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Council should brace for a public outcry, councillor says

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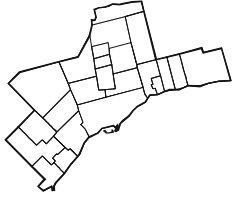
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Residential development denied for Bradford-West Gwillinbury



Novæ Res Urbis

GREATER TORONTO AREA EDITION

formerly GTA Municipal News

Wednesday, July 3, 2002 • VOL 5 • No 27

OAKVILLE'S OPA 198

Town faces appeals from all sides

Oakvillegreen, a residents' group at the centre of opposition against urban expansion north of Highway 5 in Oakville, has launched an **Ontario Municipal Board** appeal against the town's official plan amendment 198. The town passed OPA 198 in late May, opening the way for residential and employment development in the 7,600-acre area. (See *Novæ Res Urbis*, June 5, 2002.)

"Oakville is already 80 per cent urban and we're living with the consequences, including traffic congestion, illness and death from air pollution, environmental degradation, and lowered quality of life," Oakvillegreen president, **Renee Sandelowsky**, said in a release. "The expanding of our urban boundary to develop our remaining greenfields and forests at this point in time is simply not smart growth."

The area includes the Trafalgar Moraine, which encompasses the headwaters of six local creeks, as well as wetlands and woodlots. Residents and environmental groups have argued that the town does not have enough information

about the significance of the natural features to approve its amendment.

The **Ontario Realty Corporation**, which manages 1,000 acres of provincial land in the area, has also filed an OMB appeal. The ORC believes that the employment designation for the lands it controls is "inappropriate" considering it contains environmentally significant features. However, the ORC has not specified how OPA 198 should be changed, leaving that decision up to the town or the OMB.

Developers, who filed zoning amendment applications for the area last December, had launched an appeal of their own at the OMB in March after council delayed approval of OPA 198 pending further environmental studies. The new appeals will be joined to the existing case. The developers' plan for the area is in line with that approved by council, making it likely the two will take similar positions at the hearing. A pre-hearing conference for the original appeal had been expected by the end of the summer. •

Planners urged: consider retail

Municipal planners need to consider retail trends more seriously, according to **Ken Jones**, director of **Ryerson's** Centre for the Study of Commercial Activity. Jones spoke at a conference on retailing organized by the **Canadian Urban Institute** on June 27. He also pointed out a lack of spatially organized retail data that would allow municipalities to follow trends in their own areas, since data is typically organized on a national scale according to retailer or sector, and said his centre is working to fill the breach with a "spatial decision support system."

When planners don't take retail realities into account, Jones told *Novæ Res Urbis*, land use designations become outdated and hamper viable retail development. "Retailing is an important part of landscape and culture," he said. "Legislation and regulation have to change with the economy."

Brampton is in the process of reviewing its official plan in light of changing retail trends and needs, according to land use policy manager

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COMING UP

Monday July 8

Ajax Council, 65 Harwood Ave. S., Ajax, 7 p.m.

Burlington Council, 426 Brant Street, Burlington, 7 p.m.

Richmond Hill Council, 225 East Beaver Creek Rd., Richmond Hill, 7:30 p.m.

Whitby Council, 575 Rossland Road East, Whitby, 8 p.m.

Wednesday July 10

Halton Region Council, 1151 Bronte Road, Oakville, 9:30 a.m.

Durham Region Council, 605 Rossland Road East, Whitby, 10 a.m.

Mississauga Council, 300 City Centre Dr., Mississauga, 9 a.m.

Thursday July 11

5th Annual Bedford Breakfast, sponsored by **Urban Intelligence**, Oakham House, 63 Gould Street, 7:45 a.m. to 9:45 a.m. Call 416-979-3360. **SOLD OUT!**

Peel Region Council, 10 Peel Centre Drive, 5th Floor, Brampton, 9:30 a.m.

Friday July 12

GO Transit Board, 20 Bay Street, 10 a.m.

Wednesday July 17

Brampton Council, 2 Wellington Street West, 1 p.m.

Monday July 22

Oshawa Council, 50 Centre Street South, Oshawa, 3:30 p.m.

Thursday September 19

York Region Council, 17250 Yonge Street, Newmarket 9:30 a.m.

NOVÆ RES URBIS
GREATER TORONTO AREA

PICKERING GROWTH STUDY

Councillor anticipates major public opposition

The growth management study intended to figure out where to accommodate 90,000 new residents in the north part of **Pickering** is a “powder keg,” according to city councillor **Mark Holland**. He expects major public opposition and a difficult time for Pickering council, assuming the study recommends development on agricultural lands intended as a permanent legacy.

The town is expected to approve terms of reference for the study later this month, but Holland believes that the majority of city councillors have already made it clear that they are interested in opening up some of Pickering’s 5,000-acre agricultural preserve for urban development. (*See GTA Municipal News, May 29, 2002.*)

The move would represent a major policy change, given that city-held agricultural easements were put on the land only three years ago. A key argument in favour is that the land set aside for Seaton may not be vast enough to accommodate targeted

growth because of the presence of sensitive environmental lands not previously identified. On the other hand, Holland told *Novae Res Urbis* that he favours a growth plan that would emphasize urban infill and intensification, both in the south part of Pickering and in the City of Toronto, where infrastructure already exists. He added that the 90,000 population growth target for north Pickering may need revisiting.

Echoing what other local opponents have said about Pickering council’s approach, he said that developers are having too much influence on the process and that council needs to take fairness and equity into account, especially considering how much land values would jump if the designation changed. “It is our job to take a look at what the intended use is supposed to be,” he said of the agricultural land assembly.

Holland figures that the provincial government, which sold the preserve

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ROYAL LEPAGE

Ian A.R. Graham, Publisher
(iang@nrupublishing.com)

Lynn Morrow, Editor
(lynnm@nrupublishing.com)

Karen Wirsig, News Reporter
(karenw@nrupublishing.com)

Maya Harris, Planning Reporter
(mayah@nrupublishing.com)

Jeff Payette, Layout
(jeffp@nrupublishing.com)

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Consider retail continued

David Waters. He told *NRU* that the city's current land use structure is "still set back in the 1970s or '80s model" and that the former hierarchies no longer hold.

For example, the distinction between district centres, generally defined as medium-sized facilities with two retail anchors, and neighbourhood centres, typically eight-acres with one or two smaller anchors, is disappearing. More popular is an 10- to 12-acre centre along a major arterial road with a big supermarket, a more recent phenomenon that doesn't fit into either designation. As well, power centres and big box retail are not comprehensively defined in the plan. The upshot is that the city is forced to set aside bigger sites that are not central to new residential communities.

At the same time, Waters said, the city may need to take another look at the central area plan, which maps out intensification of retail and residential uses along Queen Street, east of the old four corners. He said the current highway commercial format seems to be working well, with empty space leasing quickly, despite the plan to replace "mini-boxes" and car dealerships over time with more intensive uses.

But according to retail analyst **John Winter of John Winter Associates Ltd.**, urban structure is not the only problem with municipal retail planning. Winter told the conference that major shopping centres and municipal planners have not come to grips with what an increasingly ethnically diverse population means for retailing. He told *NRU* that planners believe the *Planning Act* does not allow them to

plan based on ethnicity, and therefore avoid considering actual retail needs.

There is some indication that consumers prefer shopping centres to be ethnically homogeneous, pointing to segregated retailing. According to **Anne Morash of Cadillac Fairview Corporation Ltd.**, the mall operator did not get the reaction it expected when it added Chinese stores to its Markville Shopping Centre. Chinese shoppers surveyed indicated they went to the mall for a North American experience and had enough access to Chinese goods from other retail centres in and around Markham.

If that trend holds, it would suggest that additional retail sites are needed to accommodate a wider variety of retailers in a context that Jones described as "probably the most corporately concentrated retail sector in the world." Without adequate and appropriate retail policies, land use and other conflicts are more likely to arise.

Brampton's Waters told *NRU* that the city bases its retail space requirements on average retail expenditures by population, not on ethnicity. "We provide the opportunity and it is up to the market to respond," he said, pointing to a South Asian retail strip that has developed along Kennedy Road, south of Clark. He added that the city does all it can to anticipate the market so that it ends up with the right sites designated to avoid commercial intrusion into employment areas, vacant sites, and "unplanned centres." •

Power warning issued

The Independent Electricity Market Operator has issued a power warning as hot weather and increased air conditioning load continue to strain power supplies. Homeowners, industries and businesses are being asked to immediately reduce their electricity consumption. This request is in force until 8 p.m. Wednesday, July 3. "The heat is now expected to push demand to record breaking levels, putting significant strains on the power system. A large amount of electricity is being imported, but we still face possible shortages. Unless there is an immediate drop in consumption, we may be required to take protective actions, which could include voltage reductions, or rotating cuts to supply without any additional notice," said **Paul Murphy**, Chief Operating Officer of the IMO.

Auto sector partners to meet in August

Plans to establish a Canadian automotive partnership council were announced by **Industry Minister Allan Rock** last week. The council that will meet three times a year is to identify and prioritize actions needed to strengthen the Canadian automotive industry in both the short- and long-term. Its first meeting is to be held in August.

Drinking water primer released

Pollution Probe has released *The Drinking Water Primer*, its new booklet about a topic of rising public concern. The Primer, addresses common questions about clean, safe supplies of drinking water. It was released at the Managing Shared Waters conference, a gathering of international experts and policymakers being held June 23-28 in Hamilton, Ontario. (The Primer is available at <http://www.pollutionprobe.org/Publications/Index.htm>.) Among the water facts found in the 77-page report:

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MISSISSAUGA

Community recycling centre

The **Region of Peel** has submitted OPA and rezoning applications to permit a community recycling centre at **2307 Lakeshore Road West**. The 2.32 ha. site is located on the north side of Lakeshore, west of **Southdown Road**.

RENTAL TRIBUNAL FEES INCREASE

Application type	Prior to June 10, 2002	New fee
Landlord applications L1, L2, L3, L6, L7 & L8	\$60.00	\$150.00
Application for rent increase above the guideline by a landlord (L5)	\$45.00 for the first unit + \$5.00 each other unit to a maximum of \$450.00	\$500.00 for the first unit + \$5.00 for each other unit to a maximum of \$1,000.00
Application about a sublet or assignment	\$45.00	By tenant: \$45.00 By landlord: \$150.00

Source: Ontario Rental Housing Tribunal

- Less than 1 per cent of all water on earth is available for use as drinking water
- More than 1 billion people do not have access to safe water
- Canada alone has up to 15 per cent of the world's fresh water supply
- Every day, Ontario residents withdraw 1.25 trillion litres from surface water and groundwater sources, and our use is growing 50 per cent faster than our population growth - faster than the water can be replenished by nature.

New university officially launched

The **University of Ontario Institute of Technology** is official now with the passage of Bill 109 last week, just before the legislature rose for its summer break. Expecting to welcome its first class of students in September 2003, the university will be built in Oshawa on a 400-acre property directly north of the current college campus designated for expansion.

DURHAM REGION

407 stalled at Brock Rd.

The provincial government has reportedly delayed the extension of Highway 407 east of Brock Rd. in **Pickering** in order to redo the environmental assessment on the project. The news was not met with satisfaction in **Durham Region**, where the extension of the highway to Lake Ridge Rd. was imminently expected. Pickering councillor **Mark Holland** said the latest provincial decision is not consistent with Queen's Park's previous enthusiasm to get the 407 extended as far as Brock Road, despite local criticisms of what was considered the "shoddy environmental work done" at the time. The Brock interchange can service both a new Pickering airport as well as provide key transportation infrastructure for urban development on the province's Seaton lands. "The motivation (on the part of the province) is not as strong to get the 407 beyond Brock Road as it was to get

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Public opposition continued

land to farmers and, as it turns out, developers for less than \$10,000 per acre, would be one of the biggest opponents if it were to be given an urban designation and sold for as much as \$100,000 per acre. As well, he said, if the study recommends urban expansion onto the lands, the issue will become more concrete for residents in Pickering and around the GTA. He anticipates groups will rally people to come out in opposition in "huge numbers" as they have in places like **Oakville** and **Richmond Hill**.

For Holland, it is not just the loss of valuable farmland that is at stake but also the opportunity to begin planning differently in the GTA. He said one of the most compelling arguments against the typical greenfield style expansion is the one expounded by the **Congress for New Urbanism**, which suggests that with every 1 per cent increase in population there is a 3 per cent increase in traffic.

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DURHAM REGION

Environmental lands ownership clarified

In a decision issued June 20, board member **Marilyn Eger** made a decision on a number of environmental features in the appeals by **863935 Ontario Incorporated (Homefounders Development Joint Venture)** for OPA, rezoning and plan of subdivision for part of lots 8 and 9, Concession 4, in the **Township of Uxbridge**. A further pre-hearing was set to determine the applicability of the *Oak Ridges Moraine Conservation Act*. The board was asked to clarify some aspects of its phase 1 decision issued June 29, 2000 related to ownership of environmentally significant lands. The board had agreed to allow wetlands/buffers to be in private ownership, but with two conditions: the proposed lots be of an adequate size and configuration that wetland/buffers be outside of the development area; and that they be environmentally protected. The board also decided that woodlots A and B and wetlands 5 and 6 should be dedicated to public ownership, and wetlands 1, 2, 3 and 4 could be privately owned subject to minimum lot requirements and zoning. Solicitor **Michael Melling (Davies Howe Partners)** represented the Homefounders. **Quinto Annibale (Loopstra Nixon)** is the solicitor for Uxbridge. Solicitor **Andrew Allison** represents **Durham Region**. The **Toronto and Region Conservation Authority** is represented by **Jonathan Wigley (Baker & McKenzie)** and **A. Gillespie**. (See *OMB Case No. PL956309*.)

HALTON REGION

Oakville OPA 194 hearing continues

In a pre-hearing decision issued June 25, board member **Ronald Emo** set dates for mediation and further hearings related to the appeals by **By-Ways Construction Inc., B. Osmond Scrap Metals Ltd., Vittorio and Augusto Cambone, Glenburnie School Inc.** and others against OPA 194 and zoning by-law 2001-007 of the **Town of Oakville** and regional OPA 163. The regional application would redesignate a portion of the QEW east industrial district as mid-town core employment lands. Since the first pre-hearing conference, considerable progress has been made on the resolution of the appeals.

In the previous hearing, the board approved the uncontested portion of OPA 194. The town and six parties - **Tankmart, G.E. Capital, All Colour Paints, Target Construction, Bandcraft and Mawer Welding** - have settled their respective appeals and have brought forward amending zoning by-laws. **Roczamb Holdings** has withdrawn its two appeals and the board dismissed the appeal by **537071 Ontario Limited (Paul Messenger)**. **Shell Canada Products, 940887 Ontario Limited** and **By-Ways Construction Inc.** have all filed redevelopment applications for their properties with the town. Oakville solicitor **Douglas Carr** advised that it is doubtful that council will have responses before the end of the summer. A hearing has been set for the appeals by **Oakville South Central Association of Residents** and **David Lee** for September 5, at which time a number of other issues

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it to Brock Road," he told *Novae Res Urbis*.

Durham approves Nottingham, Ajax

At their meeting June 25, the **Durham Planning Committee** voted against staff recommendations advising regional council not to support the application by **Starstoke Developments Inc.** and **Runnymede Westney Limited** for amendment to the **Town of Ajax** official plan, and voted to approve the application as presented. The application permits reverse lot frontage with noise barrier walls within the proposed development, known as the Nottingham development located at **Westney Road** and **Harwood Avenue**. Ajax Council had approved the application May 27. The Durham environmental committee recommended June 13, that the application not be approved, finding the design not supportive of public transit, not aesthetically pleasing and not environmentally friendly.

HALTON REGION

Burlington smoke-free

Burlington Council approved a smoke-free public places by-law, no. 31-2002 at their meeting June 24. The new by-law required dining rooms and taxis to be smoke free as of July 1. Dining rooms are defined as the area within a restaurant where sit down table service of meals or beverages is provided. As well, smoking in restaurants, including bars, taverns, nightclubs, cafeterias, cafes and certain portions of hotels or inns, will be limited to 30 per cent of the posted occupant load. As of May 1, 2003, no smoking will be permitted except in a designated smoking room, which can be no larger than the lesser of 20 per cent of the occupant load or 75 seats. As of January 1, 2006 all restaurants, bowling centres and pool halls will be required to be 100 per cent smoke free.

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will be reviewed. **Parkmount Holdings (Oakville) Inc.** and Glenburnie have asked for mediation, which was set to begin August 12. **Scott Snider (Turkstra, Mazza Associates)** is the solicitor for By-Ways Construction. Solicitor **Barry Goldman** represents B. Osmond Scrap Metals Ltd. **Pitman Patterson (Borden, Ladner, Gervais)** is the solicitor for Glenburnie. Solicitor **Sharmini Mahadevan** represents General Electric. Solicitor **Bert Arnold (Arnold Foster)** represents Parkmount. Solicitor **Blair Taylor (O'Connor MacLeod Hanna)** represents Shell Canada, LeBLANC Ltd., Xerox Canada Inc., Roczamb, Allcolour and Mawer Welding Machines Ltd. **Norman Sibick** represents Tankmart Holdings Inc. (See OMB Case Nos. PL010656, PL010678 and PL011000.)

Alton appeals adjourned

In a decision issued June 25, board member **Donald Granger** adjourned the appeal by **Paletta International Corporation** against a decision by **Halton Region** to approve OPA 3 of the **City of Burlington**. OPA 3 establishes specific OP land use designations and related policies for the 421 ha. Alton community secondary planning area that is bounded by **Bronte Creek, Highway 407, and Dundas Street**. The board was informed in April that **Embee Properties Ltd.** had reached a settlement on their appeal for mixed-use development. Paletta's remaining issues relate to the designation of their lands at the northeast corner of **Appleby Line** and Dundas Street as mixed-use corridor, which is part of a negotiated settlement with the city but still opposed by Canada Brick Ltd. and Dufferin Custom Concrete

Group. All parties agreed to the requested adjournment to January 10, 2003, to facilitate continuing efforts to settle all or part of the disputed issues.

Solicitors Bruce Ketcheson and Andrew Biggart (Reble, Ritchie, Green & Ketcheson) and Kelly Yerxa represent the City of Burlington with evidence from planner Allan Ramsay. Stanley Floras is the solicitor for the Region of Halton. Mike McQuaid (WeirFoulds) is the solicitor for Embee Properties. Scott Snider (Turkstra, Mazza Associates) is the solicitor for Paletta. Canada Brick and Dufferin Custom Concrete Group are represented by solicitors Tony Fleming and John Willms (Willms & Shier). Solicitor Gerald Swinkin (WeirFoulds) represents Burlington Parkway Joint Venture. William Thatcher (Thatcher & Wands) is the solicitor for the Halton District School Board. Solicitor Rick Coburn (Borden, Ladner, Gervais) represents the Halton Catholic District School Board. (See OMB Case No. PL010857.)

PEEL REGION

Hearing for residential in Mississauga

In a pre-hearing decision issued June 18, board member **Ronald Emo** set the hearing date for the appeals by **Mustafa and Helga Kahn** for OPA, rezoning and plan of subdivision for **6950 Second Line West** in the **City of Mississauga**. The applications would permit the development of eight detached dwellings, a walkway and an addition to the community centre lands. Some progress has been made at previous pre-hearings, but it was clear that a settlement would not be possible. The hearing is set for twelve days beginning November 12. Issues with the city include whether

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Province to market Burlington event

Ontario Tourism and Recreation Minister and MPP for Burlington Cam Jackson last week presented \$15,000 in funding to support the marketing efforts of **Burlington's Royal Botanical Gardens'** (RBG) cultural tourism event, **Colour Comes Alive**.

PEEL REGION

True North Water opens Mississauga facility

True North Water Corporation has opened a five-gallon bottling and water purification facility in Mississauga to serve residential and commercial customers in southern Ontario. The fully automated state-of-the-art water purification facility has the capacity to bottle 5,400 five-gallon (18.9 litre) containers per day or approximately 1.4 million bottles per year.

YORK REGION

Outdoor water use by-laws to be harmonized

York Council last week agreed to request the area municipalities to revise their by-laws restricting outdoor water use to provide consistency throughout the region. York Region is responsible for maintaining and supplying drinking water to the area municipalities, but each municipality enforces its own water use by-laws. A harmonized by-law will help to maintain water levels should reservoir and aquifer levels drop over the summer months. In addition, it should remove public confusion over differing standards in each local municipality. Council recommends water restriction follow a three-stage approach based on a minimum acceptable water level: outdoor water use advisory, outdoor water use ban, then non-essential use restrictions.

Housing supply strategy

York Region Council adopted a

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the proposal is contrary to good planning. Solicitor **Michal Minkowski** represents the **City of Mississauga**. (See OMB Case No. PL010134.)

SIMCOE COUNTY

Residential subdivision dismissed

In a decision issued June 28, board member **Donald Granger** dismissed the appeals by **Patrician Homes Ltd.** and **John and Carminda Conceicao** for OPA, rezoning and a plan of subdivision for lands composed of Part Lot 12, Concession 11, in the **Town of Bradford-West Gwillimbury**. The applications were to permit the development of a 60-lot estate residential subdivision. The proposal was referred by the **Minister of Municipal Affairs and Housing** to the OMB. The proposal for the 70 ha. parcel was revised to 50-lots.

After a 16-day hearing, the board concluded that the proposal did not conform to the applicable OP, was not appropriate, did not represent good planning and was not in the overall public interest. The agricultural land expert for the town, acknowledged a relatively poor quality of soil on the subject land, but pointed out that the land was within an overall area of good agricultural soil including abutting active agricultural operations. He added that prime agricultural areas should be protected as large blocks with well-defined boundaries and interfaces between farm and non-farm uses kept to a minimum. The board determined that the proposal failed to satisfy the requirements of the Provincial Policy Statement by not being a permitted use within a prime agricultural area, as well it fails to conform to the applicable OP

due to its being immediately adjacent to an existing landfill site. Solicitor **Ian Rowe** represented the appellants. **Kenneth Hill (Hill, Hunter)** was the solicitor for the Town of Bradford-West Gwillimbury. **M. Green** was the solicitor for the **County of Simcoe**. (See OMB Case No. PL000597.)

YORK REGION

Settlement for Georgina subdivision

In a decision issued June 21, board member **Susan Rogers** announced a settlement between the parties in the appeals by **Mohinder Sud In Trust** for rezoning and plan of subdivision for lands composed of Part Lot 3, Concession 7 in the **Town of Georgina**. The applications would permit the development of a residential subdivision. A settlement was reached after a third mediation session among the parties. The board still has to hold a settlement hearing on the final plan of subdivision. As part of the settlement, certain sections of land will be required to remain in a natural state. Solicitor **Neil Craik (Cassels, Brock & Blackwell)** represents the Town of Georgina. **Kenneth Hill (Hill, Hunter)** is the solicitor for Mohinder Sud. **Margaretha Vandervelden** represents the **North East Sutton Ratepayers Association**. The **South Lake Simcoe Naturalist Club** is represented by **Paul Harpley**. (See OMB Case No. PL000515.)

housing supply strategy to encourage the creation of new affordable housing, including rental accommodation at its council meeting June 27. Also, the region has set a goal to establish 100 new subsidized units each year through partnerships with the private and non-profit sectors. The strategy has three elements:

- affordable home ownership – developing opportunities to ensure the production of ownership housing for moderate income households;
- private sector rental housing – engaging in partnerships with private sector landlords to increase the supply of rental housing;
- non-profit housing – working with community partners to begin to address the waiting list for assisted housing and housing for people with special needs.

Vision for Hwy. 7 rapid transit corridor

York Region Council approved a vision for the Highway 7 corridor that includes three regional centres intended to be focal points for business, government, entertainment and culture at its council meeting June 27:

- Vaughan Corporate Centre at highways 400 and 7;
- Richmond Hill centre at Yonge Street and Highway 7;
- Markham centre at Warden Avenue and Highway 7.

These centres have the potential to be linked by rapid transit to other nodes in the GTA, including a planned major population and employment centre on Queen Street (Highway 7) in Brampton and the planned Seaton centre in Durham Region.

Supportive housing for seniors

York Council agreed to build 58 self-contained apartments for seniors and people with disabilities at its Newmarket Health Centre, a long-term care facility on Eagle Street at its meeting June 27. **Tobear Contracting Inc.** has been awarded the contract that also includes

continued page 8

GTA PEOPLE

Dr. Hanif Kassam has been appointed **York Region's Associate Medical Officer of Health and Director, Public Health Programs**. Previously, Kassam was physician manager/provincial epidemiologist for the Public Health Branch of the Ministry of Health and Long-term Care, and Commissioner/MOH in the Region of Waterloo.

Dr. Troy Herrick has been appointed the **Medical Officer of Health** with the **Wellington-Dufferin-Guelph Health Unit**. Herrick was formerly York Region's Associate MOH.

Brock Township Regional Councillor Larry O'Connor has been elected **President** of the **Association of Local Public Health Agencies**. O'Connor is also chair of Durham Region's Health and Social Services Committee.

Peel Regional Chair Emil Kolb suffered a minor heart attack late last month and is now resting comfortably. As a standard practice for replacing the regional

chair whenever he is absent, council has a rotation list. For July, the acting regional chair is Ward 3 and 4 **Brampton Regional Councillor Susan DiMarco**.

Roger Cameron, was elected chair of the **Centre for Sustainable Transportation**. Cameron is also director of public affairs for the Railway Association of Canada. **Neal Irwin**, managing director of the IBI Group, was elected vice-chair. **Dr. Michael Roschlau**, President and CEO, Canadian Urban Transit Association was elected treasurer. **Al Cormier** continues as president and CEO. Among the six new board members recently elected were: **Quentin Chiotti**, director of air program and senior scientist, Pollution Probe; **David Gurin**, urban consultant, Toronto; **Ho Wong**, Halton Region director of planning and transportation; and **Glenn Miller**, Canadian Urban Institute director of applied research. New CST members include **Cam Miller Consultants**, **Auto Share**, and **Greenest City**, all of Toronto. •

Change of venue

The 5th Annual Bedford Breakfast will now be held at Oakham House, 63 Gould St. (corner of Church St.)
Thursday July 11, 7:45 a.m.

Please note that the event is sold out.

GTA IN BRIEF

office renovations and programming space in the facility. The number of seniors living in York Region is expected to increase by 300 per cent by 2026. However, there has been no new social housing build in the region since 1995. Total costs are estimated at \$7.9 million, of which the region will contribute \$1.5 million while \$2.4 is expected to be funded through federal and provincial programs. The remaining \$4 million will be funded through debenture financing.

Transportation Master Plan adopted

The **York Region Transportation Master Plan**, a 30-year strategy for ensuring the safe and efficient movement of people and goods throughout the region, was approved by regional council last week. Ten categories of improvement are identified in the plan:

- Improve rapid transit services in urban York Region
- Expand GO Transit commuter rail service
- Open additional GO Transit rail stations Provide key gateways to the transit network
- Establish a grid of supporting bus services
- Provide traffic signal priority for transit, plus reserved bus lanes and high-occupancy vehicle lanes
- Create a system of commuter parking lots
- Provide rural bus routes that connect outlying communities with urban centres and rapid transit services
- Provide local transit service in outlying communities
- Provide separate services for those unable to use conventional transit

IKEA Vaughan

As part of its North American expansion strategy IKEA has announced plans to invest \$70 million into a new and unique IKEA store slated to open in July 2003 near Highways 400 and 427. The \$70 million venture will create 500 new jobs, launch new merchandising concept and attract 1.7 million visitors. Spanning a 20-acre commercial property, the new store will cover 321,300 square feet with 1,687 parking spaces and a gourmet restaurant seating 350. •