



Oakville faces OMB on urban boundary

by Karen Wirsig

Northern **Oakville** has now joined the list of contentious areas whose future is being decided by the **Ontario Municipal Board**. The situation has all the elements of what has become classical political intrigue in the GTA, complete with major developers on one side, environmentalists and a growing tide of local residents on the other, with the town council and staff split six ways to Sunday. (See *GTA Municipal News*, March 6, 2002.)

Four developers have submitted official plan amendments to the town since December to allow for new housing tracts on 7,000 acres of as-yet rural land north of Highway 5. The town was racing to adopt its own amendment, OPA 198, in time to avoid appeals to the OMB. However, on March 5, council voted seven to five to delay the amendment for further study of the environmental features in the area, against the advice of its planning staff and outside experts. On March 6, **Bressa Developments Inc.**, which owns 250 acres of land in north Oakville, filed an appeal with the OMB.

Councillor Allan Elgar, who helped lead the charge against the approval of OPA 198, is pleased with the outcome of the council vote and hopes that the OMB will give the town time to complete the necessary studies before hearing the developers' appeal.

"Senior councillors did not know there was a moraine up there two years ago," he told *GTA Municipal News*. He said more information is needed before anyone can decide what should be developed and where, even though the **Region of Halton's** Official Plan identifies the area for future urban growth. "The townspeople are all over this. They are infuriated."

"We are in a real box here because the region approved the urban growth boundary before knowing any of the significance of the land," Elgar said.

Jeffrey Davies of **Davies Howe Partners**, solicitor

for Bressa, told *GTA Municipal News* that his client, owned by a GTA developer who does not want to be identified, believes the framework of the official plan amendment proposed by Oakville staff is sound.

"We will want to look at the timing of the studies the town has requested," Davies said. "It would seem that the studies will take a very, very long time. We don't think they are necessary to proceed."

The Ontario government is another major landowner in the area, with 1,100 acres assembled in the 1970s that have now been deemed surplus and are on the **Ontario Realty Corporation's** list to sell. In the wake of an environmental assessment, the ORC decided to preserve around 250 acres in public hands and is in the process of negotiating with the town on that portion's future ownership. However, the town voted last week to ask the ORC to donate all of the provincial land to Oakville, an option ORC ruled out previously because of its mandate to "maximize the return to the Crown based on fair market value at the time of disposal." None of the land has been put on the market yet, however.

In the meantime, the Ontario **Ministry of Natural Resources** is moving ahead with processes to identify and map out "areas of natural scientific interest," known as ANSI's, on the disputed land. Geologists and biologists are cataloguing significant features,

In this Issue of GTA Municipal News

<i>Halton Hills 401 corridor ready for business</i>	2
<i>Strong growth in Vaughan</i>	3
<i>GO Transit picks up on GTSB plan</i>	4
<i>Regional News</i>	4
<i>Ontario Municipal Board</i>	7
<i>GTA People</i>	8
<i>Coming Up</i>	9

Published by NRU Publishing, Inc.

•TEL 416.260.1304 FAX 416.979.2707•

Halton Hills 401 corridor ready for business

All the elements necessary to establish **Halton Hills'** new Gateway Business Park, centred on the intersection between highways 401 and 407, are falling into place. Last month, the **Region of Halton** approved a servicing financing scheme for the area, located between Highway 401 and Steeles Avenue and running from Winston Churchill to the James Snow Parkway. Water and sewer pipes are expected to be in place in much of the area by the end of the year.

Zoning for the 1,000 acre strip was also approved by the **Ontario Municipal Board** in January, paving the way for significant new development along the Highway 401 corridor west of the largely built-out industrial and commercial lands in neighbouring **Mississauga**. The park will include "gateways" at each of the major intersections, including Trafalgar and James Snow Parkway, for hotel and head office developments. The town is

also looking to attract what it is calling "prestige industrial" employers.

The Halton plan involves servicing the west end of the strip first, with pipes brought north from Milton across Highway 401. The region will collect around \$5 million up front from initial developers and the Town of Halton Hills to put the pipes in, money that will be reimbursed from future development charge revenue.

Halton Hills **CAO Steve Andrews** told *GTA Municipal News* that three developers have expressed interest in the area so far, although none has submitted an application. "We have had lots of calls," he said. "It is going to be a huge benefit to the town."

Andrews said that the town is looking to increase the share of business assessment from its current 15 per cent, in part to ease the impact of new infrastructure needs on residential tax payers. •

OAKVILLE FACES OMB (FROM PAGE 1)

such as the Trafalgar Moraine and a variety of wetlands, and plan to establish boundaries and define the features and their function. According to ministry geologist **Phil Kor**, the designations for the Trafalgar Moraine could be completed and signed off within the next few weeks.

After the events in Walkerton of May 2000, in which seven people died and hundreds got sick from tainted water, there has been growing public concern across the province about safe sources of drinking water. It is widely believed that moraines function as natural fil-

ters and constitute headwaters for rivers and streams.

According to the provincial *Planning Act*, once the ministry of natural resources has identified particular sites as significant, as is the case for an ANSI, development could be permitted if it is shown that it will not have a negative impact on "the natural features or the ecological functions for which the area is identified."

It is clear that a large part of the OMB case will focus on technical issues related to the environmental sensitivity of the land and the potential impacts of development. For **Scott Snider**, a lawyer with **Turkstra Mazza Associates** who is not involved in the Oakville issue, the OMB is an appropriate place to weigh the competing technical evidence that is sure to be presented.

And given the storm that is brewing over the province's intervention in the Oak Ridges Moraine case, with reports that the minister of municipal affairs is prepared to sign off on the development thousands of housing units on the Moraine, the provincial government just may elect to stay out of this one and let the OMB handle it. •

ROYAL LEPAGE

ADVISORS

**REAL ESTATE CONSULTANTS AND APPRAISERS.
SOLID ADVICE BASED ON REAL WORLD EXPERIENCE.**

For updated market information, visit royallepage.com/advisors

T 416.359.2363 F 416.359.2602

advisors@royallepage.com



Strong growth in Vaughan

Statistics Canada released the first wave of data based on the 2001 Census, based on surveys taken in May of last year. Below are the new population figures for selected municipalities across the GTA. For more information, go to www.statcan.ca •

Municipality	2001 population	1996 population	% change
Vaughan	18,2022	132,549	37.3
Richmond Hill	13,2030	101,725	29.8
Caledon	50,595	39,893	26.8
Brampton	32,5428	268,251	21.3
Whitby	87,413	73,794	18.5
Aurora	40,167	34,857	15.2
Newmarket	65,788	57,125	15.2
Clarington	69,834	60,615	15.2
Georgina	39,263	34,777	12.9
Oakville	14,4738	128,405	12.7
Mississauga	61,2925	544,382	12.6
Whitchurch-Stouffville	22,008	19,835	11.0
Pickering	87,139	78,989	10.3
Burlington	150,836	136,976	10.1
Uxbridge	17,377	15,882	9.4
Oshawa	139,051	134,364	3.5
King	18,533	18,223	1.7

Source: Statistics Canada, 2001 Census

Back Issues of
GTA MUNICIPAL NEWS

www.nrupublishing.com

GO Transit picks up on GTSB plan

GO Transit has decided to complete the phase three report on an implementation strategy for an improved inter-regional bus rapid transit system. The motion on the *Corridors Priorities and Phasing Strategies* was moved at GO's March 8 meeting.

The study came about following the adoption of *Removing Roadblocks* by the former **Greater Toronto Services Board** as one of 43 recommended actions. The study would further develop the planning for the GTA transit corridors identified in *Removing Roadblocks*. Phase one was a corridor assessment report, which reviewed and summarized previous studies of transit and transportation corridors, and related issues across the GTA. After compiling this information, areas requiring additional analysis were identified and examined in phase two: Transit Corridor Priorities and Phasing. Bus rapid transit was recommended as the likely preferred technology for most corridors.

Phase three included two parts. The first was to complete a business case, and the second was to develop a more detailed implementation plan for a

higher order inter-regional transit system. A strong case was made for implementing a bus rapid transit system by 2011.

The report considered by the GO board last week, said that as transit corridor work moves into implementation, "it is appropriate that GO Transit pick up where the GTSB left off, by carrying on with the second part of Phase Three." In all of these identified corridors, GO has, or is planning to have, bus service. As well, GO's duties as defined in section 9 of the *GO Transit Act* include to "initiate studies in respect of, the design...of the regional transit system...and the operational integration of the regional transit system with local transit systems." GO interpreted the legislation to mean it would be neglecting its duties if it ignored the study. The **Ministry of Transportation and Toronto Transit Commission** have indicated their financial and professional support of the study. Based on a proposal previously received by the GTSB, the study is expected to cost about \$185,000. •

• REGIONAL NEWS •

-Durham Region-

Oshawa subdivision for surplus airport lands

Applications for official plan amendment, rezoning and plan of subdivision by **M. Zygocki** and **L. Wallis** were recommended for approval at the **Oshawa Development Services Committee** meeting held March 4. The applications would permit a subdivision of 124 single detached dwellings on a 10.6 ha. parcel of land that would be rezoned from airport to residential. The land is located on surplus lands on the south field of Oshawa Municipal Airport, and additional connecting land located between **Stevenson Road North** and **Waverly Street North**. The lot sizes in the revised plan have been increased, decreasing the total number of units, to be more consistent with the lot sizes in the surrounding area, as well as the introduction of a 0.29 ha. neighbourhood park.

Modified subdivision considered for approval

At the March 4th meeting of the **Oshawa Development Services Committee**, applications for official plan and secondary plan amendment, rezoning and plan of subdivision by **William Tonno Construction Ltd.** were considered. The applications have been recommended for approval by staff, and would be for the 8.62 ha. site located on the west side of **Wilson Road North** between future **Coldstream Drive** and **Greenhill Avenue**. A revised proposal reduces the total number of dwelling units from 231 to 200 units, with townhouses reduced from 181 to 72 units and single dwellings increased from 50 to 128 units. The currently approved draft plan would permit a total of 612 units comprised of 442 apartments and 170 townhouse units.

(Continued on page 5)

REGIONAL NEWS (FROM PAGE 4)

Oshawa reviews Northwood industrial park

A review of the Northwood industrial park was undertaken on the recommendation of the **City of Oshawa Industrial Land Assessment and Development Strategy** undertaken by **CB Richard Ellis.**, and considered by council November 13, 2001. The assessment recommended that the city consider alternate uses for the Northwood Industrial Park. From that recommendation, a study outline was prepared for the Northwood industrial park and considered at the March 4th meeting of the **Development Services Committee**. The park is bounded by the **Whitby** boundary on the west, **Conlin Road West** on the north, top-of-bank Oshawa Creek on the east and **Taunton Road West** on the south. Only the southern 97.5 ha. are designated industrial, of which 73.3 ha. are vacant. The northern half of the park is designated open space and recreation and special study area. Staff recommended that a scoped study be undertaken to review the appropriateness of the industrial land use designation for this area, which should be completed in the fall of 2002.

Public meeting for residential development on Harmony Road

A public meeting was held on March 4th by the **Oshawa Development Services Committee** regarding the applications by **1351637 Ontario Ltd.** for rezoning and a revision of plans of subdivision for lands located on the west side of **Harmony Road North**, south of **Taunton Road East**. The proposed development would include 104 single detached dwellings a 1.91 ha. park block and a 2.47 ha. school block. As well, 46 additional single detached units would be permitted on the school block if not required by the school board or other community use. Consultant for the project is **D.G. Biddle & Associates**.

Residential development proposed for portion of Conservation Area

Applications by the **Central Lake Ontario Conservation Authority** for OPA, amendment to the

Eastdale part II plan and rezoning for **985 Grandview Street North** were considered at a public meeting March 4. The proposal is to redesignate a portion of the **Harmony Valley Conservation Area**, currently occupied by a maintenance and storage yard, to permit the development of up to eight single detached houses. In June 2000, **Oshawa Council** passed a resolution to support, in principle, residential development on the workshop site portion of the conservation area after appropriate application and support studies are completed. Environmental reports by **Gartner Lee Limited** and **Geoffrey T. G. Scott** have been submitted for review by the city.

Mixed-use proposal for Taunton and Grandview

A public meeting was held March 4 regarding the applications for rezoning and plan of subdivision by **1001127 Ontario Limited (Valiant Property Management)** for the southeast corner of **Taunton Road East** and **Grandview Street North**. The revised applications would permit the development of a 6,600 sq. m. commercial development, a high density and medium density residential blocks, 93 single detached dwellings and a 0.44 ha. neighbourhood park. The original proposal was amended including a reduction in the size of the proposed commercial block. Up to 25 townhouses and 370 apartment units are proposed for a total of 488 units. Consultant for the project is **Sernas Associates**.

-Halton Region-

Milton/Oakville home sales up in February

February residential sales figures increased almost 12 per cent over January's figures for the Milton/Oakville real estate market, according to statistics released this week by the **Oakville, Milton and District Real Estate Board**. Residential sales totaled 352, up 11.7 per cent from 315 in January. Sales in the \$300,000 to \$399,000 range registered a dramatic increase in February, up almost 60 per

(Continued on page 6)

REGIONAL NEWS (FROM PAGE 5)

cent. Home sales in the \$150,000 to \$199,000 range jumped by 40 per cent.

-York Region-**York three stream waste strategy**

In advance of the closure of the **Keele Valley Landfill, York Region** has developed a long-term waste management strategy for residential waste. The main component of the plan is to locate a new waste disposal facility outside of York Region, and a commitment to divert at least 50 per cent of the Region's current 190,000 tonnes of annual waste away from landfill. The new three-stream collection system will include two transfer stations, one in **East Gwillimbury** and another along **Highway 7. Miller Waste Systems** will design and construct a material recovery facility, transfer station, weigh scales, education centre and public drop off at the **Bales Drive** location in East Gwillimbury. The facility will be 5,760 sq. m. in size, have a 90,000 tonnes-per-year capacity and be designed to receive blue box material collected in bags, carts or blue boxes. Construction of the 38.8 million facility is expected to begin in late 2002, and will last approximately 18 months. It is expected that the transfer station could open in mid 2003 and the material

recovery facility by early 2004, creating more than 100 full time jobs.

-Waterloo Region-**New home for Waterloo architecture school**

Late last week, **Jim Flaherty**, Minister responsible for **SuperBuild**, announced \$4.1 million towards the building of the new home for the **University of Waterloo's** School of Architecture in downtown **Cambridge**. The announcement was made at the site of an old textile factory on **Melville Street**, next to the **Grand River** in the **Galt City Centre**. The \$27.2 million project, scheduled to be completed in 2003, is to provide a new, three-level, 7,896.5 sq. m. facility that will accommodate about 400 architecture students, faculty and staff. The project costs include the Superbuild funding and three other partners, including a private-sector consortium of local business leaders providing \$12.7 million, the City of Cambridge contributing \$6.25 million and **Industry Canada** chipping in \$4.1 million. At the time of the announcement, the first three partners were awaiting word from Industry Canada as to whether or not federal funding for the project would be made available. •

• ONTARIO MUNICIPAL BOARD •

-Halton Region-**Additional party for appeals against Burlington OPA 3**

In a decision issued February 27, board member **Bruce Krushelnicki** added **Dufferin Concrete Group** as a party to the appeals by **Paletta International Corporation, Zellers Inc., Embee Properties Limited** against a decision by **Halton Region** to approve **OPA 3** of the **City of Burlington**. **Dufferin Concrete** explained that their interests are similar to those of **Canada Brick**, and will have the same representation. One objection was presented, arguing that **Dufferin** had come to the process too late and that it was unfair if they were added. The

board concluded that the interest of **Dufferin** as an industrial landowner in the **OPA 3** area is sufficient to be considered for party status. Solicitors **Bruce Ketcheson (Reble, Ritchie, Green & Ketcheson)** and **Kelly Yerxa** represent the City of Burlington. **Mike McQuaid (WeirFoulds)** is the solicitor for **Embee Properties**. Solicitor **Scott Snider (Turkstra, Mazza Associates)** represents **Paletta International Corporation**. **Pitman Patterson (Borden, Ladner, Gervais)** is the solicitor for **Mikaldo Farms Inc.** and **Norton Sons Ltd.** **Anthony Fleming (Willms & Shier)** is the solicitor for **Canada Brick Ltd.** and **Dufferin Concrete**. (See *OMB Case No. PL010857*.)

(Continued on page 7)

OMB (FROM PAGE 6)

-Peel Region-**Court ruling awaited for Mississauga group home**

In a decision issued February 25, board member **Norman Crawford** adjourned the appeal by **Michael** and **Beatrice Thompson** for a minor variance application that was dismissed by the **Committee of Adjustment** of the **City of Mississauga**. At the start of the hearing, the city requested that the matter be adjourned. The city now supports the application and is of the opinion that the Committee of Adjustment "got it wrong." According to the city, the appellants introduced a group home into a particular neighbourhood with the understanding that the use was permitted after discussion with the city. The appellants were subsequently informed that a variance to the standing by-law was required. A different applicant also intends to start up a group home, and instead of going through the Committee and appeal process, has taken the by-law to court. **Paul De Melo (Keyser, Mason, Ball)**, the solicitor representing the city, told the board that the court decision is expected within 30 days and requested that the hearing adjourn until the court renders its judgment. The board granted the adjournment since both parties supported the request, and since the matter could be resolved without the cost of a board hearing. Solicitor **Lynda Townsend-Renaud (L. Townsend-Renaud Law Office)** represents Michael and Beatrice Thompson. (See OMB Case No. PL011019.)

Hearing set for long-standing Mississauga subdivision appeals

In a decision issued February 27, board member **Bruce Krushelnicki** set a hearing date for the long-standing appeals by **Jannock Limited** regarding OPA, rezoning, and plan of subdivision applications for part lots 5, 6, and 7, Concession 5 in the **City of Mississauga**. The lands located at the northeast quadrant of **Britannia Road West** and **Erin Mills Parkway** are currently designated industrial, and the

applications would allow a residential subdivision. A recommendation report by city staff will be presented to planning committee in May 15, and will be considered by council May 22. The ten-week hearing is scheduled to begin August 12. Solicitor **Catherine Lyons (Goodman's)** represents Jannock Properties. **Patricia Foran (Aird & Berlis)** is the solicitor for Mississauga. **Ophir Bar-Moshe** is the solicitor for **Peel Region**. Solicitor **Thomas Barlow (Fasken, Martineau & DuMoulin)** represents **CP Railway**. **James Harbell (Stikeman Elliott)** is the solicitor for **DaimlerChrysler Canada**. Solicitor **Michael Hackl (Kerzner, Papazian, MacDermid)** represents **Loblaw Properties Ltd.** (See OMB Case Nos. PL980083 and PL970870.)

Drive-through hearing adjourned

In a decision issued March 5, board member **Narasim Katary** adjourned the appeal by **The TDL Group Limited** for site plan and zoning by-law applications to permit the construction of a drive-through restaurant at **20 Queen Street North** in the **Town of Caledon**. The four days set-aside for hearing the matter turned out to be inadequate. As a result, the hearing was adjourned to April 9. Solicitor **David Ostler** represents Caledon. **Ophir Bar-Moshe** is the solicitor for the **Region of Peel**. Solicitor **Stanley Makuch (Cassels, Brock &**

(Continued on page 8)

**Are you only getting
half of the story?**

NOVÆ RES URBIS

**COVERING MUNICIPAL AFFAIRS
IN TORONTO, INCLUDING**

- PLANNING AND DEVELOPMENT
- POLITICS
- TRANSPORTATION

To subscribe call 416.260.1304

OMB (FROM PAGE 7)

Blackwell) represents TDL Group. (See *OMB Case No. PL010881.*)

Hearing set for development parkland costs

In a pre-hearing decision issued March 6, board member **Susan Rogers** set the hearing date and consolidated the appeals by **Monarch Construction Ltd.** and **Mavis Valley Developments Inc.** for determination of the value of lands for lots within the plans 43M-1433, 43M-1387, 43M-1422, and 43M-1452 in the **City of Mississauga**. The applications before the board are to determine the amount of cash in lieu of parkland to be paid for the respective developments. A fundamental issue relating to the approach used by the city to calculate the payments was common to both applications. For this reason, the city requested consolidation of these appeals. The hearing was scheduled for three weeks starting September 16, with a second pre-hearing scheduled for April 22, and a further pre-hearing on June 4. Solicitor **Michal Minkowski** represents the City of Mississauga. **Nicholas Macos (Morrison, Brown)** is the solicitor for Mavis Valley Developments. Solicitor **Lynda Townsend-Renaud (L. Townsend-Renaud Law Office)** rep-

resents **Monarch Construction Limited.** (See *OMB Case Nos. PL010305 and PL001224.*)

-York Region-

Hearing adjourned for Markham market place

In a decision issued March 6, board member **Richard Makuch** adjourned the appeal by **Michael-Angelo's Market Place Inc.** for settlement of a site plan for lands including **8551, 8555, 8561 and 8601 Woodbine Avenue** in the **Town of Markham, York Region** and Markham both consented to the request for adjournment by the appellant. The zoning by-law affecting the subject property is tied to a specific site plan, and may necessitate applications for either a rezoning or variances as a result of changes to the site plan. The matter was adjourned sine die, and a conference call on the matter was set for May 24. Solicitor **Rob Robinson** represents the Town of Markham. **Don Sinclair** is the solicitor for the Region of York. Solicitor **Patricia Foran (Aird & Berlis)** represents Michael-Angelo's Market Place. (See *OMB Case No. PL011041.*) •

Visit our home on the web:

www.nrupublishing.com

Discussion Board
Back Issues
Headlines by Email
and much more...



GTA People

George Spezza, a senior business development officer with the **City of Toronto's** economic development department, has been seconded to the **Greater Toronto Marketing Alliance** for one year as vice-president of business development. Spezza is overseeing international inquiries with the GTMA. •

Coming Up

Wednesday March 13

Transforming Planning, panel sponsored by the **Faculty of Environmental Studies**, Room 306, Lumbers Building, York University, 12:30 p.m. to 2 p.m. Call 416-736-5285.

Tuesday March 26

Perspectives on OMB, panel sponsored by the **Urban Development Institute**, Inn on the Park Hotel, Toronto, 7:45 a.m. Call 416-498-9121.

Wednesday March 27

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

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

GTA Sustainability & Social Challenges, sponsored by **GTA Forum**, City of Toronto Archives, 255 Spadina Rd., 4 p.m. to 6 p.m. Call 416-480-2313.

Thursday March 28

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

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

Thursday April 4

GTA land supply and market outlook, Inn on the Park Hotel, Toronto, 5:30 p.m. Call 416-498-9121.

Tuesday and Wednesday, April 9-10

Environmental Management, Compliance and Engineering Conference, Regal Constellation Hotel, 900 Dixon Road, Toronto, 9 a.m. to 5 p.m. Call 905-727-4666.

GTA MUNICIPAL NEWS



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)

JOANNE BRATHWAITE, LAYOUT COORDINATOR
(info@nrupublishing.com)

SALES/SUBSCRIPTIONS
(circulation@nrupublishing.com)

Annual subscription rate is \$299.
Complimentary trial subscriptions are available.
Advertising rates available upon request.

GTA MUNICIPAL NEWS is not to be redistributed without the written consent of the publisher.

GTA MUNICIPAL NEWS is published 50 times a year by fax or e-mail by NRU Publishing Inc
12 Mercer Street, Suite 400
Toronto, Ontario, M5V 1H3
Tel: 416.260.1304 Fax: 416.979.2707

(DATES CONTINUED)

Thursday April 11

Central region municipal conference, sponsored by the **Ministry of Municipal Affairs**, Sheraton Parkway Toronto North, Richmond Hill. Call 416-585-6805.

Thursday April 18

U of T Friends of Planning spring social, Hart House, 7 Hart House Circle, Toronto, 6 p.m. to 9 p.m. Call 416-978-3375. •