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January 18, 2023

City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON  
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**Attention: Ms. Carol Birch, Planner, Development Planning**

**Re: Sustainability Performance Metrics Summary Letter  
Applicant: 8940 Bathurst Street Ltd.  
Address: 8940 Bathurst Street, City of Vaughan**

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Dear Ms. Birch,

KLM Planning Partners Inc. is the land use planner on behalf of 8940 Bathurst Street Inc. (the “**Client**”) with respect to the above noted lands. We are pleased to submit a Sustainability Performance Metrics (“**SPM**”) Summary along with a completed SPM Scoring Tool for the Official Plan Amendment (“**OPA**”) and Zoning By-law Amendment (“**ZBA**”) applications. The proposed development will be facilitated through a future Site Plan Application, which will be submitted at a later date.

## 1.0 Introduction and Declaration of Sustainability Scores

The proposed development consists of two (2) mid-rise apartment buildings and three (3) blocks of townhouses. The two (2) apartment buildings will house 437 and 238 units, ranging from studio to 3-bedroom units. The three (3) townhouse blocks have a suite mix ranging from 1- to 3-bedroom units, totalling in 75 townhouse units. The proposed development consists of a total of 750 units.

The proposed application achieves an Overall Application Score of 40 points (26%), and an Overall Community Score of 49 points (29%). This falls within the Bronze Performance Level. In accordance with the Sustainability Assessment Tool, the following scores have been achieved:

- All Mandatory Metrics are Satisfied
- 32 of 79 Minimum Targets are satisfied
- 17 of 95 Aspirational Targets are satisfied

<b>Results</b>	<b>Application</b>	<b>Community</b>
<b>Energy</b>	5 of 47 (11%)	5 of 47 (11%)
<b>Water</b>	0 of 29 (0%)	0 of 29 (0%)
<b>Walkability</b>	20 of 37 (54%)	33 of 53 (62%)
<b>Natural Systems</b>	4 of 6 (67%)	4 of 6 (67%)

## 2.0 Built Environment

The proposed development meets all mandatory requirements within the Built Environment section of the Sustainability Scoring Tool. The proposed development also meets the following minimum and aspirational targets:

### Land use Diversity Mix: Proximity to Basic Amenities

- The metric “Select amenities that are within 800m walking distance of 50% or more of the Dwelling Units for residential uses” is satisfied based on the site’s proximity to the commercial plaza located at the south-west corner of Bathurst Street and Rutherford Road, which includes a Sobeys and Sobeys pharmacy, as well as the Jaffari Community Center and Mulla Asghar Memorial Library. The metric “Select amenities that are within 400m walking distance of 75% or more of the Dwelling Units for residential uses” is satisfied by the Subject Lands’ proximity to the Jaffari Community Center, however the aforementioned commercial plaza is located more than 400m walking distance from the Subject Lands, thus the other aspirational points are not earned. The foregoing results in ten (10) points and can be confirmed on the Sustainability Metric Map.

### Land use Diversity Mix: Proximity to Lifestyle Amenities

- The metric “Select amenities that are within 800m walking distance of 50% or more of the Dwelling Units for residential uses” and the metric “Select amenities that are within 400m walking distance of 75% or more of the Dwelling Units for residential uses” are satisfied based on the site’s proximity to the aforementioned commercial plaza(s) at the intersection of Bathurst Street and Rutherford Road. The Vaughan Smart Centers (Rutherford Village) and the Rutherford Marketplace shopping malls are located north of the Subject Lands and offer a variety of retail, restaurants, banks, salons and other amenities. Furthermore, the proximity of the Salaam Café and Islamic Jaffari Center earn aspirational points. Additionally, the Richmond Hill Golf and Country Club is located south-east of the Subject Lands. The foregoing results in five (5) points and can be confirmed on the Sustainability Metric Map.

### Landscape and Street Tree Planting/Preservation

- The metrics that relate to urban tree diversity, maintaining existing healthy trees and soil quality/quantity are satisfied and will be further explained in the Arborist Report. The metric “Have 75% of the healthy mature trees greater than 20cm DBH been preserved in situ on site?” is not applicable as all trees on the site will be removed. Further, new trees are being proposed to mitigate the lost canopy coverage as determined by the Municipality (3:1 ratio) and the landscape plan(s) will ensure that all appropriate conditions are available to support the required replacement trees. The foregoing results in two (2) points.

## **Green Building**

- The proposed dwellings are not anticipated to be designed as Green Buildings and no municipal buildings are proposed, therefore no minimum and aspirational points are achieved with respect to Green Standards.

## **Housing Units Mix – Design for Life Cycle Housing**

- The metric “Housing Type - two of four housing types” is satisfied based on the two (2) mid-rise apartment buildings and three (3) townhouse blocks proposed. Additionally, the development offers a mix of accommodation types including studios, 1-, 2- and 3-bedroom units, satisfying the accommodation type metric. The foregoing results in two (2) points.

## **Pedestrian Connections**

- No new public roads are being created within the development application. The proposed development is within 800 metres of Toronto Waldorf School and within 1600 metres of Langstaff Secondary School. The foregoing results in three (3) points and can be confirmed on the Sustainability Metric Map.

## **Cultural Heritage Resources**

- The Cultural Heritage Conservation mandatory requirement does not apply to the proposed development since there are no heritage buildings located within the site.

## **3.0 Mobility**

### **Transit Supportive**

- The metric “Are 50% or residents within 800m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 50% of residents within 400m walking distance to 1 or more bus stops with frequent service?” is satisfied. The Bathurst St/Ner Israel Drive bus stops travelling both north and southbound are located within 200m walking distance of the proposed development, resulting in three (3) points. Additionally, the metric "Are 75% of residents/employment within 400m walking distance to existing or planned commuter rail, light rail or subway with frequent stops? Alternatively, are 75% of residents/employment within 200m walking distance to 1 or more bus stops with frequent service?" is satisfied as explained above, resulting in three (3) additional points.

### **Active Transportation**

- The proposed development does not include any anticipated or existing trails or cycling networks, however, the Subject Lands are in proximity to a variety of existing and proposed trails and cycling networks, as further explained in the Community Services and Facilities Impact Study (“**CSFIS**”).

## Walkability

- The mandatory metric of all sidewalks being a minimum of 1.5m has been satisfied. There is an existing sidewalk along the north side of Ner Israel Drive and along the east side of Knightshade Drive. Further, sidewalks are proposed along the internal private road servicing Blocks A and D, the road servicing Block B as well as throughout townhouse Blocks E, F and G.

## 4.0 Natural Environment and Open Space

### Natural Heritage

- The site is not located within or directly adjacent to the natural heritage system and thus no minimum or aspirational points are earned.

## 5.0 Infrastructure and Buildings

- It is anticipated that at the design stage, all buildings will be designed in accordance with the Ontario Building Code, municipal standards for water conserving fixtures, lighting and for materials & solid waste management. No minimum or aspirational points will be achieved.

## 6.0 Conclusion

Based on the above, the proposed development achieves the City of Vaughan's Bronze Sustainability Performance Metric threshold. As per the Sustainability Assessment Tool, the proposed development has obtained an Overall Application Score of 40 points and an Overall Community Score of 49 points.

Yours truly,

**KLM Planning Partners Inc.**

Aidan Pereira  
Senior Planner

Alyssa Woods  
Junior Planner