



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3111

December 1, 2021

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive West
Vaughan, Ontario
L6A 1T1

Attention: Ms. Carol Birch, Planner

**Re: Official Plan Amendment and Zoning By-law Amendment Application
8940 Bathurst Street Limited
8940 Bathurst Street and 0 Knightshade Drive
City of Vaughan, Region of York**

Dear Ms. Birch,

KLM Planning Partners Inc. ("KLM") has been retained by 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 an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") application to the City of Vaughan (the "City" or "Vaughan").

The Subject Lands are located on the west side of Bathurst Street, south of Rutherford Road in Planning Block 10, more specifically north of Ner Israel Drive and west of Bathurst Street. The parcel is legally described as Block 162 on Plan 65M-3808 except Parts 1 & 2. The property has an area of approximately 1.8 hectares (4.45 acres) and is currently vacant, representing an underutilized site along a Major Arterial (Regional) road. The lands are also north of Highway 7, a Regional Corridor within the Vaughan Official Plan ("VOP") and York Region Official Plan ("YROP"). The surrounding uses are as follows:

North: A future mixed-use campus with mid-rise residential buildings, townhouses, a private school, community centre and playing fields

East: Townhouses, a golf course and open space area

South: Residential uses (i.e., townhouse dwellings) and open space area

West: Residential uses (i.e., single family detached dwellings and semi-detached dwellings)

An OPA and ZBA application (the "Applications") are required to facilitate the development of the Subject Lands for medium-intensity residential uses. The proposed development consists of two (2) mid-rise apartment buildings (i.e., Block A and Block B) comprised of 593 units and five (5) townhouse blocks (i.e.,

Blocks C, D, E, F & G) containing a total of 115 units, for a total of 708 residential units (the “Proposed Development”). Block A ranges from 6-12 storey’s, Block B ranges from 6-10 storeys and the proposed townhouses are 3.5-storeys in height. The development provides for an overall residential gross floor area (“GFA”) of 47,125 square metres (507,249.3 square feet) reflecting a floor space index (“FSI”) of 2.61 and a building coverage of 36% (6,463 square metres). Two (2) levels of underground parking are proposed at a rate of 0.8 parking spaces per residential unit and 0.2 parking spaces per visitor for a total of 710 parking spaces. At-grade parking spaces will be provided along with the 17 accessible parking spaces.

The Subject Lands have a series of Policy Designations within the VOP and associated schedules. A list of the applicable designations is provided below:

- “Community Areas” as illustrated on ‘Schedule 1 – Urban Structure’;
- “Low-Rise Residential” on ‘Schedule 13 – Land Use’;
- Bathurst Street, Rutherford Road and Highway 7 on ‘Schedule 9 – Future Transportation Network’ are identified as “Major Arterial (Regional)” roads; and,
- On ‘Schedule 10 – Major Transit Network’ Bathurst Street is identified as a “Special Study Area”, Rutherford Road is a “Regional Rapid Transit Corridor” and the nearby Highway 7 is also deemed a “Regional Rapid Transit Corridor”.

An Official Plan Amendment has been submitted to amend the existing land use designation from “Low-Rise Residential” to “Mid-Rise Residential”. The Mid-Rise Residential designation would accommodate the 10 and 12 storey apartment buildings being proposed on site. Additionally, site-specific permissions are required to accommodate the medium-intensity housing typology, as Section 9.2.3 Building Types and Development Criteria are required to facilitate the built form (i.e., stacked townhouses), unit range (i.e., maximum of 5), and orientation (i.e., frontage on public & private street and facing distance).

The Subject Lands are currently zoned as RVM2 – Residential Urban Village Multiple Family Zone Two by the City of Vaughan Zoning By-law 1-88, as amended, subject to site-specific exemption Section 9(1063A) and Schedules E-1163G and T-114. The uses permitted within the RVM2 zone are apartment dwellings, multiple dwellings and block townhouse dwellings. The purpose of the ZBA is to rezone the lands from ‘RVM2 – Residential Urban Village Multiple Family Zone Two’ to ‘RA3 –Apartment Residential Zone’ with site-specific exceptions to facilitate the proposed mid-rise buildings and multiple family townhouses.

The City of Vaughan has adopted a new comprehensive Zoning By-law No. 001-2021 (“New Zoning By-law”) on October 20, 2021. The New Zoning By-law was appealed by the Owner to the Ontario Land Tribunal on November 12, 2021, among numerous other appeals by other parties.

In accordance with the Pre-Application Consulting Understanding issued on December 1, 2020, and the *Planning Act* requirements for a complete submission, please see the materials prepared in support of this application:

- 1) Cover Letter, prepared by KLM Planning Partners Inc., dated December 1, 2021;
- 2) Fully Executed Application Form;
- 3) Cheque in the amount of \$131,084.00 for the OPA and ZBA Application;
- 4) Cheque in the amount of \$5,200.00 to the York Region review fee;
- 5) Context Map, prepared by KLM Planning Partners Inc., dated October 26, 2021;
- 6) Planning Justification Report, prepared by KLM Planning Partners Inc., dated November 2021;

- 7) Draft Official Plan Amendment, prepared by KLM Planning Partners Inc., dated November 30, 2021;
- 8) Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc., dated November 30, 2021;
- 9) Plan of Survey, prepared by Rady-Pentek & Edward Surveying Ltd., dated, January 11, 2021;
- 10) Architectural Materials (Cover Sheet/Site Plan & Site Statistics/3D – Aerial Views/3D – Perspective Views/Level P1 & P2 Floor Plan/Block A – Level 1 Floor Plan/Block A – Level 2 Floor Plan/Block A – Level 3-6 Floor Plan/Block A – Level 7-10 Floor Plan/Block A – Level 11-12 & Roof Plan/Block B – Level 1 Floor Plan/Block B – Level 2-6 Floor Plan/Block B – Level 7-10 Floor Plan/Block B- Roof Plan/Blocks C, D, E, F Floor Plans/Blocks E, F, G Floor Plans/Site Elevations/Elevations – Block A/Elevations – Block A/Elevations – Block B/Elevations Blocks B, C, D/Elevations Blocks C, D, E, F, G/Site Sections/Sections Block A/Sections Block A/Sections Block B/Section Blocks C, D, E, F, G), prepared by Kohn Partnership Architects Inc., dated November 18, 2021;
- 11) Community Services and Facilities Impact Study, prepared by KLM Planning Partners Inc., dated November, 2021;
- 12) Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc., dated November 24, 2021;
- 13) Drawing No. L-100, Landscape Plan, prepared by Strybos Barron King Landscape Architecture, dated November 4, 2021;
- 14) Drawing No. V-100, Tree Inventory and Preservation Plan, prepared by Strybos Barron King Landscape Architecture, dated November 4, 2021;
- 15) Arborist Report, prepared by Strybos Barron King Landscape Architecture, dated November 4, 2021;
- 16) Pedestrian Level Wind Study, prepared Theakston Environmental, dated September 30, 2021;
- 17) Sun/Shadow Study, prepared by Kohn Partnership Architects Inc., dated October 27, 2021;
- 18) Transportation Impact Study, prepared by LEA Consulting Inc., dated November 2021;
- 19) Parkland Dedication Summary Chart, prepared by KLM Planning Partners Inc., dated November 30, 2021;
- 20) Civil Plans Set (Preliminary Site Grading Plan/Preliminary Site Grading Plan/Preliminary Site Servicing Plan/Sections), prepared by Schaeffers Consulting Engineers, dated November 4, 2021;
- 21) Functional Servicing and Stormwater Management Report, prepared by Schaeffer Consulting Engineers, dated November 2021;
- 22) Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd., dated November 11, 2021;
- 23) Phase One Environmental Site Assessment, DS Consultants Ltd., dated November 24, 2021;
- 24) Preliminary Geotechnical Investigation, DS Consultants Ltd., dated August 30, 2021; and,
- 25) Preliminary Hydrogeological Investigation, prepared by DS Consultants Ltd., dated August 30, 2021.

The applicant and project team are committed to ongoing engagement with nearby residents, area stakeholders and the broader community about the Proposed Development. In addition to pre-consultation meetings with adjacent neighbours, the local residents' association, and City Staff, the project team has set up a website (www.8940bathurst.ca) and project email (info@8940bathurst.ca) to inform interested parties about the proposal and continue ongoing communication with the community throughout the planning review process.

We will continue to work actively to consult with the public with respect to the Application and will follow the requirements of the *Planning Act* for statutory meetings and the City of Vaughan's Official Plan and

Zoning By-law Amendment process. The statutory public meeting will enable the community to gather information about the proposal and share their feedback and insights.

We trust the above and enclosed are in order, please do not hesitate to contact the undersigned or Aidan Pereira at our office should you have any questions or concerns.

Yours truly,
KLM Planning Partners Inc.



Ryan Mino-Leahan, BURPI, MCIP, RPP
Partner

cc. 8940 Bathurst Street Limited
Aidan Pereira, KLM Planning Partners Inc.