

The Regional Municipality of York

Committee of the Whole
Community and Health Services
June 10, 2021

Report of the Commissioner of Community and Health Services,
and Commissioner of Corporate Services

Use of Lands at 62 Bayview Parkway in the Town of Newmarket for Affordable Housing

1. Recommendation

Council approve the use of the lands at 62 Bayview Parkway in the Town of Newmarket for a future affordable housing development, subsequent to the planned demolition of the existing building.

2. Summary

This report seeks Council approval to use the lands at 62 Bayview Parkway in the Town of Newmarket for a future affordable rental housing development, subject to required municipal planning approvals and federal and/or provincial funding assistance. This report also makes Council aware that the existing building will be demolished later this year.

3. Background

Between 1994 and 2020, 62 Bayview Parkway in the Town of Newmarket was used as office and program space for Community and Health Services staff

The Region's headquarters was located at 62 Bayview Parkway (see Attachment 1), until it moved to the newly constructed Administrative Centre at 17250 Yonge Street, in the Town of Newmarket in 1994. Since then, it has been occupied by staff from Community and Health Services. Most recently, the building was used to operate programs such as Ontario Works and for training.

In 2013, the programs at 62 Bayview Parkway were planned for consolidation into 17150 Yonge Street in the Town of Newmarket. In October 2013, Regional Council approved a Business Case, Costing Plan and Project Schedule for construction of 17150 Yonge Street. As part of that Business Case, operations at many leased locations and two owned locations were identified to be consolidated into the new building. 62 Bayview Parkway was one of the owned properties planned for consolidation since it is functionally obsolete and would require significant financial investment to bring the building up to current Regional standards.

Since approval of the Business Case, all major upgrades and lifecycle rehabilitation at 62 Bayview Parkway were deferred, while keeping the building operational for the existing staff and programs. This allowed the Region to redirect funding that would have been spent on rehabilitation to construction of the new facility.

In late 2020, programs and staff from this location were relocated to 17150 Yonge Street in the Town of Newmarket.

In accordance with the Sale and Other Disposition of Regional Lands Policy, an internal circulation to all departments was completed in early 2021 to see if there were any needs for the site. Community and Health Services identified the site as suitable for an affordable housing development. No other departments identified an exclusive need for the site; therefore, under the policy it is recommended it be considered for affordable housing.

4. Analysis

Studies conducted determined affordable housing as an option for the site

A preliminary Feasibility Study has been completed that investigated options for the future use of 62 Bayview Parkway. The study identified various options for redevelopment, including additional office space as well as potential residential uses. Further financial feasibility, design modelling and planning analysis will be completed to inform the redevelopment of the site for affordable housing. This will include reviewing scenarios of 115 to 250 residential units with a mix of affordable and market rents, including a range of one to four bedroom units, suitable for families, seniors and those living alone. Planning will also include parking, indoor amenity spaces and outdoor areas for enjoyment, and potentially broader community use with space for community agencies. To maximize the efficiency of the land, reduce costs of redevelopment and to better consider the needs of future residential uses, retention of the existing building is not practical.

As part of the Region's commitment to reduce corporate-wide energy consumption and greenhouse gas as identified in the [Energy Conservation and Demand Management Plan](#), consideration will be given to build the affordable housing to a Passive House standard. Passive House buildings are designed to consume less energy than conventionally designed buildings, which is anticipated to minimize operating costs and decrease greenhouse gas emissions.

The final design, including the number of units, will be determined through the planning process with input from public engagement, and the budget available.

Public forums for information and feedback will be a key component of the redevelopment plans

Public engagement will be a key component of the redevelopment process. Public Information Centres will be held to keep residents updated and seek feedback to refine the plans. In addition, a Community Liaison Committee comprised of local residents and

business owners will be established to offer more frequent and detailed updates for those nearby the site.

The Town of Newmarket will require planning approvals through their development approvals process to permit affordable housing on the property. The site is designated 'Major Institutional' in the Town of Newmarket Official Plan and Zoned 'Major Instructional' (I-A) in Zoning Bylaw 2010-40, and would require amendments to both the Official Plan and Zoning bylaw in order to proceed. Further community and statutory meetings as part of the development approvals process will also be required.

Public engagement and preliminary planning work will begin late this year to align with the demolition of the existing building. The first Public Information Centre is anticipated to be held in Fall 2021. The planning approvals, design, tendering and construction processes could, subject to funding, take approximately four years to complete.

Demolition of the building is required to make way for a future affordable housing development

The existing building at 62 Bayview Parkway is currently vacant, and there is concern that it may fall into a state of visible disrepair. To address this concern, the demolition is scheduled to take place in Q4, 2021. Once the building is demolished, the site will be safely fenced and secured, and a sign will be prominently placed to promote the intention of the future affordable housing use of the lands.

5. Financial

Preliminary funding has been included in the Community and Health Services Capital Budget

The 2021 Capital Plan includes funding approved for the demolition of the existing buildings. The plan also includes a preliminary budget of \$38.7 million from 2022 to 2025, subject to availability of federal/provincial funding, to build approximately 115 units of affordable housing on this property. The intention is to proceed to secure planning approvals, however, construction of this development would not move forward until Federal/Provincial funding is secured.

Future changes to the project budget to address items such as the final number of units, as well as Capital Spending Authority, will be addressed through the Region's annual budget process.

6. Local Impact

There is a significant need for new affordable housing across York Region. The development of 62 Bayview Parkway for affordable housing presents a tremendous opportunity to address this growing need at a location that is well serviced by public transportation and is close to

shops, services and park space. The Town of Newmarket will be an instrumental partner in the successful development of this site.

The site at 62 Bayview Parkway has housed a public service since 1954 when the York County Administrative Building was located there – a use that continued as the first Regional headquarters when York County was reorganized into the Regional Municipality of York in 1971. The redevelopment of the site for affordable housing will ensure that the site continues to provide a vital public service for many years to come. Through the development process, staff will look at options to commemorate the past use as the first Regional headquarters.

7. Conclusion

The consolidation of offices to 17150 Yonge Street in the Town of Newmarket has provided an opportunity at 62 Bayview Parkway. Working with the Town of Newmarket, the redevelopment of the site for affordable housing will help address the need for additional housing through a development that will compliment the existing community.

For more information on this report, please contact Mike Shatil, Director, Property Services at 1-877-464-9675 ext. 71684 or Josh Scholten, Director, Housing Development and Asset Strategy at 1-877-464-9675 ext. 72004. Accessible formats or communication supports are available upon request.



Recommended by:

Katherine Chislett

Commissioner of Community and Health Services



Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Bruce Macgregor

Chief Administrative Officer

May 31, 2021

Attachment (1)

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