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CLARINGTON CONFORMS

Urban design, Section 37 on agenda

By Mark Ostler

Clarington has released the first draft of a new official plan amendment that will bring the municipality into conformity with a host of recently updated provincial legislation.

For the first time, Clarington's official plan will permit the municipality to request *Section 37* benefits from developers in exchange for increased height and density permissions. Senior planner **Lisa Backus** told *NRU* that though the municipality does not have any immediate plans to make use of the proposed *Section 37* policy, it has to be included in the official plan if Clarington wants to consider making use of the policy in the future.

"It was just something that we thought we should explore," Backus said. "Who knows if it will proceed past [the public consultation]. It might be a tool that we can use at least in the interim until the growth management policies come in. It's in there if we decide to invoke it."

OPA 77 incorporates elements of the updated *Planning Act*, the *Planning and Conservation Land Statute Law Amendment Act*, the *Places to Grow Act*, the *Greenbelt Act*, the *Ontario Heritage Act* and the *Provincial Policy Statement*.

Another new feature introduced by OPA 77 is the requirement that developers conduct their own environmental impact study, to be submitted along with a complete development application. Currently, the municipality accepts applications without such a study and then, at the expense of the developer, contracts a consultant from a list of pre-qualified firms to conduct the study. The municipality will still work with developers on the terms of reference for such studies, but OPA 77 proposes that conducting the study, or selecting a consultant to do so, will be the responsibility of the developers.

One of the largest new components to OPA 77 is an entire section on urban design. The urban design guidelines in the amendment propose sustainable land use that is

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PARKS AND REC

King City grows

By Amy Lazar

A request for proposals from engineering firms for the design of an outdoor skate park and multi-purpose pad in the **Township of King** closes this week.

More than 80 firms have requested the documents and town staff is aiming to make a decision on the successful proponent by mid-September and move to begin construction of the first phase soon after.

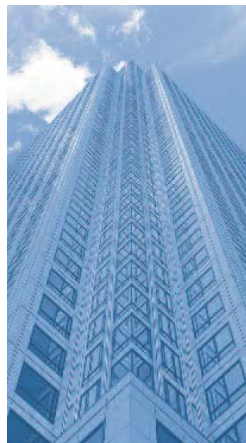
According to local councillor **Cleve Mortelliti**, there is a huge need for new recreation facilities in the village of King City, which is the largest population pocket in the township with 5,000 residents. The village is expected to grow to 12,000 residents by 2021.

"We're a village that will continue to grow so this fills a little bit of the gap but my concern is that as the population doubles the arena is going to need work," Mortelliti told *NRU*.

The plan is to construct a skate park and multi-purpose pad on the west side of the existing arena on Doctor Lane near Keele Street and King Road.

The initial scope for the outdoor skate park is a 6,000-square-foot area that features concrete and steel material for ramps, rails and more. The scope of the multi-purpose pad, which can be used for ball hockey, basketball and

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GTA in Brief

DURHAM

Lake Scugog plan released

Kawartha Conservation has released the newly completed Lake Scugog Environmental Management Plan to the public. The plan's goals include improving the water quality of the lake and its tributaries; maintaining the lake's health; improving the aesthetic qualities and enhancing public enjoyment of the lake; promoting environmentally sustainable use of the lake; and decreasing phosphorous and nitrogen levels in the water.

In conducting research for the plan, Kawartha Conservation staff found that each year between 9,100 and 9,600 kilograms of phosphorous and between 340 and 390 tonnes of nitrogen enter the lake. Two-thirds of the phosphorous and 30 per cent of the nitrogen do not leave the lake, meaning these excess nutrients in the lake are contributing to a process called eutrophication, which is a sharp increase in the amount of plant growth, creating large areas of marshes and excessive vegetation.

The document, which can be found at http://www.kawarthaconservation.com/pdf/LSEMP_May2010.pdf, calls for better implementation and enforcement of local and regional official plans and zoning by-laws, as well as provincial

and federal environmental legislation. The plan also recommends working with neighbouring landowners to help reduce the amount of nutrients that flow from agricultural and other properties into the lake.

Oshawa committee approves student housing grant

Oshawa's development services committee approved an application for a new student housing development on Simcoe Street north, in the area of the **Durham College** and **University of Ontario Institute of Technology** campus where student housing has become a flashpoint issue in recent years.

The area of the application is subject

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Parks and Rec continued from page 1

more, is a 4,000-square-foot concrete slab that can also function as an ice pad in the winter.

"We put in a ball hockey facility in another area of the municipality. It was multi-purpose with basketball standards and we flooded it in the winter for skating and it was a huge success," said King parks, recreation and culture director **Catherine Purcell**.

The overall budget for the project is \$250,000 with the majority slated for the skate park at \$240,000. The multi-purpose pad will likely be the first phase of the project, Purcell added.

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• Catherine Purcell

The idea for more recreation equipment near the arena is supported by the local **King City Lions Club**, which also funded a portion of the original structure built in 1972 and its expansion in 1997. The club is donating \$30,000 toward the new skate park and multi-purpose pad over the next three years. There is also \$75,000 from local developer contributions in a King City improvement fund that will be put toward the project.

"We should have enough money to get rolling on the first phase with no impact to the town budget," Mortelliti said. The second phase of the project will come back to council during the 2011 capital budget process.

Construction could start as early as late fall but a geotechnical study of the site has to be completed by the township and water and hydro services have to be incorporated in the final design since neither exist in the new construction area.

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