

GGH growth plan amendment 1

## RELEASE ANTICIPATED

By Kristine Janzen

Simcoe area planning and development stakeholders are anticipating the release of *Amendment 1 to the Provincial Growth Plan for the Greater Golden Horseshoe* tomorrow by infrastructure minister **Bob Chiarelli**. The technical briefing and luncheon is to take place at the Nottawasaga Inn Resort and Conference Centre.

The proposed amendment was released by the province in October 2010. It focused on identifying urban nodes in **Simcoe County** and in **Barrie** and **Orillia** where growth and intensification should be directed. The amendment established population and employment growth allocations for nodes and other serviced settlement areas, as well as a process to assess the oversupply of land available for development. It also identified strategic employment areas along the Highway 400 corridor.

On November 1, 2011 the provincial development facilitator completed a comprehensive process, carrying out additional consultations with municipalities, and provided recommendations to the infrastructure minister.

While the province has not yet released any details of the final amendment or the provincial development facilitator's report, some Simcoe area politicians are hopeful the results of several years of planning and consultation will have positive results.

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Elected chair a step closer

## VOTING FOR LEADERSHIP

By Mark Ostler

The province has given the nod to **Durham Region** further exploring the direct election of a regional chair. Currently, the chair is appointed by regional council, as is the case in the regions of **York** and **Peel**.

Last week municipal affairs and housing minister **Kathleen Wynne** signed a regulation allowing Durham to move forward with votes at regional and local councils to see if there is the political will to approve the move from appointment to election.

The region itself requested the regulation from the province after the 2010 election, which included a ballot question for Durham residents asking if they were in favour of a direct election for the position of regional chair. The result was overwhelmingly in favour of direct election, with 79.7 per cent of the almost 120,000 voters responding in the affirmative.

While the regional councils in Durham, Peel and York appoint their respective chairs, voters in the regions of **Halton** and **Waterloo** directly elect their chairs. It's a move that **Ajax** mayor **Steve Parish**, who has been advocating for such a change for "a decade or two," feels is the right way forward for a regional municipality that "has reached a level of maturity after 40 years."

"The people of the region really need to have the ability to tell regional council what their

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# UPCOMING DATES

**JANUARY 18**

Mississauga Council, 9:00 a.m.

Halton Region Council, 9:30 a.m.

**CUI breakfast seminar: Overcoming the Green Premium-Building a Model Sustainable Community**, with partners Cities Centre and CMHC, 7:30-9:30 a.m., 2 Sussex Avenue, Innis Town Hall.

**JANUARY 23**

Oakville Council, 7:00 p.m.

Halton Hills Council, 6:30 p.m.

Pickering Council, 7:30 p.m.

Newmarket Council, 7:00 p.m.

**JANUARY 24**

Markham Council, 7:00 p.m.

Markham Development Services Committee, 9:00 a.m.

Caledon Council, 1:00 p.m.

Aurora Council, 7:00 p.m.

**JANUARY 25**

Durham Region Council, 10:00 a.m.

Brampton Council, 1:00 p.m.

**JANUARY 26**

Peel Region Council, 9:30 a.m.

York Region Council, 9:30 a.m.

**JANUARY 30**

Mississauga Planning & Development Committee, 7:00 p.m.

Burlington Council, 7:00 p.m.

Richmond Hill Council, 7:30 p.m.



Pickering by-law criticized

# DEBATING PROCEDURE

By Mark Ostler

**Pickering** is looking to rewrite its procedural by-law, but some provisions included in the first draft, introduced at Monday night's executive committee meeting, have raised eyebrows.

The by-law, which governs how council, committee and advisory body meetings are conducted, is reviewed during each new council term, but some of the new provisions appear to limit the ability of the public to provide comments to committees and council.

Pickering regional councillor **Peter Rodrigues** is concerned about certain restrictive sections of the first draft of the new by-law, including one section that could limit residents' and stakeholders' —"delegations" in the by-law's terminology— appearances at committee and council meetings to once a year.

"Delegations that have presented information on matters of fact shall be limited to one appearance in a calendar year on a specific subject," the draft of the by-law states.

"Restrictive would be, certainly, a good word. I think it's pretty applicable," Rodrigues told *NRU*.

In actuality, the rule was not meant to be as restrictive as it appears, said city clerk **Debbie Shields** in an interview with *NRU* yesterday. But concerns and criticisms raised by the public at Monday

night's meeting have prompted staff to make significant revisions to provide better clarity.

"Some areas weren't very clear and I have to do a rewrite to explain it a little better," Shields admitted. She elaborated on the sentiment of the rule, saying that it is directed at organizations or individuals presenting information on non-agenda matters that aren't necessarily within the city's jurisdiction.

"We would hear that delegation and take all the facts into consideration, but we wouldn't have them come back again next month. We wouldn't allow them to be on the list of delegations again to say the same thing," Shields said. "That's just a meeting efficiency, so that you don't bog your agendas down with repetitive information. You want to do your own city business, have the time and put the effort into the city business that affects the city and its residents."

The city clerk pointed out that these types of delegations don't happen too often, so the rule might be taken out altogether and the custom simply explained to organizations and individuals wishing to make such presentations, rather than including it in the by-law and leading to broader confusion among residents. Shields noted that this rule was one over which residents

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# RELEASE ANTICIPATED

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“We are eager to see what the province has come up with. They’ve been tight-lipped on details,” commented **Springwater Township** mayor **Linda Collins**. The Minister of Municipal Affairs and Housing appealed the township’s Midhurst Secondary Plan to the **Ontario Municipal Board** last fall after it was adopted by Simcoe County, citing inconsistencies with the *Provincial Policy Statement* and *Growth Plan for the Greater Golden Horseshoe*.

Anticipating the release of the amendment, a letter from Chiarelli was sent to stakeholders at the end of December announcing completion of the provincial development facilitator’s work and issuing an invitation to tomorrow’s event.

“After an extensive consultation process on *Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe* and some great work by the provincial development facilitator, the province has developed a shared vision for sustainable growth in the Simcoe Area. This vision supports job creation, increases planning certainty, and improves quality of life while focusing growth in existing communities and protecting farmland and green spaces. The path forward must now be the result of strong partnership and continued dialogue,” wrote Minister Chiarelli in a December 23, 2011 letter to stakeholders regarding tomorrow’s event.

“I believe that our “made-in-Simcoe” approach will allow Simcoe municipalities, Barrie and Orillia to approve development that makes sense for their communities, protects the natural environment, safeguards the water quality of Lake Simcoe and supports local agriculture. I look forward to sharing this approach with you,” wrote Chiarelli.

Meanwhile, the **Town of Innisfil** is hopeful its suggestions, not included in the proposed amendment, will be recognized in the new policy. It proposes an urban node designation for Alcona, alternative intensification target of 23 per cent and a new policy to recognize the importance of employment areas along the Highway 400 corridor beyond the 2031 planning horizon.

“If we were given that [urban node] designation [in Alcona], we would continue to look for more ways to become more urban and more multi-storey. Obviously, if [the province doesn’t] recognize that designation, it makes it more difficult to achieve our own urbanization agenda, which we’ve set out for Alcona in our strategic plan,” explained Innisfil communications

officer **Michèle Newton** in an interview with *NRU*.

Innisfil deputy mayor **Dan Davidson** questions the planning rationale behind including an urban node in Bradford West Gwillimbury, which does not have water services, and not in Innisfil, which is currently sharing water with Bradford West Gwillimbury. He thinks political motivations are behind the amendment.

“We basically have all of the criteria for an urban node. We’ve got huge growth happening in that area, about 27,000 people when it’s completed. We meet about 98 per cent of the [provincial requirements] and we’re looking at transit for that area. We meet the criteria better than Bradford. I think the politicians are playing games. It tends to be considered a very conservative area, and I think we’re being penalized for that,” commented Davidson in an interview with *NRU*.

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**I think the politicians are playing games. It tends to be considered a very conservative area, and I think we’re being penalized for that.**

• Dan Davidson

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According to Davidson, an urban node designation would also help with infrastructure funding for the area down the road.

Allowing Innisfil to expand the designated Innisfil Heights employment area along the Highway 400 corridor with additional uses will allow the town to cater to a broader range of employment uses. Including more business services, light manufacturing and supporting commercial businesses in the area will help support residential growth and provide greater employment opportunities, explained Innisfil mayor **Barb Baguley** in an interview with *NRU*.

The current boundary of the Innisfil Heights employment area is 320 hectares and the town has proposed expanding it to a total area of 690 hectares.

“The employment lands [outlined in the proposed amendment for the Innisfil Heights Strategic Industrial Employment Area] are undersized for what the municipality has determined is required to be successful. We designated a larger area, a continuation of the existing area, that is pivotally important to the health and wellbeing of our municipality,” explained Baguley.

Smart growth advocates such as environmental lawyer **David Donnelly (Donnelly Law)**

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# VOTING FOR LEADERSHIP

CONTINUED FROM PAGE 1

priorities are,” Parish said in an interview with *NRU* last week.

“Do they want us to spend a lot of money on transit? Do they want us to spend a lot of money on solid waste? What are the right priorities? You never get that kind of discussion because there’s really no one central election at the regional level.”

Without a direct election for the chair, a certain level of accountability is lacking, Parish said. Local elections are held for seats on regional council, but they don’t lend themselves to debates on region-wide issues. The Ajax mayor and regional councillor raised the **Clarington** incinerator project as one telling example.

“This was never fully debated by the public in an election because the chairman wasn’t elected. It was debated and became an issue in Clarington, where the facility was going to be sited, but there was no broad discussion across the Region of Durham whether such a facility was appropriate or not,” Parish said. “If there was a direct election, certainly candidates would have said ‘I support this initiative’ and other candidates would have said ‘I don’t support it.’”

An email statement sent to *NRU* from the ministry supported Durham moving forward in the process.

“The McGuinty Government believes strongly in the

role of local government and empowering municipalities. Minister **Kathleen Wynne** was therefore pleased to issue a regulation that allows Durham municipalities and residents to determine whether they would like to elect their regional chair,” the statement asserted.

“Durham councillors now have all the tools in place to proceed towards an elected regional chairperson.”

But the election of a regional chair is not a done deal yet. Despite the overwhelming ballot question results in favour of direct election, regional council must still vote in support of the move and a majority of Durham’s eight lower-tier councils must do so as well.

“I think there are still some politicians and some municipalities that are not happy about that change,” Parish told *NRU*. “There was a very strong consensus among the voting public that this change is necessary, but at the end of the day it is a change that will take power away from regional councillors, who have appointed the chair, [and move it] to the people, who would be electing the chair. I think there’s some that don’t want to give up that power.”

Durham Region chair **Roger Anderson** did not respond to a request for comment. [nru](#)

# RELEASE ANTICIPATED

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believe the amendment should focus on higher densities and a reduced ecological footprint for new growth, beyond what was initially proposed, to further restrict the impacts of sprawl in Simcoe.

“Most of the new development proposals in Simcoe County are stuck in a 1990’s mindset that will require new infrastructure funding the province simply doesn’t have. A simple benchmark for the amendment should be this: when the sidewalks of Simcoe County are as congested as Highway 400, we’ll have struck the right balance,” said Donnelly.

Stay tuned for more details and comments on the amendment in next week’s *GTA* edition of *NRU*.

Simcoe County’s new director of planning, development and tourism **Dave Parks** began his role Monday following the retirement of **Bryan MacKell**, who was involved throughout

the consultation process. Parks was formerly the director of planning for Severn Township. [nru](#)

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# DEBATING PROCEDURE

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expressed significant frustration at Monday night’s public meeting.

Another contentious rule prohibits delegations from speaking at both standing committee and council meetings on a given item unless the delegation has something new to add.

Yesterday, Shields explained to *NRU* that the intent of the rule is to improve the efficiency of council and committee meetings.

“We’re asking that people come to committee because it’s a more relaxed process,” the clerk said. “If they come to committee we’ve got time between committee and council to actually investigate their concerns or answer their questions or get additional information for council [members] before they make their decision.”

The city doesn’t want delegations to simply repeat the exact same comments before council, because all council members sit on all city committees.

With respect to councillor conduct, one item in particular could lend itself to broad interpretation and could be used to stifle dissent on the city’s sharply divided council. The draft of the by-law states that members of council shall “not criticize any decision of council except for the purpose of moving a motion to be reconsidered.”

Shields told *NRU* that the rule has been in the procedural by-law for some time and suggested it is a common rule in procedural by-laws in other municipalities. Indeed, the **City of Toronto’s** procedural by-law states that “respecting and following Council’s decisions” is a requirement for councillors, but it does not explicitly prohibit criticism of council decisions.

Under Pickering’s by-law, if a councillor wants to engage in a critical discussion or debate about a prior council decision, he or she has to first introduce a motion to reconsider the matter.

“What it says is once a decision is made, it’s a decision by the majority of council and you shouldn’t be... badmouthing that decision. You should be standing behind it,” Shields said. “You can make your comments on why you might not have voted for it. Whether you agree with it or not, you still have to respect it and try to support it in the best way you can.”

But Rodrigues, who called the rule “unbelievable,” is concerned about the effect such a rule could have on a

council that in this current term is often starkly split.

“You can’t say ‘I disagree with what has happened,’” the councillor said. “Who knows how that could manifest itself?”

**nrU**



**Manager, Corporate Communications**  
Reference #: 0001-2012

**PURPOSE:**

Reporting directly to the Chief Administrative Officer, the Manager, Corporate Communications will provide leadership to advance the strategic communications initiatives of the Town, with emphasis on internal and external communications, media relations, and executive-level strategic counsel and support. The Manager is the liaison with external organizations including government, media, consultants, and member organizations with the goal of establishing and maintaining professional, consistent, and timely two-way communications with all stakeholders. The Manager plays the key role in building strong internal and external relationships with the purpose of assisting the Town in building and maintaining positive relations.

**RESPONSIBILITIES:**

- Develop and implement corporate strategy for the Corporation to address the communications requirements of Mayor, Council, Directors, staff, committees, stakeholders.
- Provide strategic communications advice to CAO, Directors, Mayor and Council, and staff, that encompasses critical thinking and creative tactical planning.
- As a member of the Senior Management Team, provide advice and counsel on communication strategies, marketing opportunities and issues management techniques.
- Prepare executive briefings, presentations and speeches.
- Manage all Town print materials, documents and collaterals for key portfolios.
- Work directly with Councillors to advise and deliver communication pieces to constituents via print and electronic means.
- Manage and oversee communications projects for the Communications Assistant, Communications students and Web Editor and Graphic Design Specialist.
- Provide guidance and counsel on communications plans and models.
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- Manage the Town's website and utilize it as a communications vehicle, including social media.
- Write Corporate Communications documents, correspondence, strategies, reports; and design marketing material, print and electronic communications; Give direction and instruction to Corporate Print Shop.

**EDUCATION:**

A University Degree specializing in English, Journalism, or Communications or a related discipline and a Diploma in Municipal Management.

**EXPERIENCE/KNOWLEDGE:**

Minimum ten (10) years related experience. Knowledge of Microsoft Office Suite 2010, Adobe Creative Suite, Quark Express 8, and Content Management System to update external website (eSolutions iCreate). Presenter Scheduler program for digital message system would be an asset

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We thank all applicants and advise that only those selected for an interview will be contacted.

# GTA IN BRIEF

## [Eco award for ministry](#)

The **Ministry of Transportation** has been recognized by provincial environment commissioner **Gord Miller** for environmentally beneficial technology used in a Beamsville carpool parking lot last year. The ministry installed bioretention cells, which replicate natural hydrologic processes by filtering, evaporating and detaining sediment runoff from the parking lot pavement. The result is that 4,000-cubic metres of runoff are filtered each year, while adding wildlife habitat, improving air quality and reducing the urban heat island effect.

The ministry was also recognized for its use of rubber-modified asphalt, a form of asphalt that mixes conventional asphalt with rubber from scrap tires, in the construction of the carpool lot. Hundreds of tires were subsequently diverted from landfills. As a result of its efforts, the ministry received the Environmental Commissioner of Ontario's 2011 Recognition Award, for which ministries submit projects to be reviewed by an arm's-length panel.

## DURHAM

### [New Ajax website](#)

The **Town of Ajax** launched a new interactive, more accessible website last Thursday. The site is compatible with mobile devices and includes new features to connect users to social media. New accessibility features include a translation function for nine of the most common languages in Ajax, text resizing functions as well as a feature that reads website text out loud. A new customer service portal provides contact information to request a service, report a concern, register for a service or pay municipal bills.

"We are proud of our new online presence and the new features we are including to make it as accessible to our residents as possible. We want to ensure that everyone is able to find what they need quickly and easily no matter their physical ability or the language they speak," Ajax communications manager **Christie McLardie** said in a media release. The new website is available at [www.ajax.ca](http://www.ajax.ca).

## HALTON

### [Burlington green building guidelines](#)

Sustainable building and

development guidelines for private development are on the horizon for the **City of Burlington**. A report recommending a

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Accommodation will be provided in all parts of the hiring process as required under the City's Employment Accommodation policy. Applicants need to make their needs known in advance.

Committed to employment equity, the City of Toronto encourages applications from Aboriginal people, people with disabilities, members of visible minority groups and women. We thank all applicants and advise that only those selected for an interview will be contacted.



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# GTA IN BRIEF

CONTINUED FROM PAGE 5

statutory public consultation process for an official plan amendment and guidelines to promote sustainable features in private development was endorsed by Burlington's community development committee at its meeting Monday.

The report recommends an implementation and incentives plan that may include a community improvement area by-law and community improvement plan. The report will be at council for consideration January 30. The official plan amendment will include new policies encouraging sustainable development principles and will assist council in implementing the proposed guidelines. A specific incentives plan will be proposed to council in the third quarter of this year.

## Oakville 2012 budgets

On Monday, the **Town of Oakville's** proposed 2012 operating and capital budgets, which include an overall property tax increase of 3 per cent, were presented to the budget committee. The proposed increase will help the town maintain existing programs and services, as well as maintain infrastructure. Key projects

included in the proposed capital budget include a \$10.1-million road capacity expansion, \$6-million for a new maintenance and operations facility in North Oakville, \$4.8-million for road rehabilitation and \$1.5-million to address Emerald Ash Borer impacts.

The budgets will be before council for final approval at its March 5 meeting.

## Burlington Beach master plan

The **City of Burlington** will host a public meeting February 1 at 7:00 p.m. at Milton Sport Centre to discuss a proposed update to the Burlington Beach Regional Waterfront Park Master Plan. A history of the area as well as environmental studies will be presented at the meeting along with an outline of the planning process required to update the master plan. Recognition of sensitive natural areas and development of a more vibrant year-round destination in the city's downtown core are key objectives of the plan update.

## Milton velodrome

A business plan for the proposed Milton 2015 Pan/Parapan Am Games velodrome will be before council at its meeting January 23, to help determine whether the town will move forward with the

\$40-million project. The proposed velodrome will include a 250-metre banked-oval cycling track with 1,500 permanent seats. The interior of the track will be used as a multi-purpose area for other recreational uses.

Located within the

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# GTA IN BRIEF

CONTINUED FROM PAGE 7

Milton Education Village at Louis St. Laurent and Remain roads, the proposed facility will be accessible by public transit and using cycling lanes on Tremaine Road, as well as via the new GO Transit station proposed at the new Tremaine Road and Highway 401 interchange.

## [Board openings](#)

**Oakville Hydro** is looking for two new board members. The utility's board of directors has two vacancies and is looking for applications from individuals with experience in energy services, customer care and law. The part-time position requires attendance at four half-day board meetings per year and preference is given to applications from local residents. Applications can be sent to Vivek Radhakrishnam at [vivek@oakvillehydro.com](mailto:vivek@oakvillehydro.com).

## HAMILTON

### [Hamilton solar](#)

**Hamilton** has recently seen its first commercial feed in tariff operation. **NorthGrid Solar Inc.** installed an 88-kilowatt solar power system on the roof of

the West Village Suites, a LEED Platinum building in Hamilton. Last month, the building became the city's first commercial operation under the **Ontario Power Authority's** feed in tariff program.

## PEEL

### [Caledon goes greener](#)

The **Town of Caledon** has completed construction of three ground-mounted solar projects at the Caledon Village fire station, the Inglewood Community Centre and the Victoria Parks Community Centre that will each generate 10 kilowatts of solar electricity. The projects will take advantage of the provincial feed-in-tariff program for

solar energy generation, which the town plans to reinvest in other energy conservation programs. The town estimates the projects will generate approximately \$8,000 per project annually. **Essex Energy** assisted the town with the installations.

"This initiative is both fiscally lucrative and environmentally responsible. We are doing our part in creating sustainable and renewable electricity while reducing our dependence on carbon-based fuels," said Caledon mayor **Marilyn Morrison** in a press release.

## YORK

### [Region terminates transit contract](#)

On Tuesday, **York Region** exercised its legal right to terminate its contract with **First Canada** early, in response to a lack of negotiations between

the transit operator and **Amalgamated Transit Union Local 1587**. First Canada operates 29 routes in the region's north division. Last week, the region announced it would add 60-foot articulated Viva busses along Route 99 to serve Yonge Street between Bernard Terminal and the Finch GO bus terminal to replace York Region Transit busses on the route.

"It is outrageous that nearly a month has passed since First Canada and Amalgamated Transit Union Local 1587 last met to negotiate their agreement. This strike continues in the midst of winter at the expense of riders. With neither side showing any regard or urgency, and no resolution in sight, we are doing everything we can to help restore transit service for our riders while protecting the taxpayer," said York Region chairman **Bill Fisch** in a press release. The region also issued letters to **York BRT Services** and **Miller Transit**, the other two striking York Region transit operators, requesting a service recovery plan by the end of the week.

The Amalgamated Transit Union Local 1587 strike against the three bus operators is now in its third month. [tru](#)



West Village Suites, Hamilton

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# GTA OMB NEWS

## Burlington site-specific appeals allowed

In a decision issued January 9, board member **Steven Stafanko**, allowed in part site-specific appeals by **1314244 Ontario Ltd.** and **2159804 Ontario Ltd.**, sheltered under an appeal by **Paletta International Corporation**, regarding the density and height provisions outlined in Burlington's official plan amendment number 55. The official plan amendment and implementing zoning by-law, which were the result of the five-year official plan review. The new policies had the effect of down-zoning and down-designating 1314244 Ontario Ltd. and 2159804 Ontario Ltd.'s properties at 421-431 Brant Street, 2007-2015 James Street and 2107-2107, 2111, 2119 and 2114 Old Lakeshore Road.

The board noted the key issue was the reduction in building height allowed for the properties in question, which are located in the city's designated Urban Growth Centre.

The city argued the amendment to the official plan was required to clarify height limits, avoiding a "canyon effect" along Brant Street by implementing a height gradient decreasing from Brant Street to Old Lakeshore Road. Further, because the city would achieve its growth plan targets, the official plan amendment was in conformity with the provincial growth plan. Regarding the Old Lakeshore Road properties, the city argued the reduced height for properties in the east sector was necessary as it was a gateway to the downtown that included a large number of heritage buildings.

Planner **Peter Walker (Walker, Nott, Dragicevic Associates Ltd.)** provided expert evidence in support of the appellants. He told the board the city was disregarding provincial policy, namely the *Provincial Policy Statement* and growth plan, which encourage intensification in downtown Burlington.

The board found the city's arguments did not adequately recognize or promote the intensification policies set out in provincial policy by down-zoning and down-designating the properties in question. The board also noted other nearby properties varied in height from 15 to 17 storeys on Elizabeth and Pearl streets, and nine storeys on John Street, adding a single building on Brant Street would not create a "canyon effect" as argued by the city.

The board also disagreed with the city's position regarding building height reductions for properties on the

east section of Old Lakeshore Road. The board noted its cross-examination revealed no difference in size in the east and west sections, with only one additional heritage building in the east. Further, an existing 18-storey building in the east demonstrated there was no height gradient between the east and west sections.

The board found the official plan amendment and zoning by-law amendment did not represent good planning and approved the revised official plan amendment and zoning by-law amendment put forward by the appellants during the hearing, which it said represented a compromise.

The board allowed the appeals, in part.

Solicitor **Scott Snider (Turkstra Mazza)** represented Paletta International Corporation, 1314244 Ontario Ltd. and 2159804 Ontario Ltd. Solicitor **Bruce Ketcheson (Ritchie Ketcheson)** represented the City of Burlington. (*See OMB Case No. PL080169.*)

## Vaughan Highway 400 intensification allowed

In a decision issued January 6, board member **Marc Denhez** allowed appeals by **1678573 Ontario Inc.** to permit development of 54 two-storey townhouse units and two apartment buildings, ranging from 10 to 12 storeys. The site is a four-hectare property across Highway 400 from Canada's Wonderland in the **City of Vaughan**.

Rezoning and official plan amendment applications were submitted by the applicant to permit high-density residential uses on the property, which was designated and zoned for commercial uses. While city staff recommended council approve the proposal, it was opposed by the **Vellore Woods Ratepayers Association Inc.** and subsequently not supported by council. The applicant then appealed to the OMB.

The board noted the city and applicant had reached an agreement to address density and scale issues. This included a holding provision to ensure compliance with provisions to address conditions of approval, noting the application would be subject to site plan controls. At the beginning of the hearing, parties asked the board to support the proposed agreement.

Planner **Lindsay Dale-Harris (Bousfields)** provided planning evidence in support of the agreement. CONTINUED PAGE 10 ►

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Three participants from the Vellore Woods Ratepayers Association spoke against the application, outlining issues regarding the proposed population density, traffic impacts, parking, and soil contamination. In particular, participants presented evidence to show access to the site under existing traffic conditions would need to be changed to ensure emergency vehicle access.

Traffic consultant **Richard Pernicky (Cole Engineering Group Ltd.)** provided evidence in support of the application. He told the board the traffic issues would be addressed by the city and the applicant as a priority during the site plan process. Further, he said, additional traffic through adjacent neighbourhoods would have a minor impact.

The board agreed that a solution to deal with traffic issues could be adequately managed through the site plan process. The board noted the participants were not opposed to changing the use of the property from commercial to residential, especially considering the greater traffic impacts associated with the big-box commercial uses that were currently permitted as of right.

Participants told the board they opposed the significant increase in the population and density on the site.

The board noted higher population and high-density projects were anticipated in the existing block plan for the area, with an allocation of 3,000 units. It said that redevelopment and intensification of an area comprising a significant amount of low-density commercial development that was adjacent to Highway 400 and a GO Transit commuter lot represented good planning and supported

provincial intensification policies. Further, it noted, residential development requires a higher standard for soil remediation than commercial development.

The board also indicated that the 12-storey building would be over 100 feet away from the adjacent residential area, with minimal privacy issues. In fact it was the same height as another development approved for the corner of Major Mackenzie Drive and Weston Road.

The board found the concerns of the participants could be managed through the planning process and allowed the appeals.

Solicitor **Adam Brown (Sherman Brown)** represented 1678573 Ontario Inc. Solicitor **Lynda Townsend (Townsend and Associates)** represented the **City of Vaughan**. (See OMB Case No. PL110572.) [nru](#)

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## GTA PEOPLE

**Halton Hills CAO Dennis Perlin** announced his retirement on Monday. Perlin will leave the town effective September 30, which would make his tenure with Halton Hills seven years.

The province has recently appointed **Steve Orsini** to chair the **Ontario Financing Authority**, the body charged with arranging, coordinating and managing borrowing,

investing and financial risk management for the province, provincial crown corporations and other public bodies. Orsini will also maintain his position as deputy minister of finance and

secretary of the Treasury Board.  
**Paul Morse** has been appointed CEO of the **Real Property Association of Canada**. Morse will take the reins

starting March 5, but will also continue his work as senior managing director of office leasing for Cushman & Wakefield.