

# 62 Bayview Parkway Redevelopment

## COMMUNITY QUESTIONS

*Last updated: June 2022*

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

Community engagement is the cornerstone of all Housing York Inc. (HYI) developments. 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.

This document consists of frequently asked questions we received from the community during virtual Public Information Centres and through email inquiries to [62Bayview@york.ca](mailto:62Bayview@york.ca). 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.

## WHY COMMUNITY HOUSING?

Housing is the foundation of strong and caring communities. Safe, secure and affordable housing is essential for everyone.

Community housing provides subsidized or affordable rents to households with low and moderate incomes, delivered by non-profit and cooperative housing providers and Housing York Inc. (HYI). At the end of 2021, there were more than 15,600 households on the wait list for affordable housing in York Region. In 2021, 329 households were housed.

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 14%, and the highest proportion of households spending 30% or more of their income on housing costs, with 52% of renters facing affordability challenges.<sup>1</sup> In early 2021, York Regional Council passed a resolution declaring a housing affordability crisis. 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. This commitment includes investing in community housing.

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<sup>1</sup> Housing Matters: A Review of the Housing Market in York Region (2019 Update)

## HOUSING SERVICES

1-877-464-9675  
TTY 1-866-512-6228  
[york.ca/housing](http://york.ca/housing)



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

As the designated Service Manager under the [Housing Services Act, 2011](#), 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., has a critical role within the community housing segment by providing safe, affordable housing options to nearly 2,800 households. Housing York Inc. 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. \(HYI\)](#) is York Region's housing company. As a leader in York Region's housing sector, HYI manages and maintains 37 housing properties with more than 4,500 residents in approximately 2,800 units located in all nine local cities, townships and towns. HYI is the largest community housing provider in York Region.

## WHY 62 BAYVIEW PARKWAY?

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. The future housing development would include a mix of affordable and market rents to help support a complete community. HYI typically strives to provide 30% of units at market rent, and 70% at affordable rent (rent geared to income).

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

Since York Region owns the land, on June 24, 2021, York Regional Council approved the [use of lands at 62 Bayview Parkway in the Town of Newmarket](#) for a future community housing development.

Like any development, the proposed redevelopment at 62 Bayview Parkway still has to go through [municipal approvals and rezoning from the Town of Newmarket](#) to proceed. The required municipal approvals will include a public meeting where attendees will have a chance to share any questions or concerns or about the proposal. A Site Plan Control application will also be required. Site Plan Control is used to examine the design of a proposed development or change on a site to ensure it is functional as well as attractive and compatible with the surrounding area. Features such as building design, site access, servicing, waste, parking, landscaping and sustainability are reviewed.

The proposed redevelopment will need to conform to several policy and design criteria, such as the [Town of Newmarket's Urban Design Guidelines](#), to ensure it is well designed and respectful of its surrounding area. Town Council will provide the final approval.

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

York Region has a robust public consultation and community engagement plan to support the future community housing development at 62 Bayview Parkway. This plan will seek to engage diverse groups which may include nearby neighbours, local business owners, community agencies and special interest groups.

## **WHAT IS THE IMPACT TO THE EXISTING COMMUNITY?**

As the Town of Newmarket considers York Region's proposal for a future community housing development, a number of studies, including environmental and traffic studies, will be required to secure approval.

### **Impacts on existing infrastructure and traffic**

As part of the planning process, there will be a review of existing water and wastewater capacity. 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 will be done as part of the development approval process. The study will look at the potential impact of the redevelopment and identify ways to ensure the road network operates safely and effectively.

### **Impacts to the natural area**

York Region's aim is to preserve the forested area on the site. 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. An environmental impact study will be undertaken to identify opportunities to mitigate impacts on the surrounding area, including the bird sanctuary.

### **Impacts on local schools and hospitals**

Growth targets for the Town of Newmarket are provincially mandated. York Region works with partners such as local school boards and hospitals throughout the planning process to ensure that existing and planned services can accommodate proposed developments. Local school boards are involved during the planning process and will be allowed to comment on the future development application. Southlake Regional Health Centre is currently developing an [expansion plan](#) to ensure they continue to meet the needs of the community today and into the future.

## **WHAT ABOUT COMMUNITY SAFETY?**

HYI properties are designed with safety in mind. Throughout the planning process we work with the community and community agencies, including York Regional Police, to provide safe, secure and inclusive housing. For the safety of our residents and our neighbours, future development plans will include Crime Prevention Through Environmental Design (CPTED) principles and will be reviewed by York Regional Police.

York Region will work closely with neighbours and a Community Liaison Committee to ensure all perspectives about the design of the building and surrounding property are heard throughout the process.

## **WHAT WILL THE FUTURE COMMUNITY HOUSING BUILDING LOOK LIKE?**

We are in the very early planning stages for a future community housing development and a number of options will be considered throughout the planning process. Feedback from community consultations will be used to inform and refine building concepts.

York Region will consider building up to 250 units on this site with a mix of rental options that include affordable and market rents. The size of the future development will be determined by balancing the need to help as many residents in need of housing as possible with the impact on the surrounding neighbourhood and the natural area. The number of units will be influenced by the available size, natural heritage features, design considerations, and local infrastructure capacity.

Building concepts will align with the Town of Newmarket Official Plan and the York Region Official Plan.

We anticipate presenting building concepts to the community for feedback in 2023.

## **WILL THE FUTURE COMMUNITY HOUSING BE ACCESSIBLE?**

All units will be designed with universal 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).

## **WHAT WILL HAPPEN TO THE SITE NOW THAT DEMOLITION WORKS ARE COMPLETE?**

In summer 2022 the site will be graded (levelled) and seeded with grass. A wooden fence will be installed along the east side of the property. The parking lot will remain closed. The site will continue to be monitored and maintained by York Region. As construction of the new development will not start until 2024 at the earliest, York Region is considering temporary options for the property. The Region will work with the Town of Newmarket and the community, through the Community Liaison Committee, to explore interim options for the site.

Community members have suggested a bike path, walking loop and vegetable gardens. There will be further opportunities to share ideas through community survey in summer 2022 and the next Public Information Centre anticipated for winter 2023.

## **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 future redevelopment at 62 Bayview Parkway is an opportunity to explore options for broader community use.

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

York Region is committed to increasing the supply of purpose-built rental housing. Investments from provincial and federal government will help fund this new development. The intention is to start the

planning approvals process now, but construction will not begin until provincial and/or federal funding is secured.

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. This will include a public competitive bidding process for the architect and building contractor.

## **WHO WILL BE LIVING IN THE NEW DEVELOPMENT?**

62 Bayview Parkway will provide housing options for seniors, families and individuals. The redevelopment at 62 Bayview Parkway will contain a mix of affordable and market rent units.

Households on York Region's subsidized waitlist, like York Region as a whole, are diverse and represent different ages, family composition and backgrounds. York Region's subsidized housing wait list is kept in chronological order, as required by the Province of Ontario. Currently, over 40% of individuals on the wait list are seniors.

Once construction is complete, available affordable housing 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. Residents interested in market rent units available from HYI can visit [york.ca](http://york.ca) for more information.

## **WHY ARE THERE MORE COMMUNITY HOUSING SITES IN SOME YORK REGION MUNICIPALITIES?**

Prior to 2000, community housing locations throughout York Region were built and maintained by the federal and provincial governments.

Since 2000, when York Region assumed responsibility for community housing, HYI has sought development opportunities that are close to public amenities such as transportation, shops, services and park space. HYI will continue to pursue opportunities to develop new community housing in all nine local municipalities.

## **WHAT STEPS ARE BEING TAKEN TO INCREASE THE SUPPLY OF COMMUNITY HOUSING?**

York Regional Council has set the foundation to address housing challenges by encouraging a full range of housing options and supporting investments in new affordable rental housing projects.

The Housing York [strategic plan](#) outlines the ways the Region's housing company is addressing housing challenges. Priorities include expanding the housing portfolio, promoting inclusive communities and successful tenancies and ensuring financial sustainability. Community partnerships and investments from senior levels of government is also critical to help fund new development and meet the critical need for housing.

## WHAT ABOUT TRANSITIONAL HOUSING OPPORTUNITIES?

Transitional housing provides a supportive and affordable living environment that helps to bridge the gap between emergency housing and permanent housing. People living in transitional housing generally stay for three months up to one year.

A number of transitional housing projects are currently underway, including new transitional housing located at 18838 Highway 11 in the Town of East Gwillimbury.

The Town of Newmarket is also partnering on the development of an emergency and transitional housing location on Yonge Street.

You can learn more about York Region's current transitional housing projects by visiting [york.ca/housingdevelopments](http://york.ca/housingdevelopments)

## DOES THIS REDEVELOPMENT CONTRIBUTE TO YORK REGION'S REQUEST FOR LOCAL MUNICIPALITIES TO PROVIDE LAND TO SUPPORT AFFORDABLE HOUSING?

[To support acceleration of affordable housing](#), in February 2021, York Region asked all nine local cities, towns and townships to commit to providing two acres of land every five years for affordable housing development. A resolution was passed by the Town of Newmarket Council in April 2021.

The land at 62 Bayview Parkway is owned by York Region, and not the Town of Newmarket; therefore, this land would not be considered part of the Town of Newmarket's contribution to affordable housing development.

## HOW CAN I STAY INVOLVED?

A Community Liaison Committee made up of residents, business owners and local community agencies, meets frequently to provide frequent and detailed updates, and get feedback.

Members of the Community Liaison Committee will work closely to address community considerations throughout the planning and construction phases of the redevelopment.

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

## WHERE CAN I GET MORE INFORMATION?

Planning for community housing at 62 Bayview Parkway is just beginning and there will be many opportunities for the community to get involved.

To receive the latest updates, please sign up for the [project e-newsletter](#).

If you have questions or would like to learn more about this future affordable housing development, please email the Community Liaison at [62Bayview@york.ca](mailto:62Bayview@york.ca)