

KLM File: P-3111

February 14, 2023

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

Attention: Carol Birch, Planner

**Re: 2nd Submission – Official Plan Amendment and Zoning By-law Amendment
Applications OP.21.024 & 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 (the "Owner"), with respect to the development of their lands, 8940 Bathurst Street and 0 Knightshade Drive (the "Subject Lands") in the City of Vaughan, Regional Municipality of York. On behalf of our client, we are pleased to submit the 2nd submission for the Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") Applications.

In advance of the 2nd submission, all of the submission materials have been revised to address the technical comments received through the 1st submission. Furthermore, we've applied a series of updates to the architectural design based on the discussions held with City Staff in Planning and Urban Design along with the recommendations provided during the Design Review Panel meeting on May 26, 2022. There were several key takeaways which can be grouped into the following: transition, open space and circulation. We understand the City and Panel supported the application's approach to transition but were looking for design considerations to be made to simplify the massing strategy and vehicular circulation by pushing the higher density components of the project towards Bathurst Street and stepping down to the west. Below is a brief summary of the high-level modifications applied to the project:

- The townhouse blocks Block C & D, located on the southeasterly side of the site have been eliminated and a 4-storey south wing has been added to Block A. Blocks have been renamed accordingly. The introduction of a 4-storey wing along Ner Israel instead of separate townhouse blocks will provide a stronger transition to the low-rise residential neighbourhood (i.e., 3-storey townhouses).
- The higher density component of the project has been brought forward to Bathurst Street and as such, the north wing of Block A has been increased to 12 storeys, stepping back at the 10th level. This built form also responds to the medium-density uses located to the neighbouring property to the west.
- Along the Bathurst Road frontage (Block A), at-grade units have been introduced to help activate the streetscape.
- The parking access ramp has been consolidated and moved to the southwest wing of Block A. Similarly, loading spaces have been consolidated to share one loading area in Block A. As a result of simplifying the circulation and function of the site, the outdoor area has been created into a larger focal point for the use and enjoyment of future residents.
- Block B remains the same but has been shifted closer to Block A in order to provide minimum building

- separation. The lobby in Block B has been relocated to have frontage on Ner Israel.
- The townhouse blocks on the westerly side of the site, now titled Block C, D, E, generally remain the same but the separation distance between blocks has been increased.

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

- Cover Letter, prepared by KLM Planning Partners Inc., dated February 14, 2023;
- Response Matrix, prepared by KLM Planning Partners Inc., dated February 9, 2023;
- Draft Zoning By-law 1-88, prepared by KLM Planning Partners Inc., dated February 14, 2023;
- Draft Zoning By-law 1-21, prepared by KLM Planning Partners Inc., dated February 14, 2023;
- Sustainability Metrics Scoring Tool and Summary Letter, prepared by KLM Planning Partners Inc., dated January 18, 2023;
- Community Services and Facilities Impact Study, prepared by KLM Planning Partners Inc., dated January 2023;
- 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 February 6, 2023;
- Sun/Shadow Study, prepared by Kohn Partnership Architects Inc., dated February 6, 2023;
- Transportation Impact Study, prepared by LEA Consulting Limited, dated February, 2023;
- Vehicle Movement Plans (Fire Route/Garbage Truck/LSU Review/Passenger Vehicle/P1-P2 Floor Plans/ prepared by LEA Consulting Limited, dated February 9, 2023;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, Revision No. 1 dated January 2023;
- Civil Set (Site Servicing, Site Grading, Sections,
- Landscape Set (Tree Inventory and Preservation Plan/Landscape Plan), prepared by Strybos Barron King Landscape Architecture, Revision No. 2 dated February 9, 2023;
- Phase 2 Environmental Site Assessment, prepared by DS Consultants Ltd., dated April 21, 2022; and,
- Correspondence – Parks Dept and KLM, dated December 8, 2022.

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

cc: 8940 Bathurst Street Limited
Ryan Mino-Leahan, KLM Planning Partners Inc.