

# COMMUNITY HOUSING AT 62 BAYVIEW PARKWAY IN THE TOWN OF NEWMARKET

## COMMUNITY QUESTIONS

Last updated: May 2025

York Region is undertaking a new opportunity to develop community housing at 62 Bayview Parkway in the Town of Newmarket. We are in the planning process and thank all community members who have inquired or provided input on this project.

Community engagement remains critical to ensuring redevelopment plans are responsive to the needs of our diverse communities. By working with our neighbours throughout the planning and design process, we can address community considerations and build an inclusive community where everyone has a place to call home.

Answers to frequently asked questions from the community, including questions raised during our Public Information Centres and through email inquiries, are covered in this document. Recordings of the Public Information Centres are available at [york.ca/62Bayview](http://york.ca/62Bayview)

We look forward to continuing to work with the community as the redevelopment moves forward. This document will be updated to reflect ongoing community input.

*Planning for the proposed community housing development is ongoing. As plans evolve, information and details may change. York Region will share updated information online at [york.ca/62Bayview](http://york.ca/62Bayview)*

## WHERE IS 62 BAYVIEW PARKWAY?

62 Bayview Parkway is located in the Town of Newmarket's Huron Heights-Leslie Valley neighbourhood. It is centrally located, just north of Davis Drive near retail plazas, Newmarket GO Station and Southlake Health. The site also backs on to the Mabel Davis Conservation Area and is close to Tom Taylor Trail, Newmarket's section of the Nokiidaa Trail System.

## WHAT IS BEING PROPOSED ON THE SITE?

The redevelopment of 62 Bayview Parkway will help address York Region's significant need for new affordable housing. The Region is proposing 227 units of community housing on this site with a range

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of rental options that include affordable and market rents. A mix of one- to four-bedroom units is proposed. The final unit count is subject to change during the planning approvals process.

The planning and design components of the new building are in progress. The site will include surface and underground parking and indoor and outdoor amenity space in addition to the residential apartments.

## WHY COMMUNITY HOUSING?

Housing is the foundation of strong and caring communities. Everyone needs safe, secure and affordable housing.

Community housing offers subsidized or affordable rents to households with low and moderate incomes, provided by non-profit groups, cooperative housing providers and Housing York Inc. (HYI), York Region's housing company. At the end of 2024, there were more than 18,400 households on York Region's subsidized housing wait list.

The new community housing at 62 Bayview Parkway will help house more households on the Region's wait list. The project will have both affordable and market rents to support a complete community and offer more housing options in the Town of Newmarket. HYI aims to provide 30% of units at market rent, and 70% at affordable rent (rent geared to income).

## WHY IS MORE AFFORDABLE RENTAL HOUSING NEEDED?

Affordable housing is one of the greatest challenges facing the Region today. In the Greater Toronto and Hamilton Area, York Region has the lowest proportion of rental housing at 18%, and the highest proportion of households spending 30% or more of their income on housing costs, with nearly 47% of renters facing affordability challenges.<sup>1</sup>

In early 2021, York Regional Council declared a housing affordability crisis and established a Housing Affordability Task Force to identify solutions and initiate change. The Task Force's work will continue through the Housing and Homelessness Committee that was established in 2025. York Region is committed to building complete communities with a full range of housing options and services to support residents at all ages and stages of their lives. This commitment includes investing in community housing.

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<sup>1</sup> [York Region 2021 Census Release Report](#)

## WHAT IS YORK REGION'S ROLE IN COMMUNITY HOUSING?

As the designated Service Manager under the [Housing Services Act](#), York Region is responsible for funding, administering and delivering community housing and homelessness services as mandated and regulated by the province.

The Region's housing provider, Housing York Inc. (HYI), has a critical role within the community housing segment by providing safe, affordable housing options to more than 4,500 residents. HYI owns

and operates 41% of community housing units in York Region and has committed to doubling the rate of growth to increase much needed community housing supply.

## WHAT IS HOUSING YORK INC.?

[Housing York Inc. \(HYI\)](#), York Region's housing company is the largest community housing operator in York Region. As a leader in the Region's housing sector, HYI manages and maintains 38 housing properties with more than 4,500 residents in more than 3,000 units located in all nine local cities, townships and towns.

## WHAT IS THE HISTORY OF 62 BAYVIEW PARKWAY?

In 1957, the original York County Administrative Building was built at 62 Bayview Parkway. The building then served as the first Regional headquarters, when York County dissolved and The Regional Municipality of York was established in 1971, until 1994 when Regional headquarters moved to 17250 Yonge Street in the Town of Newmarket.

For over 25 years, 62 Bayview Parkway was occupied by the Region's Community and Health Services Department providing public services like [Ontario Works](#). In late 2020, 62 Bayview Parkway was one of 11 Regional locations that consolidated into a new building at 17150 Yonge Street.

Redeveloping 62 Bayview Parkway provides a unique opportunity to dedicate the longstanding, Regionally-owned land to help more people find safe and suitable housing. The new affordable housing options will ensure the site continues to provide a vital public service and support community well-being for many years to come.

## WHAT IS THE PLANNING APPROVAL PROCESS FOR THIS REDEVELOPMENT?

The proposed redevelopment at 62 Bayview Parkway requires an Official Plan and Zoning Bylaw Amendment and Site Plan Approval [from the Town of Newmarket](#) before construction can begin. Features such as building design, site access, servicing, waste, parking, landscaping and sustainability are reviewed by the Town part of the Site Plan Approval process to ensure the development will be functional, attractive and compatible with the surrounding area.

The proposed redevelopment will need to respond to several policy and design documents, such as the [Town of Newmarket Official Plan](#) and [Urban Design Guidelines](#), to ensure it is well designed and respectful of its surrounding area.

## WHO WILL BE ENGAGED AS PART OF THE REDEVELOPMENT?

Community consultation and engagement is critical to refining the redevelopment plans. York Region continues to engage diverse groups, including nearby neighbours, local businesses, community agencies and special interest groups. By working with the Town and our neighbours throughout the planning and design process, we can address community considerations and build an inclusive community where everyone has a place to call home.

## HAS YORK REGION CONSIDERED HOW THE NEW BUILDING COULD CHANGE THE NEARBY COMMUNITY AND SERVICES?

As the Town of Newmarket considers York Region's applications for a future community housing development, a number of studies, including environmental and traffic studies, are being prepared to support the project.

### **On existing infrastructure and traffic**

As part of the planning process, existing water and wastewater capacity will be reviewed. Any additional services required for the new development (hydro, water, sanitary and storm sewers) will also be considered through the planning process.

A traffic impact study has been conducted as part of the development approval process. The study examines the potential impact of the redevelopment and identifies ways to ensure the road network operates safely and effectively.

### **The natural area**

York Region's aim is to preserve the forested area on the site. The proposed redevelopment is located on the part of the property that was already developed and will not extend into the bordering Mabel Davis Conservation Area. An environmental impact study has been conducted to identify opportunities to mitigate any identified impacts on the surrounding area, including the adjacent bird sanctuary.

### **On local schools and hospitals**

Growth targets for the Town of Newmarket are provincially mandated. Local school boards and Southlake Health are involved during the planning process and comment on the development application.

## HOW IS YORK REGION PROTECTING THE NATURAL ENVIRONMENT NEAR THE PROPERTY AND PROMOTING SUSTAINABILITY?

Protecting the natural environment is a priority during all York Region construction projects. The building and parking area will stay on the already developed part of the property that is already developed and will not extend into the Mabel Davis Conservation Area. An environmental impact study identifies opportunities to prevent and reduce impacts on the surrounding area, including the bird sanctuary. To protect the natural area during construction, all activity will take place within a fenced area with regular inspections to ensure the fencing is maintained.

York Region will continue to work with our partners at the [Lake Simcoe Region Conservation Authority](#) throughout this project.

## IS ACCESS TO LOCAL TRAILS BEING MAINTAINED?

York Region values access to green space and trails. The Tom Taylor Trail/Nokiidaa bike trail, located behind the property at 62 Bayview Parkway, will not be affected by the work. Residents can continue to access these trails.

York Region recommends using one of the safe and accessible trail entry points located close by at George Richardson Park. For more information about local trails and entry points, visit the [Town of Newmarket website](#).

## WHAT WILL THE FUTURE COMMUNITY HOUSING LOOK LIKE?

A number of design options were considered and have been refined based on feedback from community consultations.

The final number of units and building design will be influenced by the available size, natural heritage features, design considerations and local infrastructure capacity, and determined through the approval process.

Building concepts must align with policies in the [Town of Newmarket Official Plan](#).

## HOW IS COMMUNITY SAFETY BEING INTEGRATED ON THE SITE?

HYI properties are designed with safety in mind. Throughout the planning process, we work with the community and partners, including York Regional Police, to provide safe, secure and inclusive housing. The redevelopment plans include [Crime Prevention Through Environmental Design](#) principles and are reviewed by York Regional Police.

York Region is working with neighbours and the Community Liaison Committee to consider all perspectives about the building and site design throughout the planning and construction processes.

## WILL THE FUTURE COMMUNITY HOUSING BE ACCESSIBLE?

All units will be designed with accessibility features in mind (e.g., some will have ground floor access, waist height light switches and electrical plugs, open design). In addition, at least 15% of all units will be fully accessible (as per accessibility and building code requirements).

## DOES THE PROVISION OF COMMUNITY HOUSING ALIGN WITH THE PUBLIC LEGACY OF THE PROPERTY?

Mabel Davis gifted the property to York County in 1954 with the intent that it always be used for public purposes in memory of her father, The Honourable Elihu James Davis, formerly Minister of Crown Lands in the Province of Ontario and Warden of the County of York and his wife, Margaret Johnston Davis.

Housing is the foundation of strong, caring, safe communities and is a key social determinant of health. The Region believes community housing on this property meets the donor's intentions.

HYI has an important role in creating complete communities and connected neighbourhoods. Redeveloping 62 Bayview Parkway will also explore options for broader community use.

## **WHY WAS THE EXISTING BUILDING AT 62 BAYVIEW PARKWAY DEMOLISHED?**

The previous building at 62 Bayview Parkway was constructed in the 1950s, was vacant and required extensive renovations to upgrade it to modern standards, including current accessibility and environmentally sustainable standards. Rehabilitating the existing building to convert it to modern affordable housing created significant financial barriers and reduced the land's efficiency. After careful consideration and to support new housing opportunities, York Region undertook the safe and secure demolition of the building.

The site is being monitored and maintained by York Region until construction is set to begin.

## **WILL THE COMMUNITY BE ABLE TO ACCESS THE SITE ONCE NEW COMMUNITY HOUSING IS CONSTRUCTED?**

HYI has an important role in creating complete communities and connected neighbourhoods. The redevelopment of 62 Bayview Parkway is exploring options for broader community use.

## **HOW WILL THIS PROJECT BE FUNDED?**

York Region is committed to increasing the supply of affordable rental housing. Investments from provincial and federal government will be needed to help fund this new development.

As part of York Region's commitment to responsible fiscal stewardship, consultants and contractors brought on throughout the redevelopment are procured in line with the Region's purchasing by-law.

## **WHAT HOUSING OPTIONS WILL BE OFFERED AT 62 BAYVIEW PARKWAY?**

62 Bayview Parkway will offer housing options for seniors, families and individuals, with a mix of affordable and market rent units.

Households on York Region's subsidized wait list, like York Region as a whole, are diverse and represent different ages, family composition and backgrounds. The list is kept in chronological order, as required by the Province of Ontario. Currently, 36% of individuals on the wait list are seniors. For more information about applying for subsidized housing in York Region, visit [york.ca/ApplyForHousing](https://york.ca/ApplyForHousing)

Once construction is complete, affordable units will be offered to applicants with the highest placement on the wait list for the building and available unit type. Placement is determined based on application date and defined priorities, such as special priority for survivors of domestic violence and human trafficking.

Market rent vacancies are filled on a first-come, first-served basis. Visit [york.ca/MarketRentHYI](http://york.ca/MarketRentHYI) for more information.

## WHAT IS A COMMUNITY LIAISON COMMITTEE?

A Community Liaison Committee (CLC) is made up of residents, business owners and local community agencies and meets to provide frequent and detailed updates and get feedback. Members of the Committee work closely to address community considerations throughout the planning and construction phases of the redevelopment.

The 62 Bayview Parkway CLC is working with York Region staff to give ideas and support during the planning and construction for this project. The CLC also looks for ways to integrate the new building into the neighbourhood. The CLC includes local residents, businesses and community groups.

We are not currently recruiting for the CLC at this time.

For information about the Community Liaison Committee, please email [62Bayview@york.ca](mailto:62Bayview@york.ca)

## HOW CAN I STAY INVOLVED?

We want to hear from nearby neighbours, businesses, community agencies and the broader community as public input plays an important role in the project and helps ensure our plans respond to community needs. Thank you for your interest.

Stay connected by visiting [york.ca/62Bayview](http://york.ca/62Bayview) for:

- Project information and updates
- Past public consultation presentations
- Frequently asked questions
- Upcoming public engagement meetings

[Subscribe](#) to the project e-newsletter for quarterly updates. Please note, the frequency of updates changes throughout planning and construction.

## COMMENTS OR QUESTIONS?

If you have questions or would like to learn more about this future community housing development, please call 289-338-8063 or email [62Bayview@york.ca](mailto:62Bayview@york.ca)