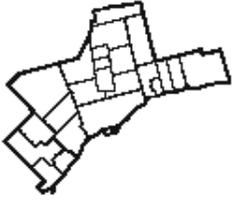


Sound barriers go green
Company builds Ontario's first living wall

Cities defend Great Lakes
IJC consults on agreement

Ohmmm...
Board okays meditation meeting in Milton barn



Novæ Res Urbis

GREATER TORONTO AREA EDITION

WEDNESDAY, NOVEMBER 9, 2005 • VOL 8 • No 44

A ROSE BY ANY OTHER NAME...

Province establishes new infrastructure agency

By Anne Marie Aikins

The provincial government announced yesterday that it is creating the **Ontario Infrastructure Projects Corporation**—Infrastructure Ontario—a Crown agency to manage major (\$100-million plus) infrastructure projects using alternative financing and procurement methods, which is modern lingo for private financing. Public infrastructure renewal minister **David Caplan** said the agency would help make sure projects are “built on time and on budget.” The province also plans to introduce legislative changes later this year that would give the new corporation responsibility for overseeing the **Ontario Strategic Infrastructure Financing Authority**, which provides low-cost loans for public infrastructure. The move has made tongues begin to wag wondering if the Liberals have just re-created the former Conservative government’s much-maligned **SuperBuild Growth Fund**, which was first announced in the 1999 Ontario budget to consolidate all infrastructure spending under one program.

“Infrastructure Ontario will play a key role in implementing an ambitious infrastructure investment plan,” said Caplan. “The agency will be responsible for all alternative financing and procurement projects, including more than a dozen hospitals and courthouses, each valued at \$100 million or more, that have already been approved.”

continued page 6

SETTING THE STANDARD

Pickering proposes benchmarks for sustainability

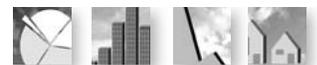
By Blake Eligh

Pickering council has approved a proposal to set benchmark standards for sustainable development in the city. On Monday, council approved a \$60,000 initiative to better define sustainability and evaluate best practices with an eye to eventually developing a sustainability master plan for the city. Funding for the project comes from the 2006-capital budget.

Consultant **Jack McGinnis (RDC Group)**, who pioneered curb-side recycling in Canada, has been retained to conduct the study and develop small-scale pilot projects, in conjunction with a benchmarking sustainability committee. The committee, which is chaired by **Durham** regional councillor **Maurice Brenner**, includes McGinnis and regional councillors **Doug**

continued page 7

Economics Matters



- demographics
- land use
- planning impacts
- real estate markets
- expert testimony

CLAYTON
RESEARCH

Urban and Real Estate Economists
Phone 416-699-5645
1-800-689-4425
www.clayton-research.com

COMING UP

WEDNESDAY NOVEMBER 9

Imagining Hamilton's Future, Donald Schmitt, Diamond + Schmitt Architects, Friends of Red Hill Valley and Hamilton and Burlington Society of Architects, First Unitarian Church, 170 Dundurn South.

International Joint Commission Public Hearing on Great Lakes Water Quality Agreement, Toronto City Hall, 7:00 p.m., 1-613-995-0088.

Streets Meeting on Sprawl, Ontario Smart Growth Network, Brampton Civic Centre, 7:00 – 9:00 p.m., www.greenontario.org/osgn

Mississauga Council, 9:00 a.m.

Durham Council, 10:00 a.m.

Hamilton Council, 7:00 p.m.

THURSDAY NOVEMBER 10

Emerging Trends in Real Estate, Urban Land Institute Toronto, Podium Restaurant, Yonge and Dundas streets, Toronto, 7:30 – 9:30 a.m., 647-258-0017.

Development versus Food Production: Where is the GTA headed? CUI, Metro Hall, 55 John Street, Toronto, 7:45 – 9:45 a.m.

FRIDAY NOVEMBER 11

GO Transit Board, 10:00 a.m.

NOVEMBER 12 – NOVEMBER 13

The 4th Annual International Conference of the Rail Users' Network, Toronto, http://railusers.net/conference_info.htm

MONDAY NOVEMBER 14

Maximizing Green Power Production in Ontario, Pollution Probe, Toronto Marriott Bloor Yorkville Hotel, 6:30 – 9:00 p.m., 416-926-1907, ext. 230.

Brampton Council, 1:00 p.m.

Ajax Council, 7:00 p.m.

Newmarket Council, 7:00 p.m.

Richmond Hill Council, 7:30 p.m.

Whitby Council, 8:00 p.m.

NOVÆ RES URBIS
GREATER TORONTO AREA

IN PARTNERSHIP WITH MOTHER NATURE

Living wall creates ecological sound barrier

With increased densities in urban developments, planners are finding they need sound barriers and privacy fencing far more often these days.

Options to date, however, are usually limited to unattractive

concrete, steel or wooden walls. A **Toronto** company has an innovative idea that is set to revolutionize the industry. And planners in the **Town of Whitby**

are the first in Ontario to recognize the benefits of creating superior sound absorption barriers that are both ecologically friendly and aesthetically pleasing.

The Living Wall: An Ecological Sound Barrier

Solution Inc., with partners **Tony Biglieri, Karl Heinz Freitag** and **Josef Scholbeck**, has built a sound barrier to separate a new subdivision and two arterial roads in Whitby. The green wall—well it will be green once it vegetates—took 5-6 days to complete and the cost was relatively similar to building a concrete slab. The company maintains it for the

first two years and then the developer or municipality assumes responsibility for maintaining it—basically trimming it as it grows.

Theoretically, this wall could last a

lifetime.

“The wall is good for the environment,” said Biglieri. “Every 120 – 150 metres of a Living Wall meets the one tonne challenge. It is also graffiti free, actually absorbs sound instead of deflecting it, and its parts are 100 per cent recyclable.”

Biglieri offers an ecological sound barrier and privacy fencing solution that integrates ecological principals with engineering practices. The vegetation used has the ability to root and grow very

quickly, therefore providing an almost instant landscape. The construction is carefully planned, he said, to ensure the controlled growth of roots and shoots.

As the vegetation, which is a commonly found willow shrub, takes root, it matures into an integrated unit that is able to withstand harsh

continued page 3

Tony Biglieri and Whitby mayor Marcel Brunelle



Wall in full bloom



Source: The Living Wall

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

Lynn Morrow, Editor
(lynnm@nrupublishing.com)

Anne Marie Aikins, News Reporter
(annemariea@nrupublishing.com)

Blake Eligh, Planning Reporter
(blakee@nrupublishing.com)

Jeff Payette, Layout
(jeffp@nrupublishing.com)

SALES/SUBSCRIPTIONS
(circulation@nrupublishing.com)
Annual subscription rate is \$299.
Complimentary trial subscriptions are available.
Advertising rates available upon request.

NRU - Greater Toronto Area Edition is not to be redistributed without the written consent of the publisher.

NRU - Greater Toronto Area Edition is published 50 times a year by fax or e-mail by NRU Publishing Inc.

NRU Publishing Inc.

Editorial office
26 Soho Street, Suite 330
Toronto, Ontario, M5T 1Z7
Tel: 416.260.1304
Fax: 416.979.2707

Billings department
46 Old Bridle Path,
Toronto, ON M4T 1A7

Network fights urban sprawl one convert at a time

The **Ontario Smart Growth Network** is taking its anti-sprawl message to the streets. The group is holding interactive “street” meetings throughout the GTA to allow people to share their feelings about urban sprawl, and what they can do to re-design their communities to be walkable, distinct, safe and welcoming.

“The Greater Golden Horseshoe will face tremendous planning challenges over the next three decades,” said **Greg McDonald**, co-ordinator of the new “Taking Smart Growth to the Streets” program. “With the addition of almost 4 million more people to the Golden Horseshoe area, planning decisions cannot continue to separate our homes from the services we need.”

“If we do, urban sprawl will only increase and our quality of life will continue to go downhill,” McDonald said.

The sessions, he said, will be different from most consultations where the experts speak and citizens, if they are lucky, get to ask a few questions.

“We’re going to work together to do a community

makeover that increases quality of life for everyone while protecting greenspace and farmland.”

McDonald said that the program’s personal approach will “build support for smart growth principles and put a human face on the planning process.”

“Ultimately, we’ll be able to come up with a community-based plan that can be promoted to neighbours, councils, planning departments and developers,” he said. “By providing ongoing input into development decisions, we’ll start to see real changes on the ground.”

Over the next three years, the network has plans to hold a minimum of 24 sessions in selected neighbourhoods in Central, Southwestern and Eastern Ontario. The first meetings are scheduled this week in **Brampton** and **Burlington**.

In partnership with the **Cornell Ratepayers Association**, a third session will be held in **Markham** later this month.

“We are confident that communities across Ontario will be seeing us bring smart growth to their streets,” said manager **Marty Collier**. •

“With the addition of almost 4 million more people to the Golden Horseshoe area, planning decisions cannot continue to separate our homes from the services we need.”
- Greg McDonald

Mother Nature continued from page 2

winters and inclement weather, while maintaining its aesthetic appeal in all seasons. It is a living unit that has enormous environmental benefits, Biglieri said, including photosynthesis, pollution filtration and soil stabilization.

“It naturalizes urban and rural environments while providing an ecological privacy structure.”

The Living Wall, which is popular in Europe, is appropriate for large-scale projects such as commercial, parkland, residential and highway buffering as well as small-scale projects such as individual residential lots. www.thelivingwall.net

The Whitby project, with **Solmar Development Corp.** and town landscape architect **Lisa Shkut**, is the

It is a living unit that has enormous environmental benefits, Biglieri said, including photosynthesis, pollution filtration and soil stabilization.

first living sound barrier in Canada, outside of Quebec. Mayor **Marcel Brunelle** and councillor **Mark McKinnon** were very helpful in getting the project completed, Biglieri said. He is also working on other projects in the GTA with another Toronto landscape architect firm, **Terraplan**, with **David Jonas** and **Greg Costa**. •

ROYAL LEPAGE ADVISORS INC.		ROYAL LEPAGE
■ Valuation & Appraisal		Sheila Botting
■ Market Intelligence & Feasibility		Gord Coffell
■ Financial Analytics		Scott Chandler
■ Corporate Real Estate Strategy		Gary Williams
■ Economic Development Strategy		Philip Smith
■ Site Selection & Analysis		Kevin Donahue
■ Due Diligence		Julian Colman
		Chris Vardon
		Danny Ip
		Joseph Ng
		...plus many more talented professionals
TEL: 416.359.2378 ■ FAX: 416.359.2602		
EMAIL: sbotting@royallepage.com		
WEB: www.royallepage.com/advisors		

Cities at the frontlines of managing water quality

The **International Joint Commission** is hosting two meetings this week in the GTA on the Great Lakes Water Quality Agreement—yesterday the commission was in the **Town of Midland** and today the **City of Toronto** is hosting another public consultation. The last of the 14-city tour is being held tomorrow in **Rochester**, New York. The governments of Canada and the United States will launch a formal review of the agreement’s operation and effectiveness in early 2006 and have asked the commission to consult residents—and its municipal partners bordering the Great Lakes—about how the agreement has worked so far and whether it should be changed.

“The consultation is an opportunity for municipalities to sit at the same table with international and federal governments,” said **Patchen Barss**, a spokesperson for Toronto mayor **David Miller**, who is giving the opening address at today’s meeting.

“Municipalities are responsible for maintaining the quality of the Great Lakes. We are hoping this results in action, not only on the Great Lakes, but with the St. Lawrence River borders as well.”

“It must be a full system approach—the entire ecosystem must be considered,” Barss said.

“This is the public’s opportunity to tell the governments what they should consider in their review of the agreement, said the commission’s Canadian chair **Herb Gray**. “This review will likely set the agenda for co-operation between our two countries on the health of the Great Lakes for the next generation.”

First signed in 1972, the agreement between the two nations expresses the commitment of each country to restore and maintain the chemical, physical and biological integrity of the Great Lakes basin ecosystem. Every six years, the governments are required to review the operation and effectiveness of the agreement.

Last summer, natural resources minister **David Ramsay** released revised draft agreements for Great Lakes basin waters, which provide an almost total ban on diversions of water from the basin. Although environmentalists see the revisions as a major improvement over the 2004 drafts, they worry about the compromises, which open the door to exceptions by bordering counties in the U.S. (*See NRU GTA July 6.*)

The new drafts do not have 100 per cent support from all Great Lakes states, but were released for public comment anyway. The new agreements would provide a virtual ban on diversions of water from the basin with very limited exceptions that would be “strictly regulated.” The agreements would implement the *2001 Great Lakes Charter Annex*, in which the 10 jurisdictions committed to protect and manage Great Lakes basin waters through agreements that set an environmental standard for decisions about proposed water uses across the basin.

The agreement’s public comment period, which was extended once, ended October 31. However, the public can still submit comments in writing until November 30.

“This is a victory for citizen action. I commend Minister Ramsay for listening to the concerns of Ontarians and making a 180-degree mid-course correction to oppose diversions,” **Sierra Club of Canada** executive director **Elizabeth May** told *NRU* when the draft agreement was released for public comment.

“Nevertheless, in order to obtain an agreement that says it will prohibit diversions, there are some worrying compromises.”

The risks in the new agreement, May said, primarily relate to the exception to diversions for communities outside the Great Lakes basin, but are within a U.S. county that straddles the basin boundary. The Ontario government has opted out of this diversion exception, she says. Its provisions will not apply in Ontario, but will in Quebec.

The Great Lakes, considered one of the natural wonders of the world, contain 20 per cent of the fresh surface water on the planet, and are home to over 40-million people. Persistent pollution, invasive species, habitat destruction, and the interests of those who would overuse or export lake waters for private profit, however, threaten the waters.

“We are concerned that the coming impacts of climate change, while uncertain in specifics, are likely to create serious additional pressures on the Great Lakes,” May said. “Among the most likely impacts will be substantially dropping water levels due to increased evaporation.” •

“Municipalities are responsible for maintaining the quality of the Great Lakes. We are hoping this results in action, not only on the Great Lakes, but with the St. Lawrence River borders as well.”

- Patchen Barss

LETTERS TO THE EDITOR

Re: *York should cancel Pine Valley Extension, environmentalists say* (NRU GTA October 19)

Opponents square off on Boyd Park

Dear editor,

I am writing on behalf of TRCA to correct several statements made about Boyd Park. The article references a “recent report by the Toronto and Region Conservation Authority, obtained by Environmental Defence” and reports information from the document on the biodiversity found in Boyd Park in the City of Vaughan.

TRCA would like to make the following corrections:

A report was not obtained from TRCA by Environmental Defence; TRCA has not prepared a report on this area. Environmental Defence references a ‘communication’ in their press release.

The article reports evidence of the threatened Jefferson Salamander present in the area.

TRCA staff did find the Jefferson Complex Salamander last spring, which resulted from breeding between the Blue-spotted Salamander and the Jefferson Salamander. This does suggest that at some point in time both species were either at, or near, this location but we are not able to determine when this was. At this time there is no protection provided by the province or through the *Species at Risk Act* for the Complex Jefferson Salamander.

The last paragraph of the article incorrectly reports the status of the Complex Jefferson Salamander as “rare.” TRCA does not use this designation when describing significance.

Deborah Martin-Downs, M.Sc.,
Director, Ecology, TRCA

Dear editor,

Environmental Defence received a report of salamanders and numerous other amphibians in Boyd Park. The species’ designations came from the January 2004 Ministry of Natural Resources Inventory of the Life Science, Boyd Park Conservation Area and Adjacent Lands. This report proves it is unreasonable for York Region to have selected the Boyd Park route for the Pine Valley Extension—a four-lane highway. The region concludes the Boyd Park route is preferred because there is “no/little potential for encountering sensitive species.” Boyd Park is literally crawling with sensitive species. Why has TRCA allowed the park to shrink from its original 250 acres to its present 150 acres?

David Donnelly (Gilbert’s LLP)
Counsel, Friends of Boyd Park and
Environmental Defence

GTA IN BRIEF

Report to be released on toxic chemical pollution

Later this morning, **Environmental Defence** will release a “groundbreaking report on toxic-chemical pollution in Canadians.” One of the study volunteers, **Nycole Turmel**, national president of the **Public Service Alliance of Canada**, will unveil her “personal pollution levels” at the scheduled news conference.

Airport rent policy hurting GTA

Last week, the **Toronto Board of Trade** hosted a session with 100 community and business leaders to discuss the effects of the federal government’s new airport rent policy and how it negatively impacts both **Toronto Pearson International Airport** and the GTA. Panel members included **Greater Toronto Airports Authority** CEO **John Kaldeway**, Toronto councillor **Brian Ashton**, and **Air Transport Association of Canada** CEO **Cliff Mackay**.

Province makes changes to real estate law

Homebuyers and sellers will be better protected under changes to the *Real Estate and Business Brokers Act*, government services minister **Gerry Phillips** said this week. The legislation will better protect consumers by strengthening provisions dealing with false or misleading advertising and clarifying disclosure rules regarding the deposit of trust monies.

Infrastructure agency continued from page 1

There are “significant distinctions” between Infrastructure Ontario and the former SuperBuild program, said Caplan spokesperson **Wilson Lee**.

“SuperBuild was a policy organization created to manage P3s—Infrastructure Ontario is something different.”

“Public ownership for core public services, in particular health, water and education, is essential,” Lee told *NRU*. “Policy development will remain within the ministry under minister Caplan.”

“Policies should not be developed by outside agencies, even if at arms length,” he added.

The province promises that all projects will be guided by five principles; including public interest is “paramount,” value for money must be demonstrable, appropriate public control and ownership must be preserved, accountability must be maintained, and all processes must be fair, transparent and efficient.

Not on the list of principles, however, is a sustainable infrastructure plan.

In a report released last summer, the **Pembina Institute for Appropriate Development** highlighted the need for a criteria-based system, including sustainability, for approving capital infrastructure project requests. The recommendation is a similar one made by the **National Roundtable on the Environment and Economy**.

The theme was echoed in the first annual report released this week by Ontario’s chief energy conservation officer. **Peter Love** urged the provincial government to take “immediate action” to remove more than a dozen barriers to achieving conservation targets, including the need for minimum standards of energy efficiency for publicly owned buildings.

The 48-page report calls for stronger energy efficiency standards for fluorescent lighting and windows, more rapid changes to the *Ontario Building Code* and the broadening of low-cost financing of energy efficiency projects to include hospitals and schools. Love also highlighted the need for minimum standards of energy efficiency for the municipal, university, school and hospital sectors.

Much to the dismay of the opposition, the Tories created SuperBuild to open the door to public-private

partnerships to help replace ailing infrastructure. The Liberals, who campaigned on a promise to end P3s in healthcare, closed the program shortly after the election when they created PIR.

Curiously, infrastructure surfers attempting to go to SuperBuild’s website will find themselves re-directed to PIR.

Caplan also announced the appointment of the new agency’s chief executive officer and the inaugural board of directors. **David Livingston**, former executive VP with **TD Bank Financial Group**, is CEO and a board

member. Livingston is also a director of the **National Ovarian Cancer Association** and the **Children’s Aid Foundation**.

Tony Ross, a former vice chair of **Merrill Lynch Canada**, will serve as board chair. Formerly, Ross was vice president and director of **McLeod Young Weir** and most recently was a business consultant for the **RG Group** where his clients included **Manulife Financial**, the **University of Toronto**, **York University**, **Hydro One**, **TD Securities** and **MARS Discovery District**.

Harry Swain, a management consultant and former chief executive officer with **Hambros Canada**, has been appointed

to the board. Swain is chair of the **Ontario Water Strategy Expert Panel** and a former federal government deputy minister of Indian Affairs and of **Industry Canada**.

Gadi Mayman, CEO of the Ontario Financing Authority and the **Ontario Electricity Financial Corporation**, is also a director. Prior to joining the Ontario Ministry of Finance in 1991, Mayman was a treasury officer at the **Export Development Corporation** and was with the international division of the **Toronto Dominion Bank**. He is also a board member of the **Ontario Clean Water Agency**.

David Guscott, deputy minister and associate secretary of Cabinet leading special projects, is the final board member appointed to date. Guscott was former deputy minister of transportation and of labour and was recently appointed to the board of directors for the **Ontario Realty Corporation**. Previously, he has served on the boards of directors for **GO Transit**, Ontario Financing Authority and the **Ontario Transportation Capital Corporation**. •

“Public ownership for core public services, in particular health, water and education, is essential. Policy development will remain within the ministry under minister Caplan.”

- Wilson Lee

Benchmarks for sustainability continued from page 1

Dickerson and **Rick Johnson**, along with Pickering staff. Staff members include planning and development director **Neil Carroll**, corporate projects and policy division head **Tom Melymuk** and community capacity building co-ordinator **Shawna Mutton**. Pickering mayor **Dave Ryan** is an ex-officio member.

According to McGinnis, the project will build upon a number of initiatives currently underway in the city, such as the FCM-funded greenhouse gas reduction plan by **Greenpath** and **Energy Matters**. It will also look at implementing new initiatives, such as incentives to encourage developers to build energy-efficient houses like the energy star-compliant developments by local developer **Marshall Homes**, or wind farms to generate and distribute energy.

“We are looking for ways that the city could encourage similar initiatives,” McGinnis said. “We also want to find pilot projects to get people involved.”

According to Ryan, the first step will be to define sustainability as it applies to Pickering. He notes that the term is bandied about, yet there is no single definition of what it means.

Brenner said that the committee is basing the definition on matters of importance to the city. “We are basing it on three pillars—economic, environmental and social sustainability, and attempting to find a balance,” he said.

According to Brenner, the plan could help achieve the high standards it is asking of the province and developers for greenfield development in central Pickering. “With the development of the Seaton lands, we have unprecedented opportunities. We want to hold the province up to very high standards for development in Seaton—Pickering must be prepared to meet those standards, too,” Brenner told *NRU*. “The sustainability plan could go beyond the requirements of the *Planning Act*.”

Ryan told *NRU* that he would like to see sustainability measures built into the official plan for all new development. “We need a vision of what we need to get to,” Ryan said. “We could find a way to insist that every building has a green roof, or we could

require construction material upgrades to reduce potential heat loss. Why can’t we put solar panels on houses that will be built in Seaton?”

According to Brenner, having a sustainability plan in place also could help Pickering get funding incentives for sustainability prototypes, as well as increase its eligibility for funding from the Federation of Canadian Municipalities, the province and the federal government. Potentially, Brenner said that Pickering could market its own experience with the process to help other municipalities develop sustainability plans.

The two-phase benchmarking process, which is to conclude next June, is to include broad stakeholder consultations with the development industry, business groups and the public, as well as town hall-style meetings and workshops. Additionally, Pickering is to embark on its first on-line consultations, which will permit the public to submit comments electronically when an interactive website is launched in early 2006.

“This is the time for something to happen,” McGinnis told *NRU*. “If we focus on all the problems, we do not get very far.”

McGinnis is to report to council in June with results from the public consultation process, as well as key staff priorities and recommendations for the next phase of the project, which could include pilot projects or a draft master plan. If approved, the resulting draft master plan would become an appendix to the city’s official plan. •

“We are basing it on three pillars—economic, environmental and social sustainability, and attempting to find a balance.”

- Maurice Brenner

“This is the time for something to happen. If we focus on all the problems, we do not get very far.”

- Jack McGinnis

urbanMetrics inc.

market, economic and strategic advisors

- Market Research and Analysis
- Financial Feasibility Analysis
- Economic Development and Tourism Strategy
- Location Analysis and GIS Services
- OMB and Litigation Support

Principals:

Doug Annand • Rowan Faludi • Lauren Millier
Lynne Davidson • Peter Thoma

144 Front Street West, Suite 460, Toronto, ON M5J 2L7
T: 416 351-8585 F: 416 345-8586
www.urbanmetrics.ca

OCC issues fiscal disparity recommendations

The **Ontario Chamber of Commerce** will release today phase 2 of its fairness in confederation report, which includes a number of recommendations addressing the fiscal disparity between the provinces and the federal government.

Second call for transportation planning proposals

Transport minister **Jean-C. Lapierre** announced a \$1-million second call for proposals that advance transportation planning and enhance integration and connections between modes of transportation.

Resales on target for all-time record

The number of resale homes that have changed hands so far this year surpassed the record pace of 2004 during October, putting 2005 on pace for a new all-time record, **Toronto Real Estate Board** president **John Meehan** said this week. Sales totals for the month of October were 8 per cent higher than a year earlier and within 1 per cent of the best October ever, in 2003.

Sierra Club releases nuclear waste report

Sierra Club of Canada announced its opposition to the **Nuclear Waste Management Organization** report



Source: *nationalgeographic.com*

released last week, urging the federal government to expand the organization's membership, currently only the generators and owners of nuclear waste, to include other concerned organizations. The re-modeled organization should also be charged with the responsibility of examining the life cycle of nuclear waste.

Walkerton faces another water management crisis

Walkerton city council is grappling with another water management crisis. Council decided last year that it would not renew the contract with publicly-owned **Ontario Clean Water Agency** as of December 31. Mayor **Charlie Bagnato** said that the town, where mismanagement of the drinking-water supply led to an E-coli tragedy five years ago, thinks it can do a better job.

The town is still trying to sort out who should run its water and sewage systems in the new year.

DURHAM

Veridian buys Gravenhurst Hydro

The **Town of Gravenhurst** and Veridian officials met this week to finalize the sale of **Gravenhurst Hydro** to **Veridian Corporation**. The terms of the purchase and sale agreement were reached early in 2005, but the **Ontario Energy Board** only recently approved the transaction.

Durham courthouse project takes next step

The **Durham** courthouse project took another step forward this week. The province announced that the three consortia short-listed through the Request for Qualifications for the Durham consolidated courthouse—

SNC Lavalin Profac Inc., **Durham Courthouse Centre Corporation** and **Access Justice Durham**—have completed their search for design teams. The province will proceed with the final RFP for the financing, design, construction and maintenance of the courthouse “soon.” The site location will also be determined soon.

Plans for Clarington business park

A draft secondary plan for a proposed business park for **Clarington** energy and environmental technologies is to be considered at a public meeting tonight. The secondary plan was drafted by consultants **Urban Strategies** and **TSH**.

Meeting for Bowmanville subdivision

Clarington staff has scheduled a public meeting to consider applications by **2075568 Ontario Inc.** and **Middle Road Development** for rezoning and draft plan of subdivision to permit 30-residential dwellings at the northwest corner of Longworth Avenue and Scugog Street in Bowmanville. The meeting is scheduled November 14.

Far Sight to public meeting

Clarington staff has scheduled a public meeting to consider applications by **Far Sight Investments** for rezoning and draft plan of subdivision to permit 372 single-detached dwellings, 50 medium-density dwellings, a school, park and open space on a Lambs Road site, north of Highway 2 in Bowmanville. The meeting is scheduled November 21.

Clarington proposes residential rezoning

Clarington staff has scheduled a public meeting to consider town-initiated proposals for rezoning and draft plan of subdivision for a site northwest of Baseline Road and Spry Avenue in Bowmanville. Nineteen single-detached lots are proposed for the municipally-owned site, which was recently declared surplus. The meeting is scheduled November 21.

Public meeting for Penwest proposal

Clarington staff has scheduled a public meeting to consider rezoning applications by **Penwest Development Corporation** to permit 14 single-detached dwellings at **65 and 73 Concession Street East** in Bowmanville. A public meeting is scheduled December 5.

Severance proposed for Clarington church site

Clarington staff has scheduled a public meeting to consider a rezoning application by the **Trustees of the Newtonville and Shiloh Pastoral Charge** would permit the severance of a 1,200-sq.m. lot containing the existing manse from the Newtonville United Church at **2041 Newtonville Road**. The meeting is scheduled December 5.

Ridge Pine Park site plan approval

Clarington has approved an application by **Ridge Pine Park (Rice Development)** to permit 8 semi-detached dwellings at Hinkley Trail and Twillingate Lane.

Aurafields townhouse plans

Ajax staff recommends approval of revised official plan and zoning

amendment applications by **Aurafields Developments Inc.** to permit 21 townhouses on a 0.76-ha. site southwest of Williamson and Seward drives. The applicant proposes a density of 28-units per acre on the site, while the official plan requires a range of 40 to 185 units per acre.

HALTON

Tremain Road rezoning

Milton staff has scheduled a meeting to consider applications by **1532599 Ontario Limited (Mattamy)** for rezoning and draft plan of subdivision to permit 761-residential units, 9-future residential lots, an elementary school, village square, woodlot and green space east of Tremain Road, between Main Street and Derry Road. Mattamy proposes to rezone the property from future development to medium-density residential, minor institutional and open space. A meeting is scheduled November 21.

PEEL

Town hall meeting to consider growth, OP

Brampton will host a mayor's town hall meeting to consider the progress of the official plan review. Public meetings and stakeholder sessions were held earlier this summer. Staff is also to present an update on the city's growth management strategy, including a proposed cap on residential development. Brampton's population is projected to nearly double by 2031. The meeting is scheduled November 14.

Caledon estate lot proposal

Caledon staff has scheduled a public meeting to consider applications by **Tri-Can Estates** for rezoning and

draft plan of subdivision to permit 14-estate lots. southwest of Old Church Road and Mount Hope Road in Albion. The applicant proposes to rezone the site from rural to estate residential and hazard land. The meeting is scheduled November 23.

Industrial condos proposed for Bolton

Caledon staff has scheduled a public meeting to consider applications by **Virtuosa Holdings Limited** for rezoning to permit a four-unit industrial condominium at 61 Parr Boulevard, west of Highway 50 in Bolton. The meeting is scheduled November 23.

Village OPA

Caledon staff has scheduled a public meeting November 30 to consider a town-initiated official plan amendment to implement the recommendations of the *Cheltenham Village Study*. The study, which began last November, is to develop community, servicing and environmental management plans to see the village through to 2021. (See *NRU GTA, October 20, 2004*.) The **Planning Partnership Ltd.** is community design consultant for the project.

The tiny community of 532 residents has been around since the 1800s, but over the past few years, the village has seen a gradual change from smaller homes to large houses on estate-type lots.

continued page 12

For past issues of
**NRU Greater Toronto
Area Edition** go to
www.nrupublishing.com.

GTA DEVELOPMENT NEWS

DURHAM

School swapped for semis

1138337 Ontario Inc. (The Kaitlin Group) has submitted applications to amend the official plan and a draft subdivision approval to delete an elementary school block from a previously-approved plan of subdivision in **Clarington's** Newcastle area. Kaitlin proposes 38 semi-detached dwellings for the site between Port of Newcastle Drive and Toronto Street.

PEEL

Commercial plaza proposed for Mississauga

Antonio Do Santos and **PMG Planning Consultants** have submitted rezoning and official plan amendment applications to permit 30 townhouses and a commercial plaza at **1100 and 1110 Dundas Street West** and **2590 Glengarry Road** in **Mississauga**.

YORK

Box Grove residential plan

Box Grove Hill Developments Inc. has submitted applications for draft plan of subdivision and rezoning to permit 22 single-detached dwellings at **6788 14th Avenue**, east of 9th Line in **Markham**.

Neamsby proposes banquet facility

Neamsby Investments Inc. has submitted a site plan approval application to permit a 2,564-sq.ft. banquet facility at **95 Duffield Drive**, between McDowell Gate and Deverill Court in **Markham**.

Markham industrial development

Neamsby Investments Inc. has submitted a rezoning application to permit a 3,702-sq.m. industrial building at **4412 14th Avenue**, between McDowell Gate and Kennedy Road in **Markham**.

Main Street for sports-oriented high school

York Region District School Board has submitted site plan approval applications to permit a 20,626-sq.m. school at **44 Main Street**, south of Highway 7 East. The Unionville site is to be the location for the

Markham Secondary School for Athletics and Healthy Active Living.

Markham Road retail warehouse

777192 Ontario Ltd. has submitted an application for site plan approval to permit a retail warehouse membership club at **7555 Markham Road**, east of Kirkham Drive in **Markham**. The applicant proposes to relocate an existing heritage house to another portion of the property.

Relocation of heritage house proposed

Ter-Sky Markham Developments Inc. has submitted an application for site plan approval to permit relocation of an existing heritage house and a detached garage at **29 James Walker Court** in **Markham's** heritage conservation district.

Henry Arnold house on the move

Cathedral Towne Ltd. and **Slovak Greek Catholic Church Foundation** have submitted applications for site plan approval to permit relocation of the Henry Arnold heritage house from **10370 Woodbine Avenue** to **33 Artisan Trail** in **Markham**.

Draft plan of subdivision for Cornell community

Cornell Rouge Development Corp. – Phase II (Madison Homes and Forest Hill Homes) has submitted an application for draft plan of subdivision to permit 204-residential units southwest of 16th Avenue and Reesor Road in **Markham**. The 18.8-ha. site is located in the Cornell planning district, and is designated urban-residential and environmental protection area. •

Clarification

In *NRU GTA November 2*, OMB Decisions, **Mississauga** staff **Robert Hughes**, **Dennis Murphy** and **Karen Crouse** were subpoenaed by **Orchard Garden Market Ltd.**, and did not appear at the hearing to support the application.

ONTARIO MUNICIPAL BOARD NEWS

Temporary use not 'development': board

In a decision issued November 1, board member **Narasimha Katary** allowed the appeal by **Radha Soami Society Beas Canada (Science of the Soul Study Centre)** for temporary use rezoning to permit conversion of an existing barn to a study centre at **6566 Sixth Line**, south of Derry Road West in **Milton**.

Radha proposed to use an existing 1,672-sq.m. agricultural storage building as a meditation site for 500-people for about 90-minutes per week. The proposed temporary rezoning would add study centre as a permitted as-of-right institutional use on the site, which is located within Milton's expanded urban boundary area, and in designated business park.

Earlier this year, Milton rejected a proposal to temporarily rezone the site to permit the use. Staff argued that the temporary use would require 193-parking spaces, as well as an on-site septic system and potable well water. Opposition was based on an argument that the proposed use would constitute "development" as defined by the Milton and **Halton Region** official plans.

Milton planner **Barbara Koopmans** provided planning evidence opposing the proposal. Chief building official **John Brabant** described the changes that would be required for the storage building to be in compliance with the *Ontario Building Code*.

Staff argued that that once the temporary use is permitted, it would result in conversion of the temporary use into a permanent use.

Three residents who live on adjacent properties appeared at the hearing with concerns about the potential adverse impact on water levels in their wells, which could arise from the additional water demands from the proposed use. **Trafalgar Golf and Country Club** manager **Martha Watson** also appeared at the hearing. She voice concern about drainage from the Radha site onto the adjacent golf club property, as well as potential noise impacts and traffic for club members.

Planner **Glenn Schnarr (Glen Schnarr & Associates Inc.)** and hydrogeological engineer **Paul Bowen** provided evidence supporting the proposal. According to Bowen's uncontradicted evidence, the on-site septic system would be adequate for the proposed use. Schnarr gave the opinion that the use conformed to the official plan.

Radha chair **M. Loranger** told the board that the organization had originally applied for permanent

rezoning, but had withdrawn the application after opposition by the town. According to Loranger, the hope was that the town would be convinced that the use was appropriate once they had seen it in action on a temporary basis. He noted that Radha intends to pursue permanent rezoning during the secondary plan process, which is to begin within the next three years.

The board noted that, with building permits, Radha could use the site for the proposed use, and that the predominant use for the site would continue to be agricultural storage.

"What we have here is a proposal to undertake changes to an existing building," the board said in its decision. "It is difficult to see how meditative sessions, once a week and lasting no more than 90 minutes...transmutes changes to the building (that are permitted now) into development under the official plans."

"The question, therefore, is how do changes that would be permitted as long as building permits were secured, become development under the official plan?"

It found that the proposed use did not, in fact, constitute development, but did meet the criteria for creating a temporary use by-law. The board allowed the appeal and authorized the temporary use, but withheld its order pending finalization of an agreement between the town and the applicant.

Solicitor **Harold Watson (O'Connor MacLeod)** represented the Town of Milton. Solicitor **Al Burton (Thomson, Rogers)** represented the Trafalgar Golf and Country Club. Solicitor **Herbert Arnold** and student-at-law **Thomas Arnold (Arnold, Foster)** represented Radha Soami Society Beas Canada (Science of the Soul Study Centre). (*See OMB Case No. PL041037.*) •

Hiring staff?

Reach your target audience for less money
by placing an ad in **Novæ Res Urbis**.

For more information contact

info@nrupublishing.com or call

416-260-1304

GTA IN BRIEF

continued from page 9

The proposed official plan amendment projects a population of 1,278-residents by 2021, based on a density of 1.3 to 3 dwelling units per net acre. It also proposes that new development approvals be limited to servicing availability, and includes land use policies for four new residential neighbourhoods. Last month, the town considered servicing plans for the village.

AMACON adds apartments

Mississauga staff recommends approval of a revised rezoning application by **AMACON Development (Huronario) Corp.** to permit increased floor space index, building heights and units for 133-additional units in three apartment buildings proposed for **3504, 3506 and 3508 Hurontario Street**. Council is to consider the proposal at its meeting November 9.

YORK

Richmond Hill to consider intensification

Richmond Hill council will hold a special meeting November 23 to consider the preliminary findings of a study dealing with how and where residential intensification can occur in the area bordered by Bloomington Side Road, Highway 404, Highway 7 and Bathurst Street, in relation to

provincial and regional anti-sprawl initiatives. The study identifies factors that determine the impact of intensification, including height, density, built form and location. It also identifies potential changes to the neighbourhoods included in the official plan. Staff has requested consultation with resident, landowner and government groups before reporting back on the study.

Markham warehouse expansion

Markham staff has approved an application by **ATI Technologies Inc.** for site plan approval to permit a 2,475-sq.m. addition to an existing warehouse at **33 Commerce Valley Drive East**, southeast of Highway 7 and Leslie Street in Markham. The warehouse is to be used for electronic testing.

Approval for Swan Lake townhouses

Markham staff has approved applications by **Borron Constructions Inc. (FRAM Building Group)** for site plan approval, secondary plan and zoning amendments to permit 82 townhouses at Lakeside Vista Way in the Swan Lake community.

Mattamy rezoning, plan of subdivision plans

Whitchurch-Stouffville staff has scheduled a public meeting to consider applications by **Mattamy (Little Rouge Creek) Ltd.** for rezoning and draft plan of subdivision to permit a 22.9-acre business park southwest of Highway 48 and the Whitchurch-Stouffville-Markham municipal boundary. The applicant proposes to rezone the site from rural to open space, industrial light-holding and industrial prestige-holding to permit warehousing, manufacturing and business offices. The meeting is scheduled November 22. •

To advertise in

NRU GTA Edition or

NRU City of Toronto

Edition

contact:

info@nrupublishing.com

or call: **416-260-1304**

GTA PEOPLE

Four **Vaughan** councillors are joining mayor **Michael Di Biase** on the Greening Vaughan Advisory Committee. These include regional councillors **Mario Ferri** and **Joyce Frustaglio**, and councillors **Tony Carella** and **Alan Shefman**.

Beaches-East York MP **Maria Minna** has been appointed special advisor to foreign affairs minister **Pierre Pettigrew** on women, peace and security. Minna was formerly minister of international co-operation.

Ian Collins has been appointed VP of operations at **Toronto Hydro Telecom Inc.** Formerly, Collins was president of **FibreWired Hamilton**, an affiliate of the **Hamilton Utilities Corporation**.

Michael Andreola has been appointed VP of enterprise sales for the consolidated sales group of **Toronto Hydro Telecom Inc.** and **Hydro One Telecom Inc.** Andreola was most recently with **Bell Conferencing Inc.**, a division of **Bell Canada**.