



62 BAYVIEW PARKWAY, NEWMARKET

PUBLIC INFORMATION CENTRE #2

JUNE 22, 2022

6:30 p.m.


York Region

LAND ACKNOWLEDGEMENT

We acknowledge the land we are meeting on today is located on the traditional territory of many Indigenous peoples such as the Anishinaabe, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. This land is now home to many diverse Indigenous peoples. York Region is located within the boundaries of the Nanfan Treaty, Treaty 13 and the Williams Treaties. There are also other land claims and treaty rights involving portions of York Region that have not been resolved. The Chippewas of Georgina Island First Nation is a Williams Treaty First Nation and the closest First Nation community to York Region.

TONIGHT'S AGENDA

1. Welcome and introductions
2. Setting the context: Housing affordability in York Region
3. The site at 62 Bayview Parkway
4. Preliminary design considerations
5. Next steps
6. Questions and conversation

TONIGHT'S PANELISTS

Town of Newmarket

Mayor John Taylor

Councillor Jane Twinney

Adrian Cammaert, Manager,
Planning Services

York Regional Police

Sergeant Matthew Reid

York Region

Sharon Thomas, Community Liaison

Graham Hendren, Housing Development Planner

Sabrina Greggain, Program Manager, Affordable Housing Development

Melissa McEnroe, Manager, Affordable Housing Development

Tom Silvestri, Senior Project Manager

Design Team

Sony Rai, Principal, SvN

Gerardo Paez, Lead, Landscape Architect, SvN

WHY ARE WE HERE?

- To **share** information about Housing York Inc. (HYI) and housing affordability in York Region
- To **discuss** opportunities for the redevelopment of 62 Bayview Parkway
- To **listen** to the community on their thoughts, comments, issues, and concerns about the initiative
- To **learn** about this community from its resident experts

POLLING QUESTION #1

Welcome! Please share a bit about yourself:

- Close neighbour of 62 Bayview Parkway
- Resident of the Town of Newmarket
- Local business owner
- Service provider in the community
- Representative from a local non-profit or faith-based organization
- Representative from The Regional Municipality of York
- Representative from the Town of Newmarket
- Community Liaison Committee member
- Other

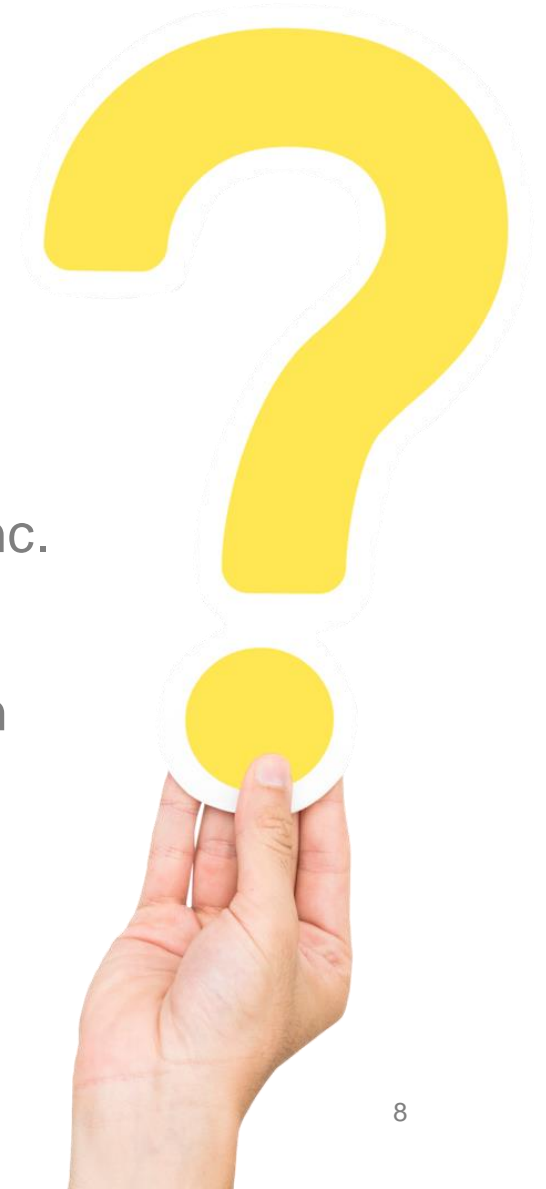
POLLING QUESTION #2

How did you learn about tonight's meeting?

- Postcard in the mail
- Poster in the community
- Facebook or Twitter
- Project website
- Email invitation
- Sign
- Online advertising
- Word of mouth
- Other

WHAT IS BEING PROPOSED?

- In June 2021, Regional Council approved the use of the lands at 62 Bayview Parkway for a future community housing development
- The development could support up to 250 new rental homes, including affordable and market options, surface/underground parking, and indoor/outdoor amenity space
- The new development would be owned and operated by Housing York Inc. (HYI), the Region's housing company
- An Official Plan and Zoning By-law Amendment and site plan application will be required to permit the proposed development
- Construction is subject to securing provincial and/or federal funding and planning approvals; construction cannot begin until funding is secured



DEMOLITION AND SITE RESTORATION ACTIVITIES

- The above grade portion of previous buildings on the site have been taken apart
- In April, crews began excavating (digging) around the outside of the buildings to prepare for removing the building foundation
- Foundation removal is currently underway and anticipated to be complete in June
- Neighbours on Bayview Parkway are kept up to date with regular mailouts
- Once demolition works are complete, the site will be restored, including seeding of grass and closure of the parking lot



Image above: photo of demolition

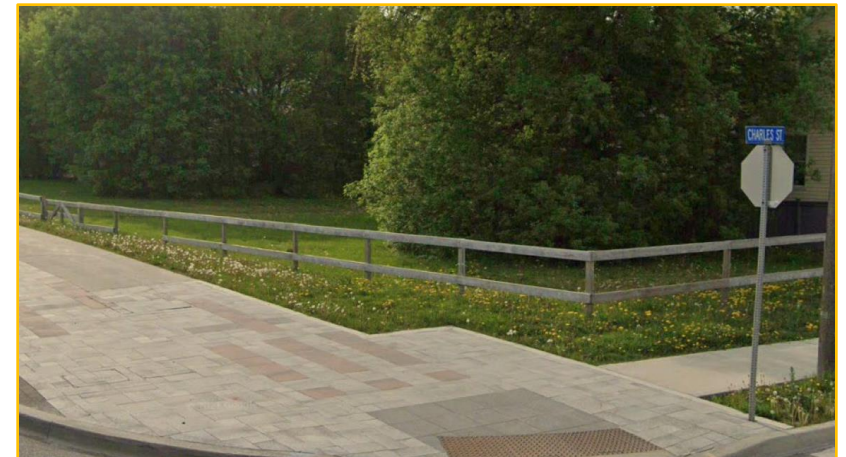


Image above: sample photo of proposed fencing

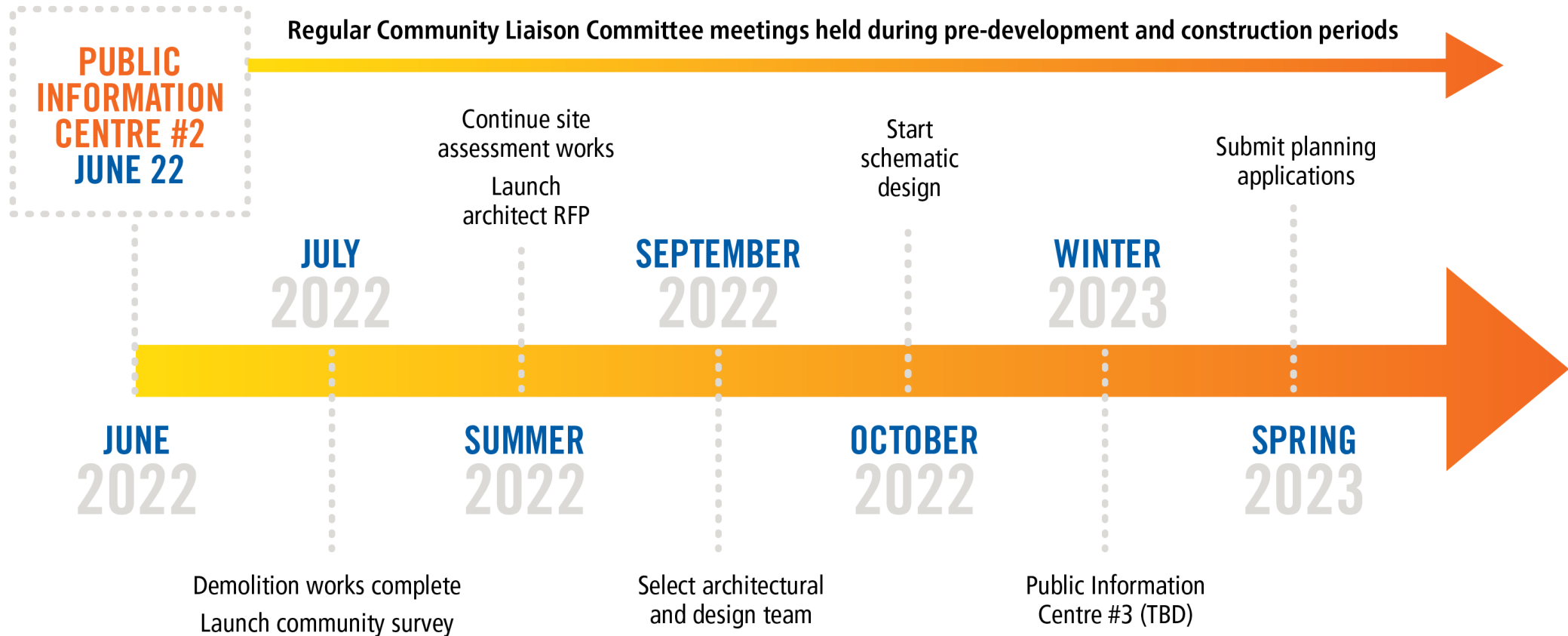
ANTICIPATED PROJECT TIMELINE

This project will require Federal and/or Provincial funding and planning approvals before construction can begin. Depending on funding, construction may begin in 2024 at the earliest.



*Specific dates may change depending on site conditions and confirmation of funding

THE YEAR AHEAD: 2022 to 2023



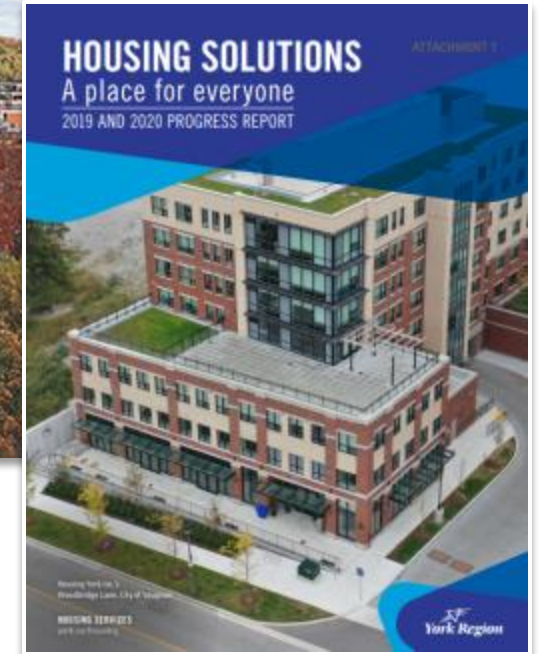
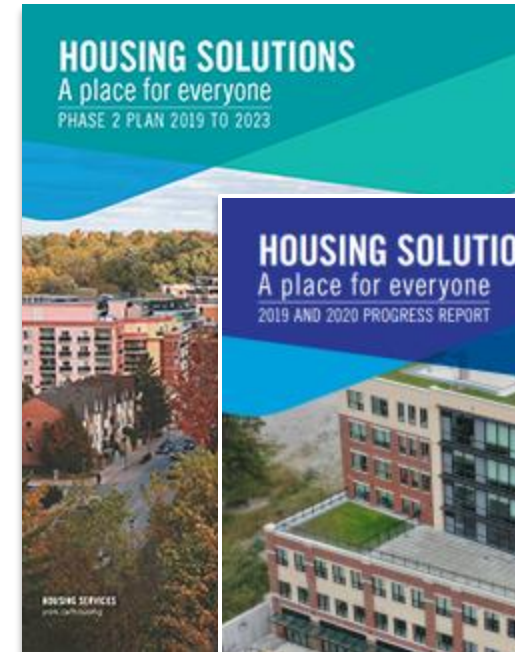
*Specific dates may change depending on site conditions and confirmation of funding



**SETTING THE CONTEXT:
HOUSING AFFORDABILITY IN YORK REGION**

THE NEED FOR AN AFFORDABLE HOUSING SITE

- **There is a housing affordability crisis in York Region**
In January 2021, York Regional Council passed a resolution declaring a housing affordability crisis
- **York Region's wait list continues to grow**
Over 15,000 households are on the subsidized housing centralized wait list, with wait times ranging from seven to 10 years
- **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
- **62 Bayview Parkway is a Region-owned site** that is close to transit, centrally located, and has sufficient space to accommodate new housing



Housing Solutions: A place for everyone
[York Region's 10-year Housing and Homelessness Plan](#)

OWNERSHIP HOUSING IS OUT OF REACH FOR MOST HOUSEHOLDS

Where ownership housing pricing stood in 2020:



	2019	2020
Average price new single-detached home	\$1.39 million	\$1.3 million
Average resale price for all housing types	\$937,546	\$1,067,134
Estimated monthly carrying cost for a resale townhouse <small>(includes mortgage, mortgage insurance and property taxes)</small>	\$4,725	\$5,125

Only **5%** of new ownership housing was affordable to households at the lowest 60% of income

RENTAL COSTS CONTINUE TO INCREASE

Where rental housing costs stood in 2020

VACANCY RATE

	2019	2020
Purpose-built	1.2%	1.9%
Rental condo	0.3%	0.9%



AVERAGE RENT

	2019		2020	
	\$1,368	up 8% over 2018	\$1,465	up 15.6% over 2018
	\$2,071	up 3.5% over 2018	\$2,200	up 9.9% over 2018

Source:

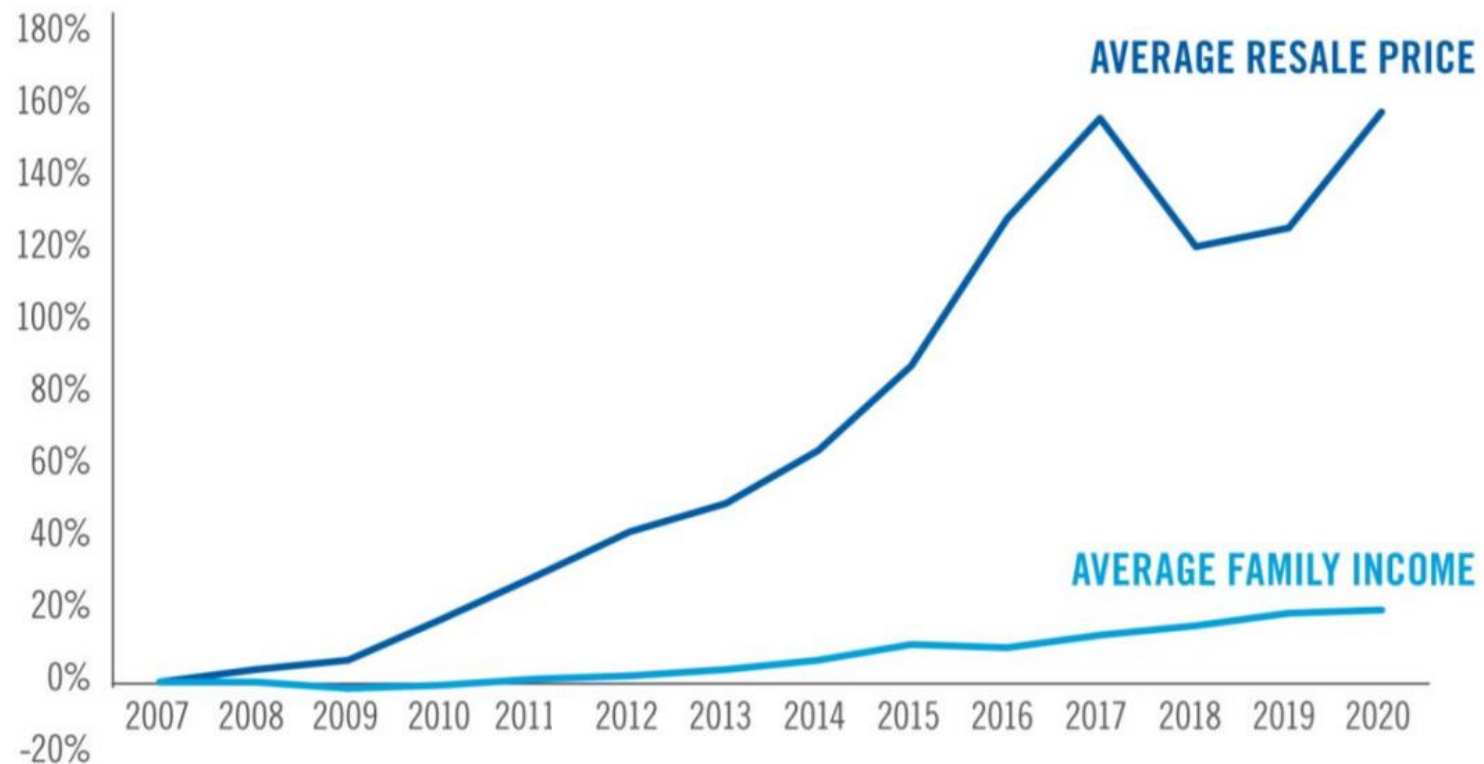
CMHC Rental Market Survey Data Tables, 2019 and 2020, Table 1.1.1 and Table 4.1.1

Source:

CMHC Rental Market Survey Data Tables, 2018, 2019, and 2020, Table 1.1.2 and Table 4.1.3

INCREASES TO INCOMES HAVE NOT KEPT PACE WITH INCREASES TO HOUSING COSTS

There is a mismatch between growth in average home resale price and the average household income in York Region.



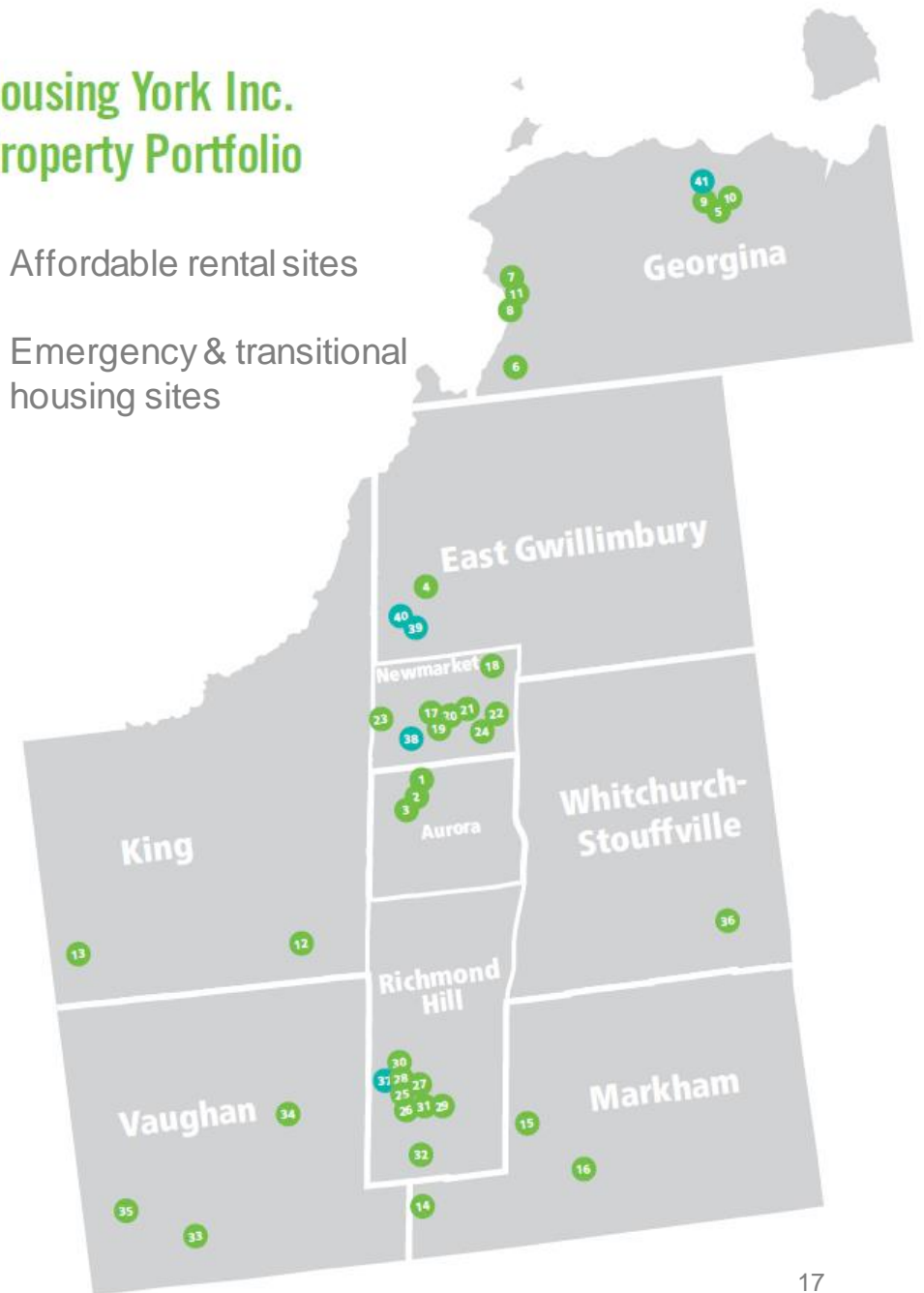
Source:
TRREB Market Data, Bank of
Canada, Statistics Canada, 2021

WHAT IS HOUSING YORK INC.?

- Housing York Inc. (HYI) is York Region's housing company
- HYI provides well-maintained, affordable housing options, from mixed-income rental apartment buildings to emergency and transitional housing sites
- HYI owns and manages 37 housing locations and supports approximately 2,700 units
- HYI is committed to working with our neighbours to keep you updated on planned projects in your community

Housing York Inc. Property Portfolio

- Affordable rental sites
- Emergency & transitional housing sites



WHAT DO WE BUILD?

HYI owns and operates a range of properties, including rental, transitional and emergency housing sites

The new building at 62 Bayview Parkway will include a mix of **affordable** and **market** rental housing



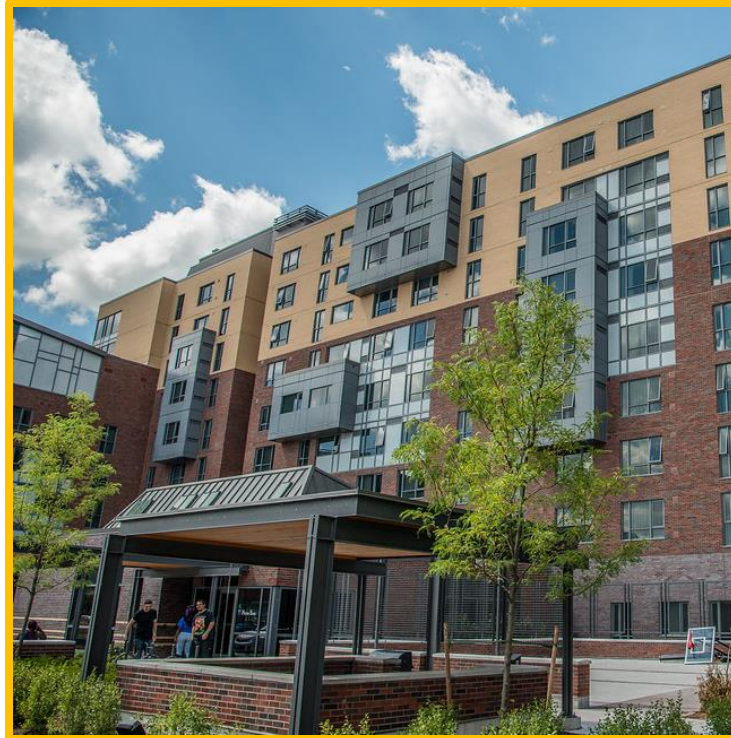
YOUR NEIGHBOURS ACROSS YORK REGION AND NEWMARKET

Supporting healthy communities through:

Good design • Appropriate scale • Mixed income • Proactive management



BELINDA'S PLACE,
Newmarket



RICHMOND HILL HUB,
Richmond Hill



WOODBIDGE LANE,
Vaughan

BUILDING NEW COMMUNITIES

A snapshot of projects currently under construction:



PASSAGE HOUSE,
East Gwillimbury

18 new transitional
housing units



UNIONVILLE COMMONS,
Markham

265-unit seniors
apartment and
community hub



THE BRIDGE,
Georgina (Sutton)

8 new transitional
housing units for
youth



WHITCHURCH-
STOUFFVILLE

Future 97-unit
apartment with
ground floor non-
residential space

POLLING QUESTION #3

What does community mean to you?

- Working together towards a common goal
- Place for everyone to feel included, welcomed and safe
- Connection with friends, family and neighbours
- A group of people living in the same area
- Community means something different to me

THE SITE AT 62 BAYVIEW PARKWAY

SITE OVERVIEW

There are many elements that influence why the site at 62 Bayview Parkway is appropriate for the proposed housing development.

Today, the site is vacant, underutilized land owned by York Region.

Site statistics:

- 1.6 ha (4.0 acres) in area
- 242 metres of street frontage
- Two existing driveway entrances

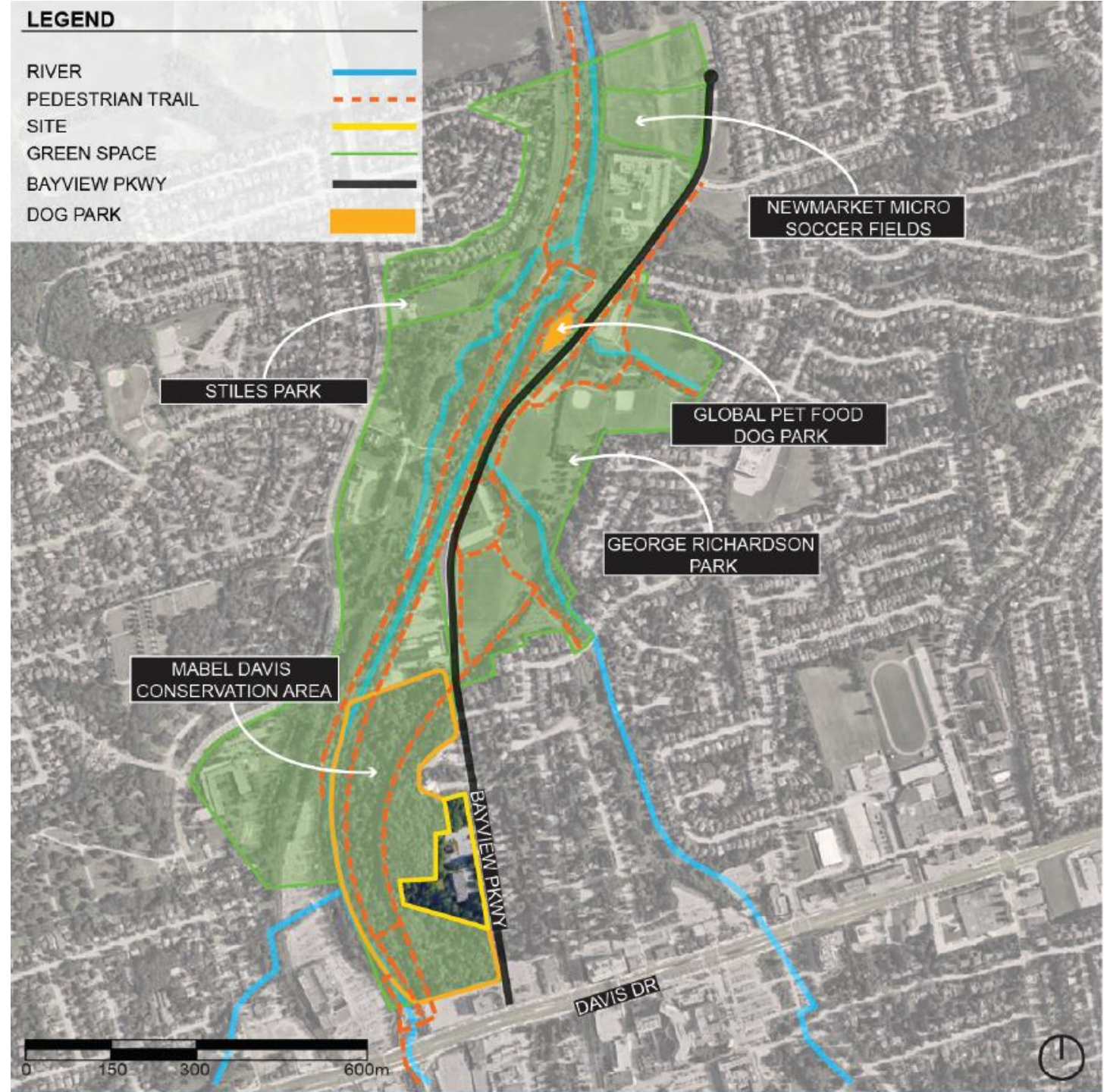


NEARBY PARKS

The site enjoys close access to nearby trails, parks and open spaces, including the Mabel Davis Conservation Area.

Community members can enjoy many activities, including:

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



POLLING QUESTION #4

Which nearby park do you use the most?

- Mabel Davis Conservation Area
- George Richardson Park
- Newmarket Micro Soccer Fields
- M. J. Stiles Park
- Global Pet Foods Dog Park
- Other

POLLING QUESTION #5

When visiting the park, which amenity do you use the most?

- Sports and active play
- Leisure and relaxation
- Dog walks
- Social gatherings and family time
- Picnics
- Walking, hiking, or running
- Access to nature

SITE AND NEIGHBOURHOOD CONTEXT



Medical and Pharmaceutical

- 1 Southlake Regional Health Centre
- 2 Walk-In Clinic - Good Doctors Medical Inc
- 3 Medical Arts Building
- 4 Bayview Parkway Walk-In Clinic
- 5 LifeLabs Medical Laboratory Services

Community Centres

- 7 Madison Greenhouse Event Venue
- 8 Lake Simcoe Region Conservation Authority
- 9 Newmarket Senior's Meeting Place
- 10 Newmarket Recreation Youth Centre

Schools

- 11 Meadowbrook Public School
- 12 Huron Heights Secondary School
- 13 Simcoe Street Montessori School
- 14 StArt Academy Newmarket

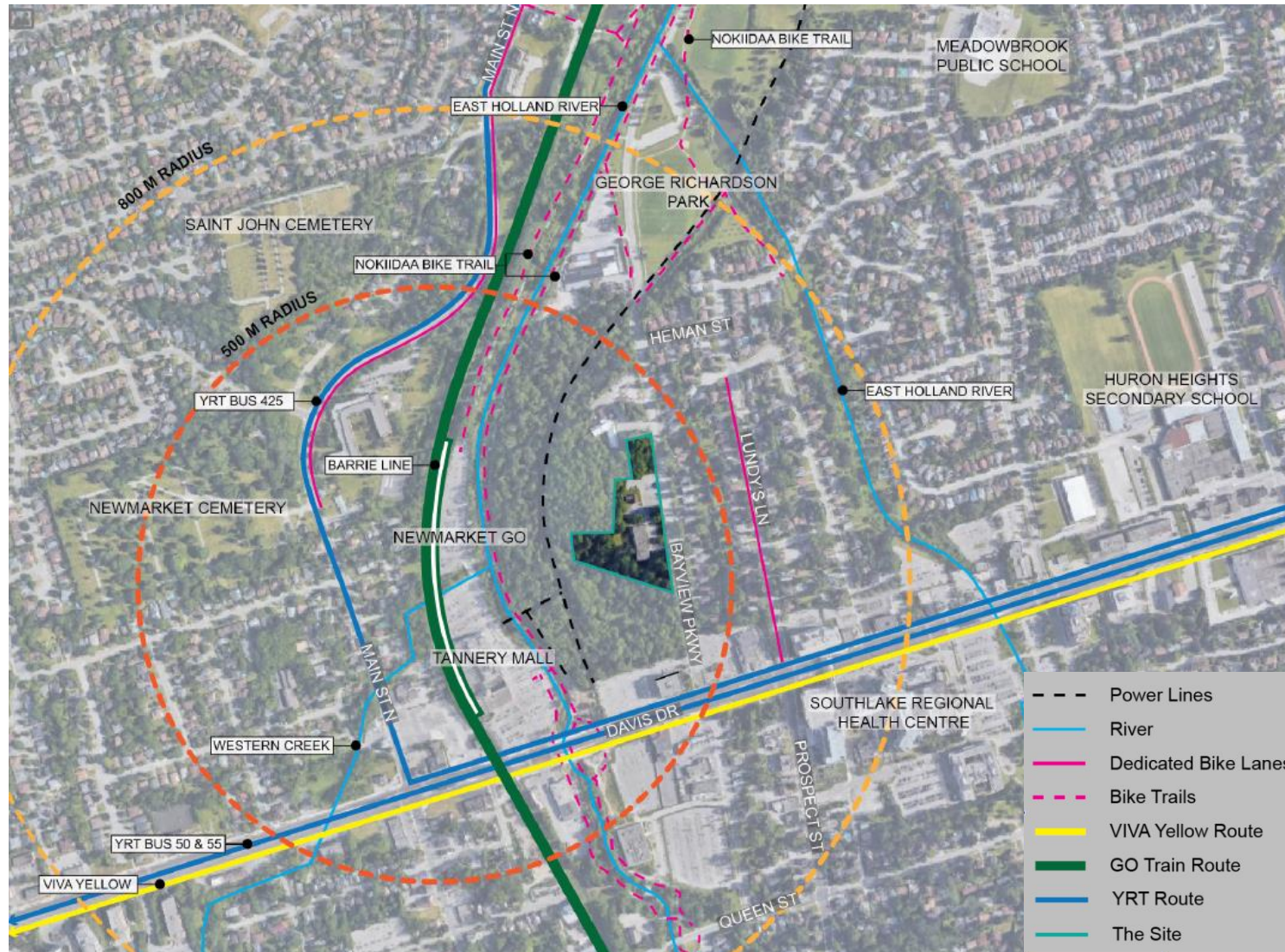
Transportation

- 15 New market GO Station

Other

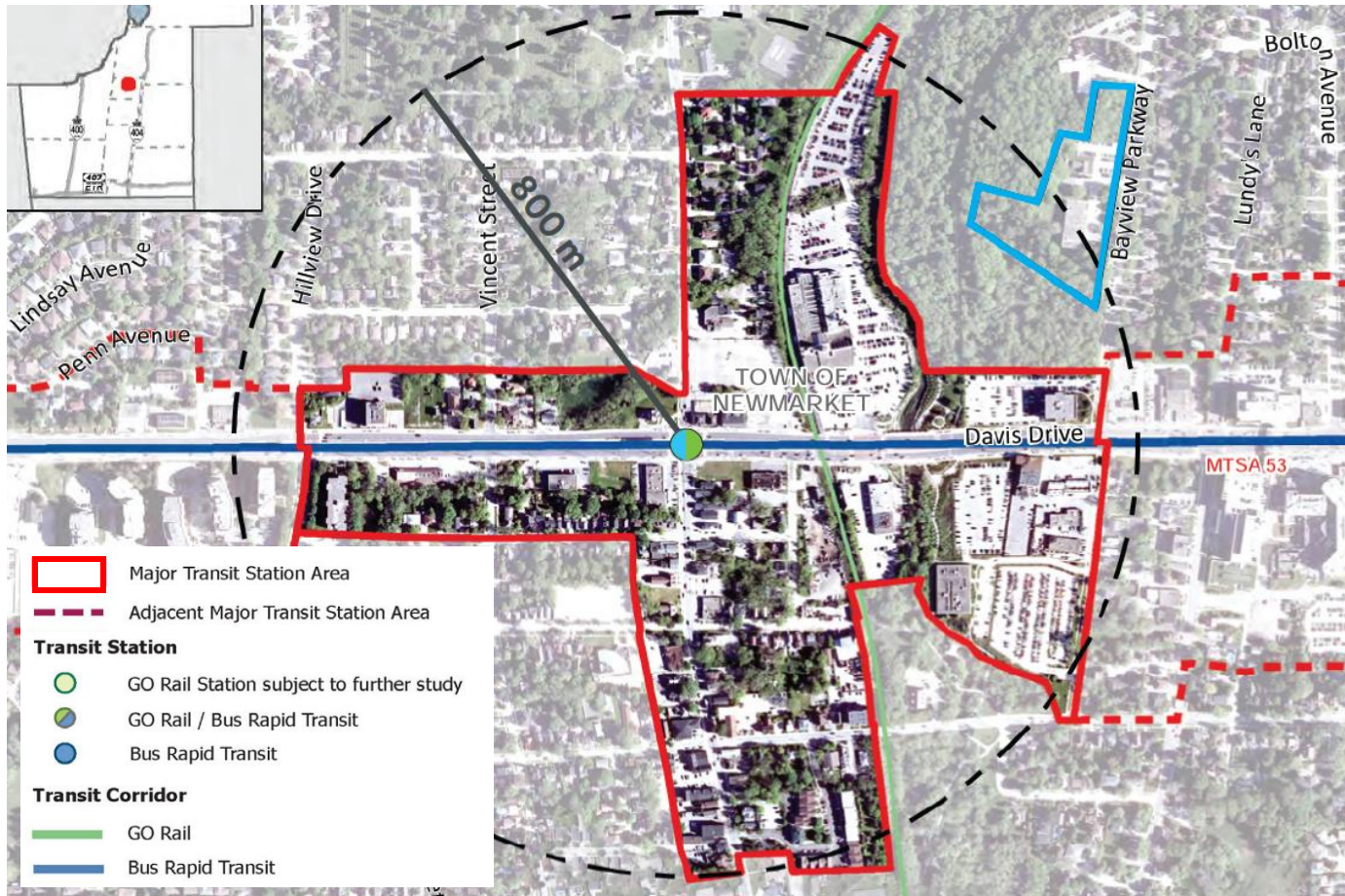
- 6 The Tannery Mall

TRANSPORTATION CONTEXT



62 Bayview Parkway is a 10-minute walk from Newmarket GO Station and the Southlake and Main Street YRT stations, providing convenient access across Newmarket and York Region

PLANNING POLICY DIRECTION SUPPORTS HOUSING DIVERSITY AND INTENSIFICATION



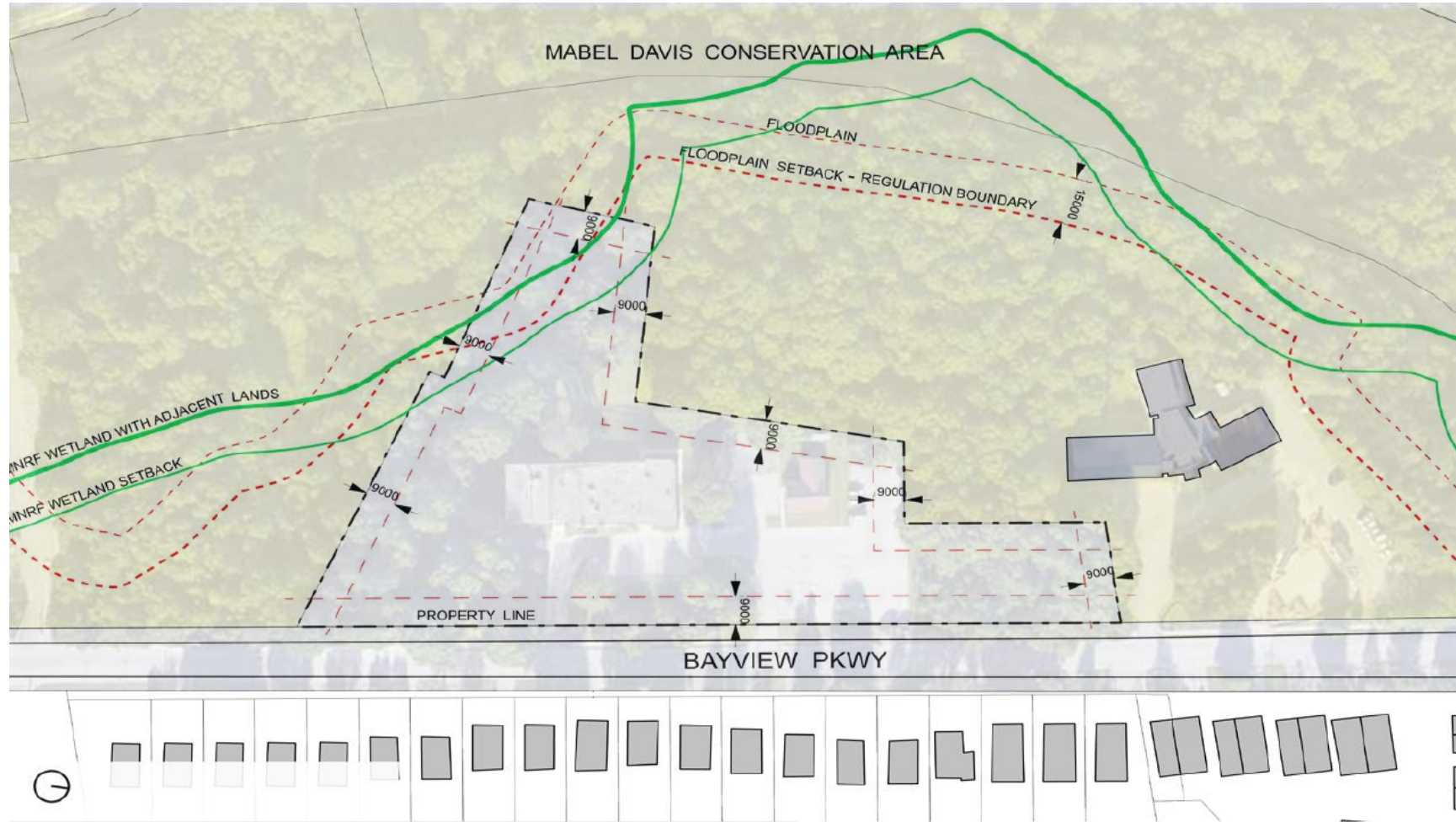
York Region's Official Plan promotes a full mix and range of housing, and sets out that at least 25% of new housing outside of Major Transit Station Areas to be affordable

A full mix and range of housing options in optimal locations, close to transit and amenities, allows residents to contribute positively to the economy and society.

PRELIMINARY DESIGN CONSIDERATIONS

SITE CONSTRAINTS

The redevelopment will respond to several constraints related to adjacent natural heritage features (e.g., floodplain, wetland, woodlands), and nearby residential uses

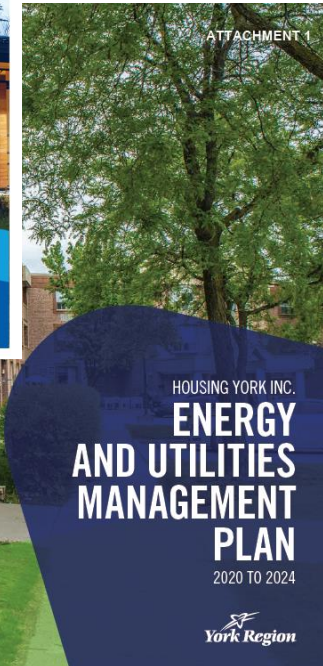


ENERGY CONSERVATION AND DEMAND MANAGEMENT

Housing York Inc. builds to a LEED® Silver certification level and has developed its own Energy and Utilities Management Plan that aligns with Vision 2051 and the York Region Energy Plan.

HYI's goal is to have all buildings achieve zero carbon emissions by 2051 and to incorporate resiliency into infrastructure and communities.

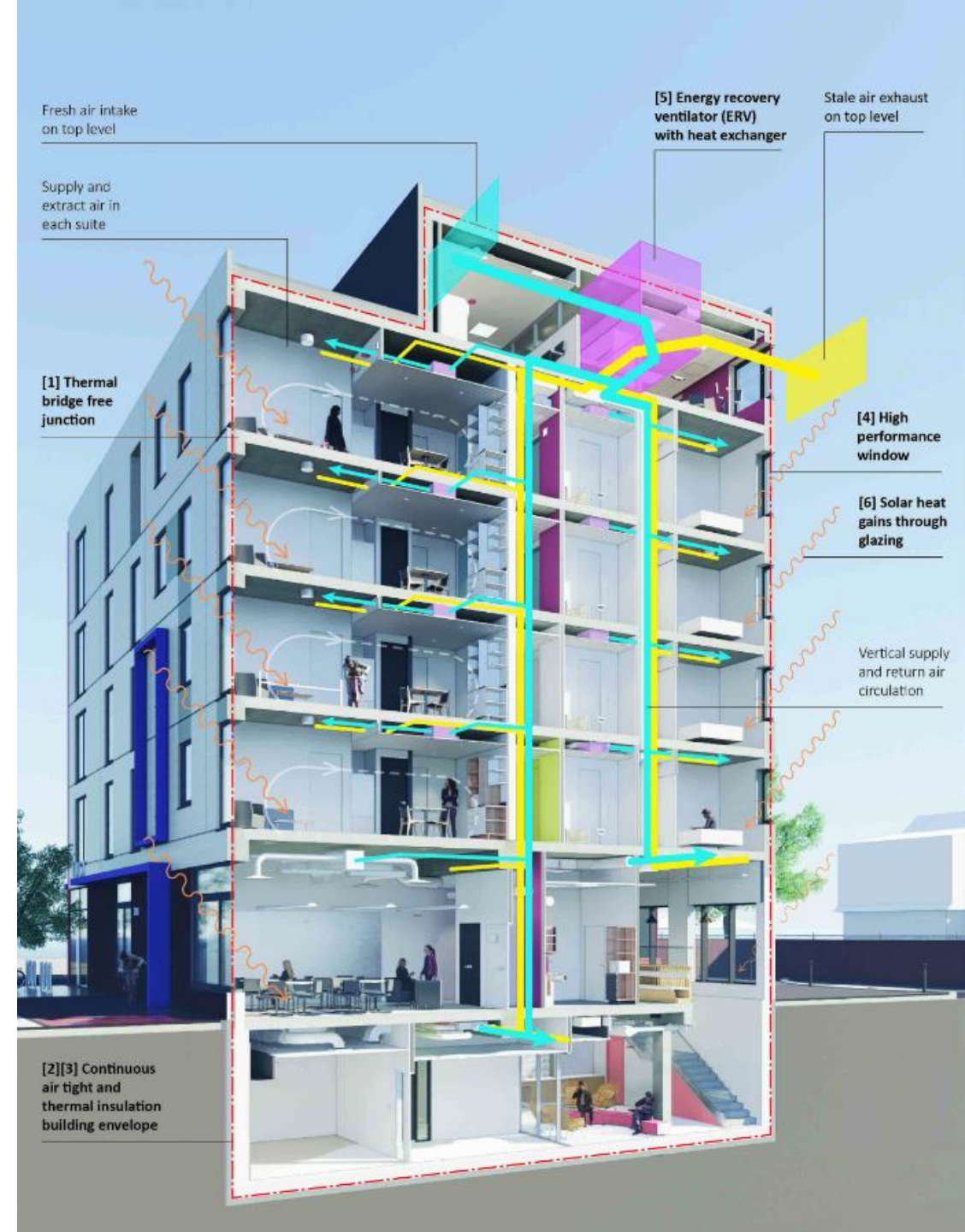
Opportunities are being explored to support a Passive House building at 62 Bayview Parkway.



PRINCIPLES OF PASSIVE HOUSE

1. Create an airtight construction to keep warm or cool air inside the building
2. Incorporate high quality efficient insulation to reduce heat transfer
3. Use high performance windows and doors that are airtight and insulated
4. Use passive heating technology such as energy recovery ventilators
5. Orient the building to maximize solar heating opportunities

June 22, 2022



POST-DEMOLITION OPPORTUNITIES

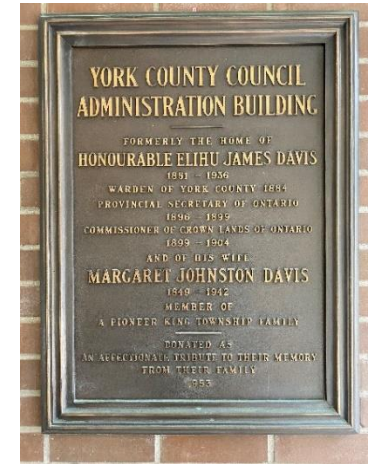
Several original building elements have been preserved that can be incorporated into the future development and commemorate the site's important municipal history.



York County Crest and Motto, 1957



Commemorative plaque for extension to the County of York Administration Building, 1958



Commemorative plaque for lands and property donated to the County of York in 1953



Inscription stone, 1957



Materials used in the original building envelope, 1957

NEXT STEPS

2022 Upcoming Milestones:



PIC #2 – JUNE 22ND (TODAY)

- / Presentation and recording will be posted on project website



COMMUNITY SURVEY LAUNCH – SUMMER 2022

- / Share feedback and ideas for the site
- / Get notifications by subscribing to our mailing list



WINTER 2023

- / Begin conceptual design with architectural team
- / CLC Meeting #3 (TBD)
- / Public Information Centre #3 (TBD)

HOW TO STAY INVOLVED

- **Send comments or questions to:**
Sharon Thomas, Community Liaison
289-338-8063
62Bayview@york.ca
- **Stay connected by visiting:**
york.ca/62Bayview
 - Project information and updates
 - Sign-up form for our project e-newsletter
 - Presentations
 - FAQs
 - Upcoming public engagement meetings



POLLING QUESTION #6

Here are ways we share information. What methods do you think will be most effective as we move forward? Please select all that apply.

- Project updates on york.ca
- Social media
- Postcards and letters sent by mail
- Project e-newsletters
- Email updates
- Outdoor signs
- Online advertisements and news stories
- #YRMMatters newsletters

QUESTIONS AND CONVERSATION

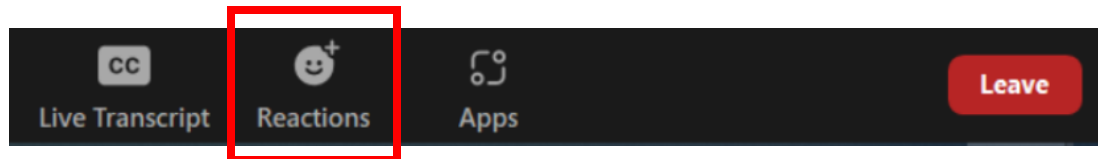
QUESTIONS AND CONVERSATION

Please be concise, constructive and considerate of other views.



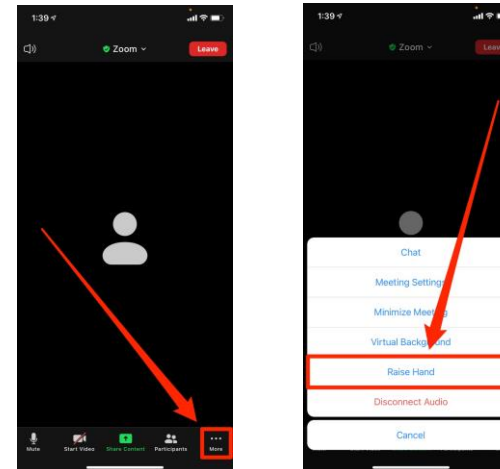
For desktops:

1. Click the 'Raise Hand' option located under 'Reactions' at the bottom of your screen.
2. The moderator will unmute your microphone and you will be able to ask your question.



For smartphones:

1. Click on the three horizontal dots icon, labeled "More," in the bottom right corner of the screen.
2. In the pop-up at the bottom of your screen, tap "Raise Hand."



THANK YOU!

