

<b>Date:</b>	Tuesday, November 7, 2023		
<b>Application Types:</b>	Official Plan and Zoning By-law Amendment (the “Applications”)		
<b>Owner:</b>	8180 - 8220 Bayview Limited Partnership (the "Owner")		
<b>Agent:</b>	Lincoln Lo, Malone Given Parsons Ltd.		
<b>Proposal:</b>	A 15-storey mixed-use building, consisting of 631 dwelling units, approximately 6,044 m <sup>2</sup> commercial space, a drive-through facility, and four levels of underground parking (the “Proposed Development”)		
<b>Location:</b>	South of Highway 407 and west side of Bayview Avenue, municipally known as 8190 to 8200 Bayview Avenue (the “Subject Lands”)		
<b>File Number:</b>	PLAN 23 125307	<b>Ward:</b>	1
<b>Prepared By:</b>	Jennifer Kim, MCIP RPP, ext. 2156 Senior Planner, West Planning District		
<b>Reviewed By:</b>	Clement Messere, MCIP RPP Manager, West Planning District	Stephen Lue, MCIP RPP Senior Manager, Development	

## **PURPOSE**

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

## **PROCESS TO DATE**

Staff received the Applications (along with the required fees) on June 13, 2023 and deemed the Applications complete on June 27, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on October 11, 2023.

## **NEXT STEPS**

- Statutory Public Meeting is tentatively scheduled for November 7, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan Approval and Draft Plan of Condominium Applications

## BACKGROUND

### Subject Lands and Area Context

The 1.45 ha (3.59 ac) Subject Lands are currently developed with a commercial plaza and a drive-through facility, as shown on Figures 2 and 3. Figure 3 shows the surrounding land uses.

***The Proposed Development, shown in Figures 4 to 7, includes the following:***

Table 1: the Proposed Development	
Residential Area:	57,209 m <sup>2</sup> (615,792 ft <sup>2</sup> ) Gross Floor Area (“GFA”)
Retail Space:	6,044 m <sup>2</sup> (65,057 ft <sup>2</sup> )
Density:	4.76 times the area of the Subject Lands Floor Space Index (“FSI”)
Dwelling Units:	631 residential units with the following breakdown: <ul style="list-style-type: none"><li>• 352 one-bedroom (56%)</li><li>• 230 two-bedrooms (36%)</li><li>• 49 three-bedroom (8%)</li></ul>
Building Height:	15-Storeys (59.8 m including rooftop mechanical)
Vehicular Parking Spaces:	1,119 (789 Residential; 330 Visitor/Non-Residential)
Bicycle Parking Spaces:	344 (280 Long Term; 64 Short Term)
Indoor Amenity Space:	585.5 m <sup>2</sup> (6,302 ft <sup>2</sup> ) ground level
Outdoor Amenity Space:	809.2 m <sup>2</sup> (5,813 ft <sup>2</sup> ) ground level

***The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development***

Table 2: Official Plan Amendment Information	
Current Designation:	“Mixed Use Mid Rise”
Permitted uses:	Residential development that is integrated with mixed-uses (including a range of retail and commercial uses) with a maximum building height of 8-storeys and maximum density of 2 FSI

<b>Table 2: Official Plan Amendment Information</b>	
Permitted Building Types:	Apartment buildings, multi-storey non-residential or mixed-use buildings, stacked townhouses, including back to back townhouses
Proposal:	The Owner proposes to amend the 2014 Official Plan to include site-specific policies to increase the maximum building height to 15-storeys and increase the maximum density to 4.8 FSI.

***A Zoning By-law Amendment application is required to permit the Proposed Development, which is subject to By-law 2489 as amended (see Figure 3)***

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zone:	“Neighbourhood Commercial” (NC), subject to site-specific exception 81-71.
Permissions:	A wide range of retail and office uses including banks, financial institutions, personal service shops, professional and business offices, restaurants, retail stores, studios, agencies and salons, and dwelling units over stores subject to provisions of the “First Density Multiple Family Residential (RM1)” Zone.
Proposal:	The Owner proposes to rezone the Subject Lands to “Community Amenity Two (CA2)” Zone in By-law 177-96 to permit the Proposed Development and incorporate site-specific development standards including, but not limited to, height, maximum density, setbacks, and encroachments of architectural features, terraces, stairs, and other fixtures.

***Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) The appropriateness of the proposed Official Plan and Zoning By-law amendments to allow the Proposed Development.
- b) Parkland Dedication**
  - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

**c) Community Benefits Charges (“CBC”) By-law**

- i) The Applications will be subject to the City’s CBC By-law and contribution will be identified and paid prior to the first Building Permit.

**d) Affordable Housing**

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
- ii) The incorporation of appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family-friendly units.

**e) Allocation and Servicing**

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

**f) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the height, density, built form, massing, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, pedestrian safety, and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, waste management facilities, building elevations, and amenity areas.
- vi) Evaluation of the appropriateness of the proposed drive-through facility within the mixed-use building and review of traffic and safety impacts, and appropriate pedestrian access and connection.

**g) External Agency Review**

- i) The Applications must be reviewed by external agencies including, but not limited to, York Region and School Boards, and any applicable requirements must be incorporated into the Proposed Development.

**h) Required Future Applications**

- i) The Owner must submit applications for Site Plan Control and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

**Accompanying Figures:**

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context and Zoning
- Figure 4: Conceptual Site Plan
- Figure 5: Proposed Ground Level Plan
- Figure 6: Conceptual Building Elevations (West and South)
- Figure 7: Conceptual Building Elevations (East and North)
- Figure 8: Conceptual Rendering
- Figure 9: Owner's Proposed Draft Zoning By-law Amendment
- Figure 10: Owner's Proposed Draft Official Plan Amendment

Figure 1

## Location Map

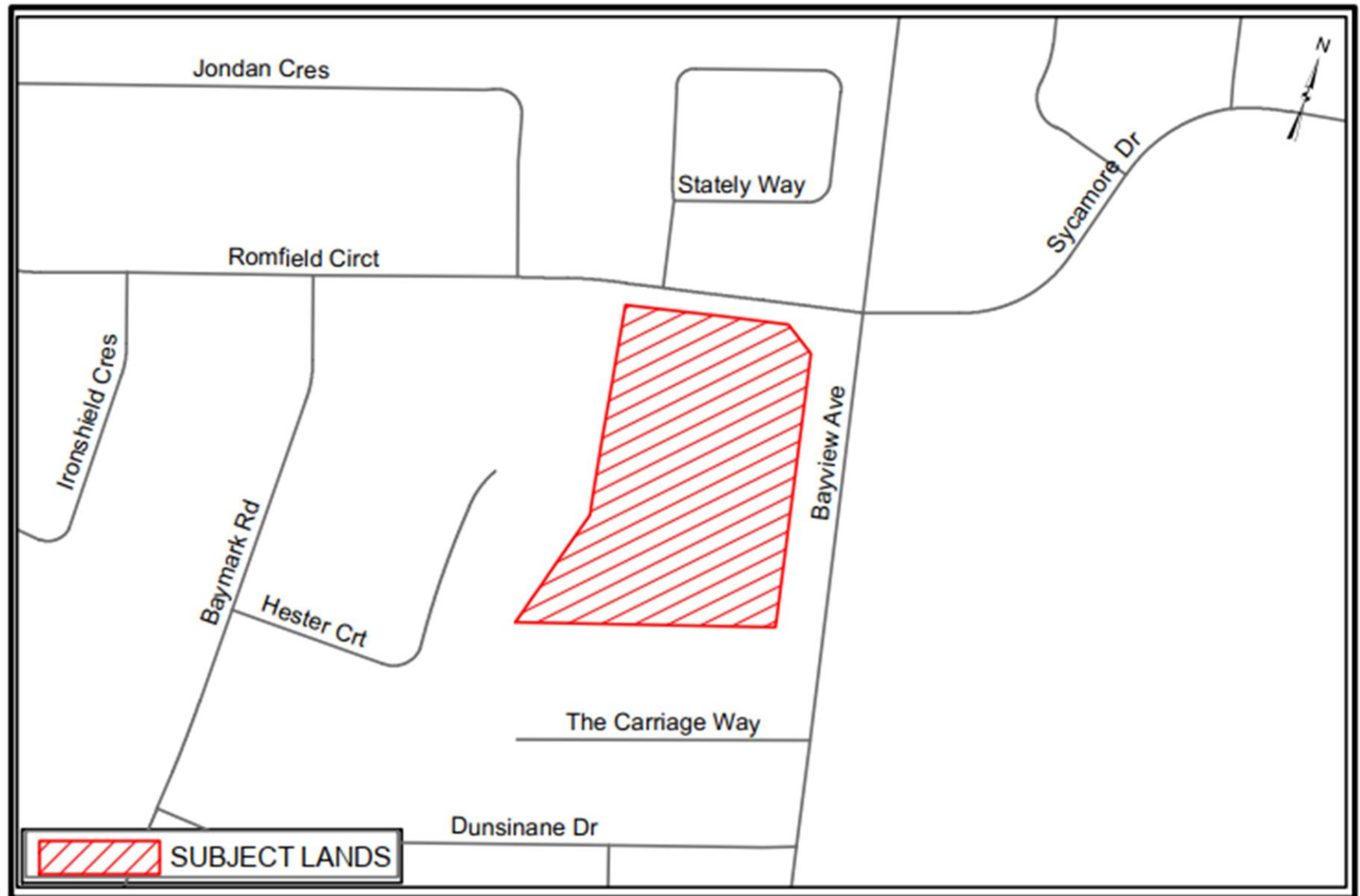
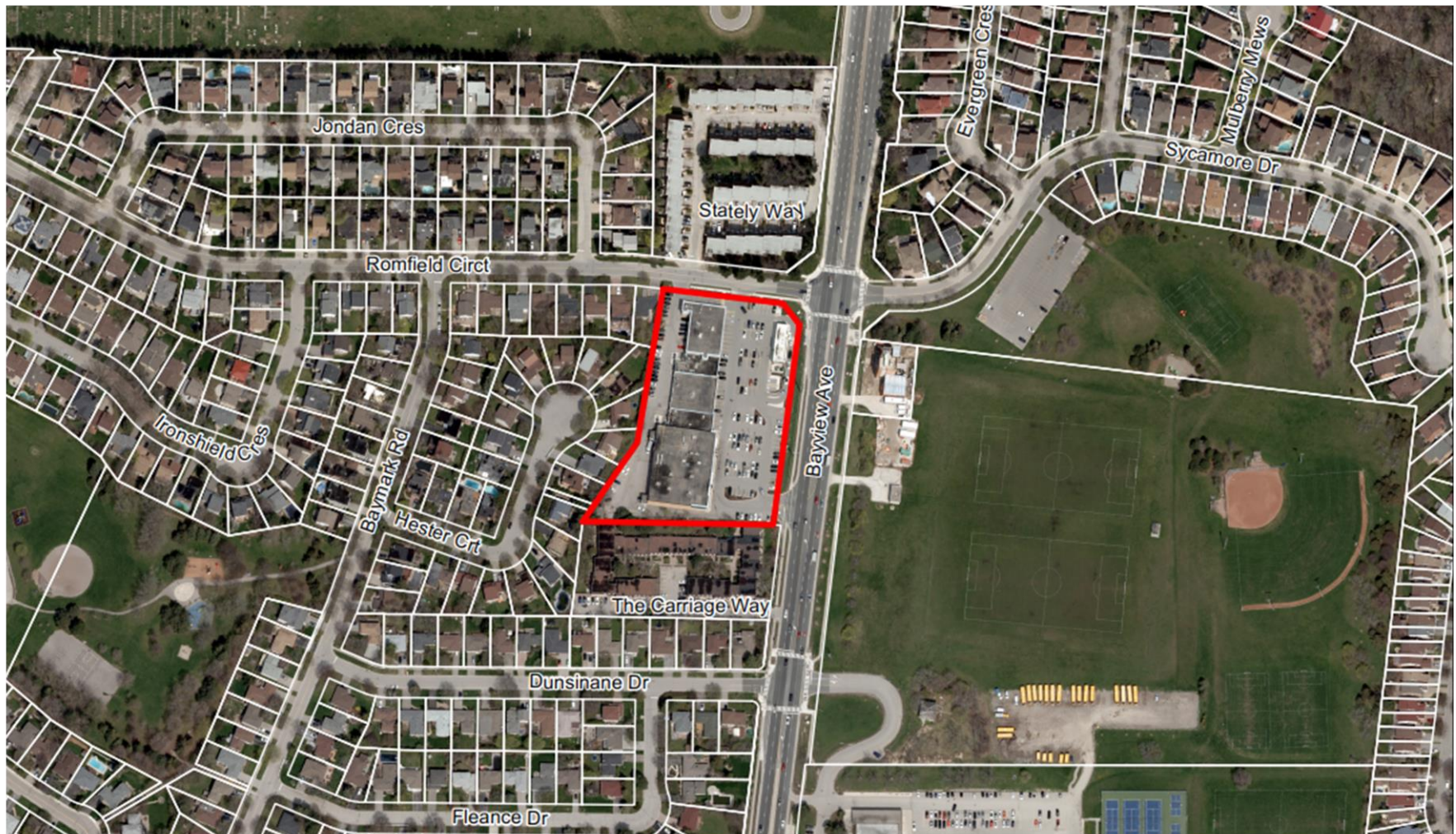




Figure 2

## Aerial Photo





**Figure 3**

## Area Context and Zoning

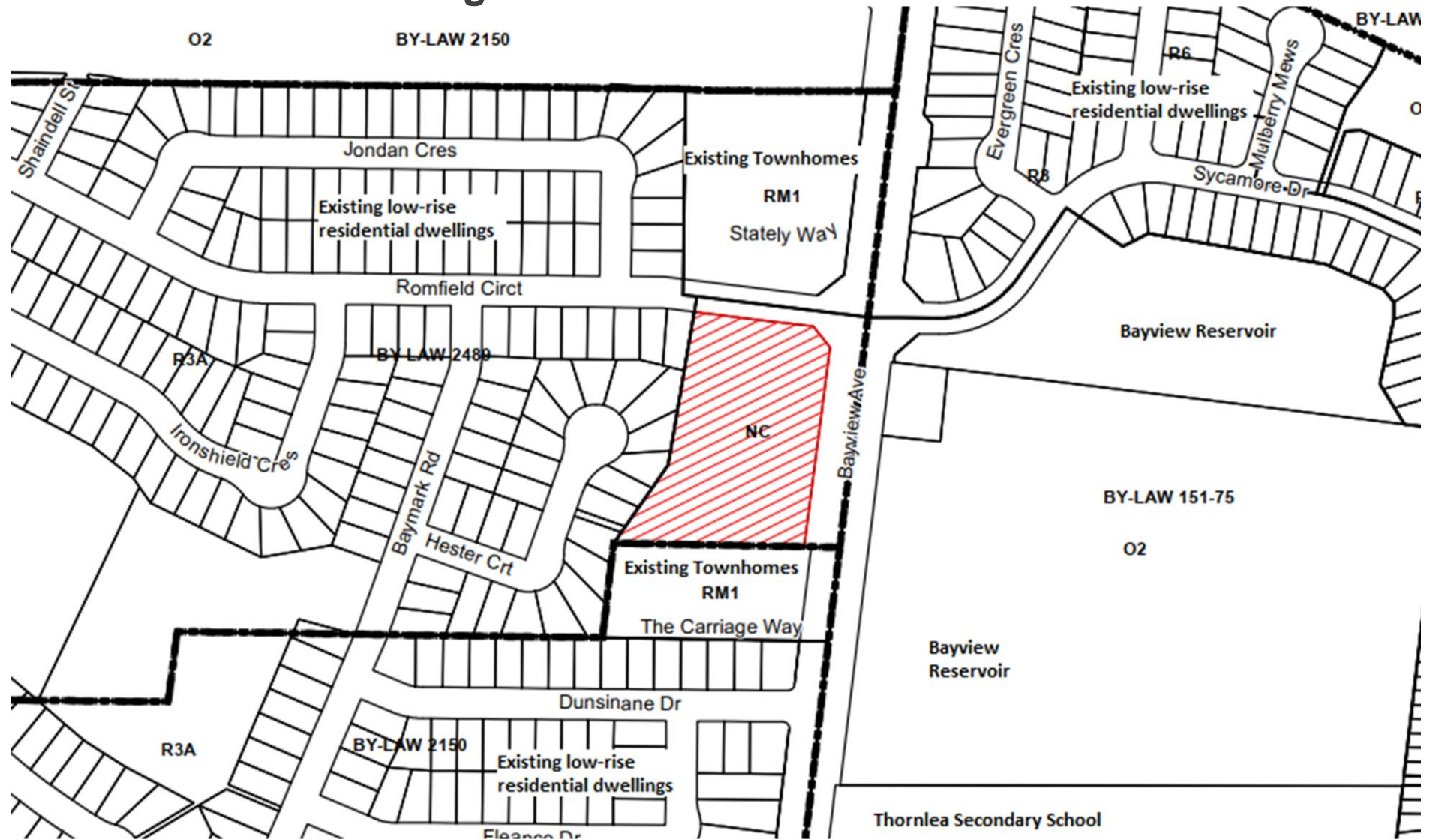




Figure 4

## Conceptual Site Plan

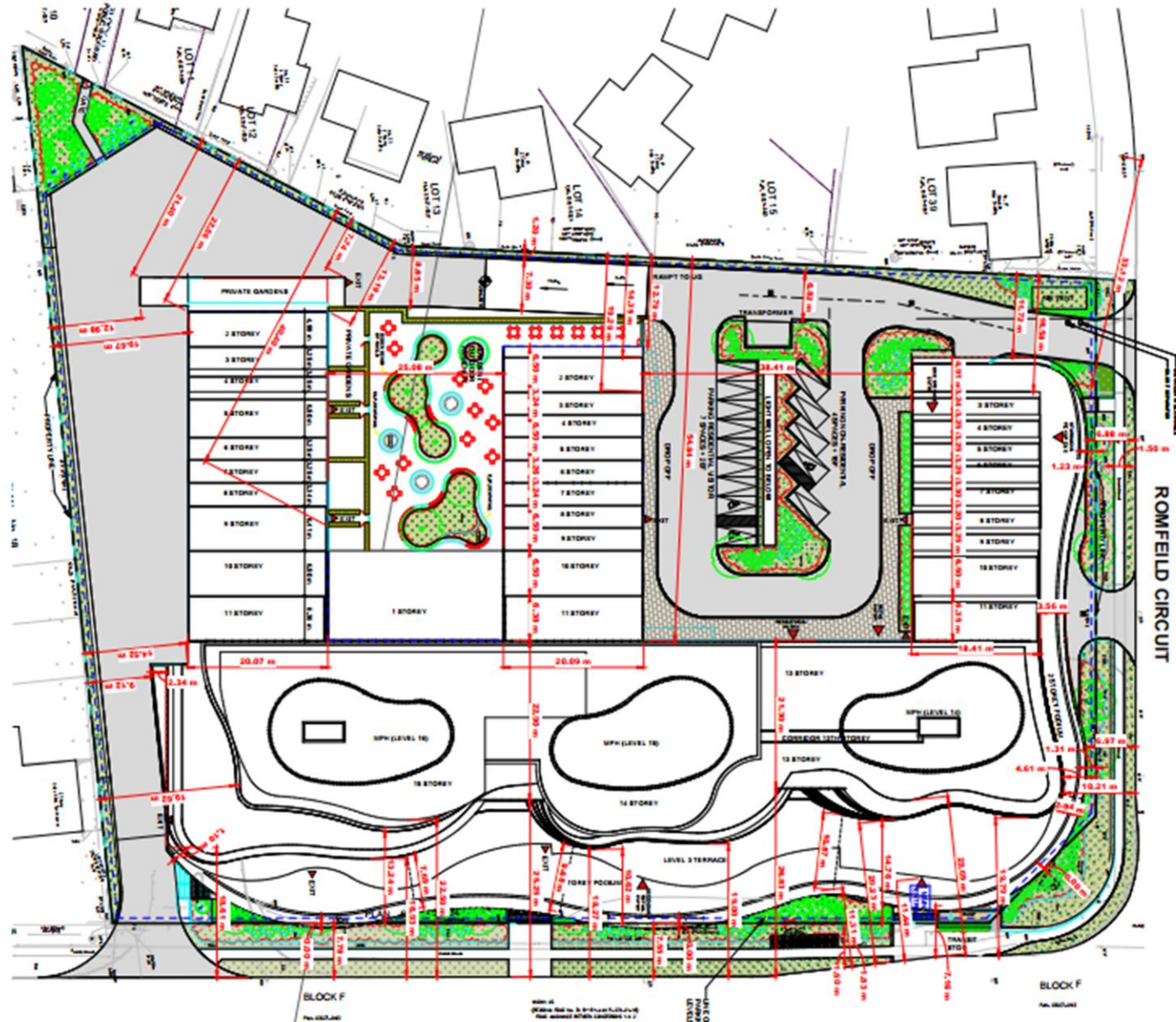




Figure 5

Proposed Ground Level Plan

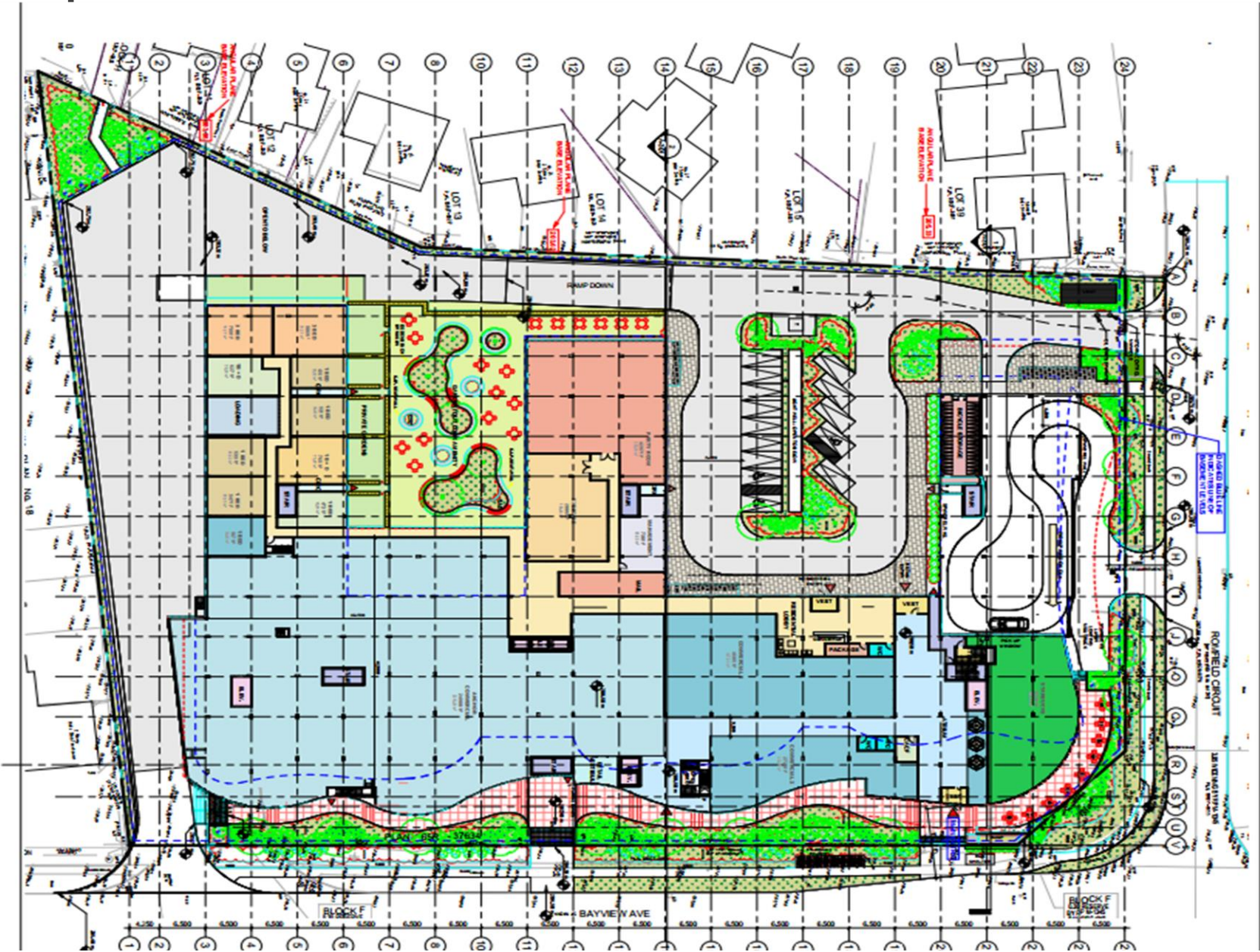


Figure 6

## Conceptual Building Elevations (West and South)

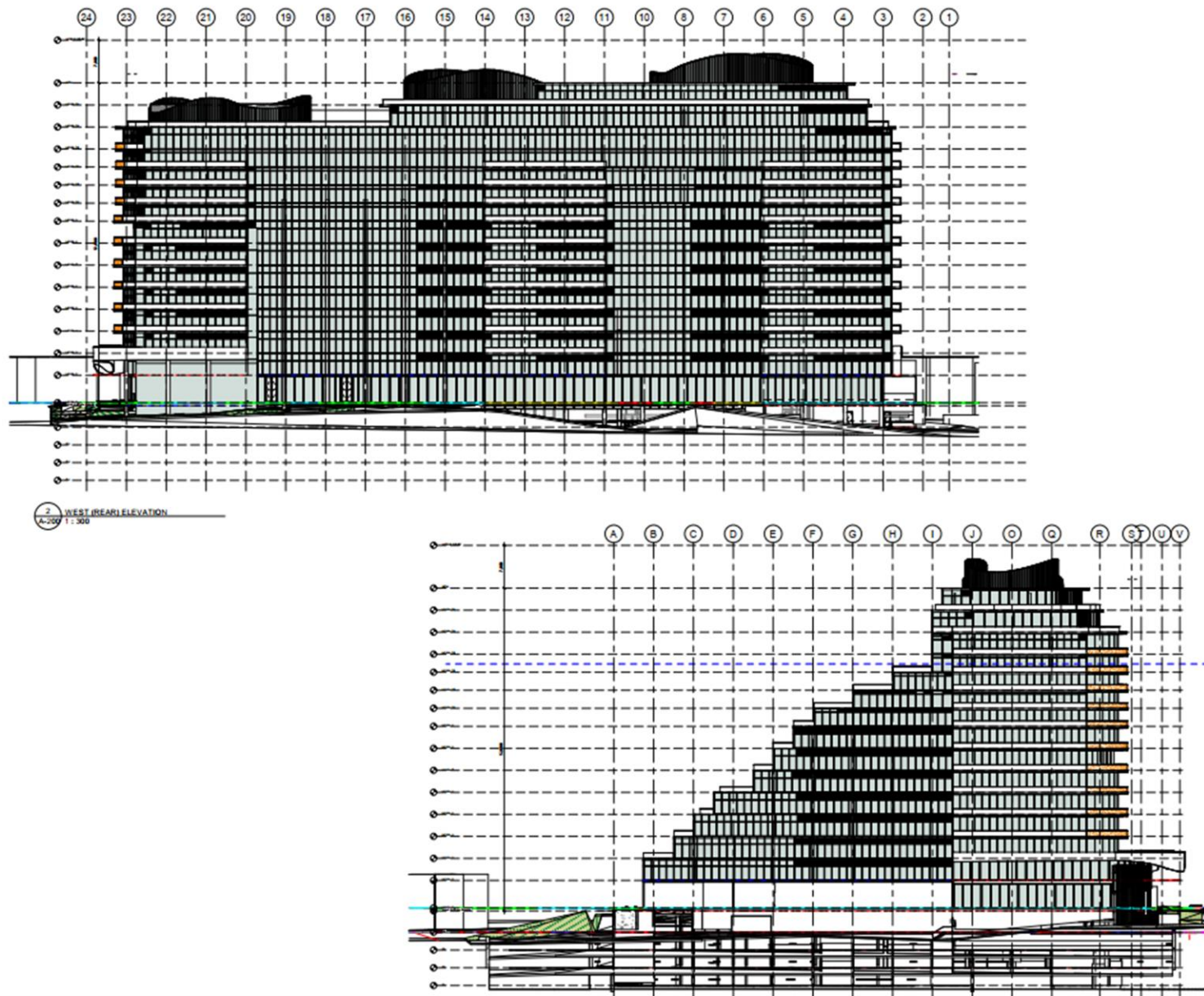
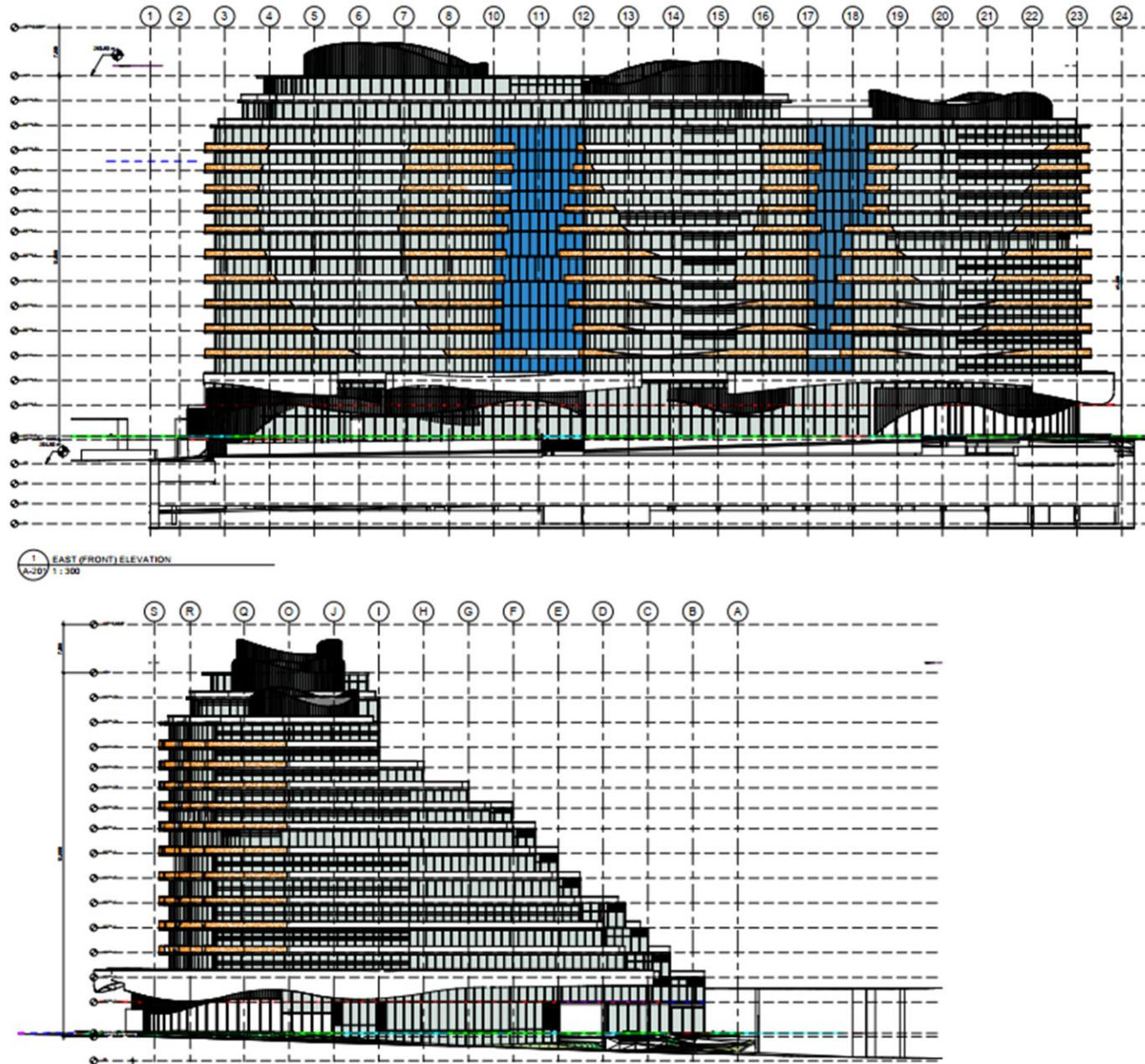




Figure 7

## Conceptual Building Elevations (East and North)



**Figure 8**

## Conceptual Rendering

