



ELECTRONIC PUBLIC MEETING

NOTICE OF MEETING

You are invited to attend a Public Meeting to be held by the Development Services Committee of the City of Markham to consider the following complete application(s) by 7750 Bayview Avenue Limited Partnership.

- Plan of Subdivision
- Amendment to the Official Plan (Revised 1987), as amended, and the Markham Official Plan 2014
* The approval authority for the proposed official plan amendments is the Region of York
- Amendment to the City's Zoning By-laws

DATE: Tuesday, June 15, 2021

TIME: 7:00 p.m.

PLACE: Members of the Development Services Committee will be participating in the meeting remotely. Due to the ongoing COVID-19 emergency, our facilities are closed to the public. Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to bpatel@markham.ca, quoting file PLAN 20 126269 and PLAN 21 121246 – 7750 Bayview Avenue. If you would like to be added to the notifications list for this property, please send your full name, mailing address, phone number and email address to clerkpublic@markham.ca.

For members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, please do so by completing the online Request to Speak form located online at www.markham.ca prior to the meeting. You will be sent additional information on how you can make a virtual deputation once your form is processed.

All meetings are video and audio streamed on the City's website at: <https://pub-markham.escribemeetings.com/>

BACKGROUND

The 3.05 ha. (7.54 ac.) subject property is located on the west side of Bayview Avenue and located immediately north of the property is the Ladies Golf Club of Toronto as well as the future site of Tridel's two (2) high rise residential towers. Located to the south is a seniors housing facility (Glynnwood) and low rise residential dwellings. To the east, across Bayview Avenue, are three (3) residential high rise apartment buildings (Landmark of Thornhill), a fire station (Firehall #91), and the Thornhill Community Centre. Located to the west is Pomona Mills Park and associated valley lands, as well as low rise residential dwellings across the valley corridor. The subject lands contain Shouldice Hospital, a surface parking lot, mature vegetation, valley lands to the west, and features several cultural heritage resources including the McCullagh Estate House, the Gatehouse and Stables and Gardener's Cottage.

Markham Official Plan 2014

The subject lands are designated 'Mixed Use Mid Rise' and 'Greenway' under the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). The 'Mixed Use Mid Rise' designation provides for a broad range of uses including residential dwellings, retail, restaurants, service, hotels, commercial parking garages, commercial schools, as well as sports and fitness centres. The 'Mixed Use Mid Rise' designation permits a maximum building height of eight (8) storeys. The 'Greenway' designation provides for ecological restoration activity, forest, wildlife and fisheries management and conservation, watershed management, and flood erosion control, trails and nature-based public recreational activities, as well as passive parks.

Staff note that policies of the 2014 Official Plan currently under appeal at the LPAT (formerly the "OMB"). Therefore, the land use policies of the Official Plan (Revised 1987) and the Thornhill Secondary Plan (as it applies to this site) remain in force. System.

Town of Markham Official Plan (Revised 1987)

The Town of Markham Official Plan (Revised 1987) designates the subject property "Institutional" and "Hazard Lands". The Institutional designation provides for community, educational, and healthcare uses. The Hazard Lands designation generally prohibits development and provides for farming, outdoor recreation, forestry, the conservation of soil or wildlife, parks and pathway uses.

In addition, these lands are subject to the Site Specific Policies under Section 8.3 of the Thornhill Secondary Plan. These policies provide for a variety of uses including a private hospital, a nursing home, retirement housing, and residential apartments, up to a maximum of 725 units.

Zoning

The subject property is zoned I.RHD2 (H1)(H2) – (Holding 1) (Holding 2) Institutional and Second Density – High Density Residential/O1 – Open Space Zone, under By-law 2237, as amended by By-laws 209-94 and 2006-62. These zone categories permit multiple dwelling units, a hotel, a nursing home and a private hospital. The current zoning permits a maximum of 725 units and a maximum building height of 10 storeys.

PROPOSAL

The applicant is seeking the following approvals:

- To amend the Markham Official Plan 2014 by re-designating the subject lands from 'Mixed Use Mid Rise' and 'Greenway' to 'Mixed Use High Rise' and to revise the boundaries of the 'Greenway' designation.

- To amend the Markham Official Plan (Revised 1987) by re-designating the subject lands from “Institutional” and “Hazard Lands” to “Urban Residential” and “Hazard Lands”, as well as amending the Thornhill Secondary Plan to re-designate the subject lands from “Institutional” and Hazard Land and Buffer Area” to “High Density II Housing” and “Hazard Land and Buffer Area”
- Draft Plan of Subdivision to extend the west leg of Royal Orchard Boulevard and provide a connection with the intersection of Bayview Avenue and Green Lane.
- To permit the proposed increase in building heights; residential density and number of units proposed by the current redevelopment proposal, site specific reduced parking rates of 1.0 residential space per unit plus 0.1 visitor space per unit, whereas Parking Standards By-law 28-97 requires parking to be provided at a rate of 1.25 residential spaces per unit plus 0.25 visitor spaces per unit.
- To rezone the subject lands from the current Institutional, High Density Residential and Open Space Zones under Zoning By-law 2237, as amended, to appropriate Community Amenity and Greenway Zones under By-law 177-96, as amended.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENTS

To develop five (5) a high-rise residential towers on the subject property, ranging between 18 and 35 storeys in height, and containing a total of 1,287 apartment dwelling units. The existing private hospital (Shouldice) will remain.

NOTE REGARDING THE APPLICATION(S)

- i) If you wish to be notified of the adoption of the proposed official plan amendment, approval of the Draft Plan of Subdivision and passing of the zoning by-law amendment, or of the refusal of a request to amend the official plan, for a Draft Plan of Subdivision and to amend the zoning by-law, you must make a written request to the Clerk’s Department at the address noted above or by email to clerkspublic@markham.ca.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the City of Markham to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted and the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.
- iii) If a person or public body does not make oral submissions at a public meeting or make written submission to the City of Markham before the proposed official plan amendment is adopted, the Draft of Subdivision is approved and the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person to public body as a party.

ADDITIONAL INFORMATION

A copy of the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment is available by contacting Rick Cefaratti, Senior Planner of the City’s Planning Department, by e-mail at rcefaratti@markham.ca.

For more information, including information about preserving your appeal rights, contact Rick Cefaratti, Senior Planner of the City’s Planning Department, by e-mail rcefaratti@markham.ca, quoting file numbers PLAN 20 126269 and PLAN 21 121246.

Written submissions may be emailed to bpatel@markham.ca, quoting file numbers PLAN 20 126269 and PLAN 21 121246 – 7750 Bayview Avenue, by not later than 4:00 p.m. on June 14, 2021. Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

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DATED Wednesday May 26, 2021
 Arvin Prasad, MPA, MCIP, RPP
 Commissioner of Development Services

Jim Jones, Chair
 Development Services Committee

