

KLM File: P-3111

August 9, 2023

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

Attention: Carol Birch, Planner

**Re: 3rd Submission
Official Plan Amendment (OP.21.024) & Zoning By-law Amendment (Z.21.048)
8940 Bathurst Street Limited
8940 Bathurst Street and 0 Knightshade Drive, City of Vaughan, Region of York**

Dear Ms. Birch,

KLM Planning Partners Inc. is the land use planner on behalf of 8940 Bathurst Street Limited with respect to the development of their lands, 8940 Bathurst Street and 0 Knightshade Drive in the City of Vaughan, Regional Municipality of York. On behalf of our client, we are pleased to submit the 3rd submission for the Official Plan Amendment and Zoning By-law Amendment Applications.

Since our last submission, we have applied some minor architectural modifications based on the discussions held with City Staff in the Planning and Urban Design Department. Below is a high-level overview of the modifications:

- Increased the tower separation above the 6th level between Block A and B from 18.72m to 20.0m;
- Sculpted the top 4 floors on the south side of Block B;
- Added terraces and a green roof on top of the 7th floor of Block B;
- Introduced an at-grade connection at the southeast corner of the site by Block A. A breezeway now connects the internal courtyard to the prominent corner of Ner Israel and Bathurst Street, enhancing pedestrian connectivity to the boundary network;
- As requested by Urban Design Staff, the landscaped open space to the west of the south leg of Block A has been extended;
- The throat of entry to Block B drive access has been increased to 7.5m;
- Reorientated the layout of Block B to internalize a Type C loading space;
- Bicycle repair station for resident use has been added to P1 of Block A; and,
- As a result of the built form modifications the unit mix has been adjusted – 9 studio units (1%), 463 1-bedroom units (62%), 229 2-bedroom units (31%) and 48 3-bedroom units (6%).

Below is a list of the materials provided within the resubmission package:

1. Cover Letter, prepared by KLM Planning Partners Inc., dated August 9, 2023;
2. Response Matrix, prepared by KLM Planning Partners Inc., dated August 9, 2023;
3. Draft Zoning By-law 1-88, prepared by KLM Planning Partners Inc., dated August 9, 2023;
4. Draft Zoning By-law 1-21, prepared by KLM Planning Partners Inc., dated August 9, 2023;
5. Sustainability Metrics Scoring Tool and Summary Letter, prepared by KLM Planning Partners Inc., dated July 19, 2023;
6. Architectural Set (Cover Sheet, Context Plan, Site Plan and Site Statistics, Site Plan At-Grade, 3D-Aerial Views, 3D Perspective Views, Level P1 and P2 Floor Plans, Floor Plans Block A & B, Roof Plans Block A & B, Site Elevations, Site Sections, Sections), prepared by Kohn Partnership Architects Inc., dated July 31, 2023;
7. Landscape Plan, prepared by Strybos Barron King Landscape Architecture, Revision No. 2 dated July 28, 2023;
8. Tree Inventory and Preservation Plan, prepared by Strybos Barron King Landscape Architecture, dated July 28, 2023;
9. Transportation Impact Study, prepared by LEA Consulting Limited, dated July 2023;
10. Civil Set (Site Servicing, Site Grading, Sections), prepared by Schaeffers Consulting Engineers, Revision No. 1 dated July, 2023;
11. Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, Revision No. 1 dated July 2023;
12. Phase 1 ESA Update, prepared by DS Consultants Ltd., dated July 27, 2023;
13. City of Vaughan Reliance Letter, prepared by DS Consultants Ltd., dated July 27, 2023; and,
14. York Region Reliance Letter, prepared by DS Consultants Ltd., dated July 27, 2023.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned

Yours truly,
KLM PLANNING PARTNERS INC.



Aidan Pereira
Senior Planner

Alyssa Woods
Intermediate Planner

cc: 8940 Bathurst Street Limited