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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).

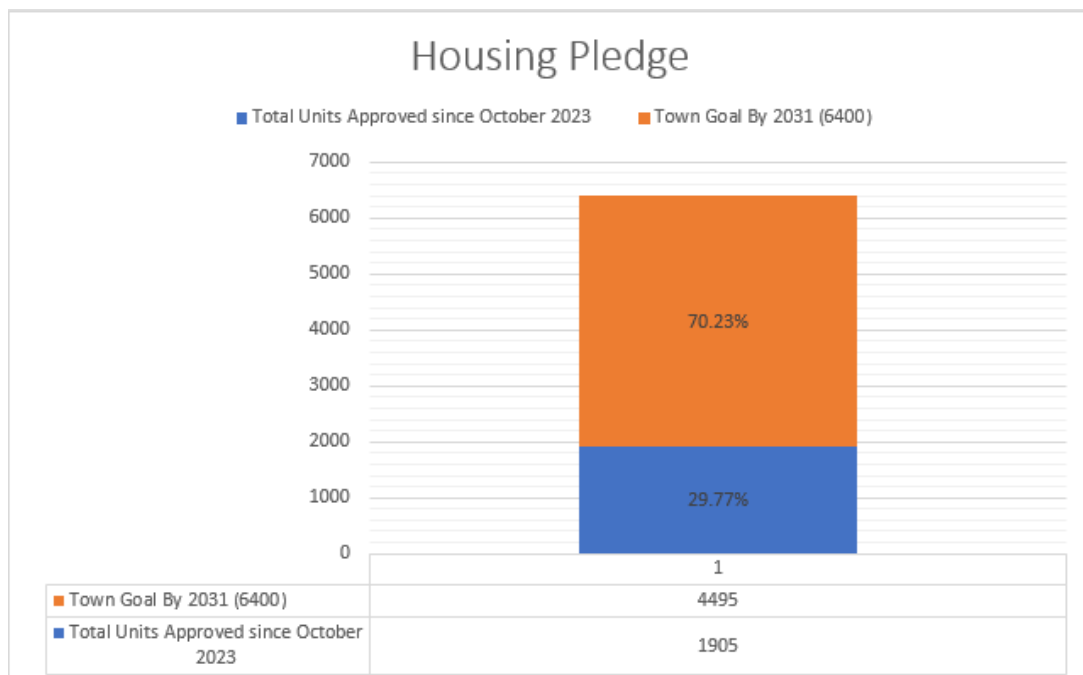


Chart 1 – Housing Pledge

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.

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