

**SUBJECT:** PRELIMINARY REPORT  
HCN-Revera (Glynnwood) Inc., C/O The Planning  
Partnership, Zoning By-law Amendment to permit an 8 storey  
expansion to the existing retirement residence facility at 7700  
Bayview Avenue, (Ward 1)  
File Nos. ZA 17 138727 and SC 18 138727

**PREPARED BY:** Rick Cefaratti M.C.I.P., R.P.P., ext. 3675  
Planner II, West District

**REVIEWED BY:** Dave Miller M.C.I.P., R.P.P., ext. 4960  
Manager, West District

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, HCN-Revera (Glynnwood) Inc., C/O The Planning Partnership, Zoning By-law Amendment to permit an 8 storey expansion to the existing retirement residence facility at 7700 Bayview Avenue, (Ward 1), File Nos. ZA 17 138727 and SC 18 138727" be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report provides preliminary information on an application for an 8 storey expansion to the existing retirement residence facility (Glynnwood Retirement Living Thornhill). This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**BACKGROUND:**

The 2.82 ha. (6.96 ac.) subject property is located on the West side of Bayview Avenue, approximately 116 m (380 ft.) north of John Street in Thornhill (see Figures 1 and 3 – Location Map and Air Photo). A five (5) storey retirement residence building circa 1981 (Glynnwood Retirement Residence) currently exists on the property and contains 177 dwelling units. To the north is a private hospital (Shouldice Hernia Centre). To the south are single and semi-detached residential dwellings on Baywood Court. To the east across Bayview Avenue is the Thornhill Community Centre. To the west is Pomona Hills Park.

**Process to date:**

- Application for Zoning By-law Amendment deemed complete by staff on October 26, 2017.
- Preliminary Report to be considered by Development Services Committee (DSC) on the current date (May 14, 2018)

**Next Steps:**

- A Statutory Public Meeting has been scheduled for May 22, 2018 to provide an opportunity for formal public participation regarding the proposed zoning change;

- Planning staff will prepare a Recommendation Report regarding the proposed Zoning Amendment and associated Site Plan application following the Public Meeting;

### **Proposal for Glynnwood Retirement Residence Expansion**

The applicant is seeking to amend the development standards in the O2 – Special Use Zone to permit the expansion of Glynnwood Retirement Residence. The proposed Zoning By-law Amendment will facilitate the development of an eight (8) storey, 149 unit retirement residence building on an area of the site currently used for surface parking (see Figures 4 and 5 - Conceptual Site Plan and Building Elevations). The combined total number of dwelling units for the existing five (5) storey facility and the proposed eight (8) storey facility is 323 dwelling units.

The chart below summarizes the proposed amendments to the development standards of the zoning by-law, identified to date, that are being requested through the subject application:

Development Standard	Zoning By-law Provision	Proposed
Maximum number of dwelling units	201 dwelling units	350 dwelling units
Minimum lot frontage*	33.5 m (110 ft.)	25.0 m (51 ft.)
Minimum side yard	9.0 m (29.5 ft.)	1.5 m
Maximum building height	17 m	35 m

\*existing lot frontage condition to be confirmed by the Building Department.

The approval authority is the Development Services Committee.

### **Official Plan and Zoning**

#### 2014 Markham Official Plan

The property is designated 'Mixed Use Mid Rise' in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated April 9, 2018). Uses provided for within Mixed Use designations include commercial schools, financial institutions, places of worship, retail and service uses. The 'Mixed Use Mid Rise' designation also provides for shared housing long term care and shared housing uses. The 'Mixed Use Mid Rise' designation permits a maximum building height of eight (8) storeys and a maximum overall density of up to 2.0 FSI.

#### Zoning

The subject property is zoned O2 – Special Use, under By-law 2237, as amended by By-law 69-79. A retirement residence with a maximum of 201 dwelling units is permitted on the property. The applicant is proposing to develop a second retirement residence providing an additional 149 dwelling units. The expansion, as proposed, requires a zoning by-law amendment.

Ontario Regulation 166/06

The site is regulated by the Toronto and Region Conservation Authority (TRCA) as a portion of it is traversed by the East Don River valley corridor. Ontario Regulation 166/06 requires a permit from the TRCA prior to the commencing of any site alterations/works.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Technical studies including a Planning Justification Report, a Functional Servicing Report, and Tree Inventory and Preservation Plan are currently under review by staff.
2. The proposed location of the eight (8) storey retirement residence building is on top of the proposed sewer alignment for a municipal storm sewer originating from the area of the Thornhill Community Centre. The Engineering Department is conducting a Municipal Class EA for the municipal storm sewer to drain the immediate area around the property and redirect flows to an adjacent tributary of Pomona Mills Creek. The proposed location of this sewer was endorsed by Council in May 2016 (see Figure 7).
3. The TRCA is concerned that the 1.8 m (5.9 ft.) structural setback of the proposed building will be inadequate in the event that the slope stability of the adjacent 6 m (19.68 ft.) high uphill slope fails.
4. York Region has jurisdiction over Bayview Avenue. A Municipal Class Environmental Assessment Study was completed in August of 2017 to widen Bayview Avenue from four (4) lanes to six (6) lanes between Steeles Avenue East and Elgin Mills Road East. The applicant will be required to address the Region's traffic/transportation requirements (i.e. road widening, etc.) in this regard.
5. Planning staff are reviewing the implications of the development standards proposed, including the proposed number of units, building height and setbacks.
6. As submitted, no parkland dedication has been proposed for this development. Further review is required by City staff to determine the contribution of land of cash-in-lieu of parkland.
7. The applicant will be required to provide compensation for any trees removed from the property to facilitate the proposed expansion.

**Site Plan Application required**

A site plan application (File No. SC 18 138727) was received on March 16, 2018 and is currently under review. The site plan application includes the above mentioned eight (8) storey, 149 unit retirement residence together with the relocation of the ramp to the underground parking for the existing retirement residence. The approval authority is the Development Services Committee in this instance.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**

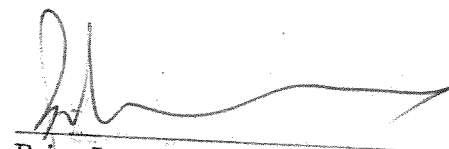
The proposed application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review.

**RECOMMENDED BY:**

  
Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager,

  
Brian Lee, P. Eng.  
Acting- Commissioner of Development  
Services

**ATTACHMENTS:**

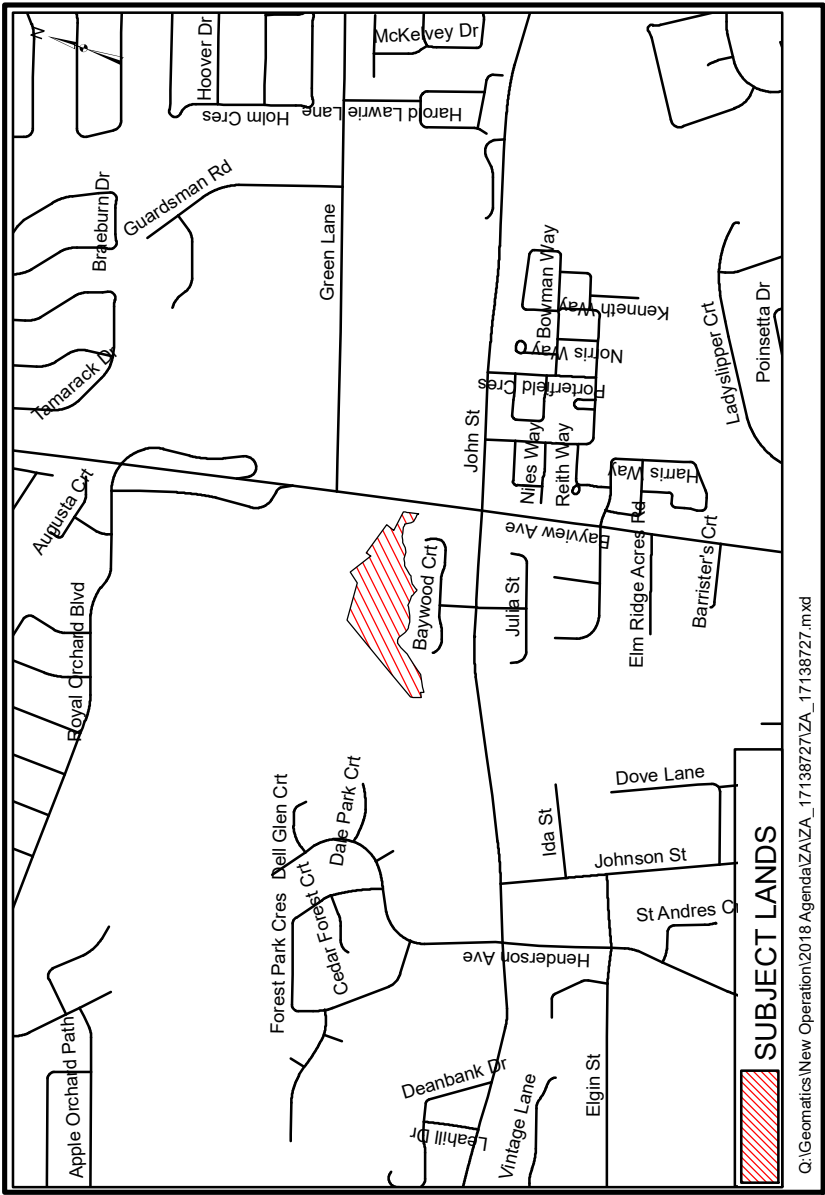
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Conceptual Site Plan
- Figure 5 – East and West Elevations
- Figure 6 – North and South Elevations
- Figure 7 – Proposed Storm Sewer Location

**APPLICANT:**

The Planning Partnership  
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Toronto, ON M5R 2A9  
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**OWNER:**

HCN-Revera (Glynnwood) Inc.  
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Mississauga, ON L4W 0E4  
Email: [farah.ibrahim@reveraliving.com](mailto:farah.ibrahim@reveraliving.com)





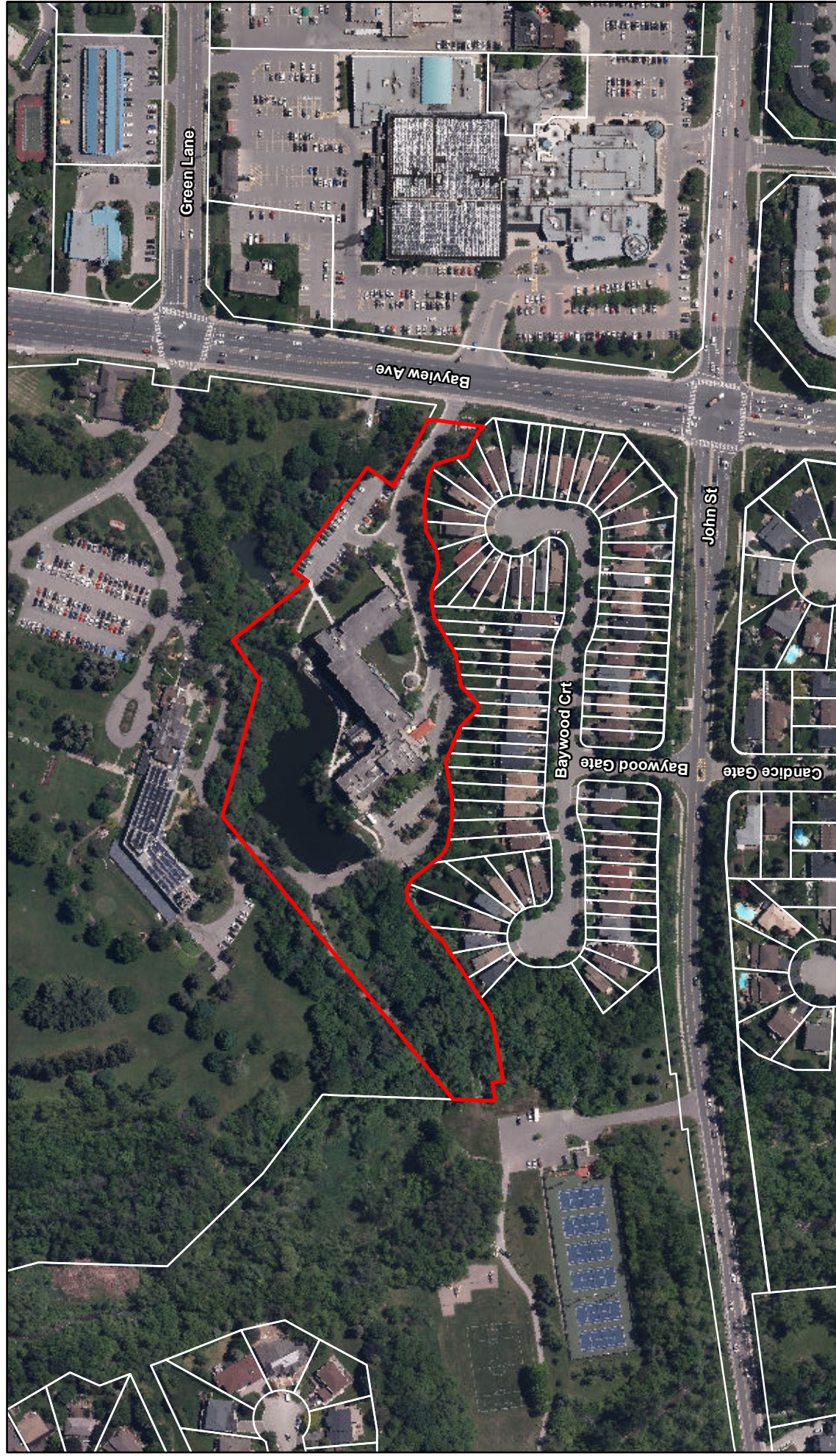
# AREA CONTEXT / ZONING

APPLICANT: HCN - REVERA (GLYNNWOOD) INC. c/o THE PLANNING PARTNERSHIP  
77000 BAYVIEW AVE

FILE No. ZA 17138727 \_ SC 18 138727 (RC)

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 SUBJECT LANDS

# AIR PHOTO

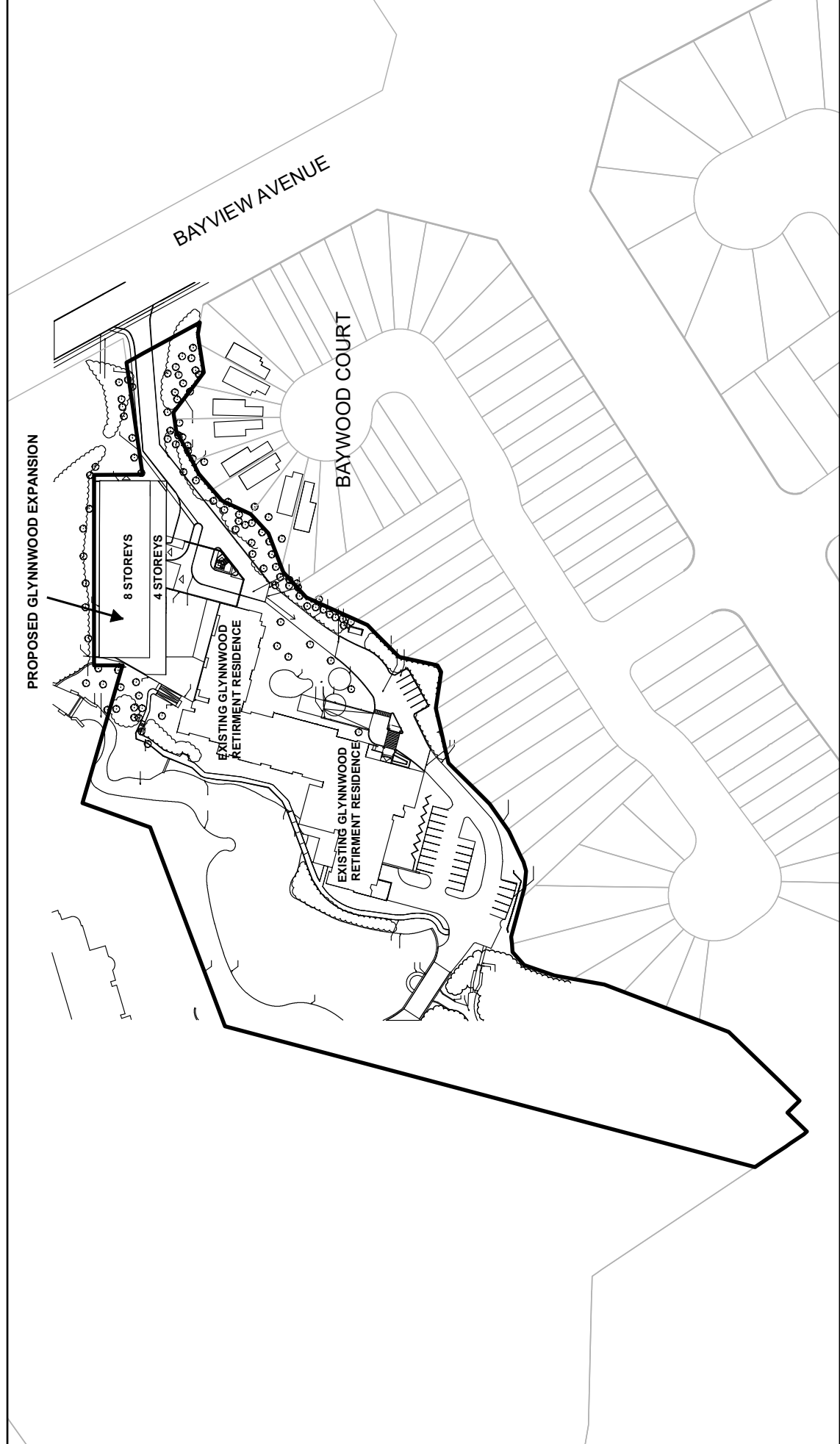
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Date: 10/04/2018





# SITE PLAN

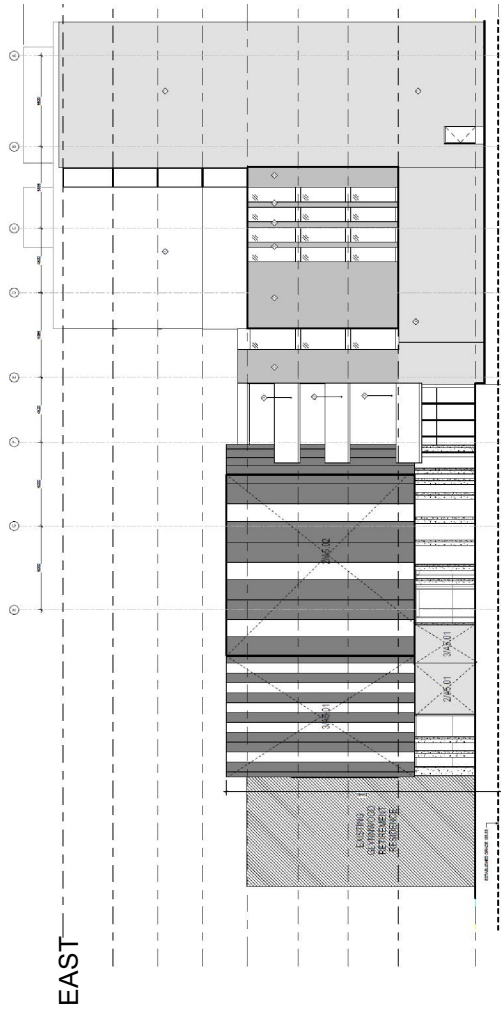
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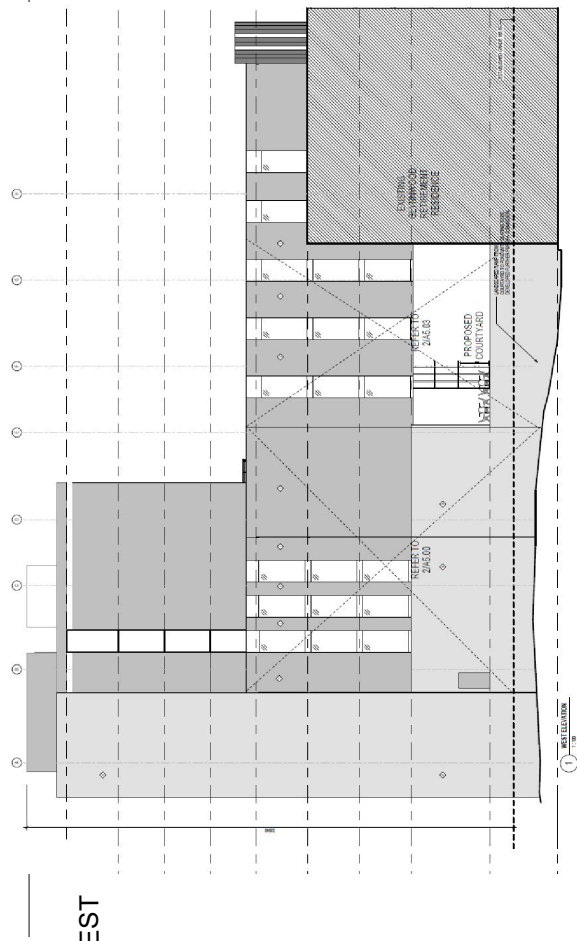
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EAST



WEST

# CONCEPTUAL ELEVATIONS

APPLICANT: HCN - REVERA (GLYNNWOOD) INC. c/o THE PLANNING PARTNERSHIP  
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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: RC

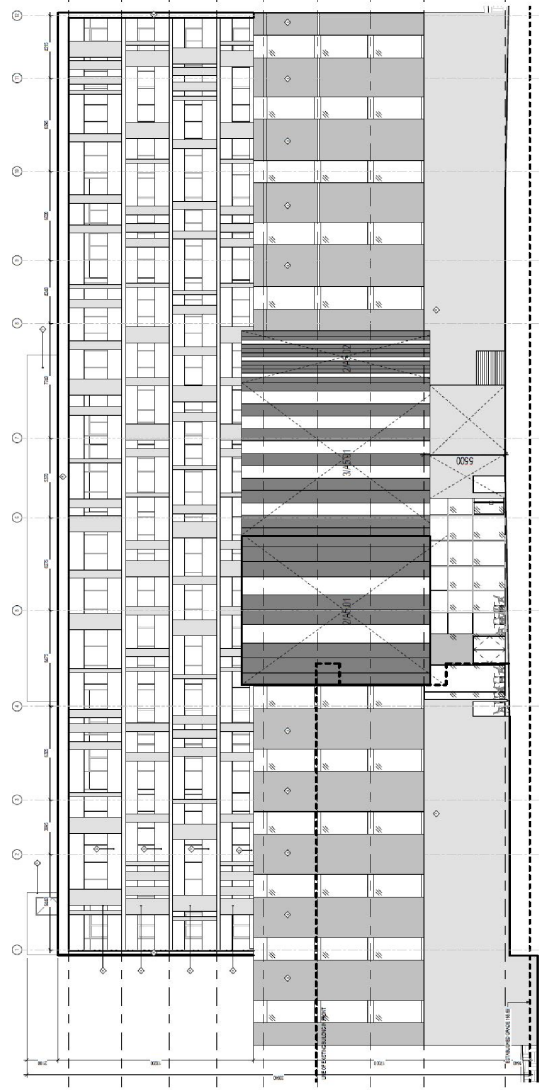
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**FIGURE No. 5**

NORTH



SOUTH

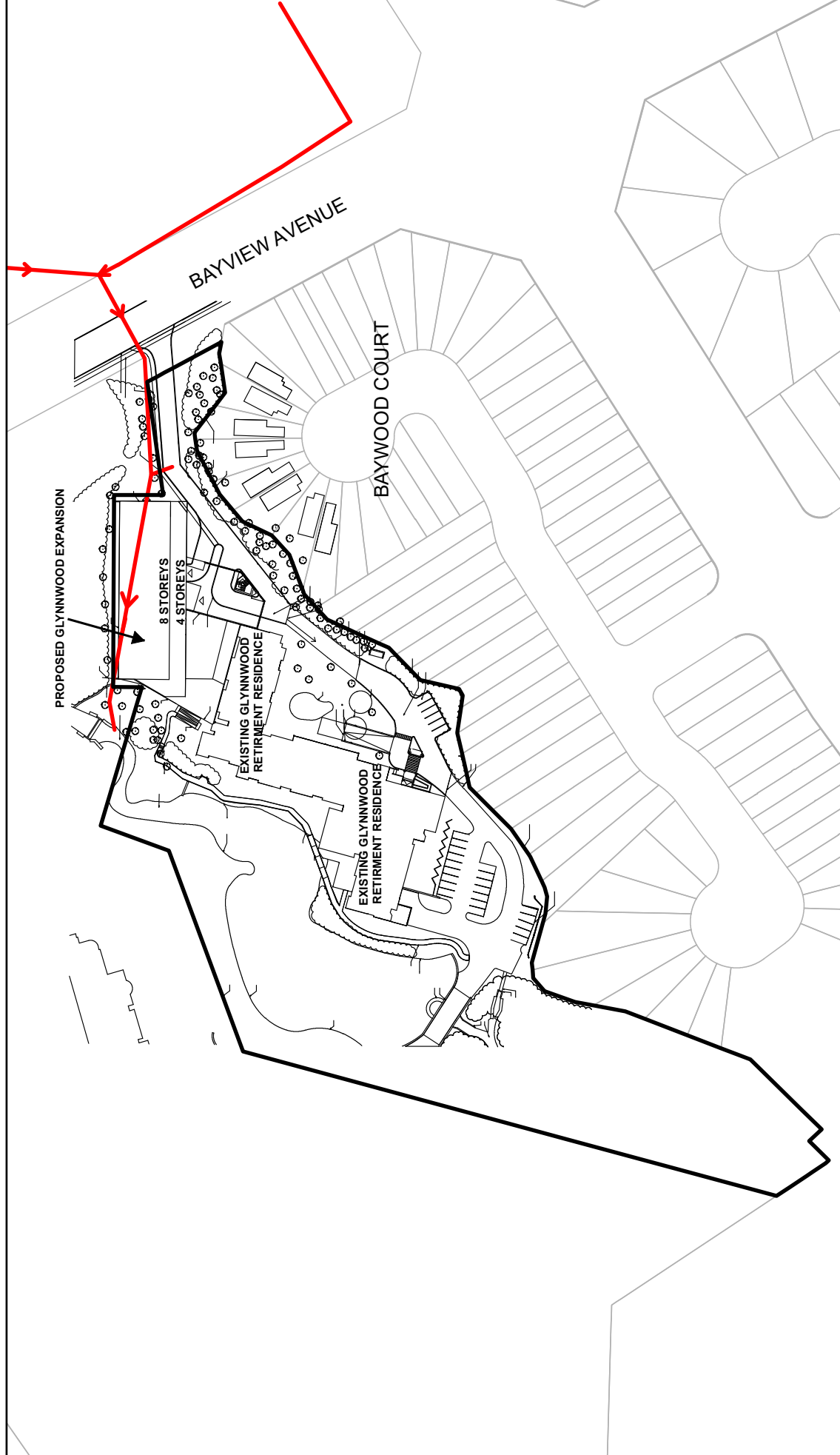


# CONCEPTUAL ELEVATIONS

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# COUNCIL ENDORSED - PROPOSED STORM SEWER

APPLICANT: HCN - REVERA (GLYNNWOOD) INC. c/o THE PLANNING PARTNERSHIP  
 77000 BAYVIEW AVE

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**PROPOSED STORM SEWER**

**SUBJECT LANDS**

Date: 02/05/2018