

Welcome

York Region is building new community housing at 62 Bayview Parkway. The proposed development includes a mix of affordable and market rental housing options. These new homes will welcome the entire community, including seniors, families and individuals.

We invite you to:

Grab a
refreshment

Read the boards
to learn more
about the proposal
for the site

Speak
with the
project
team

Have your say! Share any
questions or comments you
have about the project.

Frequently Asked Questions

1 What is Community Housing?

- Community housing is housing owned and operated by non-profit housing corporations, housing cooperatives and municipal governments or district social services administration boards.
- These providers offer subsidized or low-end-of-market rents housing, sometimes referred to as social housing and affordable housing.
- Community housing is provided by Housing York Inc. (HYI), York Region's housing company as well as non-profit housing providers.
- Outside of HYI, there are 42 community housing providers across York Region.

2 Why is more affordable rental housing needed?

- Affordable housing is one of the greatest challenges facing the Region today.
- According to the 2021 census, 18% of York Region housing stock was rental tenure, the lowest proportion in the Greater Toronto Hamilton Area. Additionally, almost half (47%) of renter households in the Region face affordability challenges when it comes to housing.
- About 50,000 York Region households spend more than 30% of their income on housing and/or live in homes in need of major repairs or that are too small and have no alternative options. This figure is projected to grow to over 70,000 by 2045.
- Limited affordable ownership and rental housing options continue to affect the Region's long-term growth and sustainability.

Source: York Region 2021 Census Release Report

3 What is York Region's role in community housing?

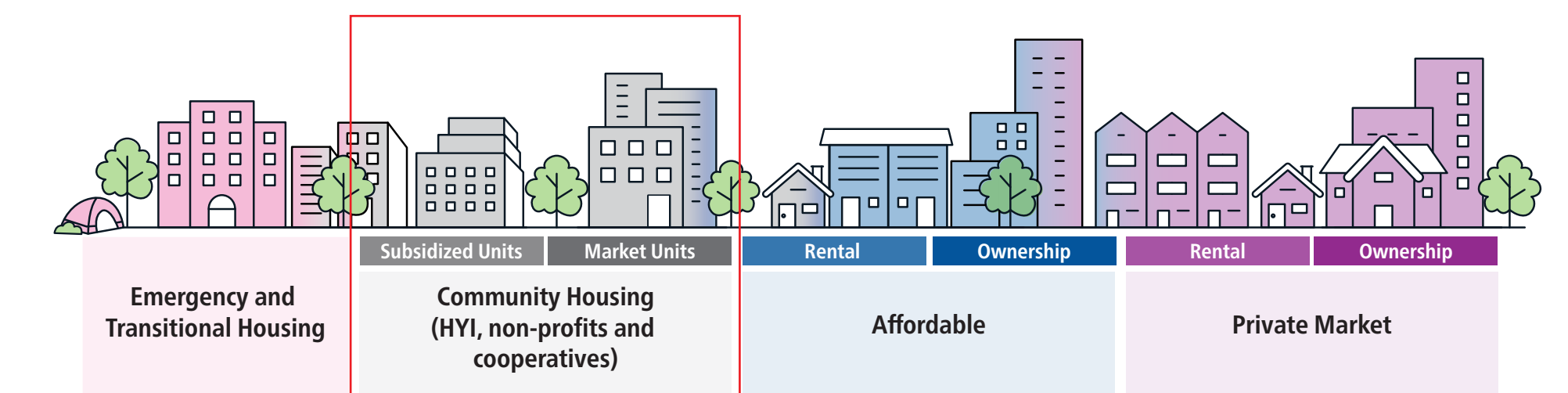
- As the designated Service Manager under Ontario's Housing Services Act, York Region is responsible for funding, administering and delivering community housing and homelessness services as mandated and regulated by the province.
- The Region's housing provider, HYI, has a critical role within the community housing segment by providing safe, affordable housing options to over 3,000 households.
- 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.

4 What is Housing York Inc.?

- As a leader in York Region's housing sector, HYI manages and maintains 38 housing properties with more than 4,500 residents in over 3,000 units located in all nine local cities, townships and towns.
- HYI is the largest community housing operator in York Region and manages building operations, ensures properties are well-maintained and financially sustainable, supports successful tenancies and promotes resident engagement.

5 What does HYI build?

- HYI owns and operates a range of properties, including rental, transitional and emergency housing sites.
- The new building at 62 Bayview will provide community housing that will be owned and operated by HYI, including a mix of affordable and market rental housing (as shown on the housing spectrum below).



6 Why 62 Bayview Parkway?

- York Regional Council 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.
- The redevelopment at 62 Bayview Parkway provides an opportunity to help address the need for new purpose-built rental housing and ensures the site continues to support community well-being while maintaining a strong public legacy.
- The site is centrally located in the Town of Newmarket, close to public transportation, shops, services and park space.
- Since 62 Bayview Parkway is Regionally-owned property, there is a timely opportunity to help support diverse housing options in the Town of Newmarket.

Frequently Asked Questions

7 What is being proposed on the site?

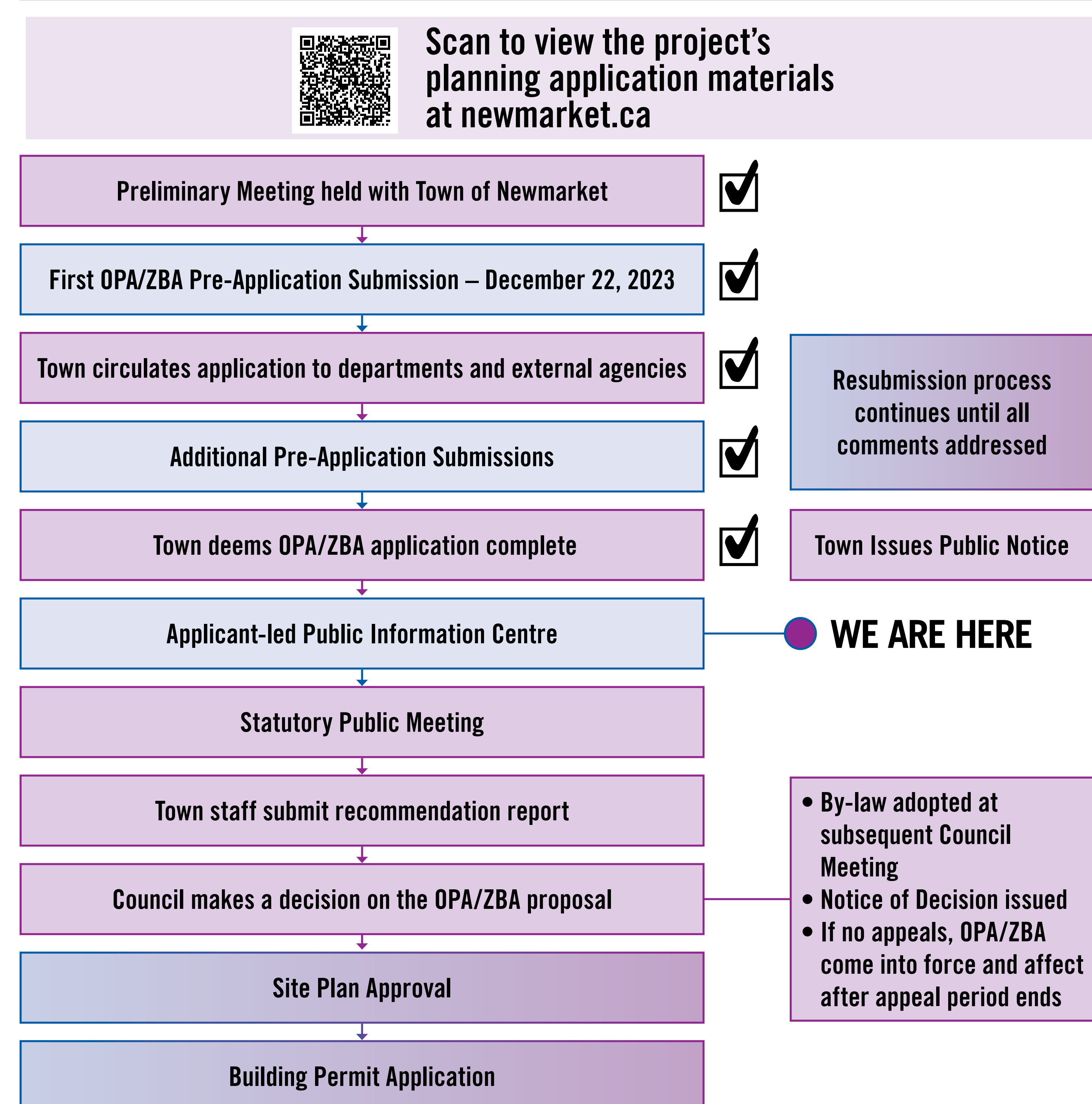
- York Region is planning to build 227 units , including a mix of one, two, three and four-bedroom units on this site with a range of rental options that include affordable and market rents.*
- The development will include 205 parking spaces for residents (0.90 spaces/unit) and 30 parking spaces for visitors (0.13 spaces/unit).
- Planning for this development also includes new indoor and outdoor amenity space for residents.

* Final unit count and split is subject to change during the planning approval process.

8 What is the planning approval process for this project?

- The proposed development at 62 Bayview Parkway will require municipal approvals from the Town of Newmarket, including an Official Plan and Zoning Bylaw Amendment (OPA/ZBA), followed by Site Plan Approval, as shown in the figure to the right.
- Various studies and investigations have been conducted during the planning application process, including traffic study, an environmental impact study, servicing reports, and soil investigations, to inform the development.

Planning approvals process for 62 Bayview Parkway



9 How is York Region working to protect the natural environment near the property and ensure sustainability?

- Protecting the natural environment is a priority during all York Region construction projects.
- York Region aims to preserve the site's forested area wherever possible and focus redevelopment to areas that are already developed.
- The proposed redevelopment is intended to be maintained on the portion of the property that is already developed and would not extend into the bordering Mabel Davis Conservation Area.
- York Region will continue to work with our partners at the Lake Simcoe Region Conservation Authority throughout this project.
- The building is being designed to be as sustainable as possible, including planning for Passive House and LEED certifications.

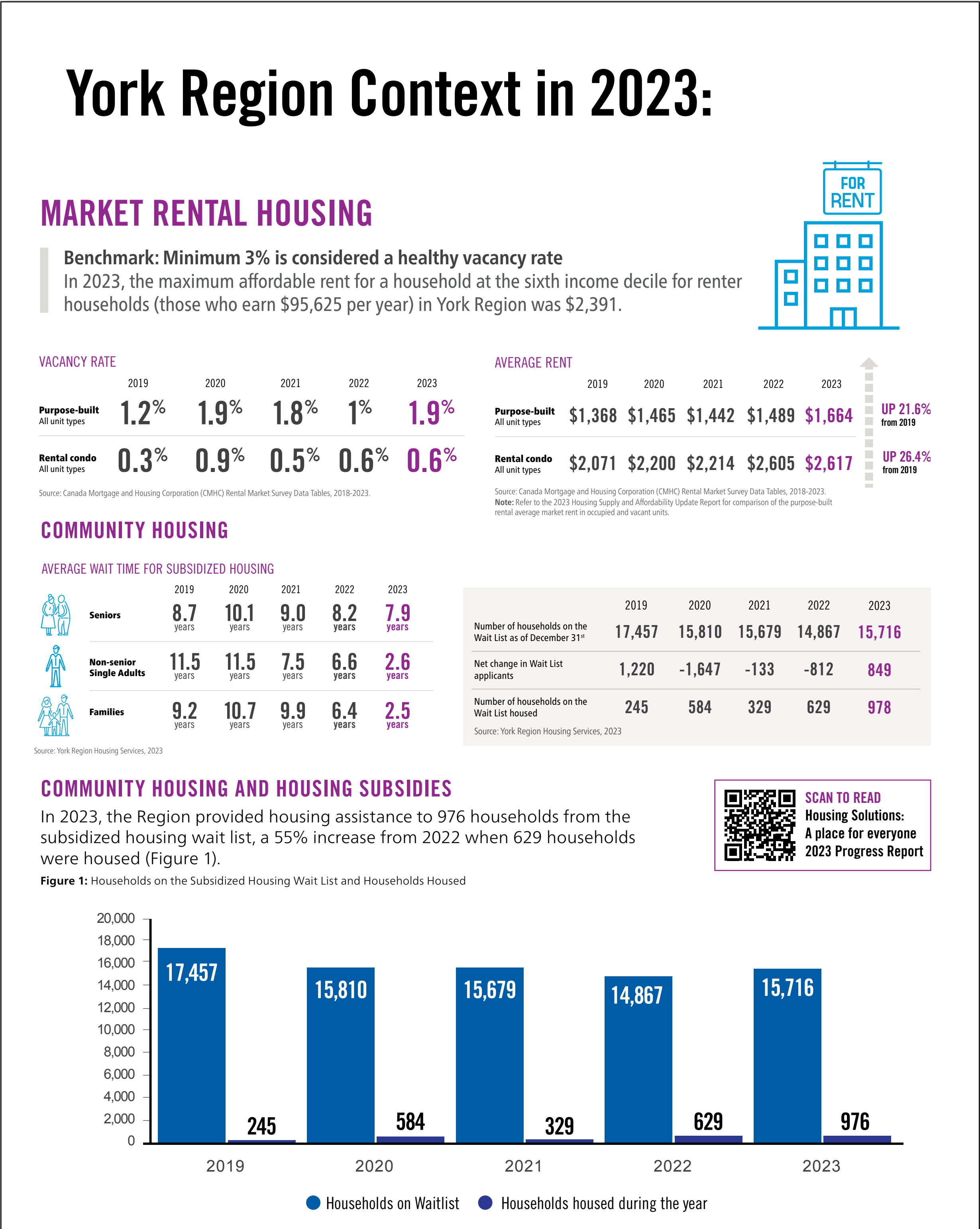
The Need for an Affordable Housing Site

The need for affordable housing remains high across York Region.

- There is a housing affordability crisis in York Region. In January 2021, York Regional Council declared a housing afford ability crisis.

Housing affordability is key for growth. A lack of affordable and rental housing supply is contributing to the Region’s population and housing growth shortfall.
- At the end of 2024, there were more than 18,400 households on York Region’s centralized housing wait list.

62 Bayview Parkway is a Region-owned site close to transit, centrally located and has sufficient space to accommodate new housing.



Engaging with the Community

Community consultation and engagement is critical to address community considerations and build an inclusive community where everyone has a place to call home. We've engaged with the Newmarket community and beyond on this project:

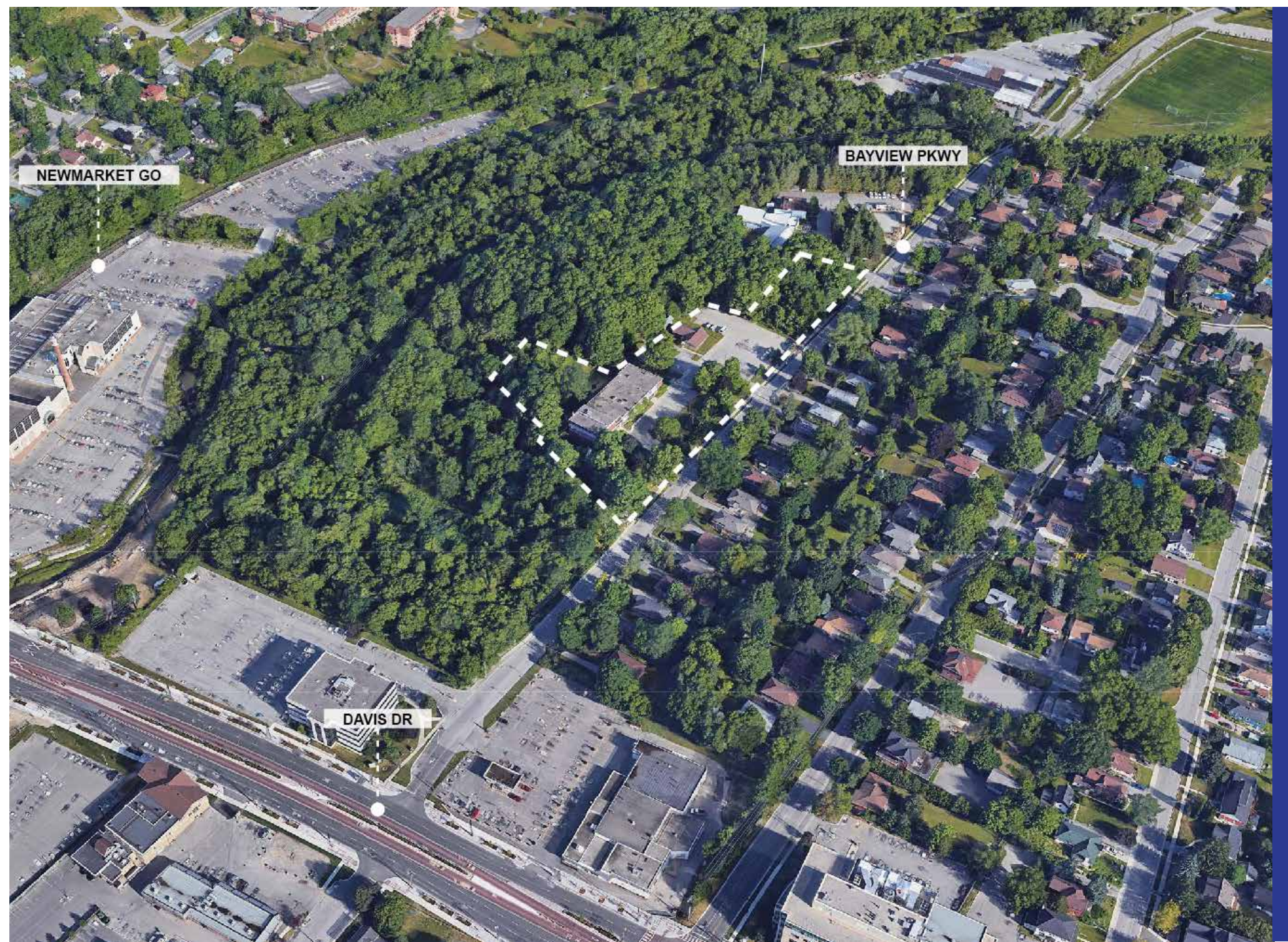


What we've heard so far:

- Recognition of the need for affordable housing options and advancing the project to the construction phase
- Shadow and wind impacts of proposed development
- Distance between the development and nearby neighbours
- Impact on surrounding natural areas and protecting existing forested areas
- Impact on traffic on Bayview Parkway and surrounding local roads due to the right-in, right-out access at Davis Drive
- Increased demand on community services (e.g., transit, community services, health services)

62 Bayview Parkway Site

Neighbourhood

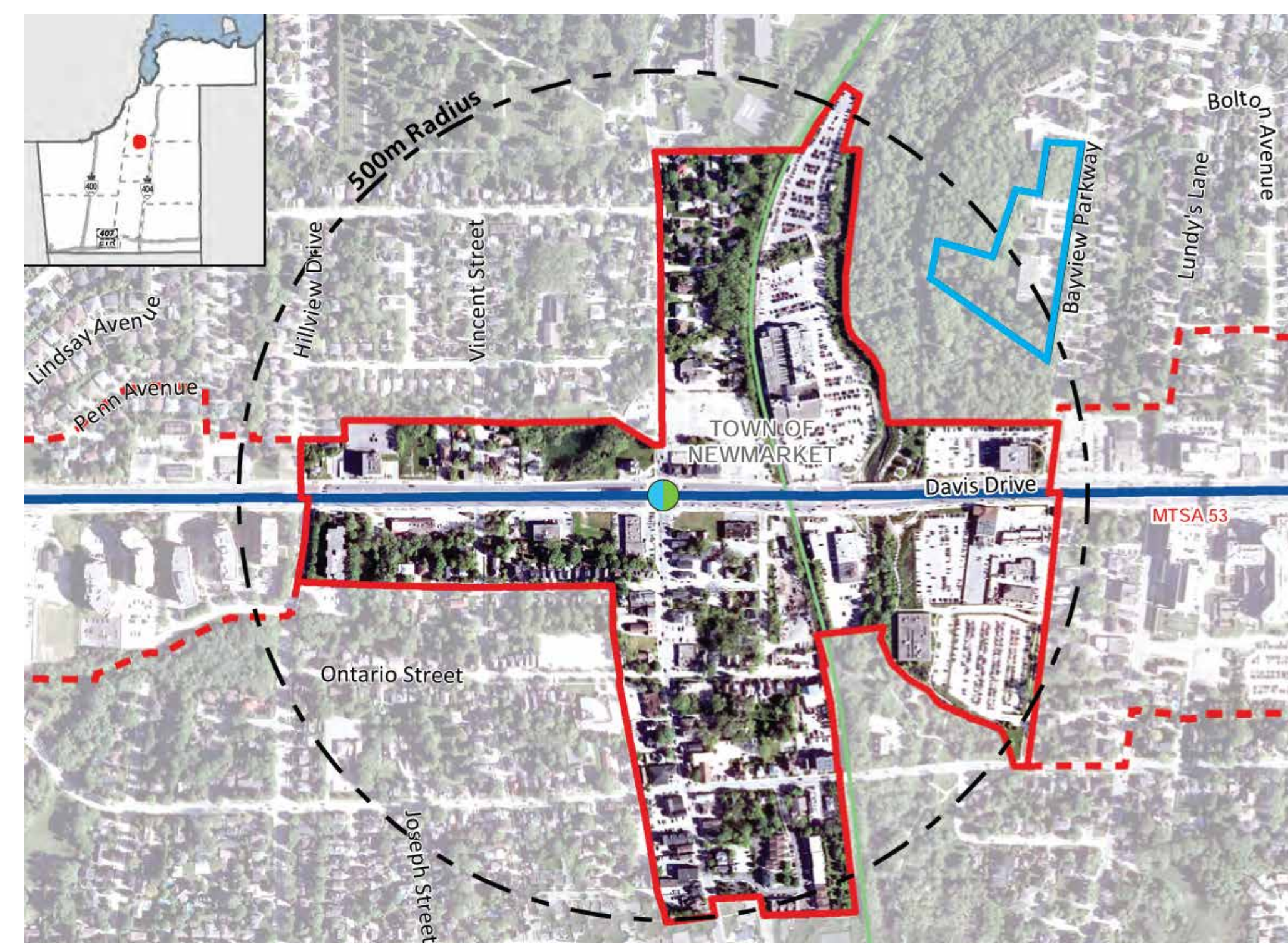


Convenient access to various community amenities within walking distance

Located close to Davis Drive and Southlake Health

Bordered by Bayview Parkway and a residential neighbourhood to the east, the Lake Simcoe Region Conservation Authority Headquarters to the north and the Mabel Davis Conservation Area to the west and south

Planning Context



York Region Official Plan

Promotes a full mix and range of housing and sets out that at least 25% of new housing outside of Major Transit Station Areas to be affordable

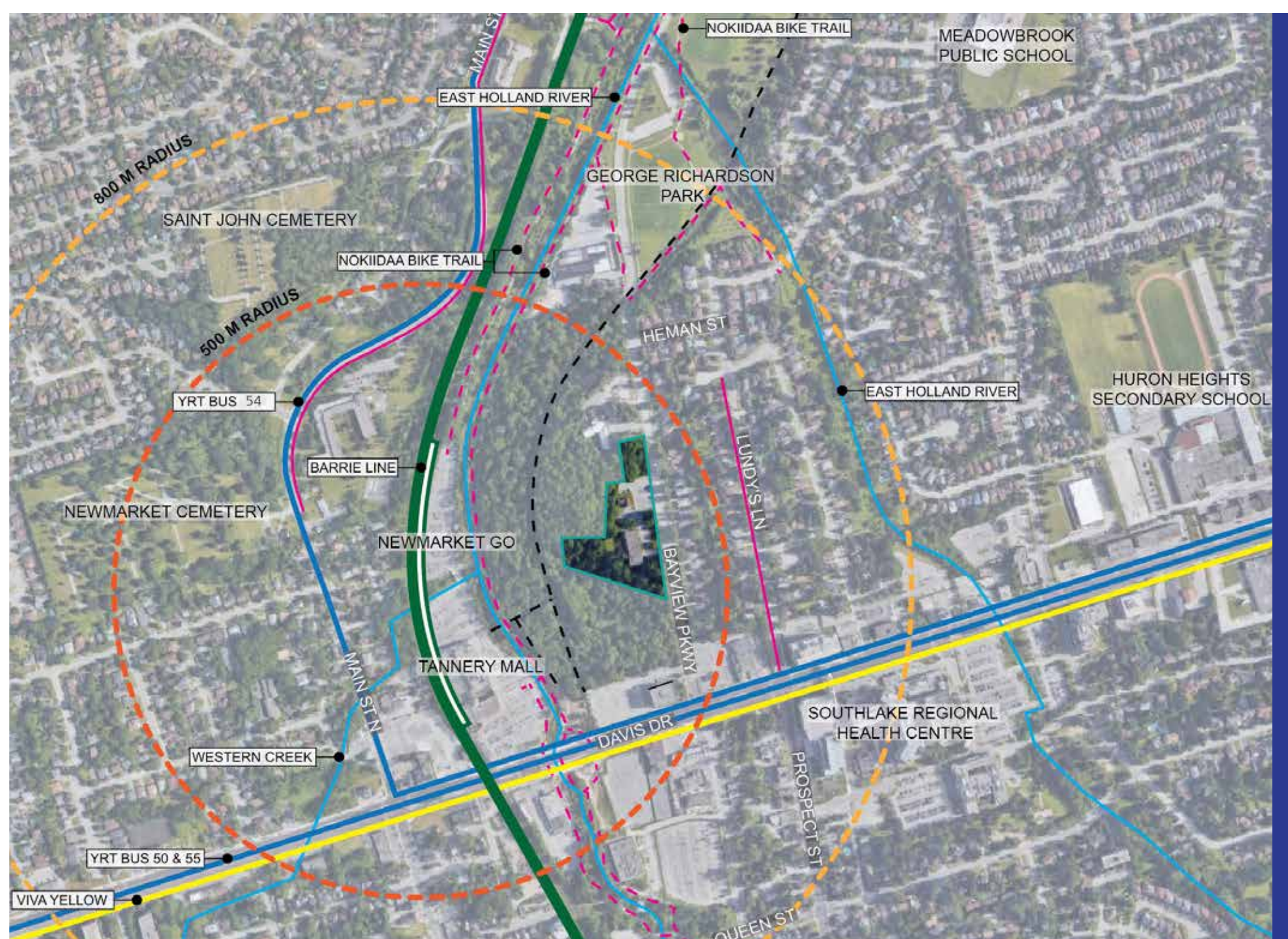
Town of Newmarket Official Plan

Site is designated as Major Institutional' and 'Natural Heritage System' (specifically 'Woodlot')

Zoning

Site is zoned 'Major Institutional I-A' under the Town of Newmarket Zoning By-law 2010-40

Nearby Public Transit Amenities



10-minute walk from Newmarket GO Station and Southlake and Main Street York Region Transit (YRT) stations, providing convenient access across Newmarket and York Region

Nearby Parks and Open Space



Close access to trails, parks and open spaces, including Mabel Davis Conservation Area

Community can enjoy many activities, including:

- Hiking
- Cycling
- Bird watching
- Snowshoeing
- Cross-country skiing
- Baseball, basketball, soccer

62 Bayview Parkway Site Constraints

The future community housing development will respond to several environmental constraints.



- 10-metre woodland setback
- 30-metre wetland buffers
- 9-metre setback
- Wetland
- Top-of-bank setbacks
- Site's developable area*

*Excluding previously developed areas and compensation areas in consultation with Town of Newmarket and Lake Simcoe Region Conservation Authority

The development will also respond to planning and urban design related guidelines. Currently, the existing 9-metre front yard setback that applies to the site is being used for development planning purposes.

Planning for Passive House

What is Passive House?

Passive House is a design standard that ensures low energy use. It significantly contributes to meeting climate action goals which is required for new York Region buildings.

Principles of Passive House

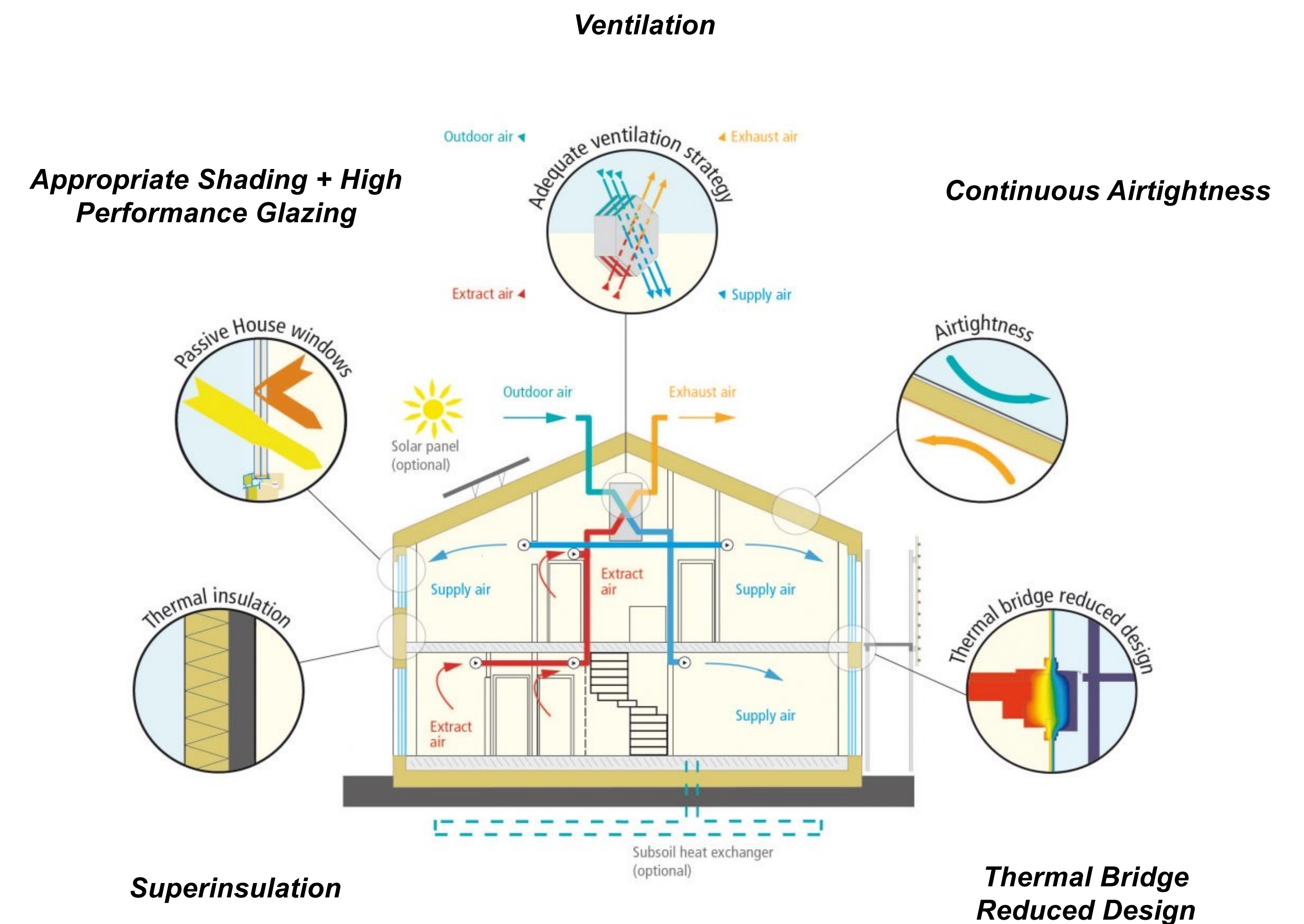
- 1 Use superinsulation to minimize the heating and cooling required
- 2 Use triple-paned windows, shading strategies, solar heat gain and daylighting to maximize energy efficiency and minimize lighting loads
- 3 Select high efficiency, low carbon mechanical system that ensures safe and comfortable moisture levels and provides continuous fresh air and heat/humidity recovery
- 4 Build an airtight exterior to minimize air leaks preventing heat losses and increasing durability of the building
- 5 Design out thermal bridges to avoid 'cold corners', reduce risk of mould growth on the interior and improve comfort

Building Sustainably in York Region

Housing York Inc. (HYI) builds to a LEED® Silver certification level and has developed its own Energy and Utilities Management Plan that aligns with the Region's Vision and the Energy Conservation and Demand Management Plan.

HYI's goal is to have all buildings achieve zero carbon emissions by 2050 and to incorporate resiliency into infrastructure and communities.

Opportunities are being explored to support a Passive House-certified building, a first for HYI, in addition to achieving LEED® Gold at 62 Bayview Parkway.



BASIC PRINCIPLES OF PASSIVE HOUSE CONSTRUCTION

Source: Passive House Institute

Design Principles



Set the building back from the property line

Stitch existing woodlands to north and south together



Stagger the building elevation to break up the length

Respond to the unique site shape and proximity to conservation lands

Concentrate servicing to the north of site to minimize impacts to the surrounding community



Create a private west-facing amenity for residents opening onto the conservation lands

Create amenities within the Bayview Parkway right-of-way

Develop a continuous walking path around the building for recreational use by residents



Integrate the building into the existing neighbourhood with a compatible built form

Vision for 62 Bayview Parkway



Perspective rendering facing west from Bayview Parkway

Note: All renderings are subject to change during the planning approval process.

Vision for 62 Bayview Parkway



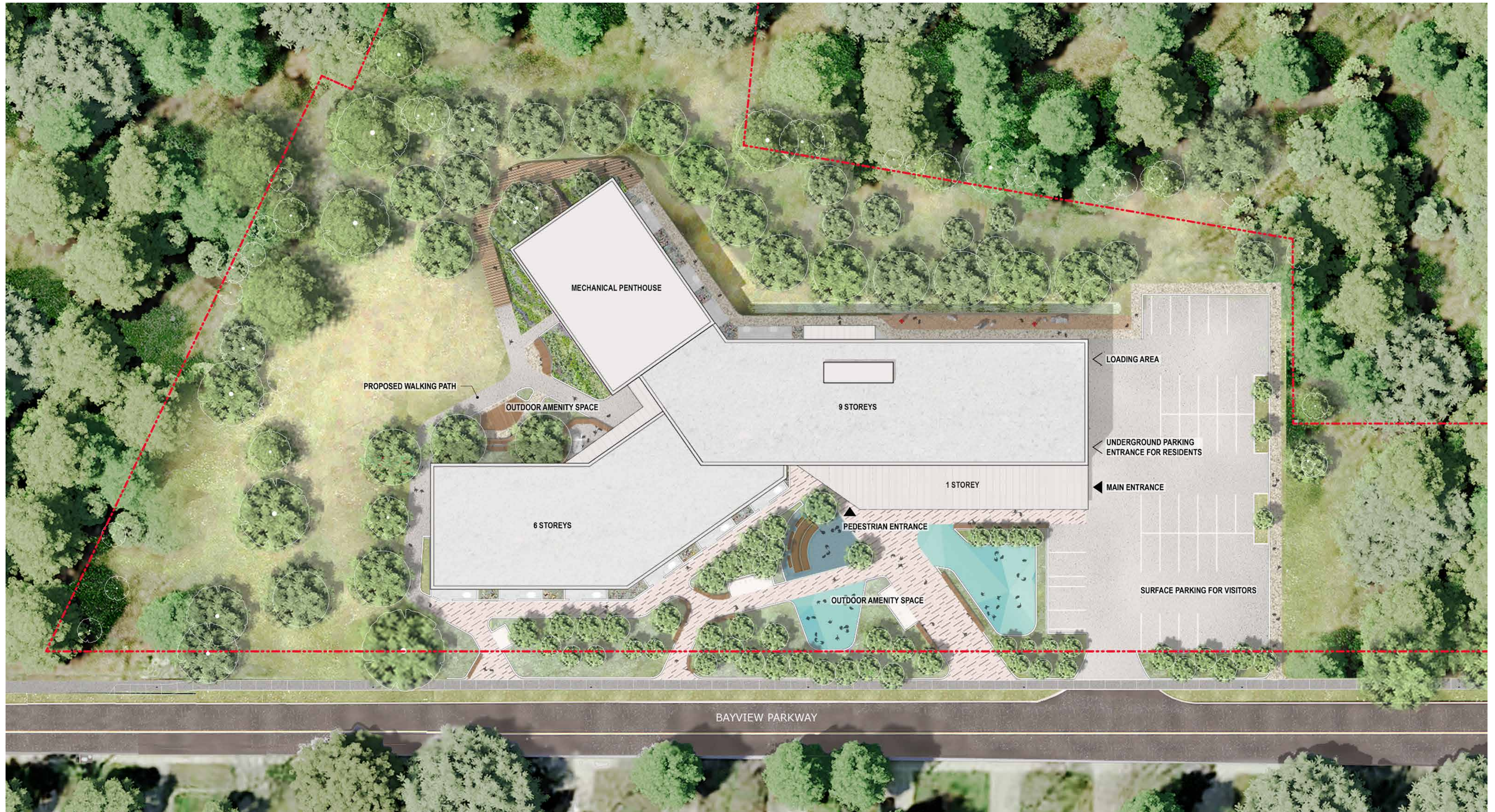
Street view facing north on Bayview Parkway



Street view facing south on Bayview Parkway

Note: All renderings are subject to change during the planning approval process.

Vision for 62 Bayview Parkway



Proposed site plan for 62 Bayview Parkway

Note: All renderings are subject to change during the planning approval process.

Project Timeline



How to Stay Engaged

Send comments or questions to:

62Bayview@york.ca
289-338-6083

Stay connected by visiting:

york.ca/62Bayview

- Project information and updates
- Presentations
- Frequently asked questions
- Upcoming public engagement opportunities
- Community Liaison Committee



**SCAN TO SIGN UP
FOR THE PROJECT
E-NEWSLETTER**

Have Your Say!

Leave your questions or comments
on a sticky note for the project team.