


---

## Planning Analysis - Bathurst Street and Miller Sideroad

**Bathurst Green Lane Limited Partnership**  
**PT LTS 2, 3, 4, 5 CON 2 OLD SURVEY KING, King City**

---



 Subject Lands - Green Lane Bathurst GP Inc.  
 Municipal Boundary

### Prepared by:

Malone Given Parsons Ltd  
140 Renfrew Drive  
Suite 201  
Markham ON L3R 6B3

---

Matthew Cory  
MCIP, RPP, PLE, PMP

### Prepared for:

Bathurst Green Lane Limited  
Partnership  
Markham, ON



## Contents

<b>Executive Summary .....</b>	<b>5</b>
1.1 Subject Site and Surrounding Area.....	6
1.2 Building a Complete Community .....	9

## List of Figures

Figure 1: Subject Land Parcels.....	6
Figure 2: Location of the Subject Lands on Map 1 – Regional Structure, York Region Official Plan (2022) .....	7
Figure 3: Location of the Subject Lands on Schedule E – Countryside Land Use Designations, Township of King Official Plan (2020).....	8
Figure 4 – Location of Subject Lands on Schedule A – Land Use, Town of Newmarket Official Plan .....	9



# Executive Summary

The Subject Lands are located south and west of Bathurst Street and Miller Sideroad in the Township of King. The lands are adjacent to, and west of the urban settlement area of Town of Newmarket ('Newmarket') as shown in Figure 1 below. The Subject Lands are comprised of 276.95 ha (684.36 acres) on 2 properties with multiple parts. The Subject Lands are currently used for agricultural and rural uses and contain environmental features.

The lands are within the Provincial Greenbelt Plan and Oak Ridges Moraine Conservation Plan areas. As such, the lands are currently unavailable for urban development. This document provides a feasibility assessment of suitability of the lands for inclusion within the adjacent settlement area of Newmarket should they ever be considered for removal from the Provincial plans. This analysis is based primarily on the policies contained in the Provincial Policy Statement 2020 and A Place to Grow: A Growth Plan for the Greater Golden Horseshoe 2020 ('Growth Plan') Given that a detailed development proposal has yet to be prepared, the analysis is based on high level criteria that capture the intent of the settlement expansion policies of these plans.

In preparing this planning opinion, we have reviewed Greenbelt Planning Area Review for the Bathurst-Green Lane Properties report prepared by GEI Consultants Ltd (October 2022) and a Development Brief report prepared by Urban Metrics (October 2022).

The Subject Lands can provide a logical extension of the community to the west side of Bathurst Street that can be accommodated with municipal services to this area. It is our opinion that, subject to additional work that is still required, that the lands can conform to Provincial policies related to settlement area boundary expansions in the event that they are not precluded from development by the Province Greenbelt and Oak Ridges Moraine Conservation Plans.

This area provides a strategic opportunity to realize the creation of a complete neighbourhood west of the current boundary of Newmarket. It is our understanding that Bathurst Green Lane Limited Partnership would develop the lands to provide a complete range and mix of housing and community uses, including a potential hospital site and seniors-oriented housing.

Significant environmental features will be required to be protected from development. Given the location of these features, they can be incorporated into an overall recreation and active transportation network that is centred on the hydro corridor through this new community. The active transportation spine that can be realized along the hydro corridor would enable residents to move through the neighbourhood without the use of automobiles and to travel to existing neighbourhoods in Newmarket, including nearby community uses.

The homes can contribute to the creation of a complete neighbourhood west of Bathurst Street, and generally in this area of King/Newmarket, providing a much-needed greater range and mix of housing choices for the residents in this part of York Region.

## 1.1 Subject Site and Surrounding Area

The Subject Lands comprise 2 parcels of land as shown on Figure 1 below, where the legal description of the Subject Lands is listed in the table below.

Parcel #	Owner Name	Municipal Address	Legal Description	Area (ha)
1	GREEN LANE BATHURST GP INC.	N/A	1STLY: PT LTS 2, 3 & 4 CON 2 OLD SURVEY KING, PTS 2, 3, 5, 7, 12, 15 & 16 65R18949, 2NDLY: PT LT 4 CON 2 OLD SURVEY KING, PT 17 65R18949, KING; 3RDLY: PT LT 5 CON 2 OLD SURVEY KING;	241.28
2	GREEN LANE BATHURST GP INC.	N/A	PT LT 5 CON 2 OLD SURVEY KING, PT 25 65R18949 EXCEPT PTS 1 & 2 65R24033, PT 4 65R24037 & PT 4 65R30367, KING	35.67

Figure 1: Subject Land Parcels





The Subject Lands are currently used for agricultural and rural uses. Wetland and watercourse features are present on portions of the properties. The current use is reflected on the schedules to the York Region and Township of King Official Plans shown below.

Figure 2: Location of the Subject Lands on Map 1 – Regional Structure, York Region Official Plan (2022)

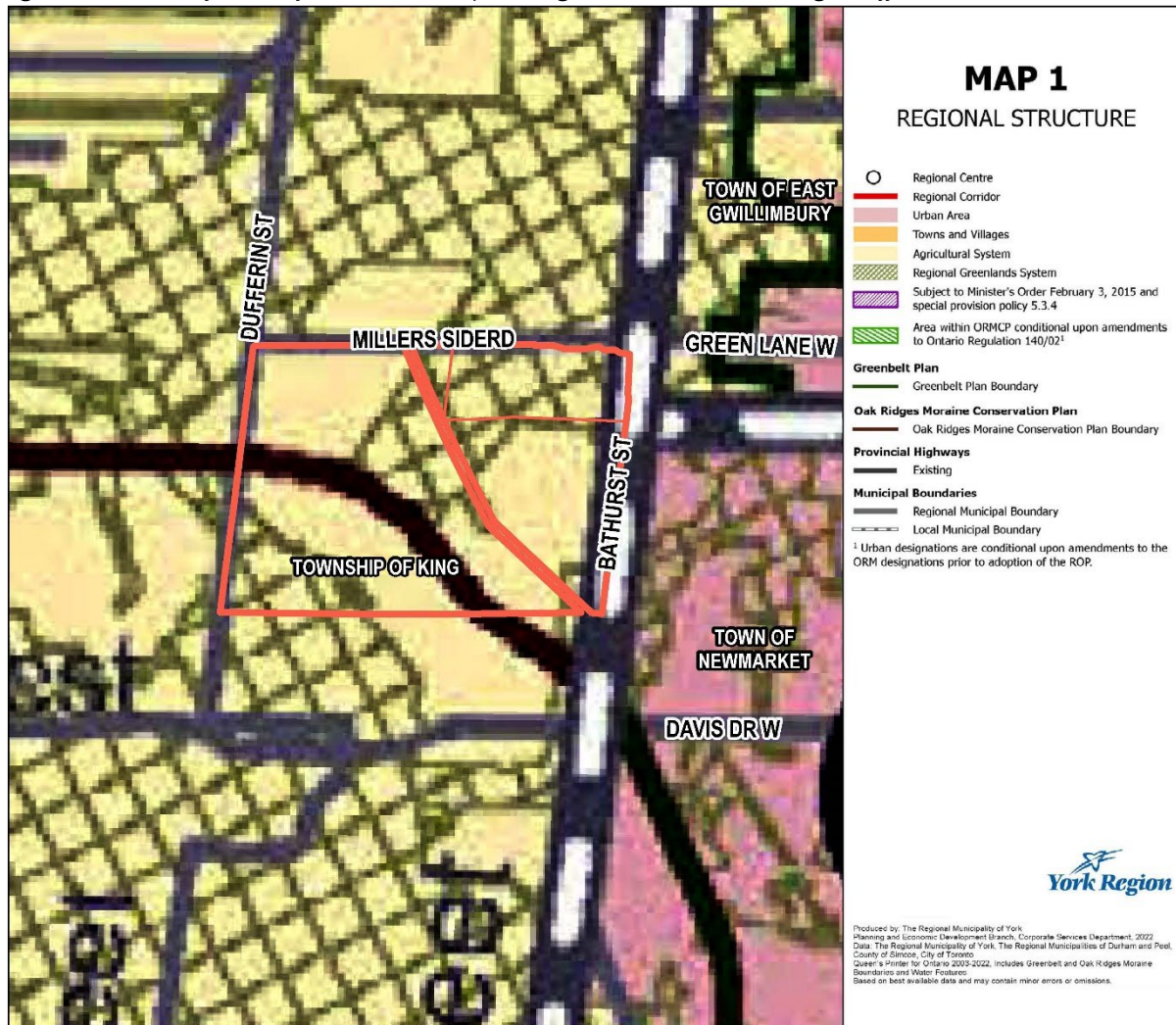
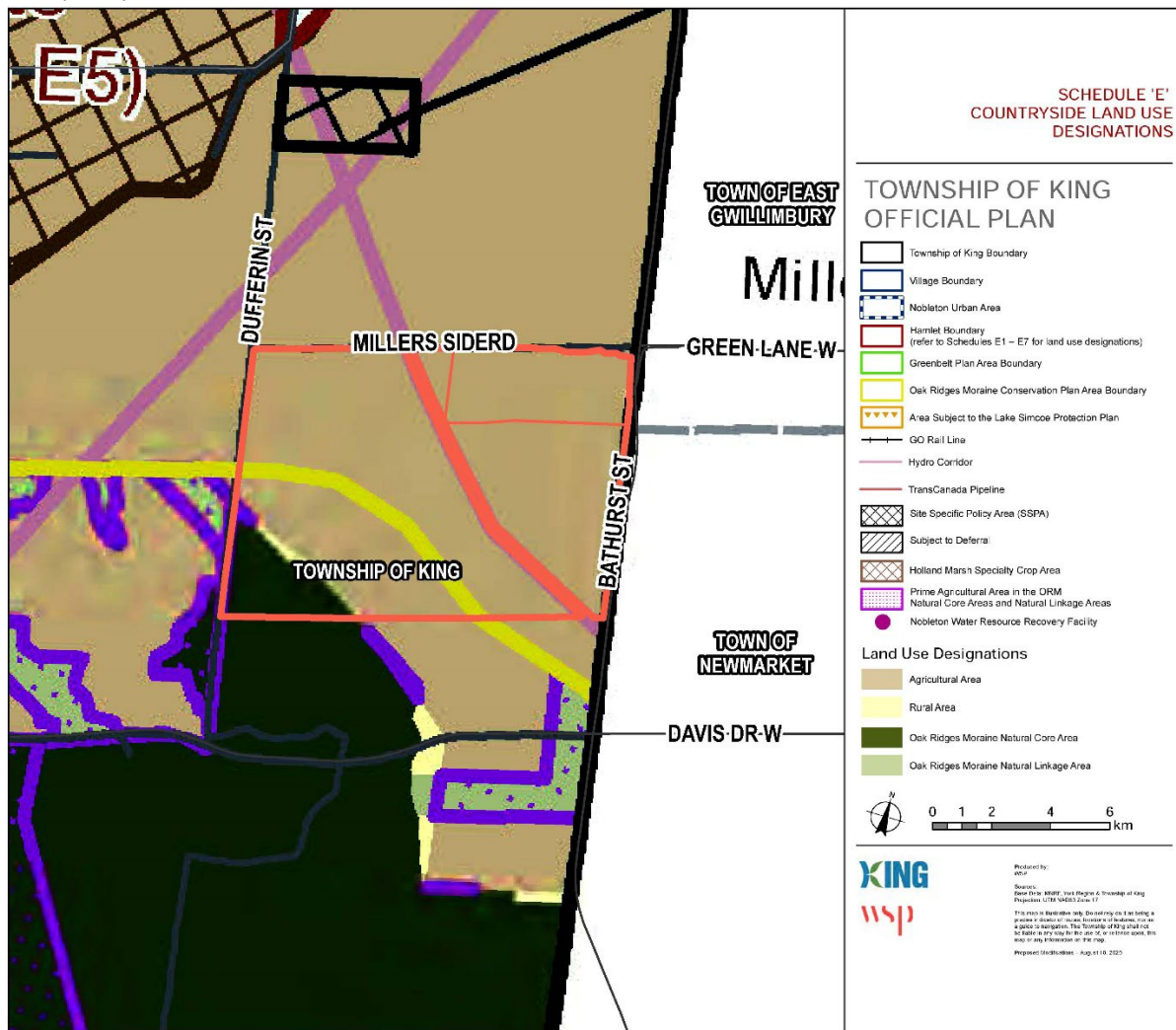


Figure 3: Location of the Subject Lands on Schedule E – Countryside Land Use Designations, Township of King Official Plan (2020)



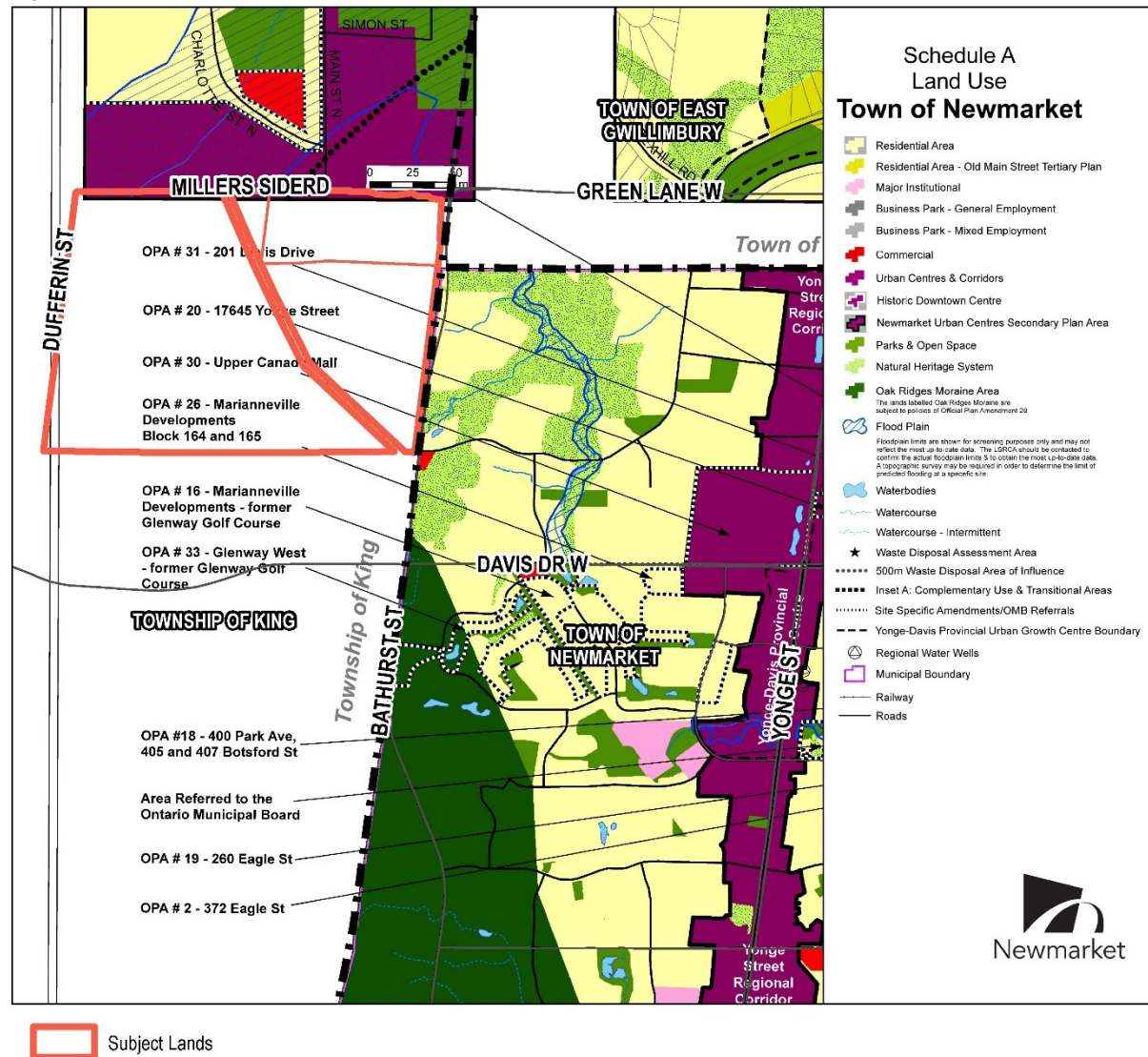
Subject Lands

The Subject lands are located immediately west of developed lower density subdivisions in Newmarket. A hydro corridor extends through the subdivisions in Newmarket to continue onto the Subject Lands. Much of this corridor travels through existing neighbourhoods and has a trail network and connects residents to each other and commercial and recreational opportunities. This corridor can be a primary active transportation connection between the Subject Lands and existing areas. The lands also benefit from access to both Bathurst Street and Millers Sideroad (Green Lane West in the Town of East Gwillimbury) and are within a short commute (approximately 2 km)



from major shopping opportunities (e.g. Upper Canada Mall) and higher-order Regional transit on Yonge Street.

Figure 4 – Location of Subject Lands on Schedule A – Land Use, Town of Newmarket Official Plan



## 1.2 Building a Complete Community

The Provincial Policy Statement 2020 and Growth Plan both emphasize the need to manage and direct land uses to achieve efficient and resilient development and land use patterns. Healthy, liveable, safe, and complete communities are built by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, multi-unit housing, affordable housing, and housing for older persons). They should also accommodate institutional, recreation, parks, open space, and other uses to meet long-term needs and promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The following provide the summary policy/criteria that must be considered, at a minimum, in assessing whether the subject lands could be added to a settlement area.

- 1) They are adjacent to a lower-tier municipal settlement area that:**
  - a. Has a delineated built-boundary;**
  - b. Has existing or planned municipal water and wastewater systems; and,**
  - c. Has no other reasonable lands to accommodate the proposed uses.**

The adjacent settlement area boundary is in Newmarket. This settlement area has a delineated built-up area. The remaining vacant designated greenfield area lands have been developed adjacent to the Subject Lands on the east side of Bathurst Street.

The Ministry of Municipal Affairs and Housing approved and modified the York Region Official Plan on November 4<sup>th</sup>, 2022. The approved plan establishes the 2051 planning horizon in the Region, where all lands in Newmarket are now within the settlement area boundary to accommodate growth to this horizon. There are no additional lands within the Newmarket settlement area that could accommodate growth, and additional opportunities for growth in the agricultural and rural areas of East Gwillimbury are on lands that are not participating in the advancement of the Upper York Sanitary Solution.

There are no other opportunities in Newmarket to accommodate additional housing in a master-planned area that would contribute to the creation of a complete community. The Subject Lands have the potential to accommodate a future hospital site, where opportunities in Newmarket no longer exist to provide for a relatively large land use (approximately 20 hectares).

- 2) The lands can be cost effectively and efficiently serviced and there is sufficient capacity in existing and planned infrastructure and public service facilities.**

In review of the GEI Consultants Ltd. report, sanitary and water servicing can be cost effectively and efficiently extended from the existing settlement area in Newmarket. The optimal extension of sanitary services would be from local collectors that convey sanitary flows to the Upper York Sanitary Solution, however, there are alternative servicing solutions that could make use of the York Durham Sanitary Sewer. Water is available through local extension of existing services. The Subject Lands can accommodate growth in a manner that extends roads and municipal servicing infrastructure in a logical and cost-effective manner.

The Subject Lands benefit from proximity to public service facilities, schools, parks, large-format retail, and social services existing in the Towns of Newmarket and East Gwillimbury, particularly along the Yonge Street Corridor. The lands can also be connected via trail network and active transportation network extensions along the hydro corridor to the Ray Twinney Recreation Complex to the southwest.

- 3) The lands will be developed at a minimum density that supports the achievement of minimum density targets of the upper- or single-tier municipality.**

The Subject Lands can be developed at a density that exceeds the minimum designated greenfield area density established in the York Region Official Plan.

- 4) Significant natural heritage and hydrological features will be protected.**

In review of the GEI Consultants Ltd. report, significant natural heritage and hydrological features on the Subject Lands have been identified and can be protected, including the provision of appropriate buffers to these features.

- 5) The lands can comply with the minimum distance separation formulae.**

Additional work will need to be undertaken to demonstrate the lands will comply with the MDS formulae.

- 6) They will support the achievement of complete communities for the lower-tier municipality by:**
- a. Featuring a diverse mix of land uses including residential and/or employment uses;**
  - b. Having convenient access to:**
    - i. A range of transportation options including transit and active transportation;**
    - ii. Public service facilities;**
    - iii. An appropriate supply of open spaces, parks, trails, and other recreational facilities; and,**
    - iv. Healthy and affordable food options, including urban agriculture.**
  - c. Providing a range and mix of housing options, including additional residential units and affordable housing.**

The Subject Lands can provide an appropriate range and mix of uses that will result in the creation of a complete community west of Bathurst Street, particularly in providing for a range of higher density housing types than exist in this area today, providing the potential for a new hospital site, and by providing local commercial and seniors housing.

The site is well served by Bathurst Street and Miller Sideroad. The development is within a short commute to a range of transportation choices, including regional higher-order transit along Yonge Street, and the GO station at 2<sup>nd</sup> Concession Road and Green Lane. The continuation of a trail system along the hydro corridor can achieve active transportation connections to the existing community and nearby public service facilities, including the nearby recreation centre and services on Yonge Street.

In addition to nearby recreation opportunities, the Subject Lands can provide for parks and recreational facilities that will serve both residents on these lands and nearby residents east of Bathurst Street. This can include the provision of a new community park, as well as neighbourhood parks and village squares, many of which can connect to the natural features on the property. There is also the potential to accommodate urban agriculture both on yards within private residential lands and in the open spaces and park spaces that will be provided to the community.

A full range and mix of housing options can be provided on the Subject Lands, including more attainable forms of housing (e.g. townhouses of all forms, secondary units and apartments) and dedicated seniors housing.