

8190-8200 Bayview Avenue  
Markham, Ontario

**SITE STATISTICS**  
MAY 26, 2023

Property Description	Zoning / Official Plan
Part of Lot 69 Concession of 1 West of Yonge Street West of Yonge Street, Town of Richmond Hill	Markham Zoning By-Law 2014 Official Plan Ward 1
	<b>NC</b> <b>Mixed Use Mid Rise</b>

  

Site Statistics	Lot Frontage	Lot Depth
Lot Area* 14,534 m <sup>2</sup> = 156,445.0 ft <sup>2</sup> 1.45 ha = 3.591 acre	88.31 m = 950.60 ft	147.622 m = 1,588.99 ft
* Assumes no further widening or daylight triangle		

  

Proposed Height	Density
Established Grade* = 208 Geodetic Elevation - Top of Roof = 260.8 Height † = 52.8 m = 568.33 ft 15 Stories	Residential GFA Above Basement = 57,209 m <sup>2</sup> = 615,792.0 ft <sup>2</sup> Commercial GFA Above Basement = 6,044 m <sup>2</sup> = 65,057.0 ft <sup>2</sup> GFA in Parking Levels = 5,910 m <sup>2</sup> = 63,614.6 ft <sup>2</sup> <b>Total Gross Floor Area = 69,163 m<sup>2</sup> = 744,463.6 ft<sup>2</sup></b> Proposed Density (FSI) * = 4.76 * GFA and FSI Subject to Approval & Design Development
* Established Grade to be defined in ZBA † Exclusive of Mechanical Penthouse +7.0m	

Unit Breakdown	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	Totals	Retail Suites (m <sup>2</sup> )
Ground Floor	6	2				2	10	3,295.2
2nd Floor		18	15	8	11	6	58	912.0
3rd Floor		11	25	16	5	5	62	
4th Floor		14	29	12	6	1	62	
5th Floor		13	20	13	7	4	57	
6th Floor		11	20	15	8	1	55	
7th Floor		12	22	10	6	2	52	
8th Floor		10	15	15	7	1	48	
9th Floor		11	19	7	6	4	47	
10th Floor		10	15	11	4	3	43	
11th Floor		5	10	11	5	6	37	
12th Floor		5	12	13	4	3	37	
13th Floor		5	12	13	4	3	37	
14th Floor		2	2	6	3	5	18	
15th Floor			1	3	1	3	8	
Mechanical / Penthouse							0	
<b>Totals</b>	<b>0</b>	<b>133</b>	<b>219</b>	<b>153</b>	<b>77</b>	<b>49</b>	<b>631</b>	<b>4,207.2</b>
Average Size (m <sup>2</sup> )		21.1%	34.7%	24.2%	12.2%	7.8%		
Average Size (ft <sup>2</sup> )		53.08	64.67	78.88	86.70	103.35		
		571.3	512.5	849.1	843.6	1,112.4		

Amenity Space	
Indoor Amenity Space Proposed	585.5 m <sup>2</sup>
Outdoor Amenity Space Proposed	809.2 m <sup>2</sup>
<b>Total Amenity Space Proposed</b>	<b>1,395 m<sup>2</sup></b>
Amenity Space Per Unit	2.21 m <sup>2</sup>

  

Parking Required	
Retail Stores <6,000m <sup>2</sup>	1.00 / 30 m <sup>2</sup> = 27
Supermarket	1.00 / 20 m <sup>2</sup> = 116
Resturant	1 / 9 m <sup>2</sup> = 78
Residential	1.25 / unit = 789
Residential Visitor	0.25 / unit = 158
<b>Total Parking Spaces Required</b>	<b>1,167</b>
Accessible Parking required (5%)	58

Parking Proposed		Approx 3.5 Levels Underground				
	Surface	P1	P2	P3	P4	Total
Residential		24	236	290	239	789
Visitor / Non Residential	14	174	98	44		330
<b>Total Parking Spaces Proposed</b>	<b>14</b>	<b>198</b>	<b>334</b>	<b>334</b>	<b>239</b>	<b>1119</b>
Accessible Spaces Included in Totals	3	23	10	10	10	56

Floor Area		Net Floor Area - Commercial		Saleable Floor Area	
P4	463 m <sup>2</sup> = 4,984 ft <sup>2</sup>				
P3	420 m <sup>2</sup> = 4,521 ft <sup>2</sup>				
P2	420 m <sup>2</sup> = 4,521 ft <sup>2</sup>				
P1	3,780 m <sup>2</sup> = 40,688 ft <sup>2</sup>	3,854 m <sup>2</sup> (Retail) =	41,488 ft <sup>2</sup>	3,367 m <sup>2</sup> (Retail) =	36,242 ft <sup>2</sup>
1	4,990 m <sup>2</sup> = 53,712 ft <sup>2</sup>			572 m <sup>2</sup> (Resid.) =	6,157 ft <sup>2</sup>
2	2,039 m <sup>2</sup> = 11,345 ft <sup>2</sup>	1,054 m <sup>2</sup> (Retail) =	11,345 ft <sup>2</sup>	912 m <sup>2</sup> (Retail) =	9,817 ft <sup>2</sup>
3	5,636 m <sup>2</sup> = 58,200 ft <sup>2</sup>			4,140 m <sup>2</sup> (Resid.) =	44,563 ft <sup>2</sup>
4	5,407 m <sup>2</sup> = 58,200 ft <sup>2</sup>			4,338 m <sup>2</sup> =	46,694 ft <sup>2</sup>
5	5,182 m <sup>2</sup> = 55,779 ft <sup>2</sup>			4,159 m <sup>2</sup> =	44,767 ft <sup>2</sup>
6	4,993 m <sup>2</sup> = 53,744 ft <sup>2</sup>			3,998 m <sup>2</sup> =	43,034 ft <sup>2</sup>
7	4,743 m <sup>2</sup> = 51,053 ft <sup>2</sup>			3,799 m <sup>2</sup> =	40,892 ft <sup>2</sup>
8	4,557 m <sup>2</sup> = 49,051 ft <sup>2</sup>			3,558 m <sup>2</sup> =	38,298 ft <sup>2</sup>
9	4,282 m <sup>2</sup> = 46,091 ft <sup>2</sup>			3,423 m <sup>2</sup> =	36,845 ft <sup>2</sup>
10	4,099 m <sup>2</sup> = 44,121 ft <sup>2</sup>			3,314 m <sup>2</sup> =	35,672 ft <sup>2</sup>
11	3,926 m <sup>2</sup> = 42,259 ft <sup>2</sup>			3,109 m <sup>2</sup> =	33,465 ft <sup>2</sup>
12	3,555 m <sup>2</sup> = 38,266 ft <sup>2</sup>			2,893 m <sup>2</sup> =	31,140 ft <sup>2</sup>
13	3,191 m <sup>2</sup> = 34,348 ft <sup>2</sup>			2,780 m <sup>2</sup> =	29,924 ft <sup>2</sup>
14	3,191 m <sup>2</sup> = 34,348 ft <sup>2</sup>			2,780 m <sup>2</sup> =	29,924 ft <sup>2</sup>
15	1,851 m <sup>2</sup> = 19,924 ft <sup>2</sup>			1,527 m <sup>2</sup> =	16,436 ft <sup>2</sup>
MPH	861 m <sup>2</sup> = 9,268 ft <sup>2</sup>			640 m <sup>2</sup> =	6,889 ft <sup>2</sup>
	0 m <sup>2</sup> = 0 ft <sup>2</sup>			0 m <sup>2</sup> =	0 ft <sup>2</sup>
<b>Totals</b>	<b>63,557 m<sup>2</sup> = 684,508 ft<sup>2</sup></b>	<b>4,908 m<sup>2</sup></b>	<b>52,834 ft<sup>2</sup></b>	<b>49,309 m<sup>2</sup></b>	<b>530,757 ft<sup>2</sup></b>

Retail SuiteNet Area Breakdown - Exact space allocations may vary in final design	
Retail Stores < 6,000m <sup>2</sup>	813 m <sup>2</sup> = 8,751.1 ft <sup>2</sup>
Supermarket	2,313 m <sup>2</sup> = 24,896.9 ft <sup>2</sup>
Resturant	701 m <sup>2</sup> = 7,545.5 ft <sup>2</sup>

  

Waste Storage (Residential)	
Based on 25 m <sup>2</sup> First 50 Units, 13m <sup>2</sup> each additional 50 units	Suggested 80.00 m <sup>2</sup>
10 m <sup>2</sup> minimum 'Bulk Waste Storage' Included in above	
Proposed Waste Storage	237.40 m <sup>2</sup>

  

Bicycle Parking		Draft ZBL Standard
Long Term	1 / 4 units =	158 Spaces Required
Short Term	1 / 12 units =	53 Spaces Required
Retail (Short T)	1 / 1,250 m <sup>2</sup> =	5 Spaces Required
<b>Total Required</b>		<b>215</b>
Total Proposed		
Surface - Guest		64
Surface - Long Term		76
P1 Level - Stacked Spaces Used		204
P2 Level		0
P3 Level		0
P3 Level		0
<b>Total</b>		<b>344</b>

NOT FOR CONSTRUCTION

Description	Date
3 ISSUED FOR COORDINATION	2023-03-17
4 ISSUED FOR REVIEW	2023-03-27
5 ISSUED FOR ZBA / OPA	2023-05-03

Project  
**8190-8200 BAYVIEW AVENUE**

MARKHAM, ON



3 Bridgman Ave #201, Toronto, ON M5R 3V4

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**STATISTICS**

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