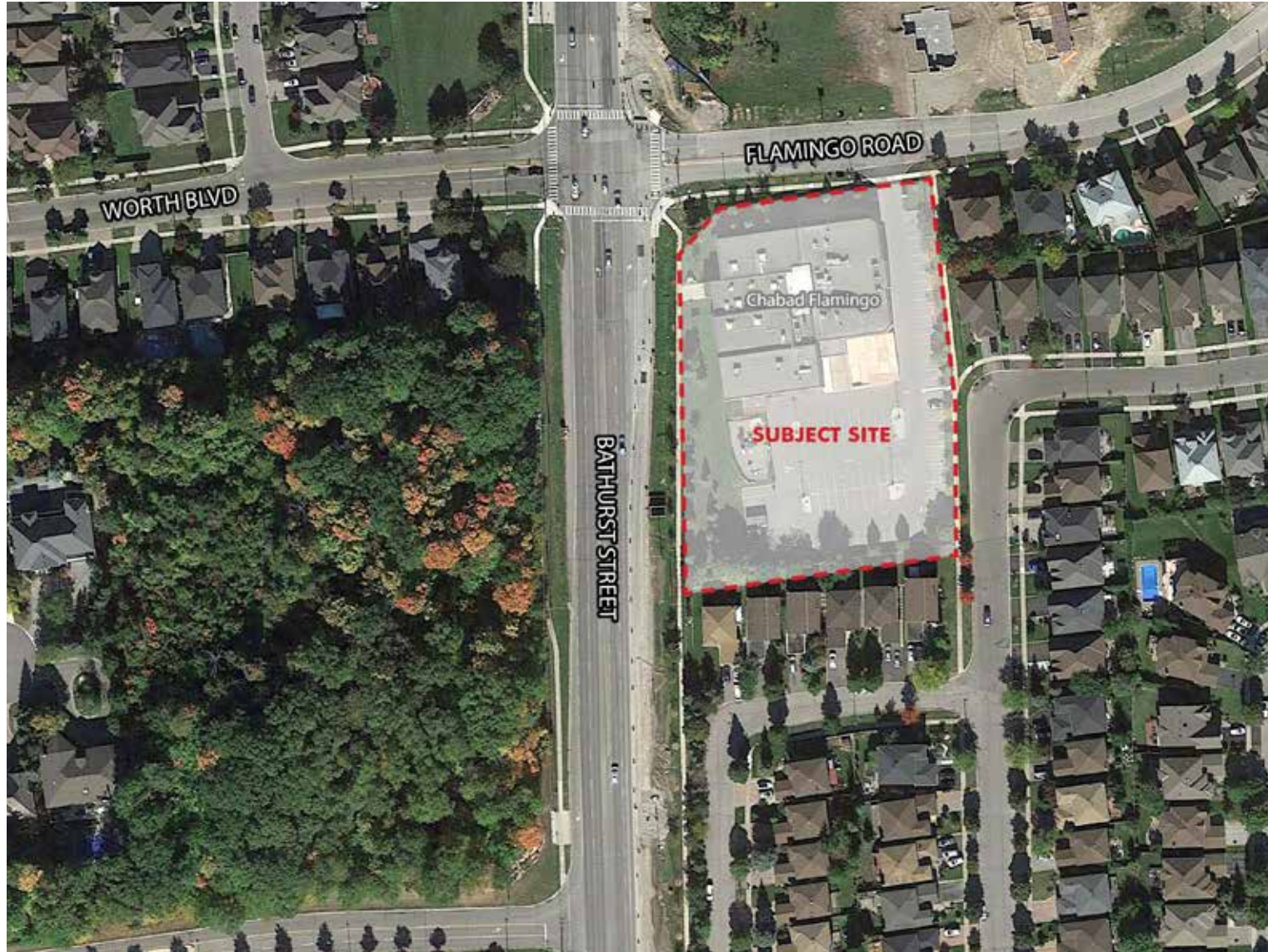
8001 BATHURST STREET

SEPTEMBER 22nd, 2020
VIRTUAL MEETING

OFFICIAL PLAN AMENDMENT (FILE NO. OP.19.016)
ZONING BY-LAW AMENDMENT (Z.19.040)



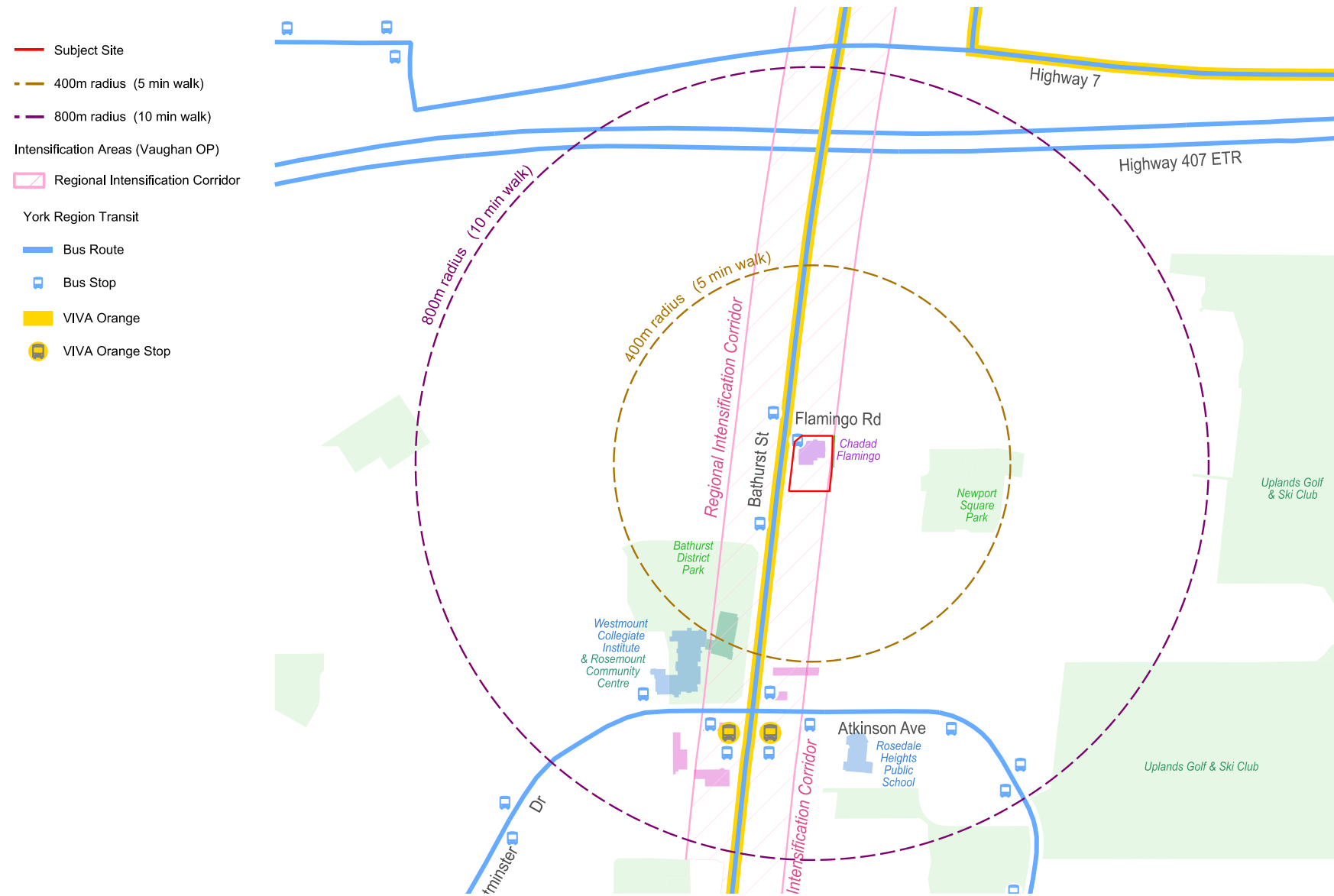
Subject Lands



*Air Photo of the Subject Site
Prepared by: IBI Group*

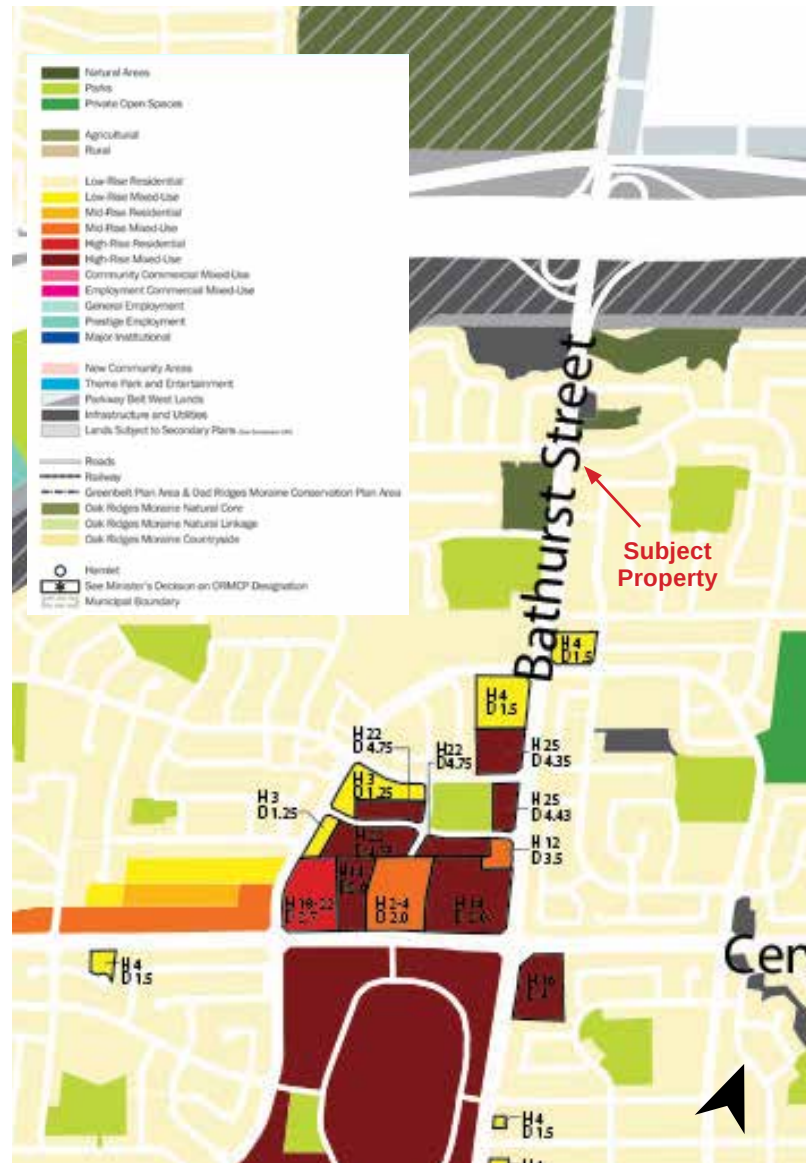
- Site area - 2.2 acres
- Frontage of 76 m along Flamingo Road
- Frontage of 100 m along Bathurst Street
- Significant grade change from Bathurst street to the east portion of the site
- Existing Synagogue has approximate GFA of 4,151.4 m²
- Existing vehicular access from Flamingo Road
- Approximately 90 existing parking spaces
- Existing pedestrian path is located directly adjacent to subject property on the east side

Urban Structure and Transit

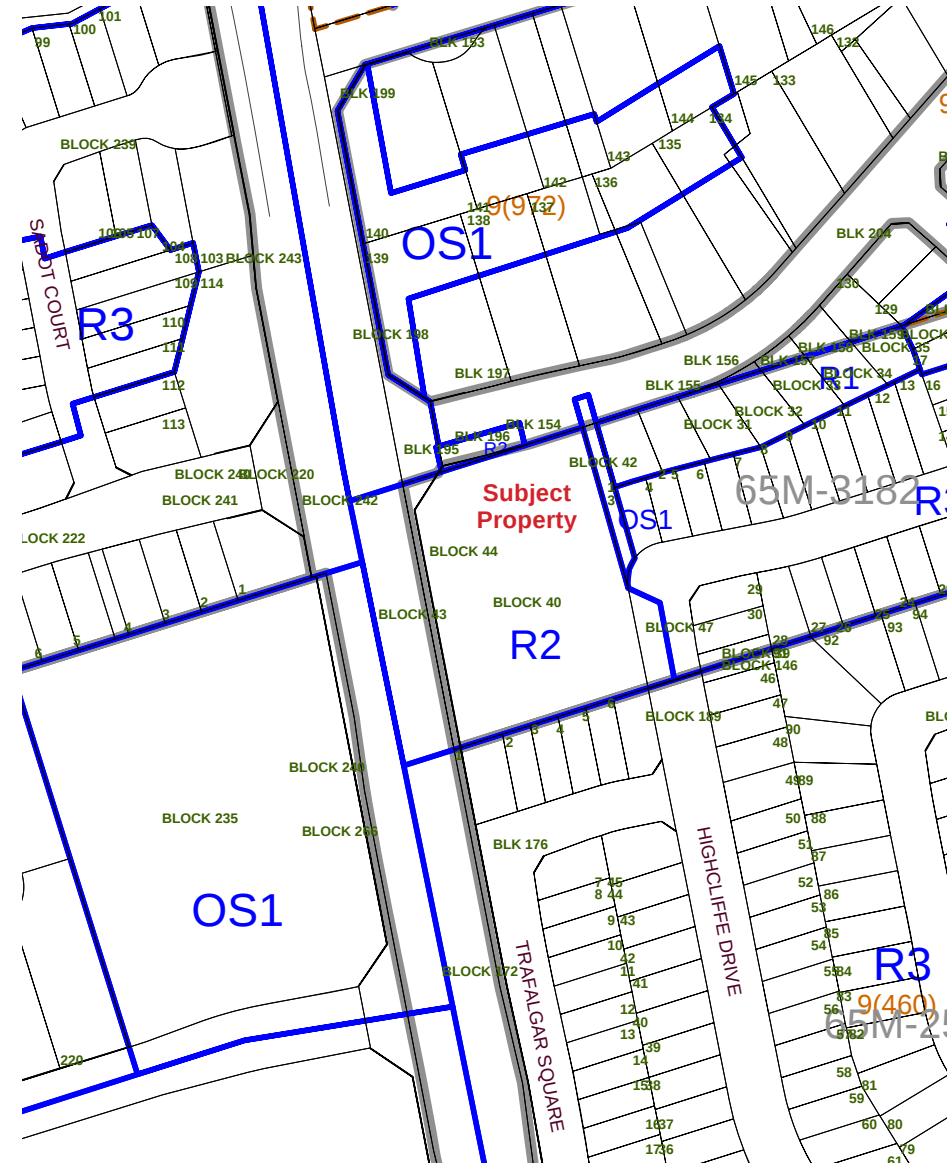


- The subject property is located along a **Regional Intensification Corridor**, in close proximity to a Primary Centre and 450 metres to a VIVA Orange Stop.
- Intensification Corridors are a primary location to accommodate growth and provide a mix of uses, heights and densities supportive of higher order transit.
- There are two bus stops located adjacent to the subject property; one on the west side of Bathurst Street and one on the north corner of the subject property at Bathurst Street and Flamingo Road.
- The VIVA Orange, and YRT bus routes connect the site to various destinations including the Seneca King College campus in King City, the Promenade and the Richmond Hill Bus Terminal, and higher order transit systems along Yonge Street and Highway 7.

Planning Framework



Schedule 13 - Land Use



Zoning By-law 1-88

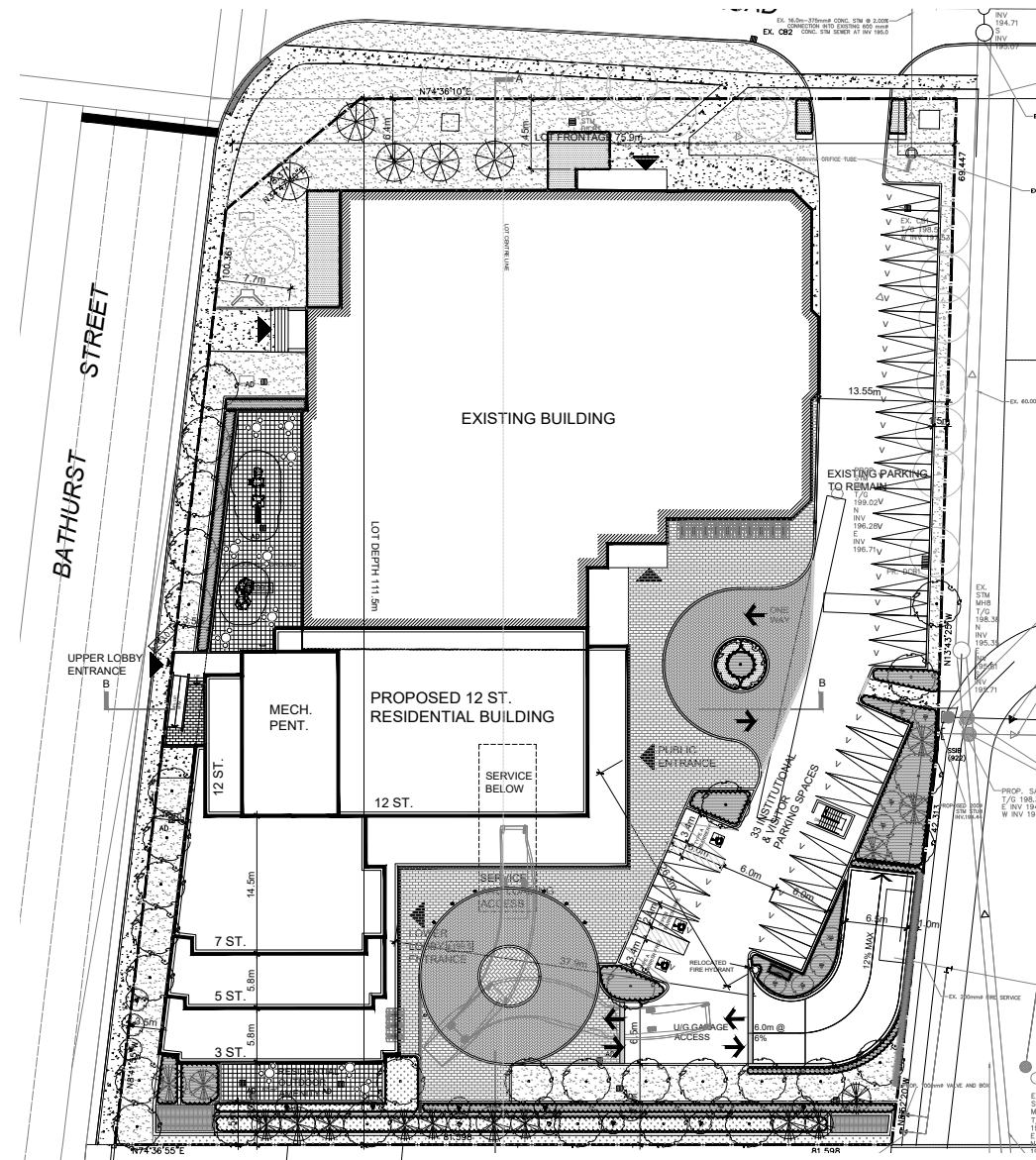
City of Vaughan Official Plan (2010)

- The subject property is designated *Low-Rise Residential*, along a *Regional Intensification Corridor*.
- An Official Plan Amendment was submitted (December 2019) to re-designate the property to *Mid-Rise Residential* with site specific exceptions.

City of Vaughan Zoning By-law 1-88

- The subject property is zoned *R2 Residential Zone*.
- Zoning By-law Amendment was submitted (December 2019) to rezone the subject lands to the *RA3* zone with site specific exceptions.

Original Development and Site Plan



Conceptual rendering northeast view

- The proposed development is for a 12-storey residential apartment building that extends from the existing Synagogue towards the south property line.
- The residential building originally proposed 125 units with a density (FSI) of 1.83.
- The building was terraced at the 3rd, 5th and 7th storeys to provide appropriate transitioning with the surrounding area.
- The building was setback 8.75 metres from the neighbouring residential properties to the south.
- The existing access from Flamingo Road was to be maintained with a private driveway that extended along the east side of the site.
- 2 levels of underground and surface parking were provided for a total of 237 spaces.

Site Plan and Rendering of the Development
Prepared by: IBI Group



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CROZIER
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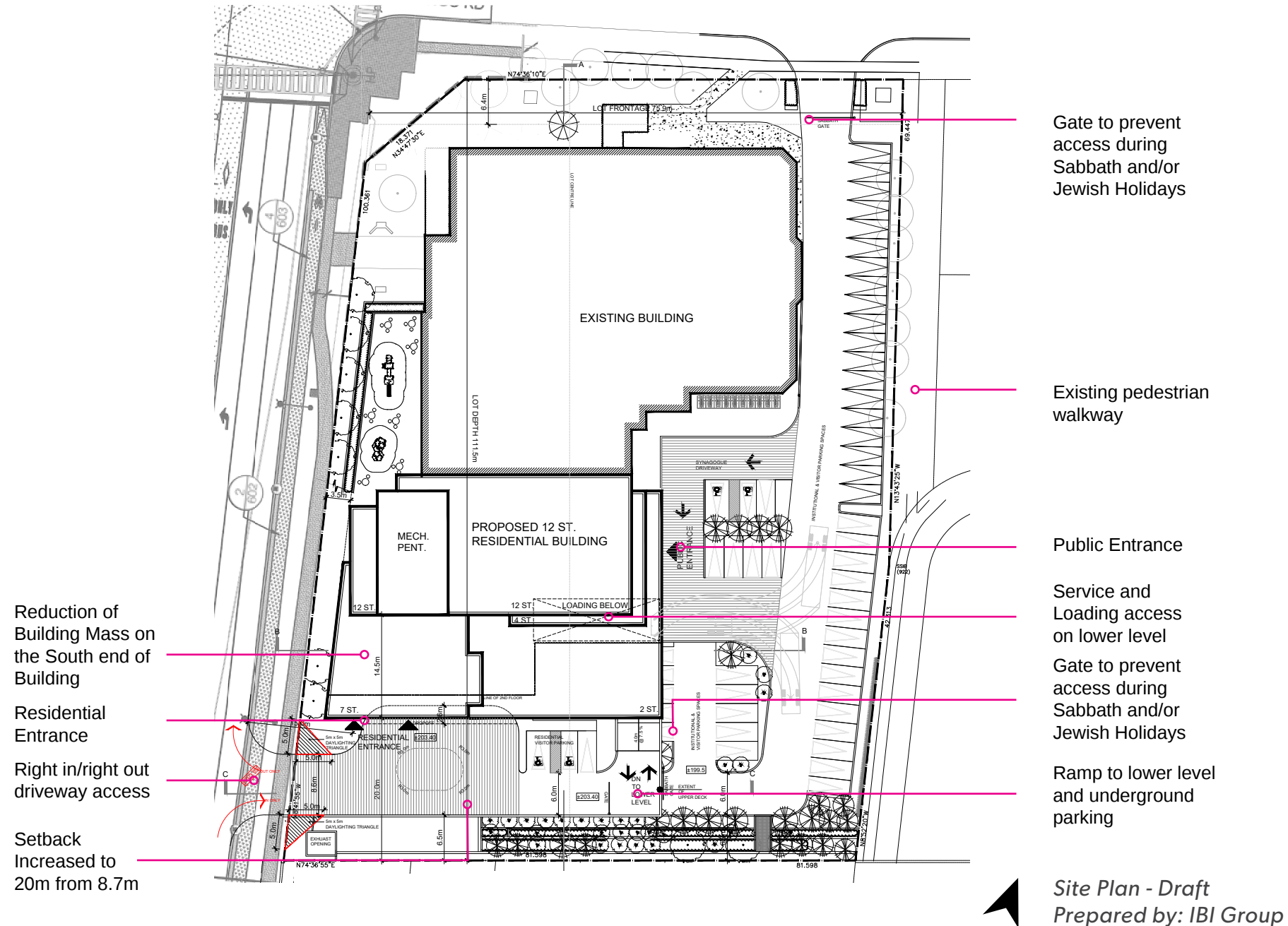
Statutory Public Meeting

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Public Consultation

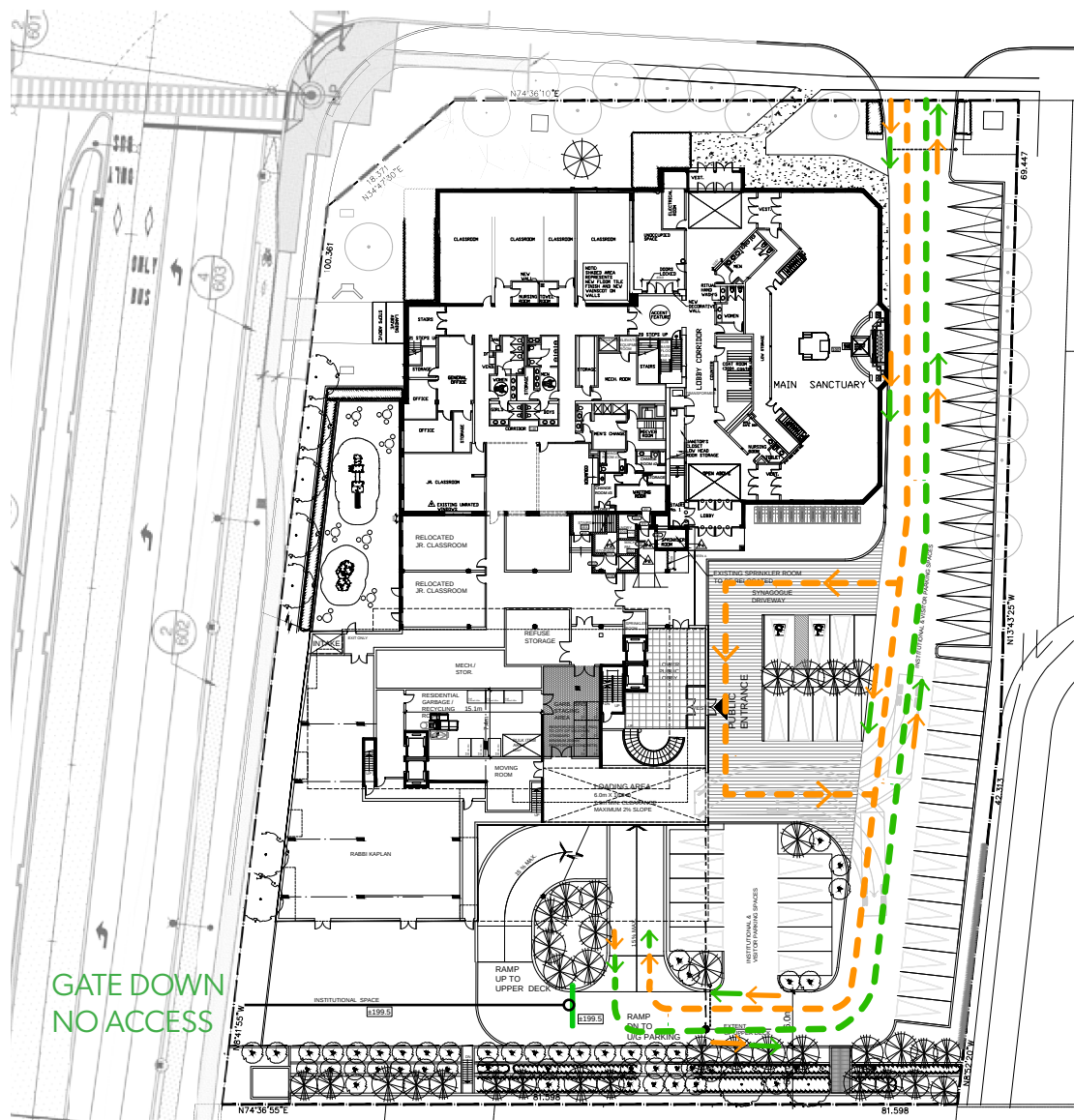
- Virtual Community Open House on June 4th, 2020 (previously scheduled for March 24th, 2020)
- Follow-up Virtual meeting with representatives of the community on July 21st, 2020

Revised Draft Site Plan

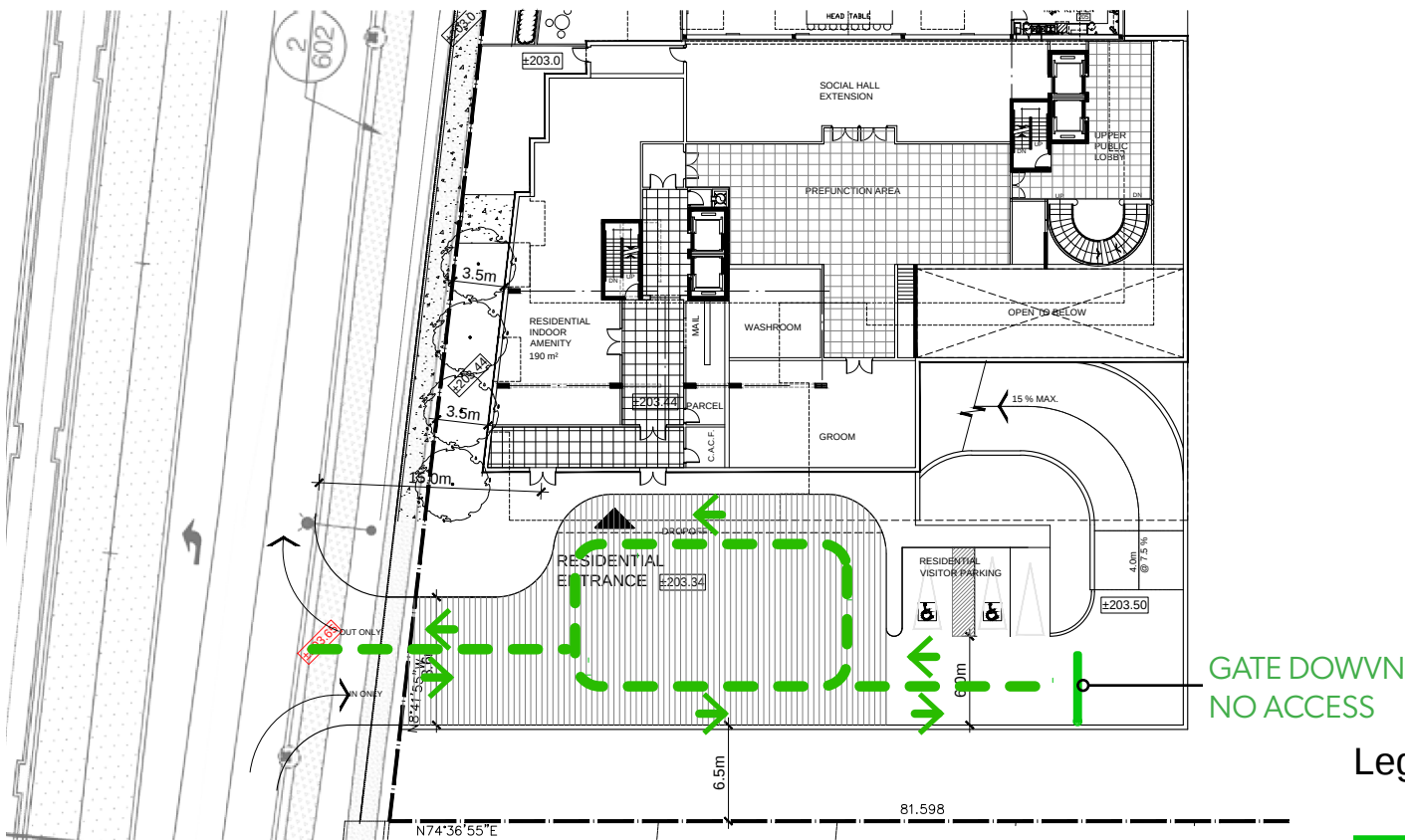


- The revised site plan proposes 92 units with a density (FSI) of 1.74.
- The terracing at the south end of the building is now at the 7th storey. The building still provides for a 45 degree angular plane as measured from the south property line reducing the overlook issues with the residential neighbourhood to the south.
- A terrace has been added on the 3rd floor along the east end of the building.
- The setback from the residential building component and the south property line is 20.0m.
- Existing Flamingo Road driveway access to be maintained. A right in/right out access to Bathurst Street is proposed reducing the building mass at the south.
- Proposing a total of 231 parking spaces, 141 spaces to be shared between visitors and institutional use.

Site Access and Vehicular Circulation (Regular Day)



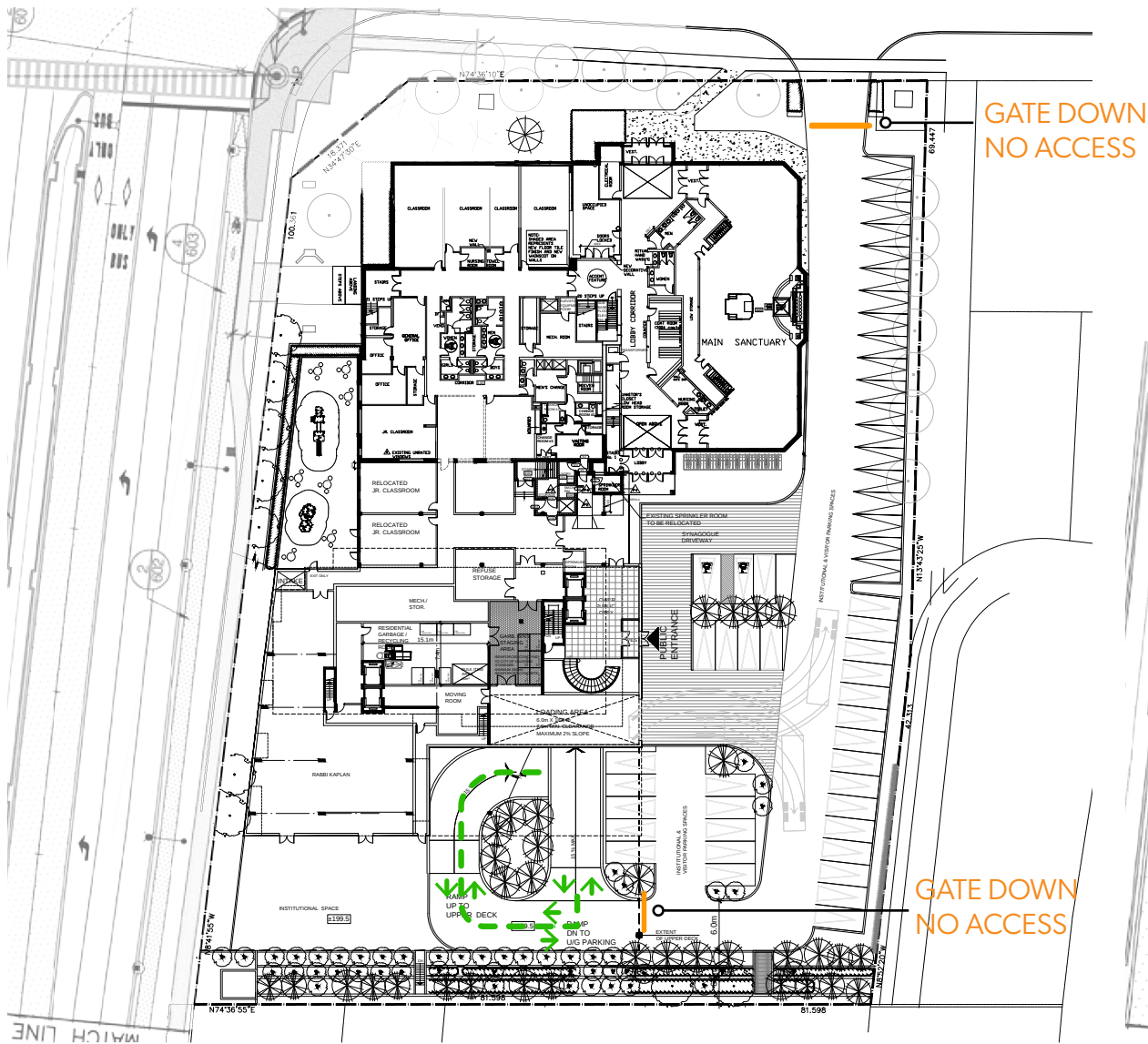
Ground Floor Plan - Access from Flamingo Road



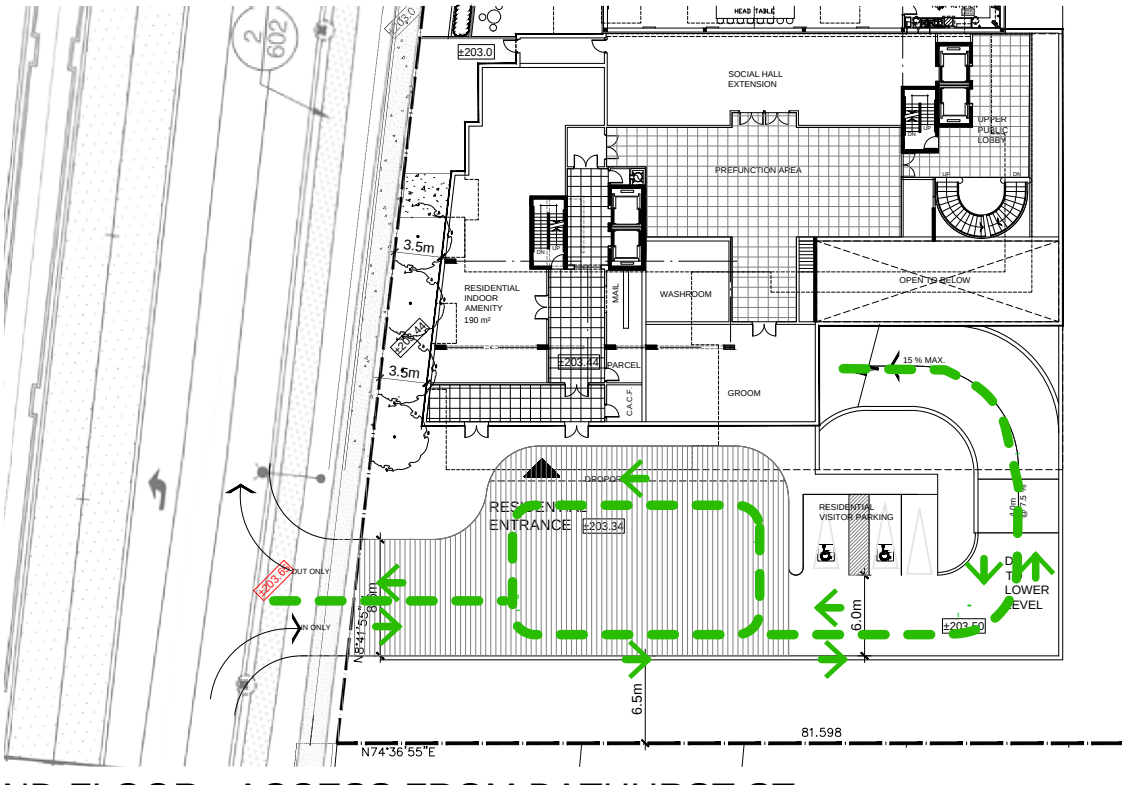
2nd Floor - Access from Bathurst Street

- Legend
- Condo Access
 - Synagogue Access

Site Access and Vehicular Circulation (Sabbath/Jewish Holidays)



Ground Floor Plan - Access from Flamingo Road

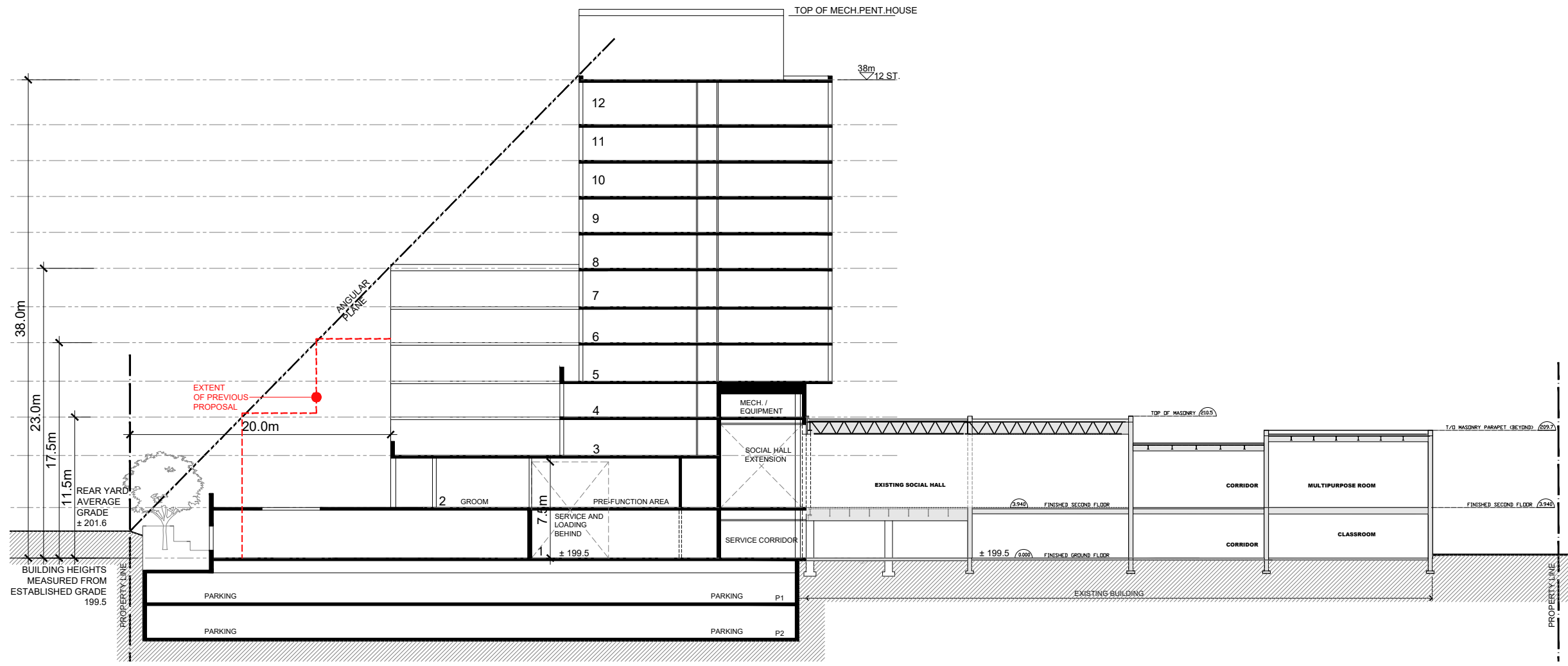


2nd Floor - Access from Bathurst Street

Legend

- Condo Access
- Synagogue Access

Angular Plane



Angular Plane Section
Prepared by: IBI Group

Revised Development



Conceptual rendering northeast view

*Rendering of the Development
Prepared by: IBI Group*

3D View of the Revised Development



3D View - northwest



3D View - southeast

*Rendering of the Development
Prepared by: IBI Group*

Landscape Plan



Landscape Plan
Prepared by: MBTW

- Vehicular circulation is limited to the south and east sides of the site reducing its impact on the public realm along Bathurst Street.
- The arrival plazas are extended pedestrian areas providing connections and access to building entrances as well as preparatory spaces.
- Landscape buffers along with setbacks and angular plane considerations provide proper transitioning to the neighbouring residential area.
- Surface parking, loading and the underground ramp are landscaped and buffered from the neighbouring property lines.

Thank you Comments & Questions?

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Supporting Studies and Drawings

Report/Study/Drawing	Author	
Site Plan and Architectural, Sun Shadow Study	IBI Group	
Archaeological Assessments	Archaeological Assessments Ltd.	
Functional Servicing and Stormwater Management Report, Traffic Impact Study, Parking Justification Study	C.F. Crozier and Associates	
Phase I Environmental Assessment, Soil Chemical Testing Report	Terraprobe Inc.	
Landscape Plan, Arborist Report, Tree Assessment Plan	The MBTW Group	
Geohydrology Assessment, Geotechnical Report	McClymont & Rak Engineers Inc.	
Preliminary Pedestrian Level Wind study	Theakston Environmental Consulting Engineers	
Environmental Noise Feasibility Study	Valcousitcs Canada Ltd.	
Planning Justification Report and Urban Design Brief	Weston Consulting	