



Town of Newmarket

Agenda

Special Council Meeting

Date: Monday, July 14, 2025
Time: 1:00 PM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

1. Notice

This meeting will be streamed live at newmarket.ca/meetings.

Public Input

Individuals who wish to submit input to Council in relation to an item on this agenda have the following options available.

1. Email your correspondence to clerks@newmarket.ca by end of day on July 13, 2025. Written correspondence received by this date will form part of the public record; or,
2. Make a live remote deputation by joining the virtual meeting using the Town's videoconferencing software and verbally provide your comments over video or telephone. To select this option, you are strongly encouraged to pre-register by emailing your request and contact information to clerks@newmarket.ca.

2. Additions & Corrections to the Agenda

3. Conflict of Interest Declarations

4. Public Hearing Matter(s)

There are no public hearing matters.

5. Items

- 5.1 Official Plan Amendment and Zoning By-law Amendment - Housing York, 62 Bayview Parkway

1. That the report entitled Official Plan & Zoning By-law Amendments – 62 Bayview Parkway, The Regional Municipality of York, dated July 14, 2025 be received; and,
2. That the Official Plan and Zoning By-law Amendment applications be approved; and,
3. That Sabrina Greggain and Graham Hendren of the Regional Municipality of York, be notified of this action; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

***5.1.1 Correspondence - Leslie Yeates - Official Plan Amendment and Zoning By-law Amendment- Housing York, 62 Bayview Parkway**

1. That the correspondence provided by Leslie Yeates regarding Official Plan Amendment and Zoning By-law Amendment- Housing York, 62 Bayview Parkway be received.

***5.1.2 Correspondence - Wendy Atkins - Official Plan Amendment and Zoning By-law Amendment- Housing York, 62 Bayview Parkway**

1. That the correspondence provided by Wendy Atkins regarding Official Plan Amendment and Zoning By-law Amendment- Housing York, 62 Bayview Parkway be received.

6. By-laws

2025-80 - A By-law to adopt Amendment Number 46 to the Town of Newmarket Official Plan (62 Bayview Parkway, the Regional Municipality of York)

2025-81 - A By-law to amend By-law Number 2010-40, as amended, being the Town's Comprehensive Zoning By-law (62 Bayview Parkway)

1. That by-laws 2025-80 and 2025-81 be enacted.

7. Closed Session

7.1 NT Power

Third-party information supplied in confidence to the municipality, which, if disclosed, could significantly prejudice a competitive position or interfere with negotiations (e.g., a trade secret or scientific, technical, commercial, financial or labour relations information), as per Section. 239(2)(i) of the Municipal Act, 2001

7.2 Human Resources Matter

A position, plan, procedure, criteria or instruction to be applied to any negotiation

carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the Municipal Act, 2001

7.3 Contract Non-Renewal

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose as per Section 239(2)(f) of the Municipal Act, 2001

8. Confirmatory By-law

1. That By-law 2025-82 be enacted

9. Adjournment



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

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Official Plan & Zoning By-law Amendments – 62 Bayview Parkway, The Regional Municipality of York

Staff Report to Council

Report Number: 2025-37

Department(s): Building and Planning Services

Author(s): Meghan White, Senior Planner - Development

Meeting Date: July 14, 2025

Recommendations

1. That the report entitled Official Plan & Zoning By-law Amendments – 62 Bayview Parkway, The Regional Municipality of York, dated July 14, 2025 be received; and,
2. That the Official Plan and Zoning By-law Amendment applications be approved; and,
3. That Sabrina Greggain and Graham Hendren of the Regional Municipality of York, be notified of this action; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

Applications to amending the Official Plan and Zoning By-law 2010-40 have been received to permit the construction of a 9-storey, 227 unit rental apartment building on the subject land.

Staff have reviewed the development proposal against the relevant Provincial, Regional, policy documents and have concluded that the proposal is in conformity with the policy framework. A statutory Public Meeting was held on June 16, 2025, as required by the *Planning Act*.

Purpose

This report provides recommendations to Council on the applications to amend the Official Plan and Zoning By-law 2010-40.

The recommendations of this report, if adopted, would result in amendments to the Town's 2006 Official Plan and to Zoning By-law 2010-40 to permit the proposed development and apply the necessary holding provisions.

Background

This application was deemed complete on April 16, 2025. It has been circulated to internal departments and external agencies for their review and comment. There are no objections to the proposal, subject to application of the Holding Provisions. The Statutory Public Meeting was held on June 16, 2025.

Subject Land

The subject lands are located on the west side of Bayview Parkway, north of Davis Drive. The subject lands are surrounded by the Mabel Davis Conservation Area and directly south of the Lake Simcoe Region Conservation Authority's office.

The subject land is the site of a former York Region office building. The office building was demolished between 2021 and 2022.

The Region of York owns the land. Housing York Inc. will operate the building and the land will be transferred to Housing York Inc. at the appropriate time.



Figure 1 – Location Map

The Proposal is for a Rental Apartment Building

The applicant plans to develop the subject lands with 227 apartment units, of which 70% will be designated as affordable housing and 30% will be available at market rental prices. A “Y” shaped building is proposed, divided into two different heights. To mitigate the potential impact of the building's height, a setback of 9.0 metres has been established from Bayview Parkway, with staggered building heights. The section furthest from the street line will be 9 storeys high, while the part of the building closest to the street will be staggered at 6 storeys to create the appearance of a smaller mass (see Figure 2). The concept site plan is attached as Attachment 2.

Official Plan and Zoning By-law Amendments - 62 Bayview Pkwy, York Region



Figure 2 – View looking west from Bayview Parkway

Lake Simcoe Region Conservation Area properties (their head office and the Mabel Davis Conservation Area) border the subject site to the north, west, and south with a low-rise residential neighbourhood to the east. The property includes a regulated woodlot to the north, west, and south. Within walking distance to the south and southwest are York Region Bus Rapid Transit stations and the Newmarket GO station. Also, within walking distance to the southwest is the Tom Taylor Trail. The development currently has no proposed direct access to the trail network apart from the established connections on Bayview Parkway (200 metres north) and Davis Drive (300 metres south)

The proposed development will meet the certification requirements necessary for an apartment building to be considered Passive House compliant. Buildings with this certification have the highest standards of ecological sustainability and this proposal will be one of the largest developments in Canada to have achieved Passive House building standards.

Additionally, the proposed development features a variety of unit sizes, ranging from one to four bedrooms. Residents will have access to both indoor and outdoor amenity spaces. The outdoor amenities will likely be publicly accessible, while the indoor amenities will be reserved for residents.

A total of 235 parking spaces are planned on-site, including 30 visitor parking spaces and seven barrier-free parking spaces. The visitor spaces will be provided at grade, while the remaining spaces will be within two levels of underground parking dedicated to residential use. The applicant is requesting a site specific parking rate of 0.9 spaces per unit for residential parking and 0.13 spaces per unit for visitors. The development includes a

single two-way entrance that provides access to both the surface parking and the underground parking.

Amendments to the Official Plan and Zoning By-law are Required to Allow the Development

The proposal requires the following amendments:

2006 Official Plan

- Redesignate from Institutional to Residential
- Refine the boundary of the Natural Heritage Designation

Zoning By-law 2010-40

- Rezoning from Major Institution (I-A) to site specific Residential Apartment (R5-T-181)
- Establish site-specific zone standards for the proposal, and
- Apply holding provisions

Discussion

Planning Policy Context

The application is consistent with the Provincial Planning Statement (PPS)

The proposal is consistent with the PPS by providing a mix of housing types within an existing settlement area, allowing for efficient use of existing infrastructure, and promoting supportive densities to facilitate a compact urban form and the achievement of complete communities.

The application conforms to the York Region Official Plan, (as deemed part of the Town's Official Plan by Bill 185 on July 1, 2024)

The proposal supports and is consistent with York Region Official Plan policies as this development aligns with the intensification policies in built-up areas.

Proposed amendments meet the goals of the Official Plan

The subject land is currently designated "Institutional" in the 2006 Official Plan. Residential uses are not permitted in this designation; therefore, an amendment to re-designate the site to the "Residential" designation is proposed.

Minor amendments to the boundary of the Natural Heritage designation are required to reflect the detailed analysis completed in the Environmental Impact Study.

Section 16.1.1.3 sets out the considerations for a Zoning By-law Amendment. All the requirements of this section have been considered and addressed.

Proposed amendments meet the intent of the Zoning By-law

The subject land is currently zoned Major Institutional (I-A). Residential uses, such as apartment units are not permitted in this zone; therefore, an amendment to rezone the site to a residential (R5) zone is required.

Site specific zone standards are required to enable the design of the apartment building. The site-specific zone standards will address overall building height and location of the mechanical penthouse, and building specific setbacks, among other standards. A specific parking ratio reflecting the use and location of the development has also been included in the amendment. Staff support the minor reduction in the required parking ratio based on the unique nature of the proposed use and the proximity of the property to higher order transit. The details and specifics of the proposed zone standards are found in the proposed site specific zoning by-law amendment provided as Attachment 5.

It is the opinion of staff that the proposed zoning by-law amendment is appropriate for the proposed development on the subject land.

Other Planning Considerations

The proposal contributes 227 units to the Housing Pledge

In October 2023, Council approved the Town's housing pledge commitment to approve 6,400 housing units by 2031 (Chart 1). Since the adoption of the pledge in October 2023, 1,678 residential units have been approved (26.5% of the Pledge).

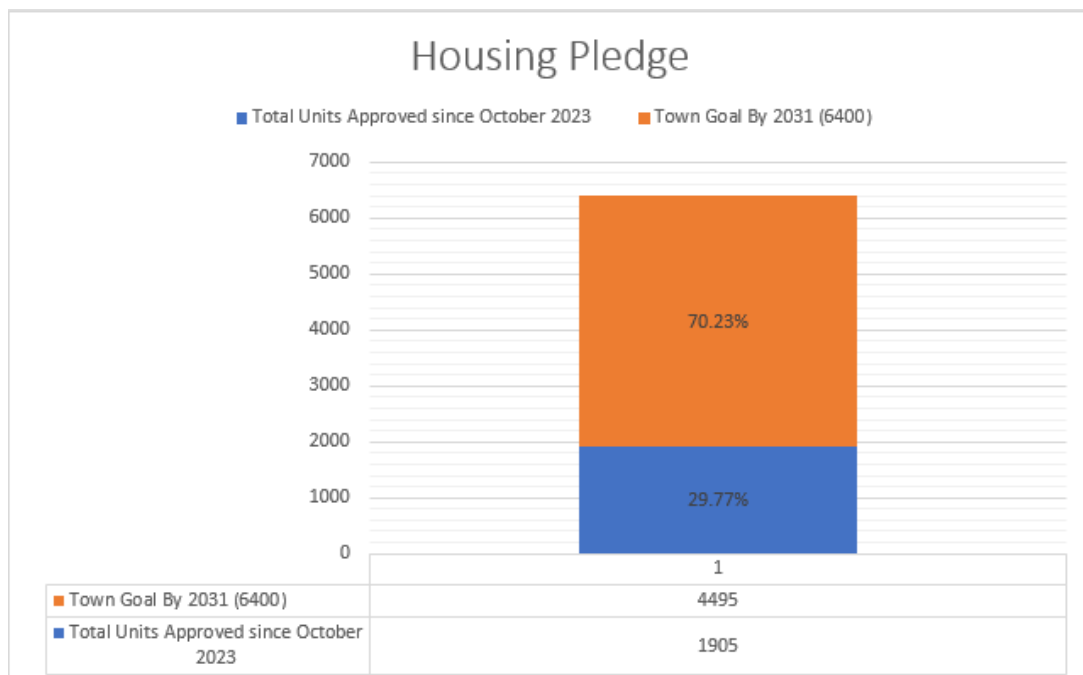


Chart 1 – Housing Pledge

With this application's 227 units, this would bring the total number of approved residential units to 1,905, or 30% of the Town's Housing Pledge, an increase of 3.5%.

The Housing Pledge includes a target of 1,250 rental units and 400 non-profit/subsidized units. This application consists of 227 rental units, and of those, 70% (159 units) will be affordable. Therefore, this application would bring the total number of approved affordable units to 236 units.

The application will need Servicing Allocation in the future

To date, servicing has not been allocated to this development. Servicing allocation will be considered in the annual servicing allocation report, scheduled for a future Committee of the Whole Meeting. A holding provision is recommended to ensure servicing is in place prior to the development proceeding.

The application contributes to the Town's affordable housing goals

Section 3.9.2 of the Official Plan states: a minimum of 25% of new housing development outside the Urban Centres Secondary Plan will be affordable to low- and moderate-income households. This proposal meets this requirement as 70% (159 units) will be affordable. The selection of tenants will be managed by Housing York Inc. drawing from their wait list.

Holding Provisions will be implemented

In accordance with Section 36 of the *Planning Act*, Council may impose Holding Provisions ('H') on a Zoning By-law Amendment to limit the use of land until the holding provision conditions are satisfied. With respect to this application, the proposed Zoning By-law Amendment includes Holding Provisions for:

- Execution of a Site Plan Agreement,
- Satisfactory noise report, and
- Servicing Allocation

Further Applications Will Be Required

Should the Official Plan and Zoning By-law Amendments be approved by Council, future required applications include Site Plan Approval and an application to remove the Holding Provision.

Consultation

No objection from internal departments or external agencies

The application and associated technical reports were circulated to all internal departments and external agencies. Comments received indicate there is no objection to the proposed Official Plan and Zoning By-law Amendments, subject to application of the

proposed Holding Provisions. Any noted technical comments will be addressed through a future Site Plan Application.

Comments from the public were taken into consideration by the applicant

A Statutory Public Meeting was held on June 16th, 2025. This meeting provided the public and interested persons an opportunity to comment on the application. Members of the public also provided comments through email before the Public Meeting. The following sections outline the nature of the comments and how they have been addressed.

Increased traffic

A Transportation Impact Study was submitted in support of the application. The traffic study has stated that there will be increases to vehicular traffic as a result of the proposed development; however, the findings of the report state that forecasted increases are projected to have a negligible impact on the intersection of Davis Drive and Bayview Parkway, and the intersection is projected to operate with acceptable levels of service, with minimal delay and queue lengths. In addition, the traffic study has taken into account other applications proposed in the vicinity. The Traffic Impact Study has been reviewed by the Town's Engineering Department, the conclusions were found to be satisfactory and there are no objections to the approval of the proposal.

Impact on immediate neighbours

Concerns were raised about the height of the building and that immediate neighbours would experience adverse shadow impacts. The submitted shadow study demonstrates that there will be minimal shadow impacts.

Construction impacts

Concerns were raised about construction and vehicle movements during construction due to the right-in, right-out access from Bayview Parkway onto Davis Drive. This matter will be reviewed during the site plan process, and the Town and the Region will work together to keep construction impacts to a minimum. This construction will be coordinated with other ongoing and upcoming developments in the area. The Town is actively coordinating all projects in the area. As part of the Site Plan Approval process, each application is required to submit a Construction Management Plan that considers and aligns with all nearby construction activities.

The Region undertook their own consultation and engagement

Beyond the requirements of the *Planning Act*, the Region also undertook extensive consultation throughout their design process: holding four Public Information Centre (PIC) meetings, both virtual and in-person, and five Community Liaison Committee (CLC) meetings between 2021 and 2025.

Conclusion

The proposed Official Plan and Zoning By-law Amendment applications have been processed as per the *Planning Act*, including circulation to the Town's internal departments and external agencies. All official plan and zoning related concerns have been addressed.

The proposal supports the goals of the Official Plan and the meets the intent of the Zoning By-law. The proposal conforms to and does not conflict with the Provincial Planning Statement and the York Region Official Plan.

Staff recommend approval of the proposal, subject to the application of specific holding provisions. Further review and refinement of the application will take place through the Site Plan Approval process, within the parameters of the applicable zoning.

Council Priority Association

This report aligns with the following Council Priority: Community and Economic Vibrancy

Human Resource Considerations

None.

Budget Impact

The appropriate planning application fees have been received for this application.

Attachments

Attachment 1 – Location Map

Attachment 2 – Concept Site Plan

Attachment 3 – Proposed Official Plan Amendment

Attachment 4 – Proposed Zoning By-law Amendment

Submitted By

Meghan White, MCIP RPP, Senior Planner – Development, Building & Planning Services

Approval for Submission

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

Peter Noehammer, P. Eng. Commissioner, Development & Infrastructure

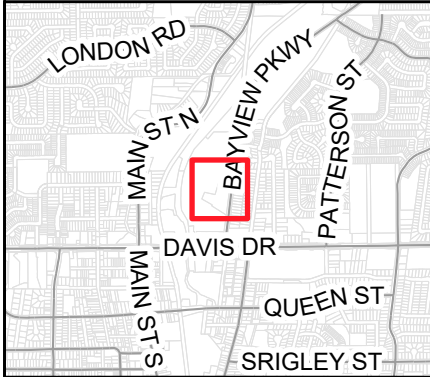
Report Contact

For more information on this report, contact info@newmarket.ca.

Official Plan and Zoning By-law Amendments - 62 Bayview Pkwy, York Region

Location Map

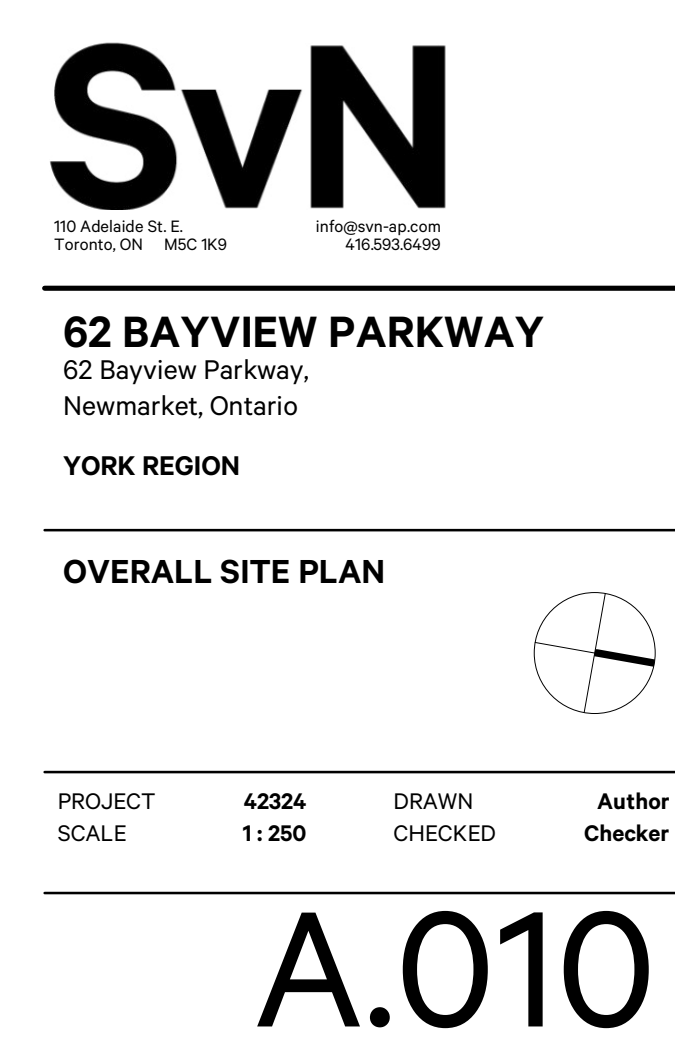
PLAN 65R19357 PT LOTS 96 (62 Bayview Pwky)



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NOTES

1. THE BUILDING IS TO BE SPRINKLERED.
2. REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
3. REFER TO CIVIL SITE GRADING PLAN AND LANDSCAPE DRAWINGS FOR EXISTING SITE INFRASTRUCTURE REMOVALS.
4. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION ON OUTDOOR AMENITY AREAS, IMPACT ON WOODLAND BUFFER AND PROPOSED COMPENSATION STRATEGY.
5. DURING CONSTRUCTION, ALL VEHICLES ASSOCIATED WITH THIS DEVELOPMENT ARE TO PARK ON SITE. NO OFFSITE PARKING PERMITTED.
6. DURING THE BREAKTHROUGH, A STREET SWEEP SHALL BE ON SITE FULL TIME TO PREVENT DIRT FROM BEING TRACKED ONTO THE ADJACENT WORKING DAY.





Corporation of the Town of Newmarket

By-law 2025-80

A By-law to adopt Amendment Number 46 to the Town of Newmarket Official Plan (62 Bayview Parkway, The Regional Municipality of York).

The Council of the Corporation of the Town of Newmarket, in accordance with the provisions of Section 17(22) and 21 of the Planning Act, RSO 1990, c.P.13, hereby enacts as follows:

1. That Amendment Number 46 to the Town of Newmarket Official Plan, consisting of the following explanatory text, is hereby adopted; and,
2. That this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this 14th day of July, 2025.

John Taylor, Mayor

Lisa Lyons, Town Clerk

**Amendment No. 46
to the
Town of Newmarket Official Plan**

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PART A THE PREAMBLE

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this amendment.

1. Purpose of the Amendment

The purpose of the Official Plan Amendment Number 46 to the Town of Newmarket Official Plan 2006 is to amend Schedule A Land Use, to re-designate the subject lands identified on Location Map attached hereto from 'Major Institutional' to 'Residential Areas', and re-defining the boundaries of 'Natural Heritage System' to permit the development of a mid-rise apartment building.

Also to amend Schedule B Natural Heritage System, to modify the 'Natural Heritage System, Woodlot' on the subject lands identified on Location Map attached hereto.

2. Location

The proposed amendments are made to the text and schedules of the Official Plan and are applied to 62 Bayview Parkway as shown on Map 1 to this amendment.

The subject lands are situated on the south side of Bayview Parkway, just north of Davis Drive. They are known as 62 Bayview Parkway and legally described as Lots 96 on Registered Plan 65R-19357, in the Town of Newmarket, Regional Municipality of York. The lands cover an area of 16,270 m² (1.627 Ha) and have approximately 237.5 metres (779.2 ft) of frontage along Bayview Parkway. Currently, the site is vacant, with surrounding uses including a low-density residential neighbourhood to the east, commercial uses to the north and south, and Lake Simcoe Regional Conservation Authority lands to the west.

3. Basis

The decision to redesignate the subject lands from Major Institutional to Residential and modifying the Natural Heritage System is based on the following considerations:

1. The amendment provides an appropriate level of intensification on an underutilized property that is well served by existing transit and infrastructure. The subject lands are located within walking distance to a Bus Rapid Transit station (Viva Davis Drive) and the Newmarket GO station at the Tannery Mall. The amendment provides intensified, transit-supportive development in support of Provincial, Regional and local policy.
2. The Provincial Policy Statement 2024 ("PPS") sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth within existing settlement areas and

areas served by existing and planning infrastructure. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:

- a. Efficiently use land, resources, infrastructure, and public service facilities;
- b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
- c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
- d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

3. The York Region Official Plan ("YROP") identifies the Amendment area as being within an Urban Area. The YROP directs and encourages growth to be accommodated within the existing Urban Area and to create environmentally sustainable developments. The proposed Amendment is consistent with the YROP.
4. The Official Plan, as amended, designates the subject lands as Major Institutional and Natural Heritage System. A change in land use is required to reflect the fundamental shift in the intended use of the property to permit the development of a 9-storey apartment building. Therefore, an amendment is required. The proposed development meets the intent of the Official Plan.

PART B THE AMENDMENT

The Amendment describes the additions, deletions and/or modifications to the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 46.

1. Format of the Amendment

Official Plan Amendment No. 46 consists of the following proposed modifications to Schedules A & B of the Town of Newmarket Official Plan. Sections and Schedules proposed for modifications are identified as “**Items**”.

Where additions to the existing text are proposed, they are identified in “**bold**”. Where the text is proposed to be deleted, it is shown in “~~striketrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 46.

2. Details of the Amendment

Item 1 Section A – Land Use

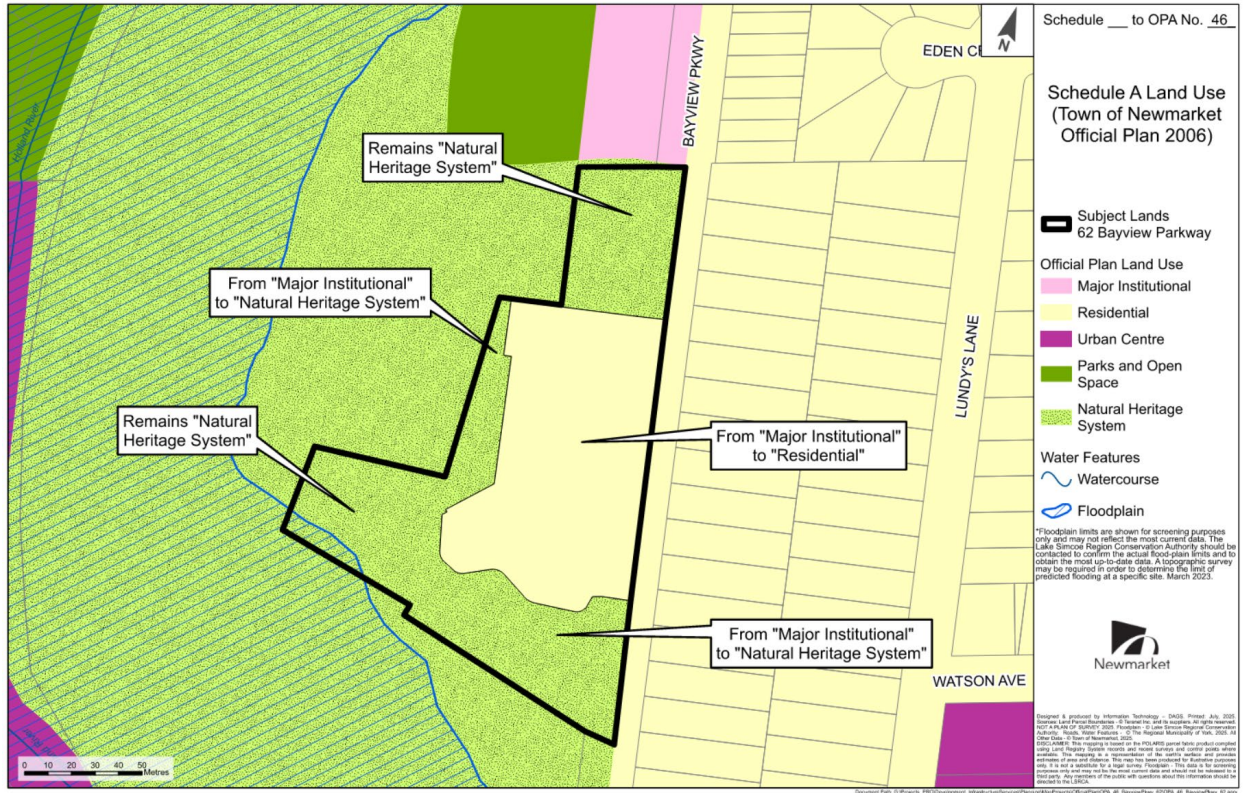
- a) Amending Schedule A – Land Use Designation to Town of Newmarket Official Plan, by redesignating the Subject Land municipally known as 62 Bayview Parkway from “Major Institutional” to “Residential” and modifying the “Natural Heritage System” boundaries, attached hereto as Schedule “1”.

Item 2 Section B – Natural Heritage System

- a) Amending Schedule B – modifying the boundaries of Natural Heritage System in accordance with Schedule “2”.

3. Schedules

Item 1: Schedule A - Land Use is modified in accordance with the attached Schedule 1.



[illegible]

4. Implementation and Interpretation

This Amendment to the Official Plan will be implemented as follows:

a) Zoning By-law

It is Council's intent to implement this Amendment by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act R.S.O. 1990, C.P. 13, on the lands affected by this amendment.

b) Site Plan Approval

It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.

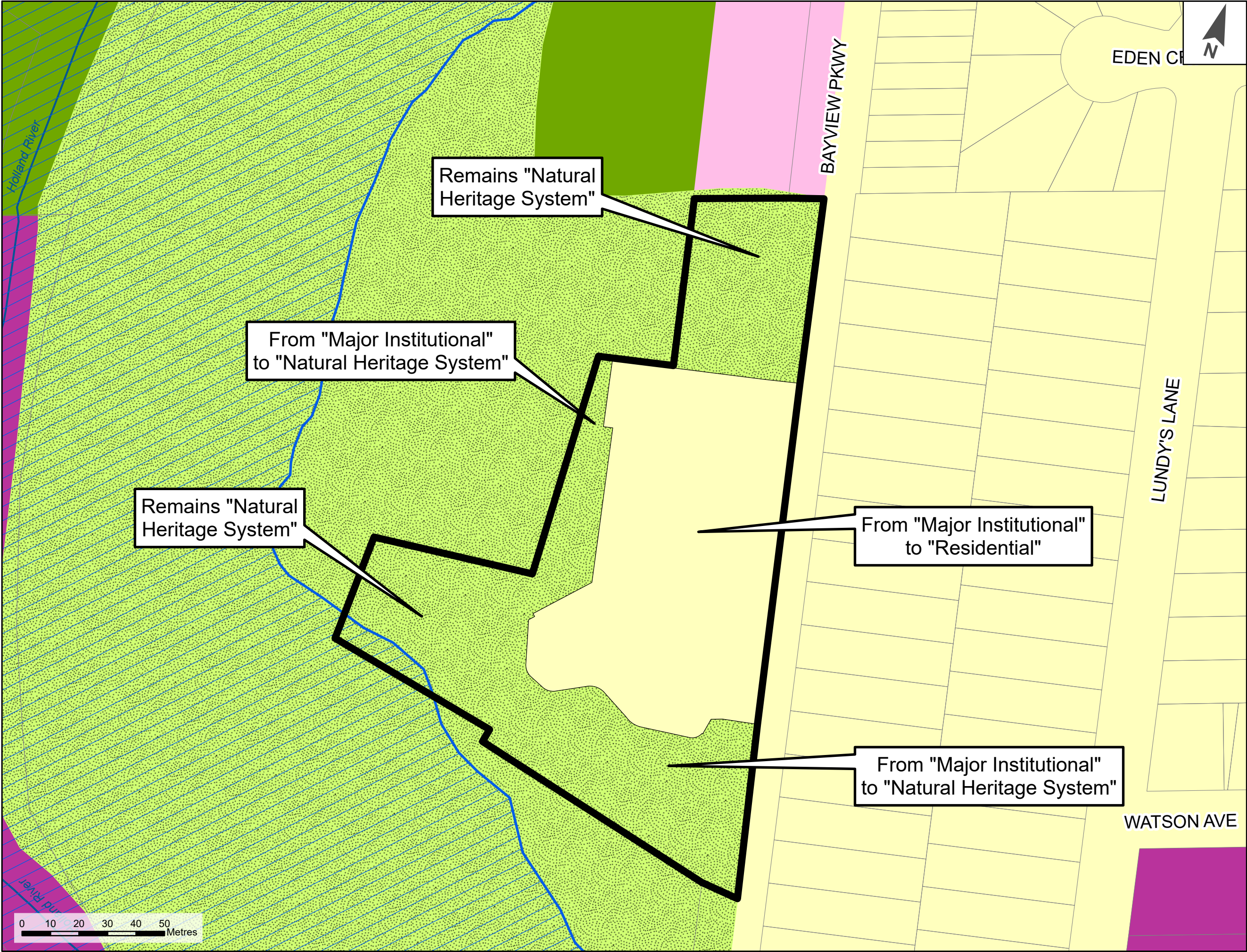
PART C THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

1. Map 1

Map 1, which shows the location of the subject lands is attached hereto for information purposes only.







Schedule A Land Use
(Town of Newmarket
Official Plan 2006)

 Subject Lands
62 Bayview Parkway

Official Plan Land Use

-  Major Institutional
-  Residential
-  Urban Centre
-  Parks and Open Space
-  Natural Heritage System

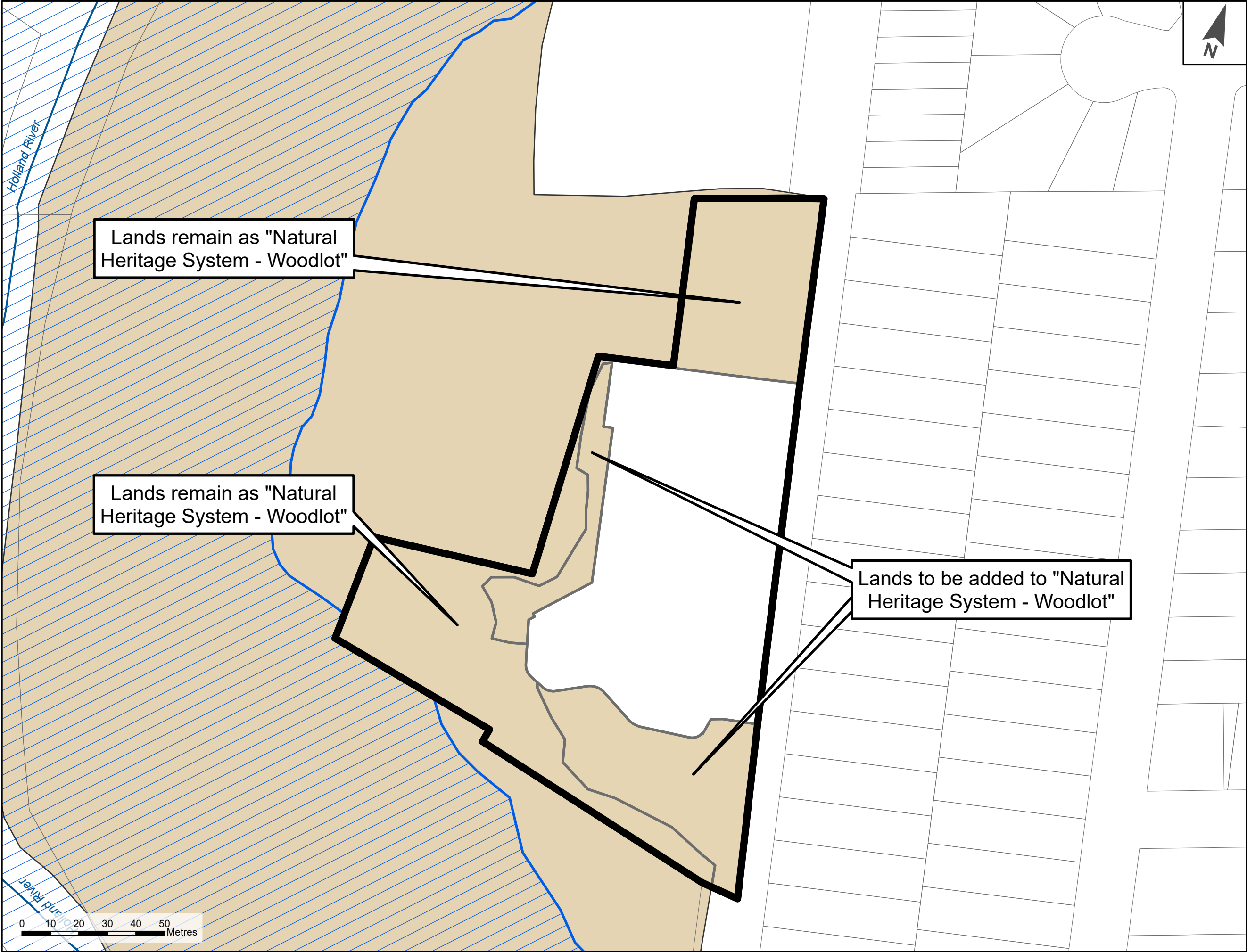
Water Features

-  Watercourse
-  Floodplain

*Floodplain limits are shown for screening purposes only and may not reflect the most current data. The Lake Simcoe Region Conservation Authority should be contacted to confirm the actual flood-plain limits and to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site. March 2023.



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Schedule B
Natural Heritage System
(Town of Newmarket
Official Plan 2006)

 Subject Lands
62 Bayview Parkway

Official Plan Natural
Heritage

 Woodlot

Water Features

 Watercourse

 Floodplain

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Newmarket

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Corporation of the Town of Newmarket

By-law 2025-81

A By-law to amend By-law Number 2010-40, as amended, being the Town’s Comprehensive Zoning By-law (62 Bayview Parkway).

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

And whereas it is deemed advisable to amend By-law 2010-40, as amended;

Therefore, be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

- 1. That the lands subject to this amendment are illustrated on Schedule 1 attached hereto (Subject Lands);
- 2. That By-law 2010-40, as amended, is hereby amended by:
 - a. Deleting from Schedule A Map No. 5 the Major Institutional (I-A) Zone on the subject lands and substituting therefore the Holding Residential Apartment Dwelling 2 Zone ((H)R5-T-181) as shown on Schedule ‘1’ attached hereto, and forming part of this By-law.
 - b. Adding the following regulations to Section 8.1.1 List of Exceptions:

Exceptions 181	(H)R5-T-181	Map 5	By-law Reference 2025-81	File Reference PLN-OPZS-2024-002
i) Location: 62 Bayview Parkway				
ii) Legal Description: PT LT 96 CON 1 E YONGE ST EAST GWILLIMBURY AS IN EG21175; S/T EG21175 ; NEWMARKET				
iii) Notwithstanding any other provision of the By-law to the contrary, the following provisions shall apply to the lands zoned R5-T-181 shown on Schedule ‘1’ attached hereto:				
iv) Development standards:				
Zone Standard		GENERAL		
Maximum FSI		1.2		
Lot coverage		15.5%		
Maximum Building Height		32 metres – 9 storey 22 metres - 6 storey		
Parking Rate		Residents: 0.9 Spaces per unit Visitor: 0.13 spaces per unit		

Setbacks	
Front Yard	9.0 metres
Rear Yard	18.0 metres
Side Yard (to the north property line)	29.0 metres
Side Yard (to the south property line)	31.0 metres
Amenity Space	Indoor: 1.4 square metres per unit Outdoor: 2.0 square metres per unit
Landscape Buffer around 5 or more parking spaces	East side (Bayview Parkway): 0 metres North Side (side lot line): 1.8 metres West Side (rear lot line): 1.8 metres
“setback from parking spaces to the west property line (rear lot line)”	8.5 metres
<p>v) Mechanical Penthouse (covered mechanical penthouse shown on Schedule 2):</p> <p>a) A mechanical penthouse shall be permitted to exceed the permitted height of the building by 6.0 metres and may not cover more than 40% of the aggregate area on the roof.</p> <p>b) The minimum setback for a mechanical penthouse from a property line shall be as shown on Schedule “1” attached hereto.</p> <p>c) No setback is required for a mechanical penthouse from any building walls as shown on Schedule 2.</p> <p>vi) Mechanical Penthouse (including uncovered rooftop mechanical equipment shown on Schedule 2):</p> <p>a) No setback is required for a mechanical penthouse to the rear building wall and 3 metres setback from any other building walls.</p> <p>a) Encroachments:</p> <p>Uncovered deck, uncovered patio, balconies and landings are permitted to encroach into the required front yard by a maximum of 2.1 metres.</p>	

3. That By-law 2010-40, as amended, is hereby amended by:
- a. Adding the following provisions to Section 8.2.1 List of Holding Provisions:

By-law No.	Property Description	Permitted Uses Until Holding Provision is Removed	Conditions for Removal
2025-81 Date Enacted: July 14, 2025	PT LT 96 CON 1 E YONGE ST EAST GWILLIMBURY AS IN EG21175; S/T EG21175 ; NEWMARKET	No person within the lands zoned (H) R5-T-181 Zone shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which	That sufficient servicing capacity is available, and has been allocated by the Town; That the Owner has signed the Town’s

		<p>existed on the date of passing of this By-law.</p> <p>Furthermore, no extension or enlargement of the uses which existed on the date of passing of this By-law shall occur unless an amendment to this By-law or removal of the '(H)' prefix, as identified in the next column, is approved by the Council of the Corporation of the Town of Newmarket and comes into full force and effect.</p> <p>However, the Holding provision will not prevent any remediation or testing, or any testing related to related to Source Water Protection and/or in-ground and above ground services, if deemed appropriate and desirable by the Town. Any grading, filling or works necessary to fulfill the requirements of testing for and/or site remediation required to obtain approval for Record of Site Condition and/or to provide approved servicing, shall be permitted.</p> <p>Granting of Site Plan Control Approval, with conditions, by either the Director of Planning & Building Services or the Development Coordination Committee, will indicate that the development design is sufficiently advanced to allow for a concurrent</p>	<p>site plan agreement and has posted all performance security contemplated therein;</p> <p>That the Town receives the noise report confirming the sound impact of the rooftop mechanical equipment will be mitigated to the satisfaction of the Town.</p>
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		application for a Conditional Building Permit. A Holding provision will not prevent the issuance of a Conditional Building Permit. The Conditional Building Permit (along with a separately executed agreement) may be granted for any stage of construction, that is deemed appropriate, at the sole discretion of the Chief Building Official.	
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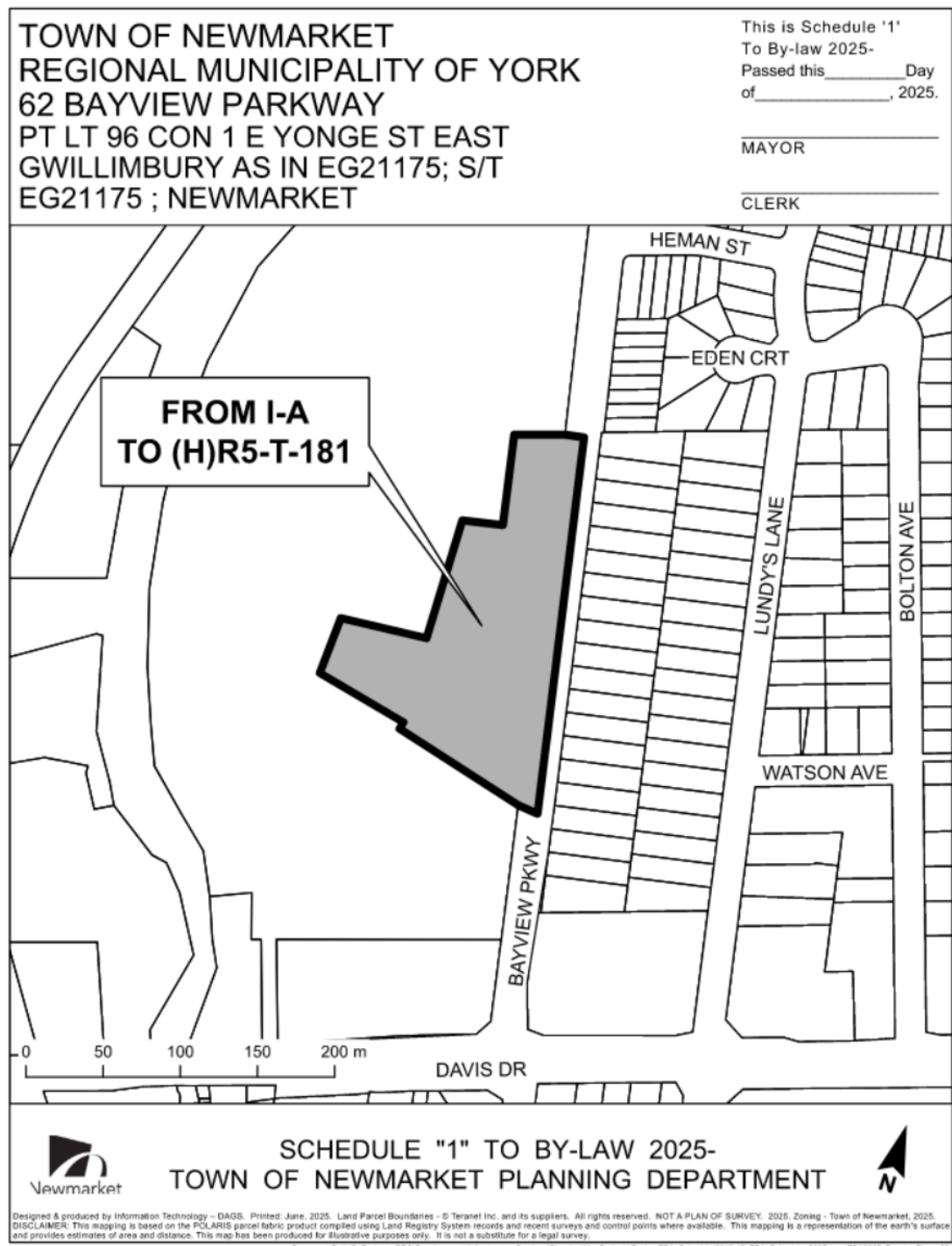
4. That Schedule 1 and 2 attached hereto shall form part of By-law 2025-81.

Enacted this 14th day of July 2025

John Taylor, Mayor

Lisa Lyons, Town Clerk

Schedule 1 to By-law 2025-81



Schedule 2 to By-law 2025-81

TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
62 BAYVIEW PARKWAY
PT LT 96 CON 1 E YONGE ST EAST
Gwillimbury as in EG21175; S/T
EG21175 ; NEWMARKET

This is Schedule '2'
To By-law 2025-
Passed this _____ Day
of _____, 2025.

MAYOR

CLERK

SCHEDULE "2" TO BY-LAW 2025-
TOWN OF NEWMARKET PLANNING DEPARTMENT

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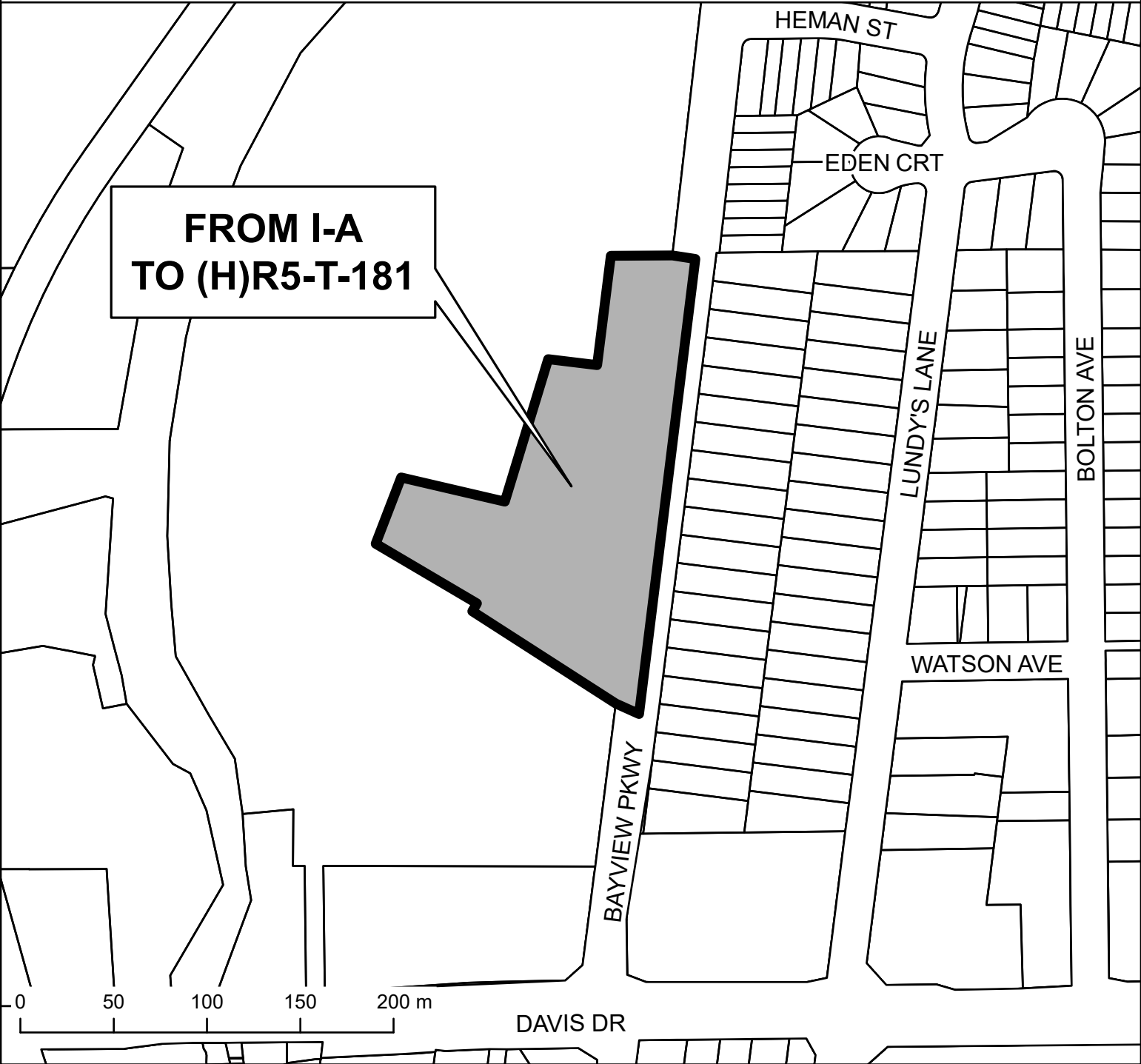
Document Path: G:\Projects_PRO\Development_Infrastructure\Services\Planning\MapProjects\Zoning\ZBA_Schedule2010-40_ZBA_Schedule_2025.aprx\ZBA2025_BayviewPkw_62_Schedule2

TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
62 BAYVIEW PARKWAY
PT LT 96 CON 1 E YONGE ST EAST
GWILLIMBURY AS IN EG21175; S/T
EG21175 ; NEWMARKET

This is Schedule '1'
To By-law 2025-
Passed this _____ Day
of _____, 2025.

MAYOR

CLERK



SCHEDULE "1" TO BY-LAW 2025-
TOWN OF NEWMARKET PLANNING DEPARTMENT



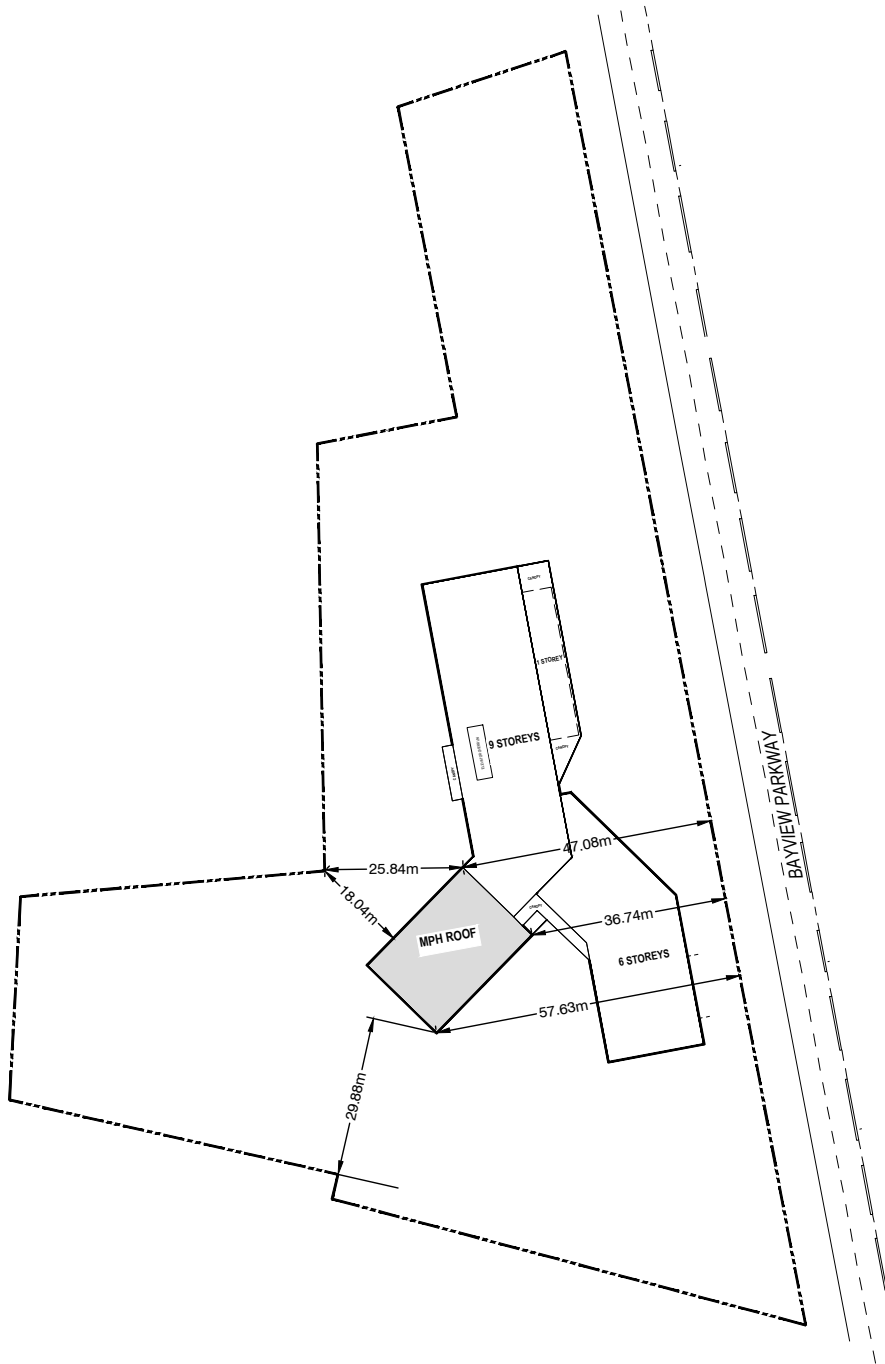
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TOWN OF NEWMARKET
 REGIONAL MUNICIPALITY OF YORK
 62 BAYVIEW PARKWAY
 PT LT 96 CON 1 E YONGE ST EAST
 GWILLIMBURY AS IN EG21175; S/T
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 To By-law 2025-
 Passed this _____ Day
 of _____, 2025.

 MAYOR

 CLERK



SCHEDULE "2" TO BY-LAW 2025-
 TOWN OF NEWMARKET PLANNING DEPARTMENT



Proposal Input: 62 Bayview Parkway

Submitted: July 13, 2025

My name is Leslie Yeates and I am a long-time resident of Newmarket. My home is a 15 minute walk from the planned location on Bayview and I frequent this area often on foot and by bike. I am fully supportive of staff's recommendations to amend the Official Plan and Zoning Bylaws to allow this 9-storey, 227 rental apartment building.

The plan for a mix of market and affordable apartments of varying sizes is badly needed by the community and supports the gentle intensification plans for the Region. Consideration has been given to feedback from neighbours and the broader community. Staggered building heights and incorporation of tree coverage along Bayview and woodlots to the north, west and south will help the building fit into the background of the Conservation Area. Access to green space and a path network is critical for physical and mental health especially for residents of apartment style homes. Easy access to public transit and community amenities are other benefits of development in this location.

I am particularly happy to see the incorporation of Passive House compliance to the building design. This will serve as an excellent demonstration of how these standards can provide both economic and environmental long-term benefits to residents and the community.

Thank you for your consideration of my feedback.

Regards,

Leslie Yeates

From: [REDACTED]
To: [Clerks](#)
Subject: Bayview/Davis rental development
Date: July 14, 2025 7:48:17 AM

CAUTION: This email originated outside of the Town of Newmarket. **DO NOT** click links or open attachments unless you recognize the sender and trusted content.

Thank you for the opportunity to voice a view of the proposal.

Although I'm pleased to hear of this development I'm not so happy with percentage breakdown. I understand the need (yes newmarket needs to do its part) but at the cost of long-term potential issues, I'm not confident of its long-term success.

I strongly suggestion a 70% market and 30% subsidy to sustain low turnover and harmony. Even at this proposed rate, the property and maintenance commitment/cost needs to be properly managed and committed. Let's not build and ignore (this development can impact many other surrounding residents negatively/positively without knowledge base decision making consideration)

A 70% subsidy on a new development is generally considered very high and potentially unhealthy for the long-term sustainability of the project and the surrounding community. While it can significantly lower the initial cost for the developer and potentially lead to more affordable housing, it also raises concerns about market distortion, reliance on continued subsidies, and potential negative impacts on other developments.

Newmarket resident
Wendy



Corporation of the Town of Newmarket

By-law 2025-80

A By-law to adopt Amendment Number 46 to the Town of Newmarket Official Plan (62 Bayview Parkway, the Regional Municipality of York).

The Council of the Corporation of the Town of Newmarket, in accordance with the provisions of Section 17(22) and 21 of the Planning Act, RSO 1990, c.P.13, hereby enacts as follows:

1. That Amendment Number 46 to the Town of Newmarket Official Plan, consisting of the following explanatory text, is hereby adopted; and,
2. That this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this 14th day of July, 2025.

John Taylor, Mayor

Lisa Lyons, Town Clerk

**Amendment No. 46
to the
Town of Newmarket Official Plan**

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PART A THE PREAMBLE

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this amendment.

1. Purpose of the Amendment

The purpose of the Official Plan Amendment Number 46 to the Town of Newmarket Official Plan 2006 is to amend Schedule A Land Use, to re-designate the subject lands identified on Location Map attached hereto from 'Major Institutional' to 'Residential Areas', and re-defining the boundaries of 'Natural Heritage System' to permit the development of a mid-rise apartment building.

Also to amend Schedule B Natural Heritage System, to modify the 'Natural Heritage System, Woodlot' on the subject lands identified on Location Map attached hereto.

2. Location

The proposed amendments are made to the text and schedules of the Official Plan and are applied to 62 Bayview Parkway as shown on Map 1 to this amendment.

The subject lands are situated on the south side of Bayview Parkway, just north of Davis Drive. They are known as 62 Bayview Parkway and legally described as Lots 96 on Registered Plan 65R-19357, in the Town of Newmarket, Regional Municipality of York. The lands cover an area of 16,270 m² (1.627 Ha) and have approximately 237.5 metres (779.2 ft) of frontage along Bayview Parkway. Currently, the site is vacant, with surrounding uses including a low-density residential neighbourhood to the east, commercial uses to the north and south, and Lake Simcoe Regional Conservation Authority lands to the west.

3. Basis

The decision to redesignate the subject lands from Major Institutional to Residential and modifying the Natural Heritage System is based on the following considerations:

1. The amendment provides an appropriate level of intensification on an underutilized property that is well served by existing transit and infrastructure. The subject lands are located within walking distance to a Bus Rapid Transit station (Viva Davis Drive) and the Newmarket GO station at the Tannery Mall. The amendment provides intensified, transit-supportive development in support of Provincial, Regional and local policy.
2. The Provincial Policy Statement 2024 ("PPS") sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth within existing settlement areas and

areas served by existing and planning infrastructure. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:

- a. Efficiently use land, resources, infrastructure, and public service facilities;
- b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
- c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
- d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

- 3. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an Urban Area. The YROP directs and encourages growth to be accommodated within the existing Urban Area and to create environmentally sustainable developments. The proposed Amendment is consistent with the YROP.
- 4. The Official Plan, as amended, designates the subject lands as Major Institutional and Natural Heritage System. A change in land use is required to reflect the fundamental shift in the intended use of the property to permit the development of a 9-storey apartment building. Therefore, an amendment is required. The proposed development meets the intent of the Official Plan.

PART B THE AMENDMENT

The Amendment describes the additions, deletions and/or modifications to the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 46.

1. Format of the Amendment

Official Plan Amendment No. 46 consists of the following proposed modifications to Schedules A & B of the Town of Newmarket Official Plan. Sections and Schedules proposed for modifications are identified as “**Items**”.

Where additions to the existing text are proposed, they are identified in “**bold**”. Where the text is proposed to be deleted, it is shown in “~~striketrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 46.

2. Details of the Amendment

Item 1 Section A – Land Use

- a) Amending Schedule A – Land Use Designation to Town of Newmarket Official Plan, by redesignating the Subject Land municipally known as 62 Bayview Parkway from “Major Institutional” to “Residential” and modifying the “Natural Heritage System” boundaries, attached hereto as Schedule “1”.

Item 2 Section B – Natural Heritage System

- a) Amending Schedule B – modifying the boundaries of Natural Heritage System in accordance with Schedule “2”.

3. Schedules

Item 1: Schedule A - Land Use is modified in accordance with the attached Schedule 1.



Schedule B
Natural Heritage System
(Town of Newmarket
Official Plan 2006)

Subject Lands
62 Bayview Parkway

Official Plan Natural Heritage

Woodlot

Water Features

Watercourse

Floodplain

"Floodplain limits are shown for screening purposes only and may not reflect the most current data. The Lake Simcoe Region Conservation Authority should be contacted to confirm the actual floodplain limits and to obtain the most up-to-date data. A floodplain survey may be required in order to determine the limit of predicted flooding at a specific site. March 2023."

Newmarket

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4. Implementation and Interpretation

This Amendment to the Official Plan will be implemented as follows:

a) Zoning By-law

It is Council's intent to implement this Amendment by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act R.S.O. 1990, C.P. 13, on the lands affected by this amendment.

b) Site Plan Approval

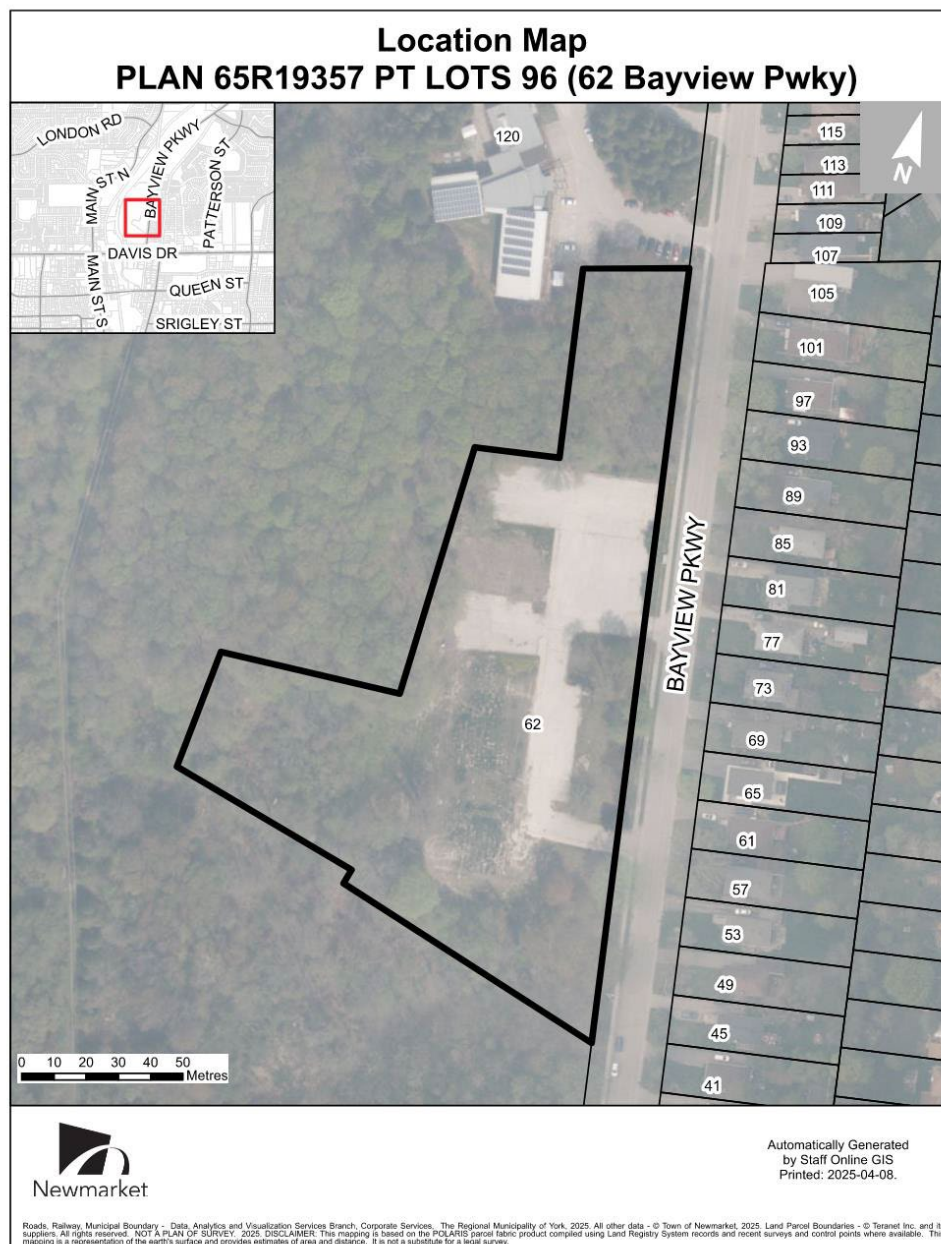
It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.

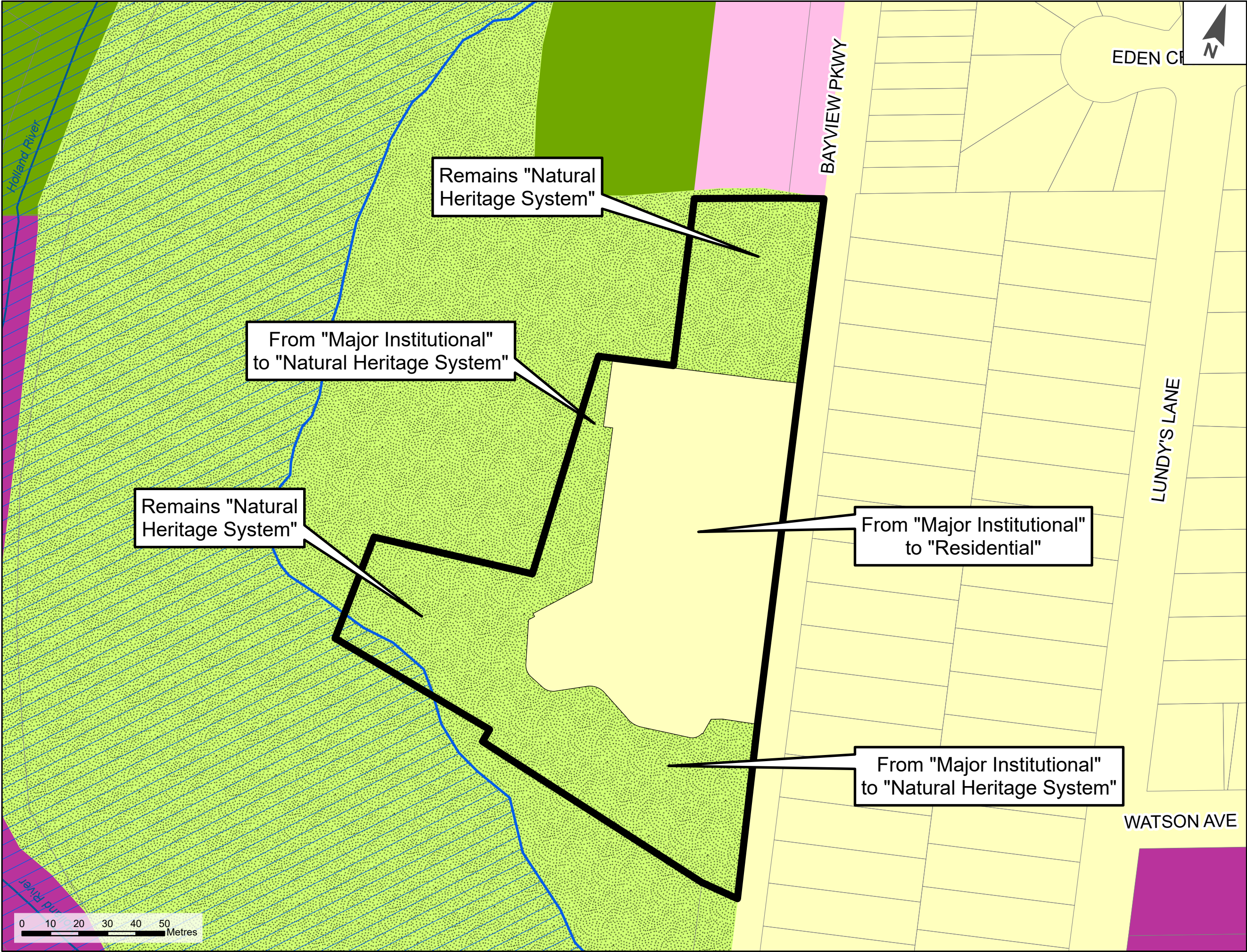
PART C THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

1. Map 1

Map 1, which shows the location of the subject lands is attached hereto for information purposes only.







Schedule A Land Use
(Town of Newmarket
Official Plan 2006)

 Subject Lands
62 Bayview Parkway

Official Plan Land Use

-  Major Institutional
-  Residential
-  Urban Centre
-  Parks and Open Space
-  Natural Heritage System

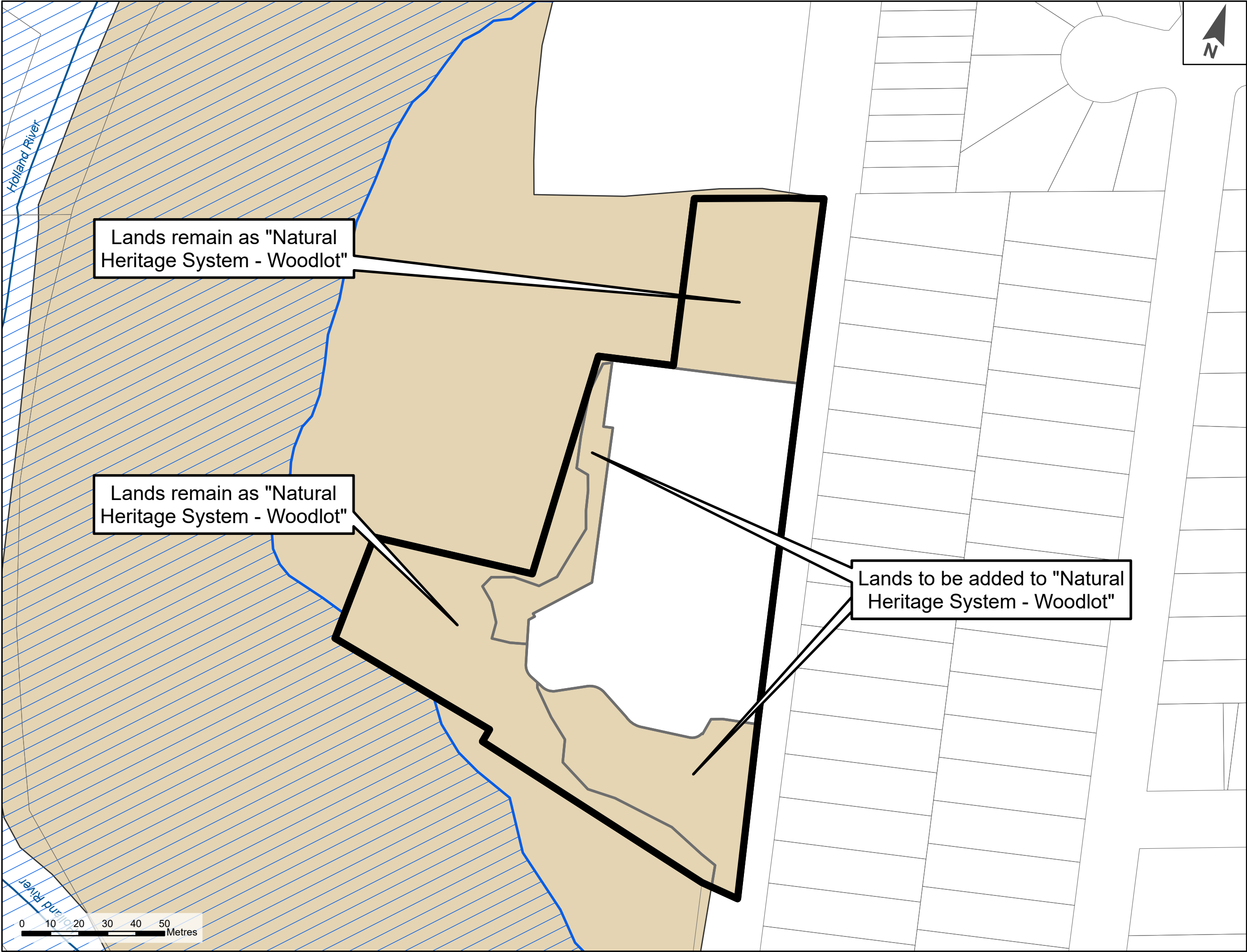
Water Features

-  Watercourse
-  Floodplain

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Schedule B
Natural Heritage System
(Town of Newmarket
Official Plan 2006)

 Subject Lands
62 Bayview Parkway

Official Plan Natural
Heritage

 Woodlot

Water Features

 Watercourse

 Floodplain

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Newmarket

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Corporation of the Town of Newmarket

By-law 2025-81

A By-law to amend By-law Number 2010-40, as amended, being the Town’s Comprehensive Zoning By-law (62 Bayview Parkway).

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

And whereas it is deemed advisable to amend By-law 2010-40, as amended;

Therefore, be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

- 1. That the lands subject to this amendment are illustrated on Schedule 1 attached hereto (Subject Lands);
- 2. That By-law 2010-40, as amended, is hereby amended by:
 - a. Deleting from Schedule A Map No. 5 the Major Institutional (I-A) Zone on the subject lands and substituting therefore the Holding Residential Apartment Dwelling 2 Zone ((H)R5-T-181) as shown on Schedule ‘1’ attached hereto, and forming part of this By-law.
 - b. Adding the following regulations to Section 8.1.1 List of Exceptions:

Exceptions 181	(H)R5-T-181	Map 5	By-law Reference 2025-81	File Reference PLN-OPZS-2024-002
i) Location: 62 Bayview Parkway				
ii) Legal Description: PT LT 96 CON 1 E YONGE ST EAST GWILLIMBURY AS IN EG21175; S/T EG21175 ; NEWMARKET				
iii) Notwithstanding any other provision of the By-law to the contrary, the following provisions shall apply to the lands zoned R5-T-181 shown on Schedule ‘1’ attached hereto:				
iv) Development standards:				
Zone Standard		GENERAL		
Maximum FSI		1.2		
Lot coverage		15.5%		
Maximum Building Height		32 metres – 9 storey 22 metres - 6 storey		
Parking Rate		Residents: 0.9 Spaces per unit Visitor: 0.13 spaces per unit		

Setbacks	
Front Yard	9.0 metres
Rear Yard	18.0 metres
Side Yard (to the north property line)	29.0 metres
Side Yard (to the south property line)	31.0 metres
Amenity Space	Indoor: 1.4 square metres per unit Outdoor: 2.0 square metres per unit
Landscape Buffer around 5 or more parking spaces	East side (Bayview Parkway): 0 metres North Side (side lot line): 1.8 metres West Side (rear lot line): 1.8 metres
“setback from parking spaces to the west property line (rear lot line)”	8.5 metres
<p>v) Mechanical Penthouse (covered mechanical penthouse shown on Schedule 2):</p> <p>a) A mechanical penthouse shall be permitted to exceed the permitted height of the building by 6.0 metres and may not cover more than 40% of the aggregate area on the roof.</p> <p>b) The minimum setback for a mechanical penthouse from a property line shall be as shown on Schedule “1” attached hereto.</p> <p>c) No setback is required for a mechanical penthouse from any building walls as shown on Schedule 2.</p> <p>vi) Mechanical Penthouse (including uncovered rooftop mechanical equipment shown on Schedule 2):</p> <p>a) No setback is required for a mechanical penthouse to the rear building wall and 3 metres setback from any other building walls.</p> <p>a) Encroachments:</p> <p>Uncovered deck, uncovered patio, balconies and landings are permitted to encroach into the required front yard by a maximum of 2.1 metres.</p>	

3. That By-law 2010-40, as amended, is hereby amended by:
- a. Adding the following provisions to Section 8.2.1 List of Holding Provisions:

By-law No.	Property Description	Permitted Uses Until Holding Provision is Removed	Conditions for Removal
2025-81 Date Enacted: July 14, 2025	PT LT 96 CON 1 E YONGE ST EAST GWILLIMBURY AS IN EG21175; S/T EG21175 ; NEWMARKET	No person within the lands zoned (H) R5-T-181 Zone shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which	That sufficient servicing capacity is available, and has been allocated by the Town; That the Owner has signed the Town’s

		<p>existed on the date of passing of this By-law.</p> <p>Furthermore, no extension or enlargement of the uses which existed on the date of passing of this By-law shall occur unless an amendment to this By-law or removal of the ' (H) ' prefix, as identified in the next column, is approved by the Council of the Corporation of the Town of Newmarket and comes into full force and effect.</p> <p>However, the Holding provision will not prevent any remediation or testing, or any testing related to related to Source Water Protection and/or in-ground and above ground services, if deemed appropriate and desirable by the Town. Any grading, filling or works necessary to fulfill the requirements of testing for and/or site remediation required to obtain approval for Record of Site Condition and/or to provide approved servicing, shall be permitted.</p> <p>Granting of Site Plan Control Approval, with conditions, by either the Director of Planning & Building Services or the Development Coordination Committee, will indicate that the development design is sufficiently advanced to allow for a concurrent</p>	<p>site plan agreement and has posted all performance security contemplated therein;</p> <p>That the Town receives the noise report confirming the sound impact of the rooftop mechanical equipment will be mitigated to the satisfaction of the Town.</p>
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		application for a Conditional Building Permit. A Holding provision will not prevent the issuance of a Conditional Building Permit. The Conditional Building Permit (along with a separately executed agreement) may be granted for any stage of construction, that is deemed appropriate, at the sole discretion of the Chief Building Official.	
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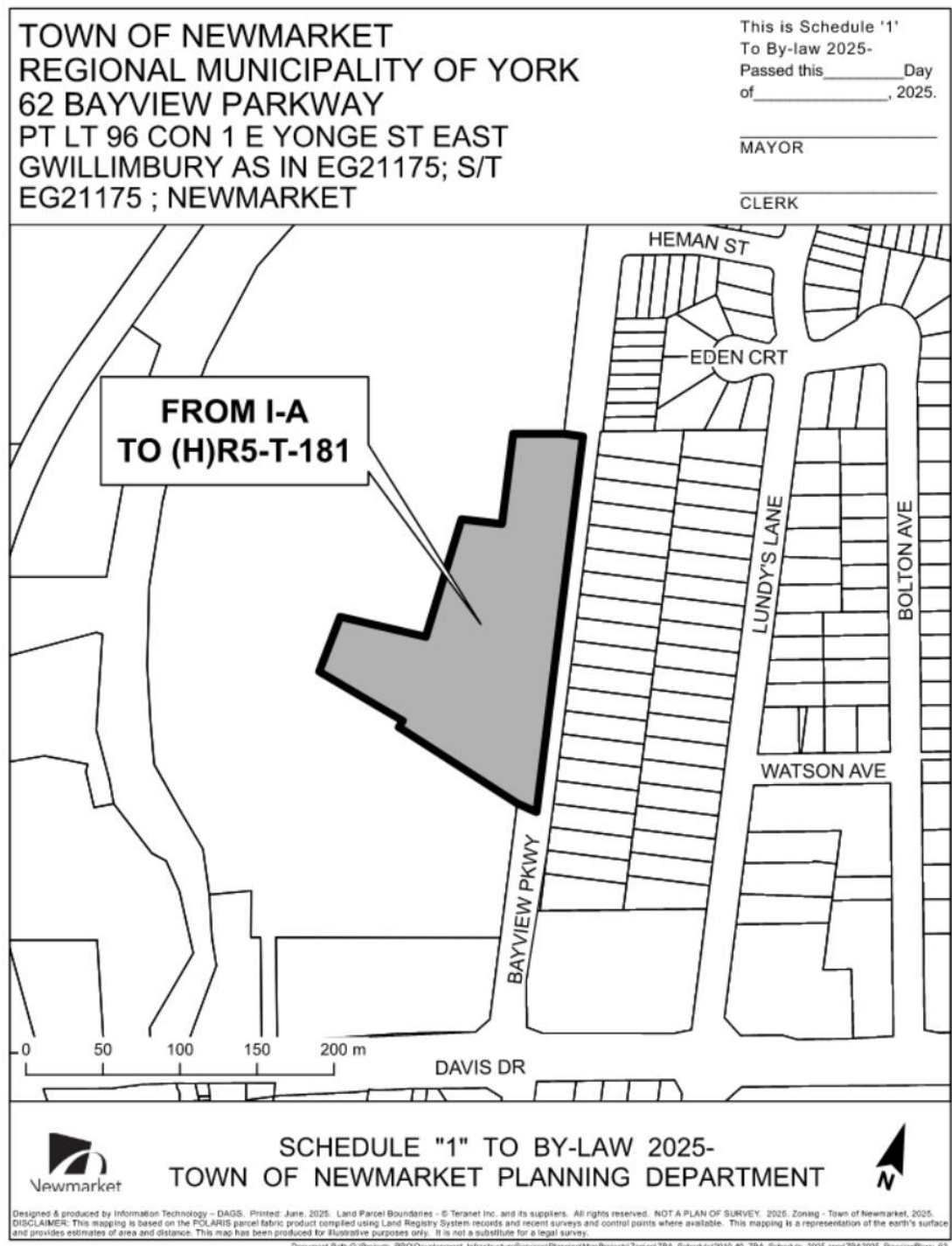
4. That Schedule 1 and 2 attached hereto shall form part of By-law 2025-81.

Enacted this 14th day of July 2025

John Taylor, Mayor

Lisa Lyons, Town Clerk

Schedule 1 to By-law 2025-81



Schedule 2 to By-law 2025-81

TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
62 BAYVIEW PARKWAY
PT LT 96 CON 1 E YONGE ST EAST
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To By-law 2025-
Passed this _____ Day
of _____, 2025.

MAYOR

CLERK

SCHEDULE "2" TO BY-LAW 2025-
TOWN OF NEWMARKET PLANNING DEPARTMENT

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