

# PUBLIC MEETING PRESENTATION

PROPOSED COMMUNITY HOUSING DEVELOPMENT

62 BAYVIEW PARKWAY, NEWMARKET

File # PLN-OPZS-2024-002

June 16, 2025



# Presentation Overview

1. Introduction
2. Site Context
3. Proposed Development and Planning Application
4. Community Engagement
5. Planning and Policy Analysis
6. Housing York Inc. Overview Video

# Introduction — York Region and Housing York Inc. (HYI)

- Housing York Inc. (HYI) is York Region’s wholly-owned housing company and the largest community housing operator in the Region.
- Experienced in providing community housing across 38 community housing locations with over 4,500 residents living in 3,124 units
- HYI’s newest communities:



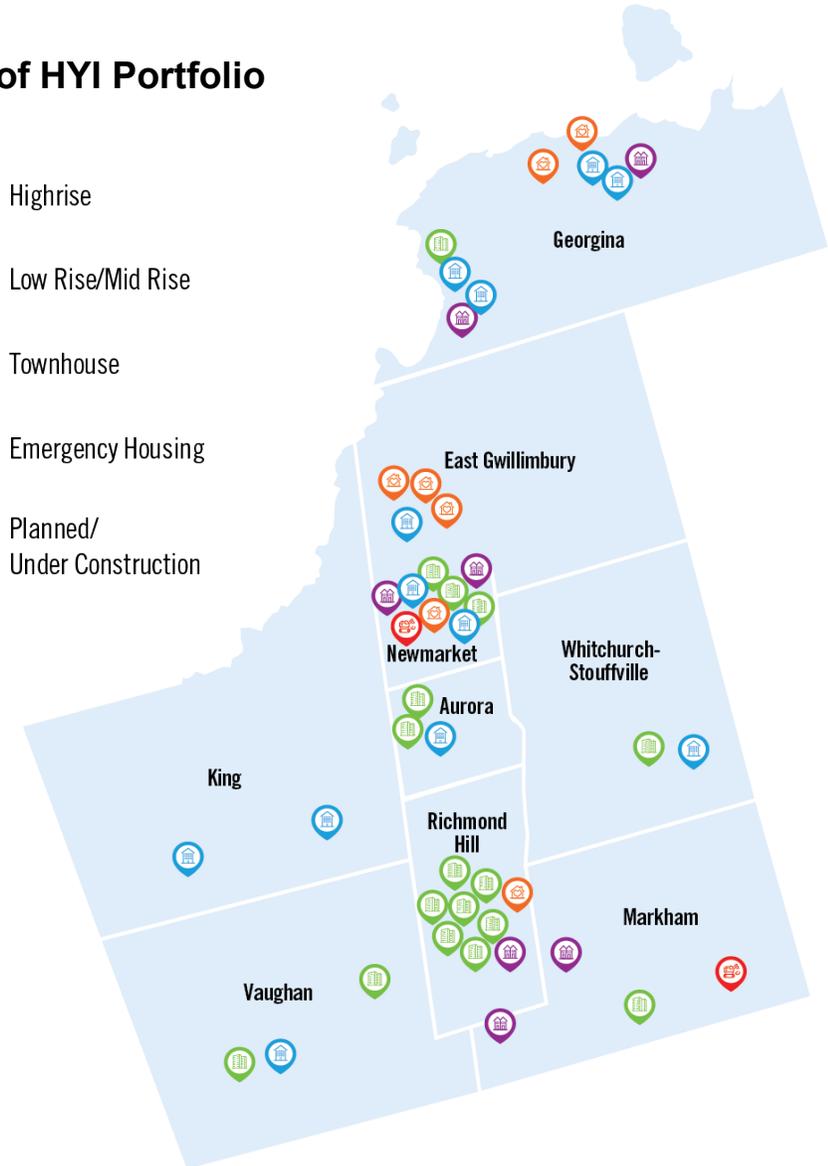
**Unionville Commons**  
City of Markham



**Mosaic House**  
Town of Whitchurch-Stouffville

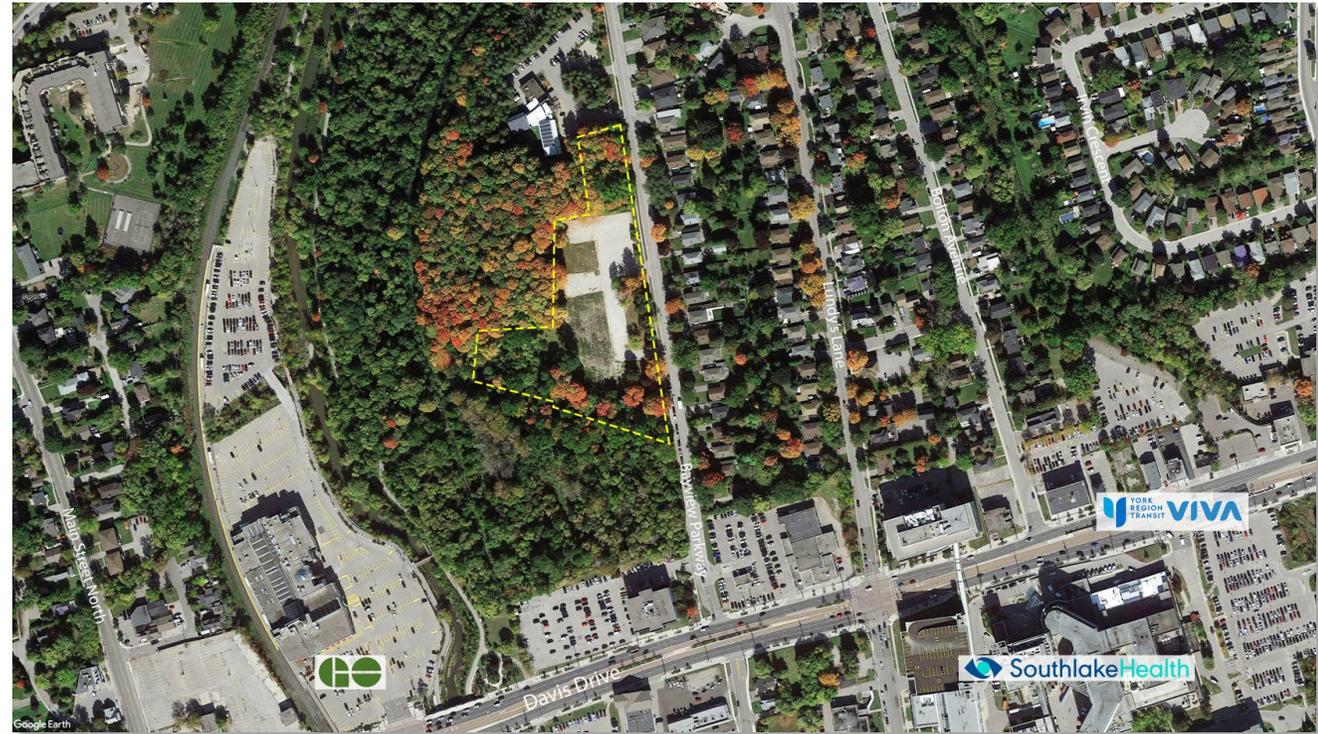
## Map of HYI Portfolio

-  Highrise
-  Low Rise/Mid Rise
-  Townhouse
-  Emergency Housing
-  Planned/  
Under Construction

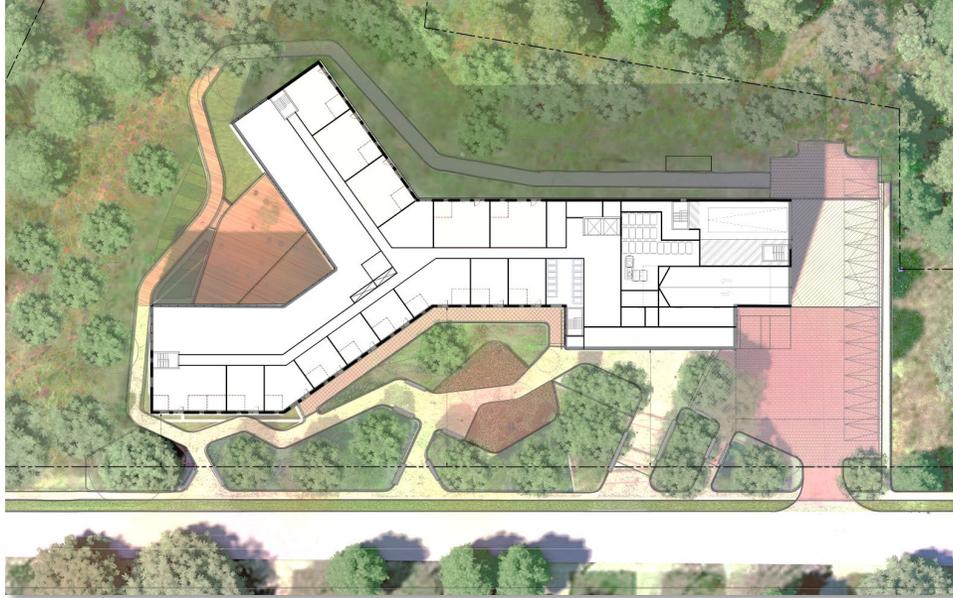


# 62 Bayview Parkway — Site Location and Context

- Approximately 150 m north of Davis Drive
- VIVA BRT Stations at Southlake Health and Davis & Main intersection, YRT bus stop at Davis & Bayview Parkway
- 450 m walk to Southlake Health
- 500 m walk to the Newmarket GO Station
- Adjacent to the East Holland River valley and Mabel Davis Conservation Area, which includes the Tom Taylor Trail and Nokiidaa Bike Trail
- Near a variety of services and amenities, including restaurants, medical offices and pharmacies on Davis Drive and in Historic Downtown Newmarket

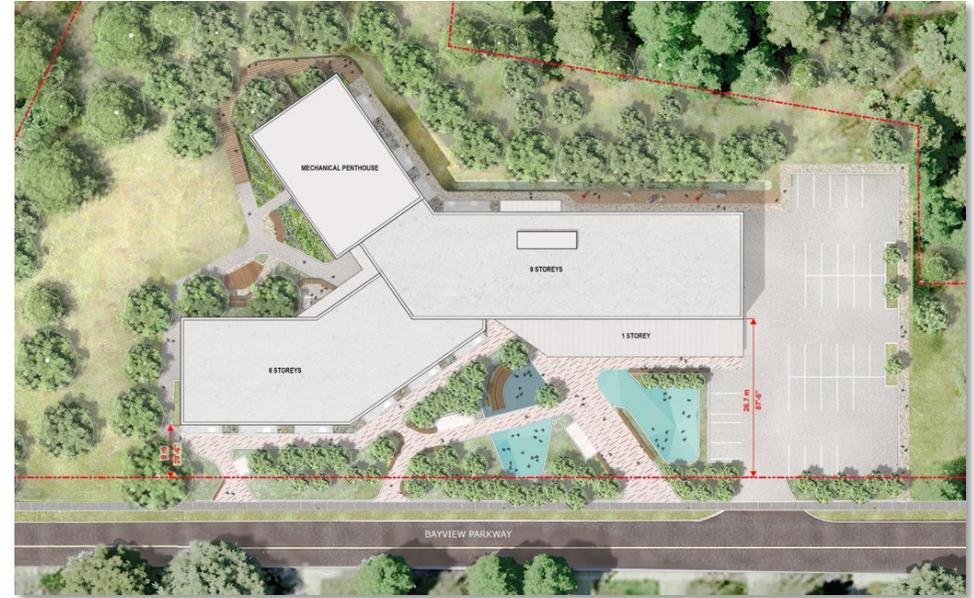


# Proposed Development



**Original Concept – Submitted December 22, 2023**

<b>Units</b>	247
<b>Gross Floor Area</b>	18,604 m <sup>2</sup>
<b>Heights</b>	31.17m (Six and Nine Storeys)
<b>Parking</b>	119 Resident 21 Visitor Total: 140
<b>Bicycle Parking</b>	Long Term: 120 Short Term: 32 Total: 152



**Proposed Concept – Resubmitted April 11, 2025**

<b>Units</b>	227
<b>Gross Floor Area</b>	18,548 m <sup>2</sup>
<b>Heights</b>	31.37m (Six and Nine Storeys)
<b>Parking</b>	205 Resident 30 Visitor Total: 235
<b>Bicycle Parking</b>	Long Term: 114 Short Term: 23 Total: 137

# Proposed Development



Street view facing west on Bayview Parkway



Street view facing north on Bayview Parkway

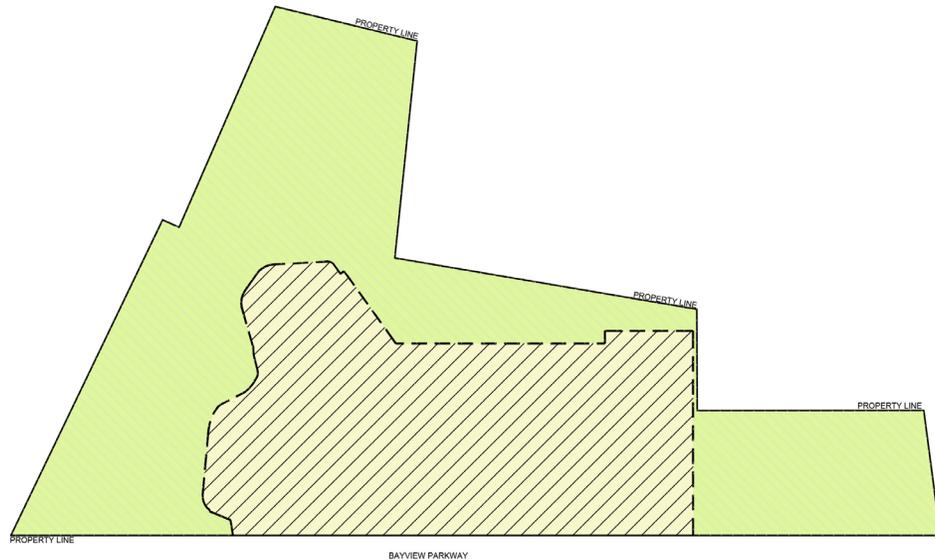
# Proposed Development



# Proposed Official Plan and Zoning By-law Amendments

## DRAFT OFFICIAL PLAN AMENDMENT

Redesignate the lands from “Major Institutional” and “Natural Heritage System” to “Residential Area” and “Natural Heritage System” to permit residential apartment building.



REDESIGNATE TO "RESIDENTIAL AREA"  
 REDESIGNATE TO "NATURAL HERITAGE SYSTEM"

## DRAFT ZONING BY-LAW AMENDMENT

Rezone from "Major Institutional Zone" to "Residential Apartment Dwelling 2 Zone" R5-T with site-specific requirements

- Minimum Yard Setback**
- From **Front Lot Line**: 9 m
  - From **Rear Lot Line**: 18 m
  - From **Side Lot Line**: 29 m

**Maximum Building Height**      **32 m**

- Parking**
- A minimum of 0.90 **parking spaces** per each **dwelling** unit for residents.
  - A minimum of 0.13 **parking spaces** per each **dwelling** unit for visitor parking.

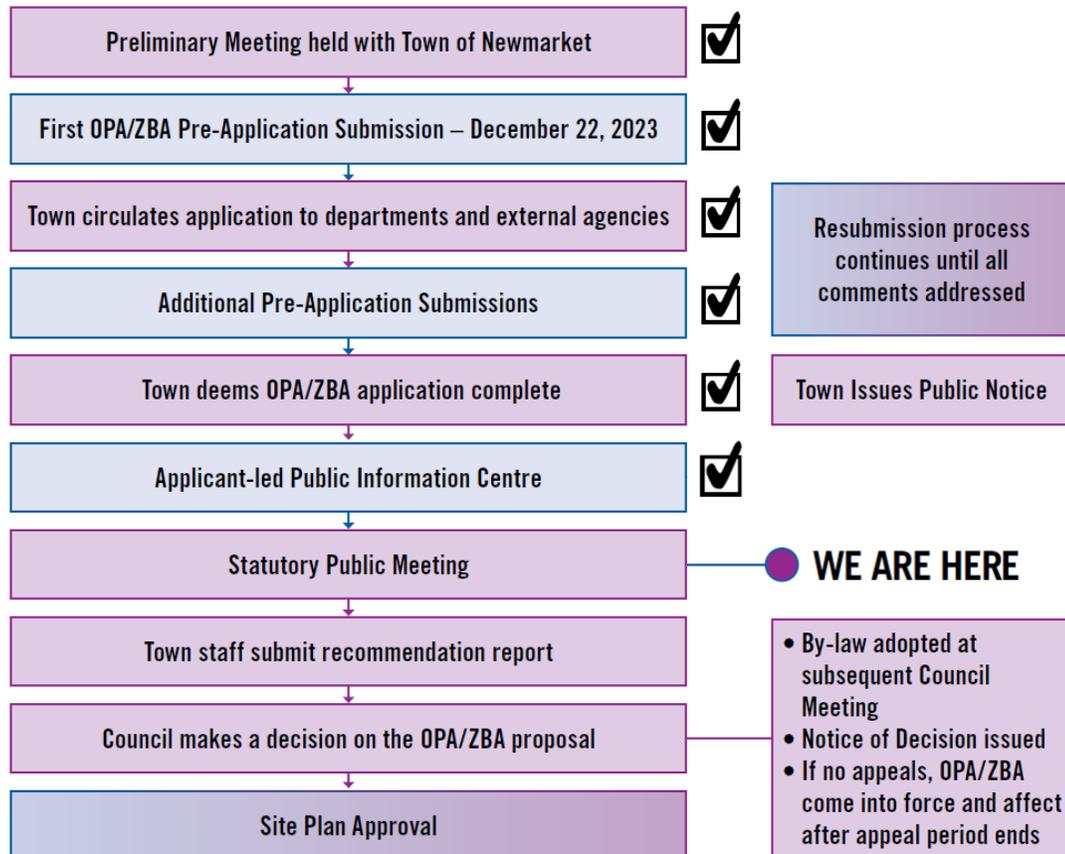
- Amenity Space**
- A minimum of 1.4 m<sup>2</sup> per unit of indoor private amenity area shall be provided.
  - A minimum of 2 m<sup>2</sup> per unit of outdoor private amenity area shall be provided.

- Mechanical Penthouse**
- Maximum height: 6 m
  - Location of the mechanical penthouse defined through a diagram.

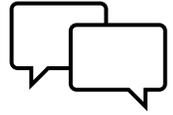
Other minor site-specific zoning requirements regarding deck, patio, balconies, canopy, driveway, mechanical equipment, and a landscape buffer for the surface parking lot.

# Planning Application Process

**York Region has applied for an Official Plan Amendment and Zoning Bylaw Amendment (OPA/ZBA) to allow a community housing development at 62 Bayview Parkway.**



# Community Engagement



## Engagement Snapshot:

4

Public Information Centres, with 80+ community members participating

150+

Households visited door-to-door

5

Community Liaison Committee meetings

8,100+

Project webpage visits

10

Site activity notices mailed to neighbours

150+

E-newsletter subscribers



## Common Questions:

- Traffic impacts on local road networks
- Proximity to existing natural heritage features and recreation areas
- Recognition of the need for affordable housing options
- Shadow and wind impacts
- Distance between the development and nearby neighbours

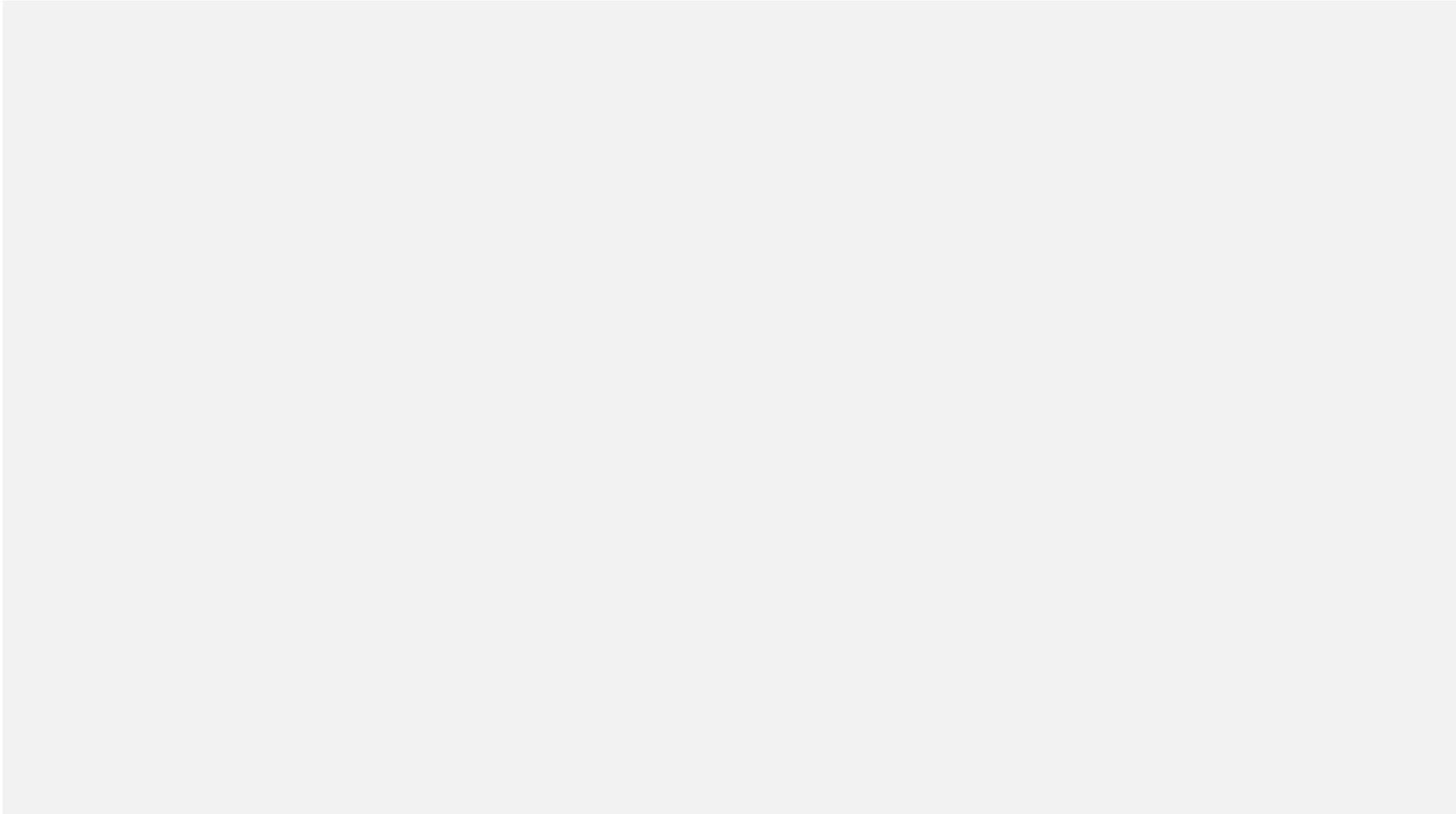


# Planning Analysis

- **Supports Key Planning Policies:** Aligns with Provincial, Regional and Town plans by promoting sustainable growth through intensification, transit-oriented development, and providing diverse and affordable housing options.
- **Efficient Land Use:** Revitalizes a Region-owned site near transit and services, contributing to compact, complete communities while protecting and enhancing natural heritage.
- **Strategic and Accessible Location:** Close to Davis Drive, multiple transit corridors (e.g., GO, VIVA ,YRT), active transportation network, and community amenities.
- **Public and Environmental Benefits:** Provides affordable and rental housing and while targeting high energy efficiency building design and respecting surrounding natural heritage.
- **Planning Justification:** Proposed application provides purpose-built rental housing and ensures compatibility with surrounding areas, representing good planning.



# Housing York Inc. Overview Video



# Thank You

