



16<sup>th</sup> March, 2021

**MEMO TO:** Jeff Healey, Senior Planner  
**FROM:** Kunal Chaudhry, Urban Designer

**SUBJECT:** Zoning By-Law Amendment & Official Plan Amendment

**Applicant Name:** SmartCentres REIT for First Baymac Developments Limited, Canadian Property Holdings (Ontario) Inc.

**Legal Description:** PT LOT 21 CON 2 (RHM) PTS 7 TO 15 & PT 18, 65R23506, SAVE & EXCEPT PT 1, 65R26066

**Municipal Address:** 1070 Major Mackenzie Drive East

**City File No.:** D01-21001

**Related File:** D02-21002

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The subject land is located at 1070 Major Mackenzie Drive East, in the north-east corner of Bayview Avenue and Major Mackenzie Drive East. The land is designated as *Local Development Area*, and known as the *Bayview LDA*, in accordance with Schedule A2 (Land Use) of the City's **Official Plan** (OP), and is zoned as *Community Commercial* by Zoning By-law 38-95, as amended. The subject site is currently occupied by one retail building containing six units with a gross floor area of 996 sq.mts.

This application is for an Official Plan Amendment and Zoning By-law Amendment to facilitate the redevelopment of the site to a 10 storey mixed-use development that includes:

- A net site area of 6,148m<sup>2</sup>
- 244 residential units
- A GFA of 19,200 sq. mts.
- A density of 2.95 FSI with a density of 375 units/ha.

Urban Design staff (Staff) have reviewed the application in accordance with the Council approved **City-wide Urban Design Guidelines** (UDGs), and provide urban design comments below. To expedite the review of the re-submission, please have the Applicant include a cover letter detailing how each of the comments listed below have been addressed. Please ensure all drawings and associated documents are revised accordingly.

Please note that while Staff have provided general Site and Building Design comments, detailed design comments will follow at the Site Plan Application stage.

#### Official Plan and Zoning By-law Amendment

1. The Official Plan permits developments in this location with a maximum FSI of 1.5 and a maximum of 6 storey overall building height. Furthermore, any buildings higher than 8 storeys are considered "tall buildings" and must adhere to the tall building guidelines within the UDGs, including the maximum floor plate requirement of 750 sq.mts. Please reconsider the proposal to facilitate these policies.
2. Staff have no concerns with the intensification and rezoning of the Site, but we find that the proposed FSI surpasses the contextual threshold of the site. Please note that as per OP policy 3.1.3.12, the Local Development Areas (LDAs)

will accommodate intensification at varying scales and intensity that is less than the KDAs and Regional Corridors. Please reconsider the proposed density.

3. Furthermore, the Applicant should note that there are currently no transit based initiatives by the Region along Bayview Avenue to justify the increased density.
4. As per OP Policy 4.5, 4.5.1.4, and 4.5.1.6, the Bayview LDA is to remain a mixed-use node that builds on the current commercial and retail focus of the area. We request the applicant to reconsider the permitted uses proposed in the ZBLA. While Staff are not requiring a mix of uses for this particular development, we believe that the permitted uses should be revised to retain consistency with the larger context of the Bayview LDA.
5. Considering that the site is intended to be a retirement home, there is a greater need for on site, at grade, outdoor amenity space and improved pedestrian safety and connectivity. The zoning by-law amendment should include a requirement for a minimum private outdoor amenity space square meterage per unit.

#### Site and Building Design

Until such time the issues of height and density are resolved, preliminary urban design comments below are purely from an urban design perspective and should be taken into consideration for future applications.

1. If the building height is reduced to 6 storeys, it will be considered as mid-rise and the currently proposed slab building form will be acceptable.
2. Currently, the development is proposed to have a 10 storey street wall along both Bayview Avenue and Major Mackenzie Drive East. The proposed development needs to adhere to the maximum 6 storey high street wall requirement.
3. Above a maximum street wall of 4 to 6 storeys, the building shall have a step back between 3.0 to 5.0 metres to achieve a clearly discernible top to the street wall and minimize impact on the character of the public realm.
4. Consider moving all surface parking to below grade to allow for at grade outdoor amenity space for the residents. Furthermore, this surface can act as a healthy landscape buffer between the more private residential uses and the more active and existing commercial uses to the east.
5. Furthermore, this development needs to a comprehensive part of the Bayview LDA's plaza in the north east quadrant. For this reason, Staff highly encourage appropriate and safe pedestrian connectivity to the plaza in the east, from within the proposed development to ensure context responsiveness. This will also address the idea that the Bayview LDA is a singular mixed-use area, and can be considered an appropriate means to adhere to OP Policy 4.5, 4.5.1.4, and 4.5.1.6.

#### Material and Colour

1. Staff will provide detailed design comments relative to materiality at the Site Plan Control stage.
2. Please complete the *Exterior Material and Colour Schedule* for the proposed development, which will form part of a future Site Plan Agreement.



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Kunal Chaudhry, Urban Designer