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■ BAYVIEW VILLAGE REDEVELOPMENT ADDS HOUSING, RETAIL, PARKLAND, REDUCES PARKING

## EVOLUTION OF THE MALL

**Matt Durnan**

A proposed redevelopment of **Bayview Village** would bring major change to the prestigious mall that has stood at the corner of Bayview and Sheppard for 60 years by adding more than 1,100 new housing units to the site across five new mixed-use buildings. It would also reimagine the mall itself with interior renovations and an expansion to the north side of the shopping centre site.

At its meeting July 19 and 20, **City of Toronto** council adopted a motion to lift the holding provisions on the site of the Bayview Village mall at 2901 Bayview Avenue and 630 Sheppard Avenue East. The hold had applied to a zoning by-law application seeking to permit the redevelopment of the site with two six-storey mixed-use buildings, a 20-storey mixed-use tower and a commercial addition at the northeast portion of the site.

The by-law will also permit the redevelopment of the

southwest portion of the site, with two mixed-use towers standing 29 and 30 storeys, connected by a podium, along with a new parking structure and new parkland.

“The holding provision was

all to do with the provision of services—so sewer and water upgrades were required along Sheppard,” **Bousfields** partner **Lindsay Dale-Harris** told *NRU*.

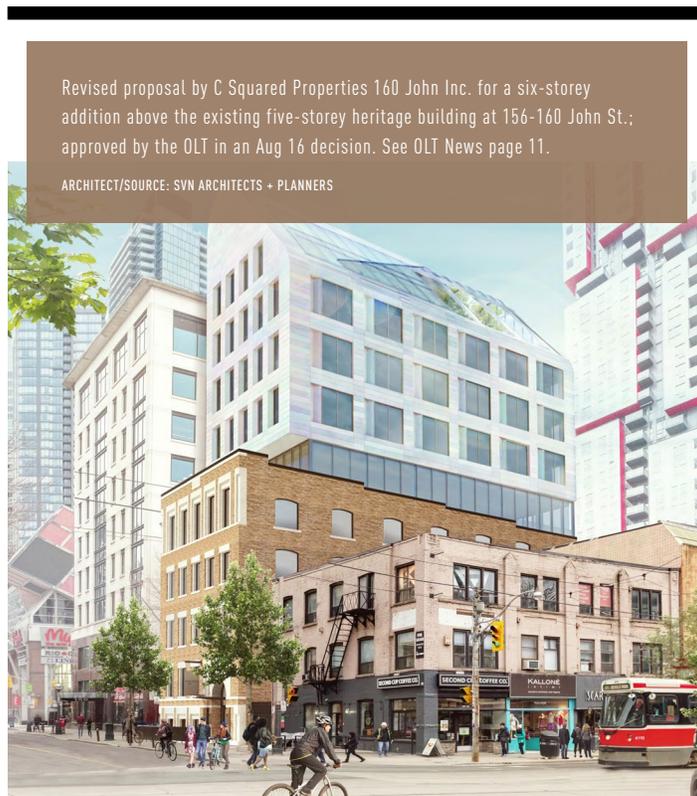
“It was a very technical requirement and those

technical requirements have been resolved, and the development is now proceeding with the first phase, which is the northerly part of the site.”

**QuadReal Property Group** submitted official plan and zoning by-law amendment applications to the City of Toronto in 2017 seeking to permit the proposed development. Both applications were approved at the time, and the developer is now working towards site plan approval in order to move forward on the first phase of the development.

QuadReal purchased the mall site in 2014, with plans to redevelop the property into a mixed-use community, while reimagining the mall itself that has stood at the corner of Bayview and Sheppard since 1963.

Redeveloping mall sites is familiar ground for QuadReal, which is also heading up the



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proposed redevelopment of **Cloverdale Mall** in Etobicoke. But the Bayview site brings with it a bit of a different approach to how it will be transformed.

“The mall itself is kind of unique to some of these other open air centres—often value-oriented community strip malls and malls that were post-war

and popped up in a lot of suburban areas, and this one was a high-performing centre,” QuadReal vice president of development **Aaron Knight** told *NRU*.

“Other assets we have, like Cloverdale Mall, was needing to fully reinvent itself. But Bayview Village has been and

continues to be very successful, so it was a bit of a different perspective.”

The nearly nine-hectare site sits in a prime location close to transit, with the Bayview subway station right on the corner of Sheppard and Bayview. And with the growing development trend of transit-oriented communities, the time is now for Bayview Village to play some catch-up with the kinds of development that’s happening around it.

When Bayview Village opened in 1963, Toronto was a

far more car-oriented city, and this is reflected in the design of the site, with its sprawling surface parking lots.

QuadReal’s proposed redevelopment would do away with most of the surface parking that currently exists on the site, removing the existing lots at both the southwest and north portions of the site, while retaining some surface parking at the southeast of the site.

“You have 22 acres on a subway line in Toronto. With parking lots. So what’s the best

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Counter-clockwise from top left: Map showing the location of the site at 2901 Bayview Avenue and 630 Sheppard Avenue East. The site, which has accommodated the Bayview Village shopping centre since 1963, is surrounded mostly by surface parking lots. QuadReal Property Group is proposing to redevelop the site by demolishing surface parking lots at the southwest and north sides to develop five mixed-use buildings that would accommodate more than 1,100 residential units.

SOURCE: CITY OF TORONTO

Proposed site plan for the redevelopment of the Bayview Village shopping centre site. QuadReal Property Group is proposing to redevelop the site with mixed-use buildings on both the north and southwest portions of the property. The north portion would accommodate a new retail plaza, while the southwest corner would accommodate two mixed-use towers standing 29 and 30 storeys, right next to Bayview subway station.

PLANNER: BOUSFIELDS  
SOURCE: CITY OF TORONTO

Photograph of Bayview Village shopping centre as it currently exists. QuadReal Property Group is proposing to redevelop the mall site. The existing LCBO and surface parking at the north side of the site would be demolished to make way for three new mixed-use buildings, including two six-storey buildings and a 20-storey building, accommodating a total of 372 residential units and retail at-grade. The shopping centre would be expanded at the north side with an outdoor retail promenade.

SOURCE: CITY OF TORONTO



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use? How can we augment what's going on there now, while keeping it operating and open, versus a demolish and rebuild situation?" said Knight.

"If you just handed me 22 acres connected to the Bayview subway and there was nothing on it, I wouldn't build a surface parking lot."

The development is proposed to occur in a phased manner, with the north side of the site being constructed first, followed by the south side, in an effort to keep the mall open and operational throughout the course of the project.

Each phase of the development is proposed to be "independent but integrated", since both phases will add unique standalone developments to the site that will tie into the existing shopping centre.

The northern portion of the development would accommodate a smaller number of residential units compared with the southwest portion. The northern portion of the site will contain 372 dwelling units spread across three buildings, within two six-storey mixed-use buildings with retail at-grade fronting onto Bayview Mews Lane, and a 20-storey mixed-use building at the northeast corner of the site.

A highlight of the northern

portion of the site will be the expansion of the existing mall into an outdoor retail promenade. The north side of the shopping centre site will see the demolition of an existing LCBO store and surface parking lot, and the addition of nearly 8,800 square metres of non-residential uses. This includes the expansion of the

existing shopping centre, along with the addition of more than 900 square metres of parkland.

"The buildings on the north side will be re-done with retail, and the shopping centre itself at the north end will be enhanced and it will make it a much nicer shopping experience," said Dale-Harris.

"I think that this redevelopment of the mall is a very exciting set of proposals for two developments, right next to the subway. For me, it's a very good example of a redevelopment of an older shopping centre—and keeping

this shopping centre, they're keeping the **Loblaws** there as well, and there are direct connections to the subway."

The buildings proposed for the southwest portion of the site would contain the greater balance of housing for the redevelopment, with two new mixed-use towers standing 29 and 30 storeys accommodating 760 residential units.

The southwest corner would also feature more than 2,100 square metres of new parkland and would host a new commercial parking structure that would accommodate 229 vehicle parking spaces in a five-level above-ground structure.

"We have to take a measured approach and really carefully plan out the sequencing of when we're delivering and taking away and reopening parking and things like that, so that is another factor in terms of doing development on an active [shopping] centre," Knight said.

"There will be some [parking] attrition for sure—we're not building parking for retail of 1985, because obviously there was no subway there and now there is a subway, so it definitely changes how visitors can access the site."

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Renderings of the proposed redevelopment of Bayview Village shopping centre at the southwest corner of the site, next to the existing Bayview subway station. This corner of the site would contain the bulk of the residential units proposed by QuadReal Property Group, accommodating 700 units within two mixed-use towers.

ARCHITECTS: HARIRI PONTARINI AND DIALOG DESIGN

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The majority of the surface parking that will be demolished through the redevelopment will be replaced within underground parking structures beneath the new mixed-use towers, though Knight maintains that there will be an overall reduction in the number of vehicle parking spaces on the site as a whole.

Decades-old malls like Bayview Village and Cloverdale Mall have become more frequent targets for redevelopment in recent years, with the expansion of online

shopping opportunities edging out some bricks-and-mortar retail operations, and the push to create more sustainable pedestrian-oriented and transit-friendly communities continues.

Knight says that while these malls were once very much ahead of their time and were modern focal points of their communities, in many cases, the communities around these mall sites have outgrown the malls themselves, and the time is now for the malls to start catching up.

“When these malls were built, the city wasn’t what it is today, and I think that’s an interesting story, how the city has grown up around these places. These malls have continued to perform their roles as centres of the community in terms of shopping and a lot of social convenience, but the city has matured around them, so they have to react,” Knight said.

“I think what’s important about these places is trying to pick up what’s valuable about them and making sure that it’s continued in a new form. In the case of Cloverdale, it was a lot about seniors and social function, like a community centre. Then with Bayview, it’s a bit different. It’s a little more upscale. There’s a certain

shopping vibe and how do we hold onto that, but also provide that function to the community with the right mix? I think that’s kind of the story: that the city has evolved and matured around these places and now, we have to evolve too.”

Rendering of the proposed redevelopment of the north portion of the Bayview Village shopping centre site where Quadreal Property Group is seeking to build three mixed-use buildings. These two buildings proposed for the north portion of the site would stand six storeys and include retail at-grade, creating a new retail promenade that would tie into the existing mall, which is proposed for expansion.

ARCHITECTS: HARIRI PONTARINI AND DIALOG DESIGN

