



# 62 BAYVIEW PARKWAY, NEWMARKET

COMMUNITY LIAISON COMMITTEE MEETING #3

MAY 17, 2023

6:30 p.m.



*York Region*

# LAND ACKNOWLEDGEMENT

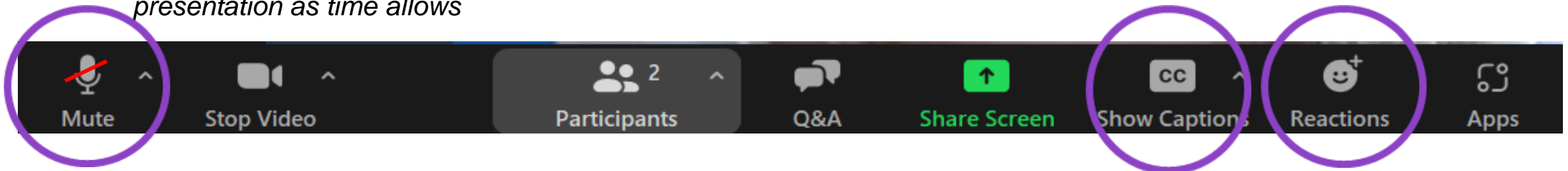
We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land. We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.

# TONIGHT'S AGENDA

1. Welcome and Introductions
2. Project Update
3. Meet the Architect – Welcome SvN and Coolearth
4. Temporary Outdoor Amenities
5. Questions and Conversation
6. Next Steps

# ZOOM MEETING ETIQUETTE

- Please mute your microphone when you are not speaking
- Please display your name
- Video – it's always nice to put a face to a name
- During the discussion period, when you have question or comment:
  1. Click on the Reactions button at the bottom of the screen
  2. Click the Raise Hand icon
  3. When called to speak, lower your hand and unmute your microphone
- Live captioning is available using the 'Show captions' option
- *Any question shared by clicking on the Q&A button at the bottom of the screen will be addressed following the presentation as time allows*



# INTRODUCTIONS

## Elected Official:

- **Councillor Jane Twinney**, Ward 3 Councillor, Newmarket

## Tonight's Presenters:

- **Sabrina Greggain**, Program Manager, Housing Services, York Region
- **Graham Hendren**, Housing Development Planner, York Region
- **Sony Rai**, Principal, SvN Architects + Planners Inc.
- **Sheena Sharp**, Principal, Coolearth Architecture Inc.

## Other Team Members:

- **Sarah Buckley**, Community Liaison, York Region
- **Lindsey Adlam**, Engagement and Outreach Specialist, York Region



# WELCOMING REMARKS

# POLLING QUESTION #1

How are you feeling about today?

- Totally pumped
- A little nervous but also excited
- Ambivalent
- Apprehensive

**WE WANT  
TO HEAR  
FROM YOU!**

# PROJECT UPDATE



# REVIEW OF CLC MEETING #2 – JUNE 10, 2022

- Overview of Community Housing Information Guide covering key terms and York Region's role in housing
- Project update, including demolition works and due diligence fieldwork
- Questions, comments and considerations
  - Funding background – sources and opportunities
  - Housing affordability and qualifying for affordable rental housing
  - Impact on transportation system
  - Required planning applications and supporting materials

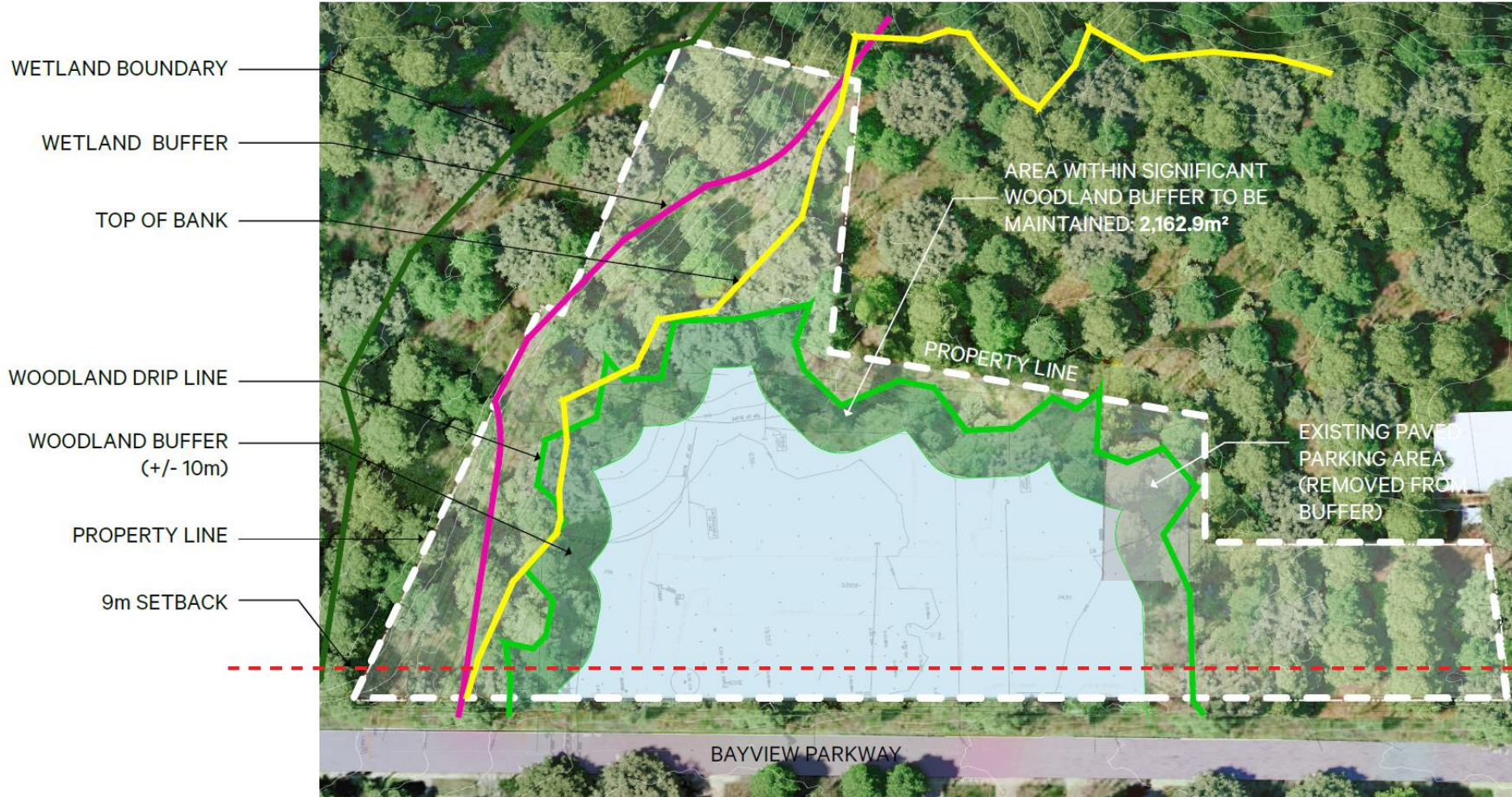


# YEAR IN REVIEW

- Since our last meeting, a number of site works have occurred to advance the project, including consultations with the Town of Newmarket and Lake Simcoe Region Conservation Authority
- Site due diligence works include:
  - Archaeological Assessment
  - Environmental Impact Study
  - Natural Heritage Evaluation and Environmental Site Assessment
  - Geotechnical and Hydrogeological Assessment
  - Tree Inventory and Assessment



# SITE CONSTRAINTS



The future community housing development will respond to several environmental constraints, including a 10-metre woodland and top-of-bank setback (green).

The site's developable area is shown in blue.



**MEET THE ARCHITECT:  
SVN AND COOLEARTH**

# WELCOME SVN AND COOLEARTH

- York Region is pleased to announce SvN and Coolearth have been retained as the lead architects to design the new 62 Bayview Parkway community housing development
- SvN and Coolearth are here tonight to introduce their team to the CLC and to share some preliminary design directions for the project



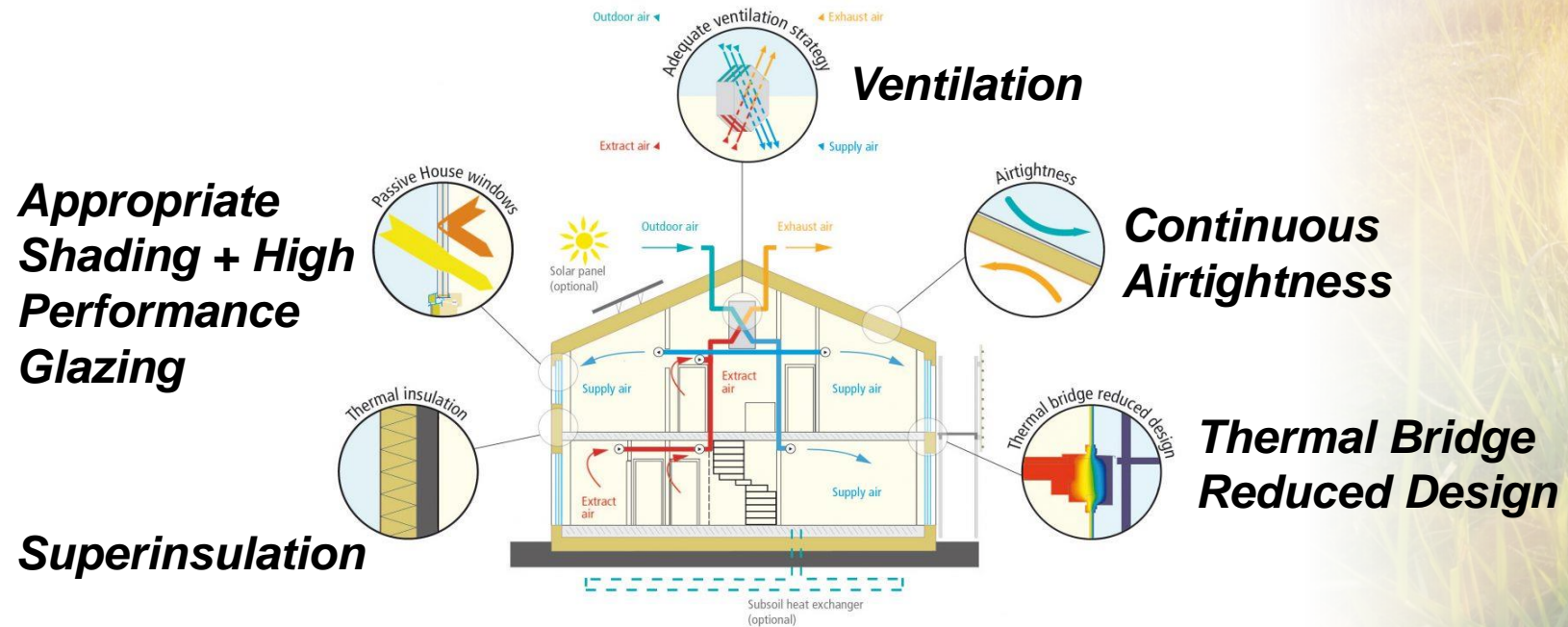
May 17, 2023

62 Bayview Parkway  
Community Liaison Committee Meeting #3



# PLANNING FOR PASSIVE HOUSE

- Aiming to achieve Passive House Certification, a first for Housing York Inc. (HYI)
- Passive House construction means lower energy consumption resulting in reduced energy bills and predictable long term savings due to stable fuel prices.



# DESIGN PRINCIPLES



1 Set the building back from the property line

Stitch existing woodlands to north and south together



2 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



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

Create amenities within the Bayview Parkway right-of-way

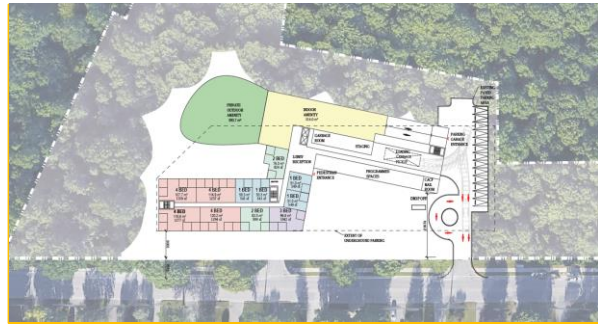
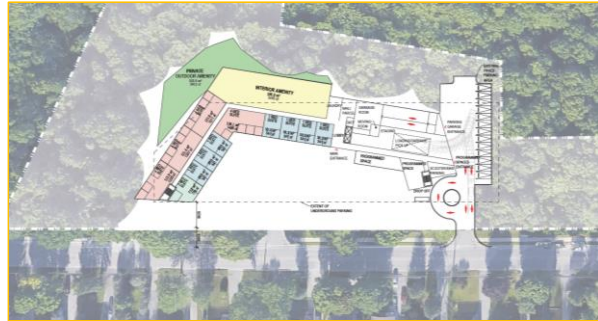
Develop a continuous walking path around the building for recreational use by the residents



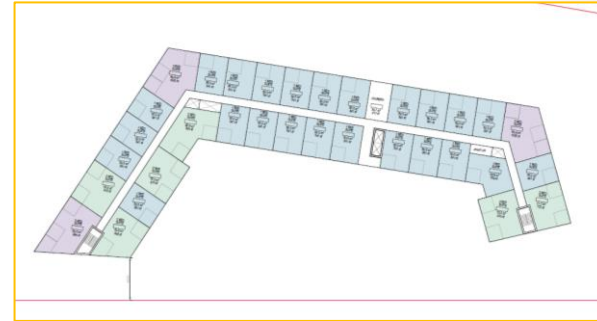
4 Integrate the building into the existing neighbourhood with a compatible built form

# CONCEPT OPTIONS OVERVIEW

Ground Floor Plan



Typical Floor Plan



Option 1

U

Option 2

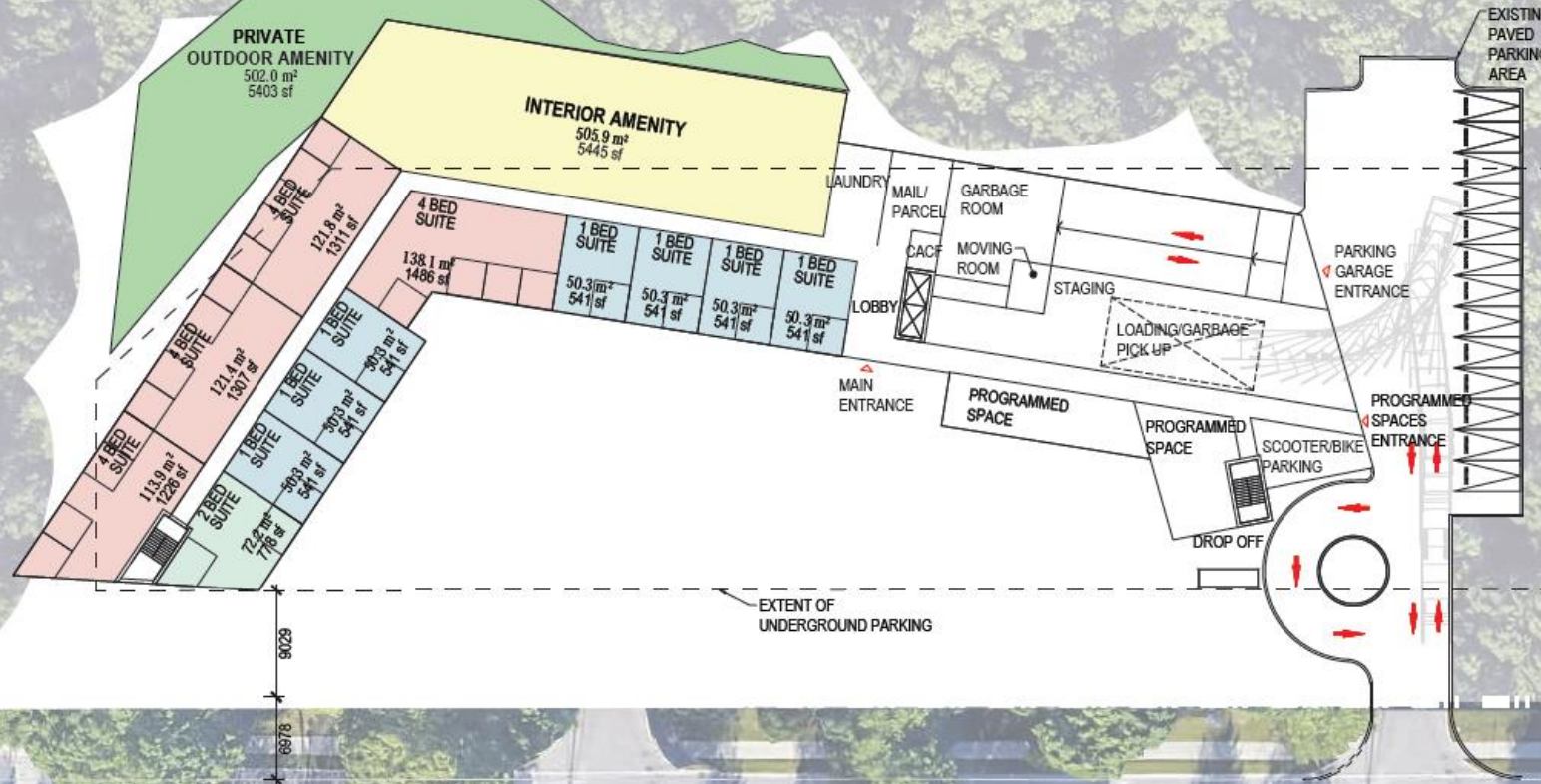
S

Option 3

Y

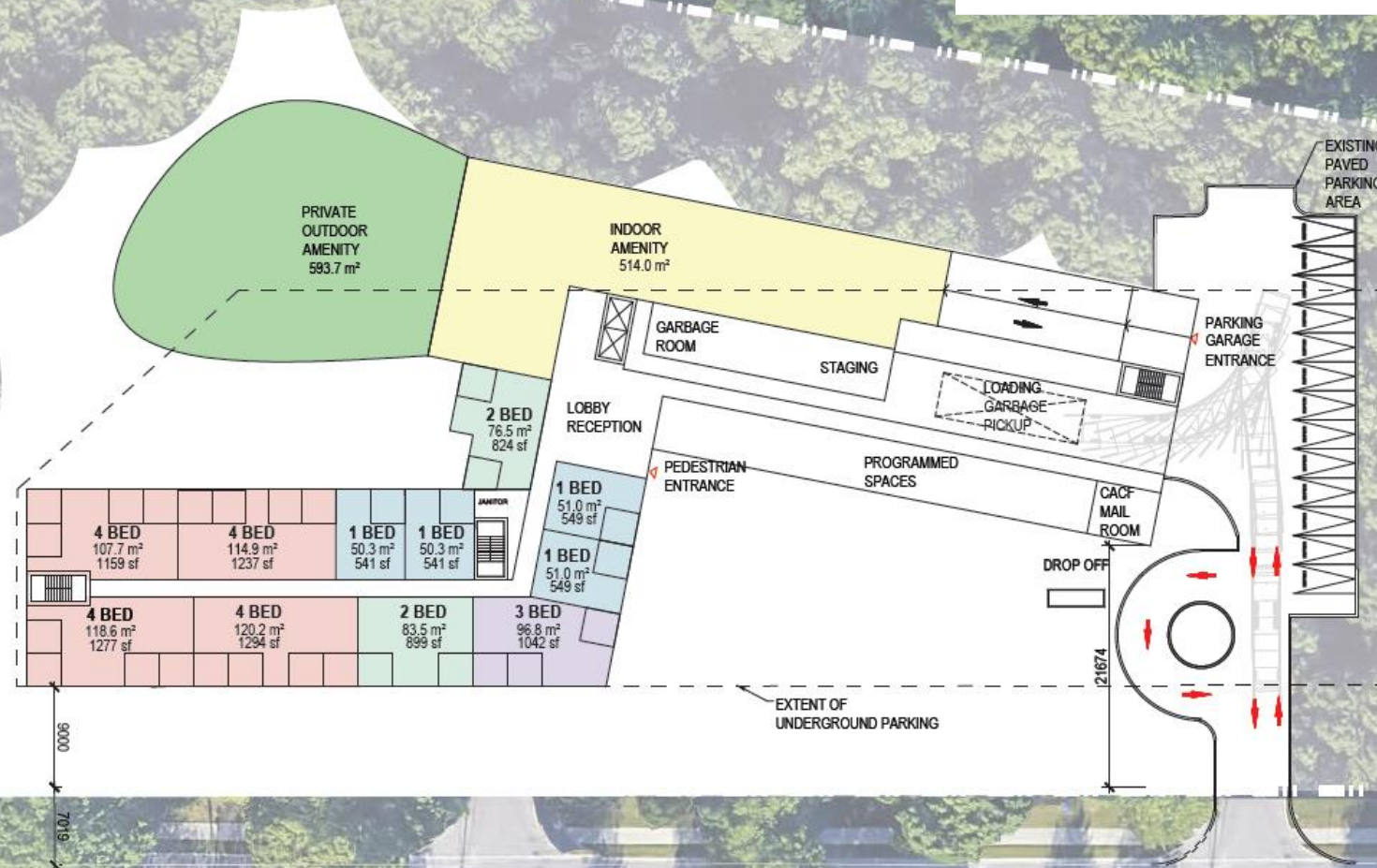


# OPTION 1 "U" – GROUND FLOOR

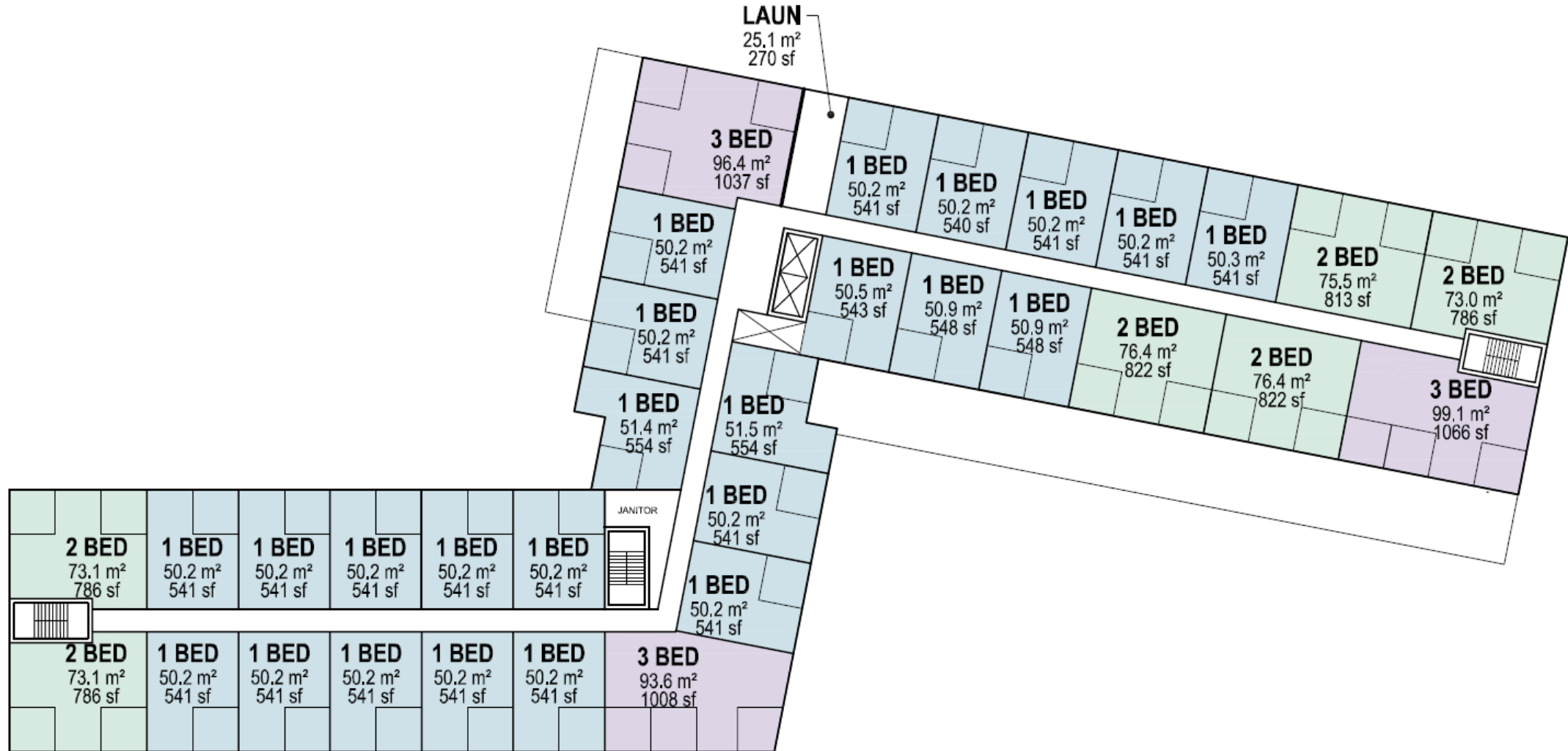




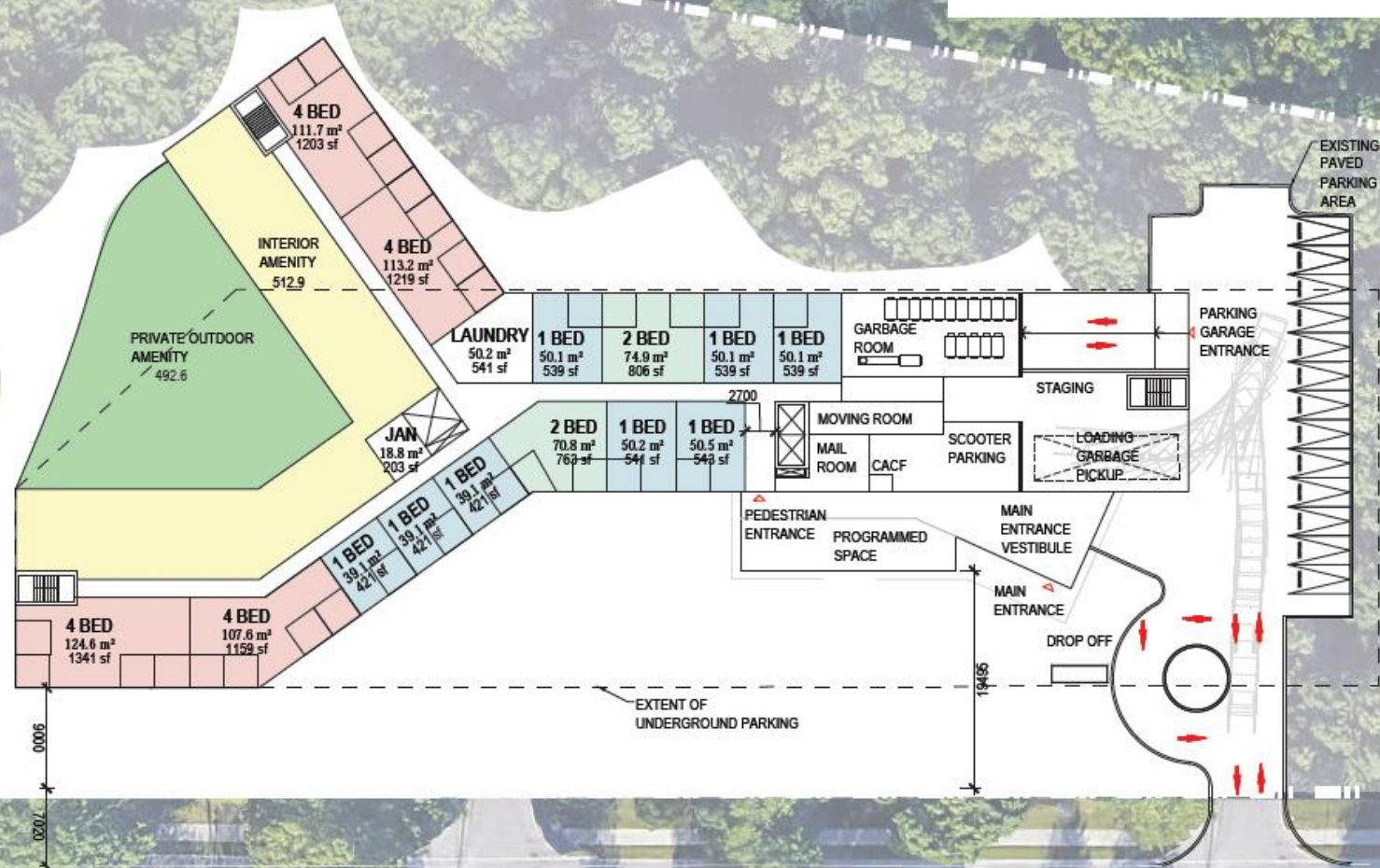
# OPTION 2 "S" – GROUND FLOOR



# OPTION 2 "S" – TYPICAL FLOOR



# OPTION 3 "Y" – GROUND FLOOR



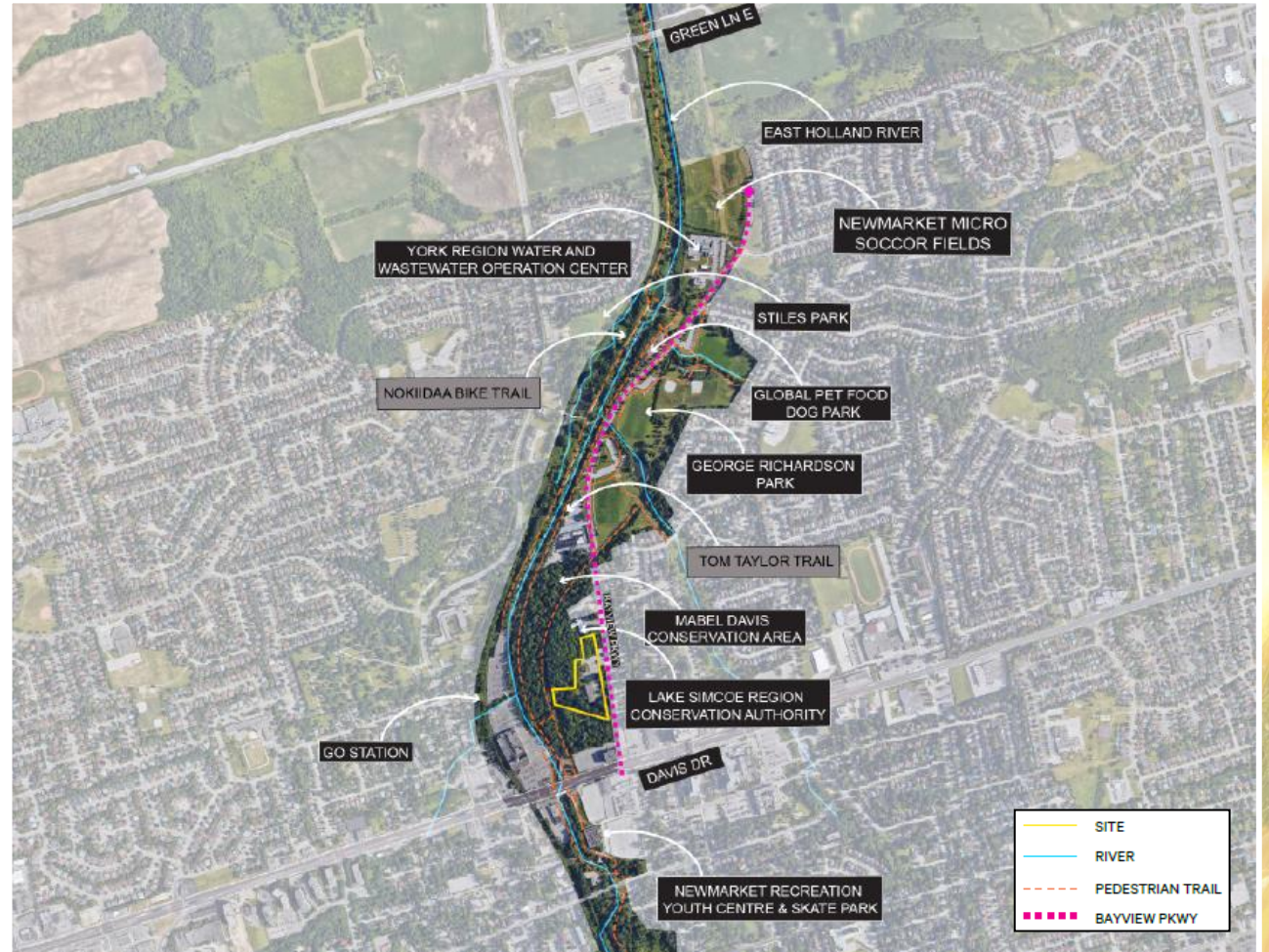


# TEMPORARY OUTDOOR AMENITIES

# WHY 62 BAYVIEW PARKWAY?

62 Bayview Parkway is part of a larger pattern of civic and public amenities located along Bayview Parkway, across from residential uses.

This condition creates an excellent opportunity to support temporary outdoor amenities on the site before construction begins.





# OPPORTUNITY FOR TEMPORARY OUTDOOR AMENITIES

- York Region and the Town of Newmarket are exploring options to use the site before construction begins
- The project team is considering a number of educational, interactive and active or sports amenities to benefit the community:
  - Highlighting the site's history and natural setting
  - Promoting physical activity
  - Celebrating arts and culture
  - Holding pop-up community events
  - Adding amenities (e.g. bike repair station)
- Community feedback will be gathered through an online survey

# PRELIMINARY IDEAS FOR AMENITIES



**1 Historical Theme**  
that celebrates the site's  
history



**2 Environmental Theme**  
that celebrates the site's  
surrounding natural heritage

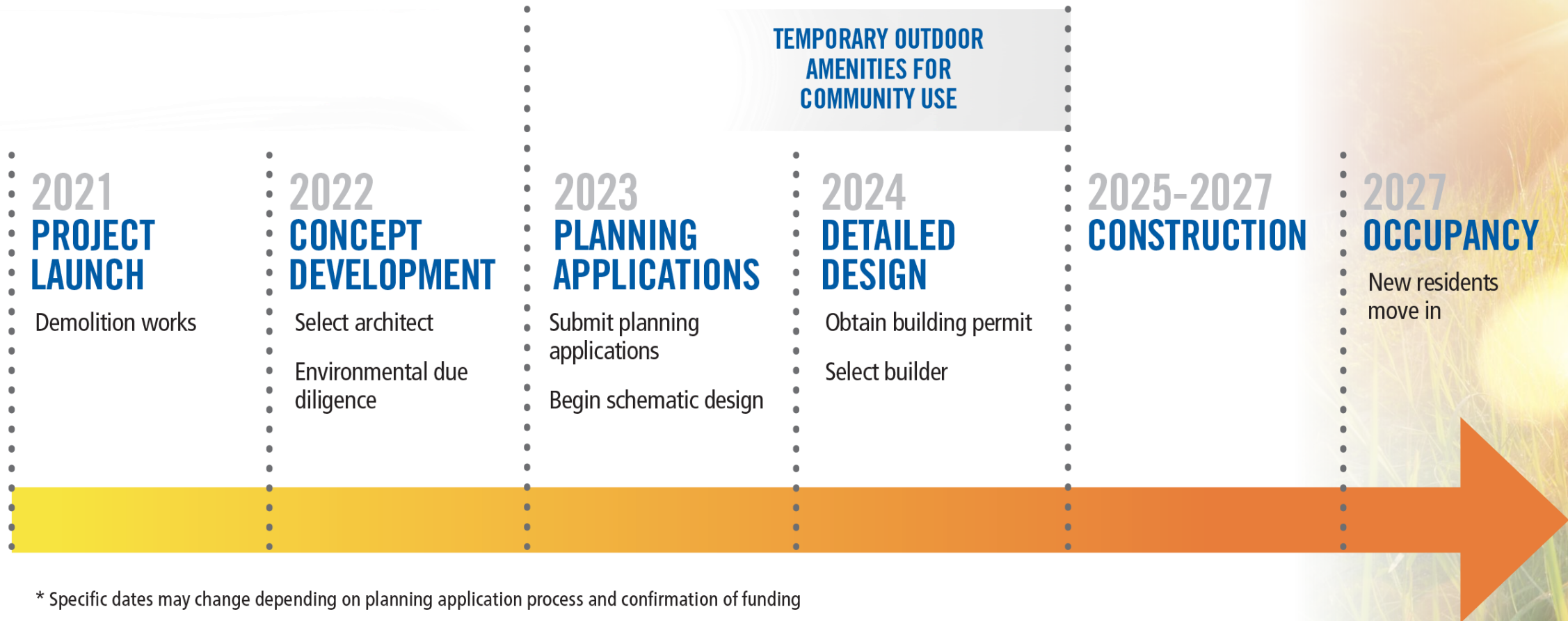


**3 Community Amenities**  
that are available for the  
community to use



**4 Active or Sports Space**  
that encourages play and  
physical activity

# PROJECT AND TEMPORARY AMENITIES TIMELINE



\* Specific dates may change depending on planning application process and confirmation of funding

# QUESTIONS AND CONVERSATION

The background consists of several overlapping, semi-transparent shapes in various shades of orange and yellow. These shapes are primarily triangular and circular, creating a dynamic, layered effect. The colors range from a deep, dark orange to a bright, sunny yellow. The overall composition is abstract and modern.

**NEXT STEPS**

# WRAP-UP AND NEXT STEPS

## 2023 Upcoming Milestones:



### May 17, 2023 (TODAY)

- / CLC Meeting #3  
(ongoing for duration of project)
- / An email will be circulated with minutes from tonight's meeting and our next meeting date



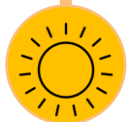
### Early June 2023

- / Launch interim use survey
- / Link to survey will be circulated to CLC members and available on [york.ca/62Bayview](http://york.ca/62Bayview)



### June 2023 (TBD)

- / Public Information Centre #3 from 6:30 p.m. to 8:30 p.m.
- / In-person (location TBD)
- / No registration required. Drop-in event will be family-friendly and follow an open-house style



### Summer 2023

- / Planning Application Submission to Town of Newmarket

The background consists of several overlapping, semi-transparent shapes in various shades of orange and yellow. The shapes are irregular and organic, creating a layered, abstract composition. The colors range from a bright, sunny yellow to a deep, warm orange. The overall effect is a vibrant, textured backdrop.

**POLLS**

# POLLING QUESTION #2

Would you like to have in-person or virtual meetings in the future?

- Virtual
- In-person
- Alternate between in-person and virtual

**WE WANT  
TO HEAR  
FROM YOU!**



## POLLING QUESTION #3

Could we take a group photo of this committee at a future meeting to share in reports and other communications?

- Yes
- No
- Uncertain

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# POLLING QUESTION #4

Do you plan to attend the Public Information Centre in June?

- Yes
- No
- Uncertain

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# STAY INVOLVED

- **Send comments or questions to:**  
Sarah Buckley, Community Liaison  
[62Bayview@york.ca](mailto:62Bayview@york.ca)
- **Stay connected by visiting:**  
[york.ca/62Bayview](http://york.ca/62Bayview)
  - Project information and updates
  - Sign-up for our project e-newsletter
  - Presentations
  - FAQs
  - Upcoming public engagement meetings



**THANK YOU**

