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GREATER TORONTO AREA EDITION

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DRAFT SECONDARY PLAN

Cottage country

A draft secondary plan that will guide the growth of one of the province's most charming cottage countries was approved by **Town of Georgina** council, Monday evening.

The Sutton/Jackson's Point secondary plan covers an area of 2,550 hectares shouldering the southern part of Lake Simcoe.

The draft secondary plan is a major update of the existing Sutton secondary plan, which was approved in 1997, and it now includes policies that comply with greenbelt legislation, the provincial growth plan and the Lake Simcoe protection plan.

The comprehensive and regulatory policy framework is the most significant difference between the existing and the proposed plans, according to staff. As well, the proposed plan outlines the authority of the town to implement environmental protection, urban design and sustainable development measures.

The draft plan also defines environmentally-sensitive lands as "The Greenlands System" and details measures that will be upheld during the planning application process to protect the shoreline of Lake Simcoe and the Black River valley.

Combined, the two neighbouring communities of Sutton and Jackson's Point represent the second largest urban area in the municipality, trailing Keswick by only a few thousand residents.

The well-known cottage area is also home to about 6,760 year-round residents and while the communities have experienced little growth over the last 20 years, planners are anticipating the present population to more than double by 2031.

"Over the next 20 years the population is projected to increase to approximately 15,150 persons," states a staff report that was received at council's Monday meeting.

"In terms of employment, if the planned population growth takes place, the creation of an additional 1,850 jobs is projected."

CONTINUED PAGE 4

CASH FOR SEWERS

King seeks debt increase

King Township has applied to the **Ontario Municipal Board** to increase its current debt limit by millions in order to build new sewers in the Nobleton area to connect it to the sewer system and pave the way for new residential development.

Council voted at the end of April to move forward with the construction of the Nobleton Sanitary Sewer System and other works on condition the township is permitted to increase its debt to pay for the \$22.7-million project.

The first phase of the project will ultimately connect 860 units to the sewer system. The cost of the project will be mitigated somewhat thanks to a \$1.3-million contribution from **York Region** and a \$1.2-million contribution from developing landowners in the area. The township also expects to receive \$4.04 million in development charges from growth in the area.

"Like other governments, Canada, the province and the region, we are investing to meet the needs of current and future generations for a sustainable township," Mayor **Margaret Black** wrote in an email to *NRU*, noting development charges are currently flowing from projects in Nobleton. "These [development charges] pay off the growth section of the local sewers, not the existing homeowners."

CONTINUED PAGE 4



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Coming Up

MAY 12

Durham Region Council, 10:00 a.m.

Halton Region Council, 9:30 a.m.

Mississauga Council, 9:00 a.m.

Brampton Council, 1:00 p.m.

MAY 13

Ministry of Municipal Affairs and Housing 2010 Central Ontario Municipal Symposium—Economic Innovation: Global to Local, Paramount Conference and Event Venue, 222 Rowntree Dairy Road, Vaughan. More info at www.mah.gov.on.ca/Page78.aspx.

Peel Region Council, 9:30 a.m.

MAY 17

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

Ajax Community Affairs & Planning Committee, 7:00 p.m.

Oakville Council, 7:00 p.m.

Milton Council, 7:30 p.m.

Mississauga Planning & Development Committee, 1:30 p.m.

Pickering Council, 7:30 p.m.

Brampton Planning, Design & Development Committee, 1:00 p.m.

MAY 18

Durham Region Planning Committee, 9:30 a.m.

MAY 20

York Region Council, 9:30 a.m.

MAY 25

Ajax Council, 7:00 p.m.

Oakville Planning & Development Council, 7:00 p.m.

Vaughan Council, 1:00 p.m.

MAY 26

Halton Region Planning & Public Works Committee, 9:30 a.m.

Mississauga Council, 9:00 a.m.

Brampton Council, 1:00 p.m.

RICHMOND HILL OP Focus on density

The **Town of Richmond Hill** has released the first draft of its new official plan ahead of a public open house being held this evening.

The new plan requires significant amounts of intensification, including along the Yonge Street corridor, where it is hoped an extension of the TTC's Yonge Line will be built.

The town expects to see its population rise by almost 60,000 in the next 20 years, but because the areas immediately beyond Richmond Hill's urban boundary are largely located within the Oak Ridges Moraine, there is no room for an expansion of that boundary, necessitating the town's focus on more intense development.

"Richmond Hill will be on the forefront of the re-intensification of suburbia," town planning commissioner **Ana Bassios** told *NRU*. She noted that even if the Yonge subway extension—a project that the **City of Toronto** and the TTC have expressed reservations about—is not built in the near term, the corridor can still support the needed density.

"We're in the fortunate position in the regional growth centre on the Richmond Hill side to have a number of modes of transportation," Bassios said. "The GO station is already there, there are plans for other transit that intersects, particularly going east-west, and there's the bus rapidways from Viva. So there's a high level of transit support already that provides immediate

potential for growth to happen now."

There remain some areas within the urban boundary that have yet to be developed, but most construction will be focussed on redeveloping existing areas.

"I think the town has grown so rapidly over the last 20 years or 30 years. The town will [see] some new growth, but [will be] reinvesting in the quality of the environment that we live in," Bassios said.

RICHMOND HILL WILL BE ON THE FOREFRONT OF THE RE-INTENSIFICATION OF SUBURBIA.

• Ana Bassios



The new plan, which follows two years of public consultation, is based on the principles of city-building, place-making and considering the environment first. The plan includes a greenway system running through the town, protecting and enhancing natural features and open space. A focus on creating attractive, urban spaces that include squares and other focal points is also included in the plan.

The town will host a public open house tonight from 5:00 to 9:00 p.m. at McConaghy Seniors' Centre, 10100 Yonge Street. Written comments will be accepted until 12:00 p.m. on June 9, the day of a statutory public meeting in council chambers, scheduled for 7:30 p.m.

NRU

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HAMILTON DC RATE INCREASE

Freeze lifting

City of Hamilton staff estimate the city forfeited about \$3.5 million when it froze residential development charges at the 2009 rate. This week, council decided to heed staff advice and begin charging the proposed rate increase, as previously anticipated, come July.

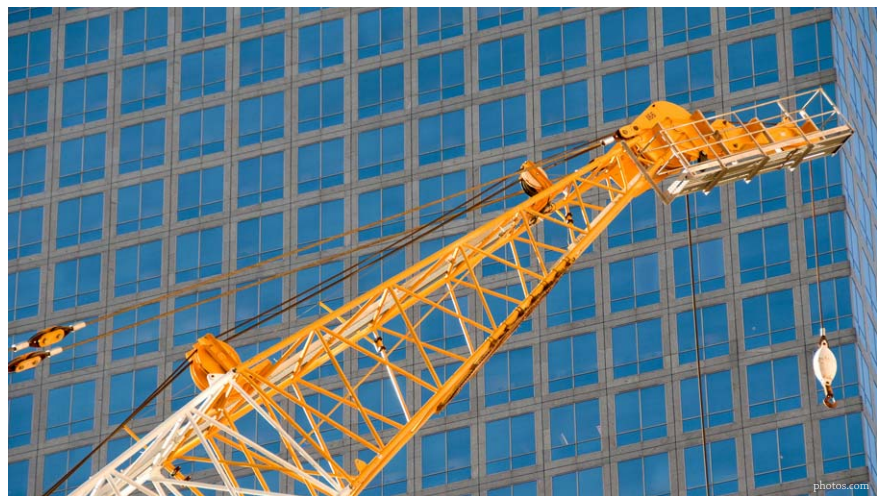
The city's residential development charge rates have been frozen since last year, which council approved unanimously in June 2009 with the understanding that on July 6, 2010 charges would increase about \$7,100 per single detached or semi-detached unit.

Council agreed to defer the rate increase because of the poor economic climate and staff reported 2009 development charge revenues did in fact decline by 39 per cent compared to 2008.

Hamilton was not the only municipality to freeze DCs. **City of Toronto** also froze rates in February 2009 and it lasts until January 2011 when a three-year phased-in increase begins.

Last month, Toronto councillor and DC watchdog **Cliff Jenkins** put forward a motion asking staff to bring forward a new development charges by-law, eliminating the phased-in increase, for council consideration by July 2011. The rationale behind the freeze was also a shaky economy and the phase-in is based on the number of building permits issued the year prior. Since the number of permits issued was higher than expected in 2009, the councillor stated that the tactic should be re-visited. Council has yet to make a decision.

Members of **Hamilton Halton Homebuilders Association** asked council to consider continuing the freeze until December 2010 and phase-in an increase next year or begin a phase-in this July by only increasing the rate



by half and then the other half in January 2011. The association's concern is that the harmonized sales tax will jeopardize the recovering housing economy.

Staff told council the lost revenue could be between \$7 and \$10.5 million and a number of infrastructure projects have already been postponed. Committee of the whole adopted staff recommendations this week and a final decision will be made by council on Wednesday. **NRU**

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RUNNING TAB ON THE RACE | ELECTION 2010

YORK REGION

Town of Richmond Hill long-time Ward 3 councillor **David Cohen** is vacating his local seat to run for a

spot on York Region council in October's election. Cohen has been a town councillor for 22 years. The town's current representatives on regional

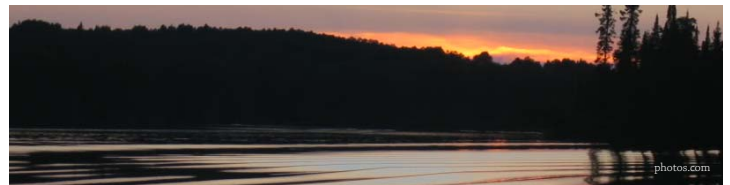
council are **Brenda Hogg** and **Vito Spatafora**, as well as Mayor **Dave Barrow**. Both regional councillors are registered to run against Cohen.

In the mayoral race, incumbent Barrow has filed to run for re-election. He is in his first term as mayor but was previously elected as town councillor and

regional councillor in the late 1970s into the early 1980s and again in the late 1990s.

Note: Every week leading up to the October municipal election, NRU will rotate through the Regions of York, Durham, Peel, Halton reporting on interesting municipal races. In the fifth week of the rotation, a roundup of interesting races in Waterloo Region, City of Hamilton and Simcoe County will be published.

Cottage country continued from page 1



Current employment totals about 180 businesses and 1,700 jobs, primarily in the service industry. York Region's new official plan includes projections for Georgina that put its population at 70,700 and employment at 21,200 by 2031.

The proposed Highway 404 extension into the town was not included in the province's growth plan and is not anticipated to be constructed before 2031, but local planners included the route in the draft secondary plan.

"This infrastructure has the potential to enhance the area's accessibility and attractiveness as both a place to live and as a place to locate a business," the report states.

"With this long-term potential in mind, subsequent reviews of this secondary plan should consider the regional

allocation of employment projections—both in terms of the amount and the type of employment—to the Sutton/Jackson's Point secondary plan area to accommodate additional employment opportunities."

Public comment on the draft plan will be invited at an open house on May 17 and council will receive possible revisions to the plan at its June 14 meeting. The final plan will be presented to the public on June 30 and following council's adoption, it will be forwarded to York Region for final approval.

NRU

Debt increase continued from page 1

King expects to recover the remaining \$16.2 million from future Nobleton residents. A staff report presented at the April 28 council meeting calculated the capital charge per unit to be \$18,790. Black stressed that the cost of the new sewer system will not fall on the entire town, noting the cost can be paid over time.

"The OMB request to increase the township's debenture debt repayable limits on account of the installation of local sewers in Nobleton is all recoverable from the benefiting residents, is payable over 15 years and is not a charge on the general tax bill of the municipality," Black wrote. The charge would be added to each individual property's tax bill and amortized over 15 years. "

However, Ward 2 councillor **Jeff Laidlaw** voted against the sewer system and the OMB application. Laidlaw questioned the merit of the application, noting the township is requesting to nearly double its current debt.

"My concern is, if the OMB approves this, what does this mean in terms of the rest of the municipalities who are probably also looking for an increase in debt?" Laidlaw told NRU. He added that the effects of increasing the township's debt by so much may be felt several years down the line.

The staff report notes that a timeline to repay the debt is uncertain, stating that "[d]evelopment charges are collected as development occurs, and the pace of development cannot be predicted."

Staff also estimated that between 60 and 75 per cent of property owners would opt to pay the capital charge over 15 years as opposed to paying a lump sum once connected to the new sewer system.

Though municipal debt limits can be increased through a regulatory amendment, the **Ministry of Municipal Affairs and Housing** declined to do so after hearing of the request from King, as well as several other municipalities. The ministry suggested the township pursue an increased debt limit through the OMB. In such cases a public hearing is not always required and may or may not be scheduled in this instance.

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GTA in Brief

Small-scale energy program launched

On Monday the province launched a new program that will make it easier to initiate small-scale renewable energy projects. The Community Energy Partnerships Program will fund up to 90 per cent of the development costs, up to a maximum of \$200,000 per project, on condition that the project will generate more than 10 kilowatts, but less than 10 megawatts, of power. Eligible groups include charities, non-profits, co-ops and individual residents, ensuring the ownership of the projects remains local. The two-phased program will fund engineering studies, business plans and connection impact assessments in the first phase and work related to regulatory approvals such as environmental assessments in the second phase. More information can be found at www.communityenergyprogram.ca.

DURHAM

Scugog's new OP appealed

Loblaw Companies Limited and other Lake Scugog shoreline property owners have appealed **Scugog Township's** new official plan. While several landowners have initiated site-specific appeals—most are seeking permission to develop for industrial uses—Loblaw has appealed the plan as a whole.

A Loblaw franchise, the Port Perry Independent, sits on waterfront lands in the Port Perry community that the township would like to see developed with a mix of uses, rather than just a large-scale grocery store.

Darlington public meetings

The Darlington New Nuclear Power Plant Project's joint review panel is hosting several public information sessions to discuss the joint review of the nuclear plant proposed for **Clarington**,

as well as the role of the panel and how to participate in the process. The panel is currently undertaking a public review of the environmental impact statement for the new facility. The meetings are scheduled as follows:

- June 1—Dr. Ross Tilley Public School, 45 West Side Drive, Bowmanville, 5:00 – 9:00 p.m.
- June 2—Legens Centre, 1661 Harmony Road North, Oshawa, 5:00 – 9:00 p.m.
- June 3—Sports Gardens Café at Iroquois Park Sports Centre, 500 Victoria Street West, Whitby, 5:00 – 9:00 p.m.

Clarington subdivision proposed

The **Municipality of Clarington** will host a public meeting to discuss official plan and zoning by-law amendments and a draft plan of subdivision. The applications, submitted by **Lambs Road School Property Ltd.**, propose to develop the site at the corner of Lambs Road and Concession Street East, north of Highway 2, with 116-residential units, including a mix of detached, semi-detached and townhouse units. The public meeting is scheduled June 7 at 9:30 a.m. in council chambers.

HALTON

Oakville hospital shortlist

Last week **Industry Ontario** and **Halton Healthcare Services** announced the three companies short-listed to design, build, finance and maintain the new hospital set to be

built in **Oakville**. The town had previously agreed to provide up to \$170 million in funding for the new LEED-silver hospital. A request for qualifications was issued in November and the following companies will be invited to respond to a request for proposals expected to be issued this month:

- Hospital Infrastructure Partners Inc.—**Carillion Canada Inc., EllisDon Corporation, Fengate Capital Management Ltd., Honeywell Limited, Scotia Capital, Parkin Architects Limited** and **Adamson Associates Architects;**
- Plenary Health—**Plenary Group/Innisfree, PCL Constructors Canada, B+H+STH, Joint-Venture Architects, Johnson Controls, Plan Group, Modern Niagara, Smith + Andersen, Halsall Associates** and **RBC Capital Markets;**

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GTA OMB News

Markham hamlet OPA appealed

In a prehearing decision issued May 6, board member **Chris Conti** provided an update on appeals by **Cesaroni Holdings Limited**, **Massimo Saragosa**, **Gel-Don Investments Inc.**, **Clarence and Mary Vallee**, **Michael and Dawn Davis**, **Antonio Fedele**, **Nella Gallucci**, **Anastia Carvelli**, **589236 Ontario Ltd.** and **P & F Meat Products Ltd.** against an official plan amendment enacted by the **Town of Markham**.

OPA 182 amends the town's policies for the hamlet of Victoria Square, in the area of Woodbine Avenue and Elgin Mills Road East, restricting lands uses in the hamlet to single family residential, with some accessory apartments and garden suites. The amendment also provides protection for heritage buildings and applies urban design guidelines.

The hamlet contains mostly residential uses, with some commercial buildings at the Woodbine/Elgin Mills intersection. OPA 182 would strike any policies for commercial uses in the hamlet. Several of the appellants own commercial sites and seek permission to maintain commercial uses at the intersection.

The board was informed that negotiations were continuing in an attempt to resolve outstanding issues. The board was also informed that an appeal by **Gulnar and Farid Walji** had been withdrawn.

A further prehearing conference was scheduled May 28.

Solicitor **Bruce Ketcheson (Ritchie Ketcheson)** represents the Town of Markham. Solicitor **Aaron Platt (Davies Howe)** represents Cesaroni Holdings Limited and Gel-Don Investments Inc., and acts as agent for Massimo Saragosa, Clarence and Mary Vallee, Michael and Dawn Davis, Antonio Fedele, Nella Gallucci, Anastia Carvelli, 589236 Ontario Ltd. and P & F Meat Products Ltd. (See *OMB Case No. PL091117*.)

Settlement on Mississauga employment lands

In a decision issued May 5, board member **Donald Granger** approved a settlement between **Orlando Corporation/Heartland (Seven) Ltd.** and the **City of Mississauga** regarding the former's site-specific appeals against an official plan amendment and accompanying zoning by-law enacted by the city in 2008 and covering the Highway 10/Hurontario corridor, located within the Gateway Planning District Employment Area.

City planner **Karen Crouse** provided evidence on behalf of the city, in support of the settlement. Crouse testified

that the settlement led to some changes in setbacks, access locations and building orientations in the area.

The board approved the settlement, allowing the appeals in part.

Solicitor **Michal Minkowski** represented the City of Mississauga. Solicitor **Leo Longo (Aird & Berlis)** represented Orlando Corporation/Heartland (Seven) Ltd. Solicitor **Blair Taylor (O'Connor MacLeod)** represented Peel Region. (See *OMB Case No. PL080347*.)

Mississauga ZBL settlement

In a decision issued May 5, board member **Donald Granger** approved a settlement between **Wintor Equities Inc.** and the **City of Mississauga** regarding the former's site-specific appeal against a zoning by-law enacted to bring forward a comprehensive zoning by-law in conformity with the official plan.

The appeal relates to Wintor's property at the southwest corner of Creditview Road and Eglinton Avenue.

Planner **Glen Broll (Glen Schnarr & Associates)** provided

CONTINUED PAGE 7



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GTA OMB News continued from page 6

evidence on behalf of Wintor, in support of the settlement, which amends the by-law to recognize previously approved permissions for high-density residential uses on the Wintor site.

The board approved the settlement, allowing the appeal in part.

Solicitor **Michal Minkowski** represented the City of Mississauga. Solicitor **Gerald Swinkin (Blake, Cassels)** represented Wintor Equities Inc. (*See OMB Case No. PL070625*).

NRU

GTA in Brief continued from page 5

- Community Health Consortium—**Lend Lease Canada Inc., Acciona, S.A., Aecon Concessions/Aecon Buildings, Dalkia Canada Inc., Tribal Consulting Ltd., Investec North America Ltd., Acciona Infrastructures Canada Inc., Lend Lease Design/Build Canada Inc., Kasian Architecture Ontario Incorporated, MAAP, MMM Group, Black & McDonald Ltd., E.S. Fox Ltd., Sprint-Insight Inc., Ltd.**

Freeman Station move

The **City of Burlington** will host two open public open houses to discuss the final site selection for the relocation of the historic Freeman Station. City staff is considering relocating the hundred-year-old railway station on a site near the Burlington Art Centre. The open

houses are scheduled May 16 from 2:00 to 5:00 p.m. at the Burlington Art Centre, 1333 Lakeshore Road and May 18 from 6:00 to 8:30 p.m. at the Ireland House Museum—the originally proposed location—2168 Guelph Line. The community development committee will consider a staff report on a recommended location at its May 31 meeting.

PEEL

Mississauga breaks ground on new facility

The **City of Mississauga** broke ground on a new fire and emergency services training facility. Yesterday's groundbreaking begins construction on the state-of-the-art training facility—the Garry W. Morden Centre—at **7535 9th Line**, near Highway 401. The facility will accommodate approximately 700 fire and emergency services trainees and is scheduled to be completed late next year. The facility is named after the city's former fire and

emergency services chief, who succumbed to cancer in October 2008.

YORK

York transit numbers on the rise

York Region has released first-quarter ridership numbers for its **York Region Transit** and **Viva** services, showing a 7.5 per cent increase in riders in the first-three months of this year, compared to the same period in 2009. January in particular saw a jump in riders, up almost 10 per cent.

The region notes that last year over 18-million rides were taken on the 120-transit routes. So far this year, the YRT/Viva services have provided well over 1.5-million rides per month, including the highest ridership numbers the region has seen for the months of February and March.

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GTA People

Helene Johnson has retired from the **Whitchurch-Stouffville Chamber of Commerce**. Johnson, 82, was the president and CEO and has worked with the business-centred organization for 23 years.

City of Barrie CAO **Jon Babulic** has been appointed to the **Laurentian**

University board of governors. Babulic is the first representative from Barrie to be appointed. The university has a campus in the city that partners degree programs with Georgian College.

Members of the waterfront access and protection advisory committee in the **City of Burlington** have

been selected and the inaugural meeting is later this month. Appointed from council are Mayor **Cam Jackson** and councilors **Peter Thoem** and **Rick Goldring**. Resident members include: **Les Armstrong, Ken Harris, Mohammed Alizadeh, Sarah Banks, Michael O'Sullivan, Nicholas Leblovic, Grahame**

Richards, Craig Lewis, Donna Mae Ankrett and **Brian Jones**. Two citizen appointments from ward 3 are still pending.

Antonio de Santiago, former president and CEO of 407 ETR, the consortium that manages Highway 407, has been appointed executive vice president of **Infrastructure Ontario**.