



COUNCIL INFORMATION PACKAGE

Friday, January 10, 2025

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MEMORANDUM

TO: Mayor and Members of City Council

FROM: Rob Axiak, Chief Administrative Officer, BRLS, MPA

DATE: January 10, 2025

SUBJECT: Update on NOM #19-28: Partnership with Service Clubs

Purpose:

This memorandum provides an update to Council regarding NOM #19-28, originally brought forward on July 9, 2019, which directed staff to report on a potential partnership between the four local Service Clubs: Kiwanis, Lions, Optimist, and Rotary Clubs. This memorandum now satisfies NOM #19-28.

Background:

This motion was approved by Council shortly before the onset of the COVID-19 pandemic, which unfortunately delayed its progress. In response to a renewed focus, the matter has been revisited as a key opportunity to strengthen collaboration among the Service Clubs and align their contributions to the City's goals.

Update:

On December 17, 2024, the CAO and Director of Community Services met with representatives from the Service Clubs to discuss the progress and future direction of this initiative. In attendance was representative(s) from Kiwanis Lions and Rotary, with regrets from Optimist.

Key outcomes from the meeting include:

- Confirmation of continued agreement with the Service Club Presentation completed in 2019. All organizations remain supportive of the goals and vision outlined at that time.

- Consensus to establish a core / foundation partnership MOU to:
 - Strengthen relationships between the Service Clubs;
 - Leverage shared goals, values, and resources; and
 - Identify opportunities for alignment and collaboration where appropriate for all parties.

This MOU will provide a clear framework for cooperation and amplify the positive impact of the Service Clubs' contributions within the community.

Next Steps:

Staff will work closely with representatives from the Kiwanis, Lions, Optimist, and Rotary Clubs to draft an MOU and outline actionable priorities. This will be under the leadership of Community Services as a natural fit. A report will be brought forward to Council in the coming months for review and approval.

In addition, staff are presently working on a Corporate Partnership Policy to bring forward to General Committee and Council early in 2025. This Policy will establish guiding principles on working in collaboration with all partners throughout the City in alignment with the direction put forward in the Welland Strategic Plan 2023-2026.

Sincerely,



Rob Axiak, BRLS, MPA
CAO



City of Stratford, Corporate Services Department

Clerk's Office

City Hall, P. O. Box 818, Stratford, Ontario N5A 6W1

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Email: clerks@stratford.ca

Website: www.stratford.ca

January 3, 2025

Sent via email – regionalclerk@regionofwaterloo.ca

William Short,
City Clerk
Regional Municipality of Waterloo

Re: Resolution Regarding Solving the Crisis

We acknowledge receipt of your correspondence dated September 26, 2024, regarding the above-mentioned matter.

The said correspondence was provided to Stratford City Council for their information as part of the October 15, 2024, Council meeting Consent Agenda (CA-2024-171). Council adopted the following resolution:

THAT CA-2024-171, being a resolution from the Regional Municipality of Waterloo regarding Solve the Crisis, be endorsed.

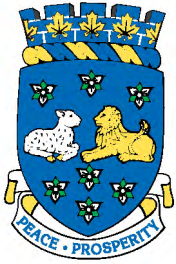
Sincerely,

T. Dafoe

Tatiana Dafoe Clerk

/mf

cc: Right Hon. Justin Trudeau, Prime Minister of Canada
Hon. Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
Hon. Doug Ford, Premier of Ontario
Hon. Paul Calandra, Minister of Municipal Affairs and Housing
Hon Michael Parsa, Minister of Children, Community and Social Services
Hon Michael Tibollo, Associate Minister of Mental Health and Addictions
Association of Municipalities of Ontario
All Ontario municipalities



September 26, 2024

The Right Honourable Justin Trudeau, Prime Minister of Canada

Dear Prime Minister:

Re: Solve the Crisis

Please be advised that the Council of the Regional Municipality of Waterloo at their regular meeting held on September 25, 2024, approved the following motion:

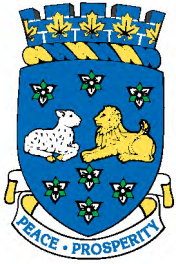
Whereas there is a humanitarian crisis in cities, large and small, urban and rural, across Ontario. We need immediate action at all levels of government, starting with the Province; and

Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023 as well as with an estimated 234,000 Ontarians experiencing homelessness and over 1400 homeless encampments across Ontario communities in 2023; and

Whereas the province has provided additional funding for mental health, addictions and homelessness programs, including the recently announced Homelessness and Addiction Recovery Treatment (HART) Hubs, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and

Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and

Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and



Whereas there is no provincial Minister focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.

Now Therefore be it resolved that the Region of Waterloo supports the Solve the Crisis Campaign;

And calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;

AND that the province officially makes Homelessness a Health Priority;

AND appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;

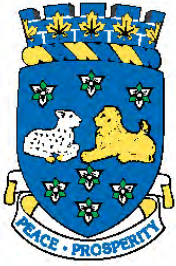
AND request that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*;

AND that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.

AND provides the adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;

And that this Council calls on the residents across the Region of Waterloo to join us in appealing to the provincial and federal governments for support by visiting SolveTheCrisis.ca and showing your support;

And further that a copy of this motion be sent to:



- **The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada**
- **The Honourable Doug Ford, Premier of Ontario**
- **The Honourable Sylvia Jones, Deputy Premier and Minister of Health**
- **The Honourable Paul Calandra, Minister of Municipal Affairs and Housing**
- **The Honourable Michael Parsa, Minister of Children, Community and Social Services**
- **The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions**
- **Local and area MPs, MPPs and Heads of Council**
- **The Association of Municipalities of Ontario, Ontario's Big City Mayors and Mayors and Regional Chairs of Ontario**

Please accept this letter for information purposes only. If you have any questions please contact Regional Councillor Dorothy McCabe Dorothy.McCabe@waterloo.ca

Please forward any written responses to this letter to William Short, Director, Council & Administrative Services/Regional Clerk
regionalclerk@regionofwaterloo.ca

Yours sincerely,

William Short, Director Council and Administrative Services/Regional Clerk

cc: Region of Waterloo Councillor Dorothy McCabe Dorothy.McCabe@waterloo.ca

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
DECEMBER 11, 2024

Vol. 27
No. 49

- 2 HONOURING LAYERS OF NEWMARKET'S HISTORY
Town to Restore & Repurpose Mulock House
- 6 GROWING SPACE FOR LIFE SCIENCES RESEARCH
GTHA Suffering Shortage of Wet Lab Space

■ WATERLOO SELECTS PARTNER TO DEVELOP MORE THAN 1,000 AFFORDABLE HOMES ON CITY-OWNED LAND

SCALING UP FOR AFFORDABLE

Matt Durnan

The City of Waterloo has taken a major step forward in its plans to redevelop a significant piece of city-owned lands with affordable housing, selecting **Habitat for Humanity Waterloo Region/BUILD NOW** as the winning proponent to develop more than 1,000 new affordable homes. Once complete, the project will be one of the largest Habitat for Humanity housing

developments in the country.

On December 2, City of Waterloo council unanimously voted to identify Habitat for Humanity Waterloo Region/BUILD NOW as its preferred proponent to develop a roughly 10-hectare site at 2025 University Avenue. The proponent was selected through an expressions of interest process that invited non-profit

organizations and consortia to submit their proposals.

“The request for expression of interest went out in August, and that’s when we were able to signal our involvement”, Habitat for Humanity Waterloo Region CEO **Philip Mills** told *NRU*.

“The partnership that we’re working with is a group that we’ve been working with together with local

municipalities. And we have been working behind the scenes for a couple of years now where we have had this private sector, not-for-profit sector, and we’ve been looking for opportunities like this for quite some time now.”

“We have been waiting for somebody to put something out through this BUILD NOW

CONTINUED PAGE 8 ■

Rendering showing a view of a proposed affordable housing community in Waterloo that proponent Habitat for Humanity Waterloo Region/BUILD NOW is targeting for construction on next year. The proposed development would bring more than 1,000 new affordable homes to a 10-hectare piece of land in a variety of built forms, from stacked townhouses to up to 12-storey buildings. Commercial, retail, and service uses are all proposed for the complete community as well.

SOURCE: CITY OF WATERLOO
ARCHITECT: OFFICE IN SEARCH OF IN COLLABORATION WITH MCCALLUM SATHER AND ABA ARCHITECTS



UPCOMING DATES

DECEMBER

- 11 Barrie General Committee, 7:00 p.m.
- Brampton Council, 9:30 a.m.
- Durham Region Committee of the Whole, 9:30 a.m.
- Georgina Special Council, 7:00 p.m.
- Halton Regional Council, 9:30 a.m.
- Innisfil Council, 7:00 p.m.
- Mississauga Council, 9:30 a.m.
- Richmond Hill Council, 9:30 a.m.
- 12 Oakville Special Council, 6:30 p.m.
- Peel Regional Council, noon
- 16 Brock Committee of the Whole, 3:00 p.m.
- Brock Council, 6:00 p.m.
- Clarington Council, 6:30 p.m.
- Halton Hills Council (Special), 1:00 p.m.
- Oakville Council, 6:30 p.m.
- Oshawa Council, 9:30 a.m.
- Pickering Council, 7:00 p.m.
- Scugog Council, 6:30 p.m.
- Whitby Council, 7:00 p.m.
- 17 Caledon Council, 3:00 p.m.
- East Gwillimbury Committee of the Whole, 2:00 p.m.

TOWN TO RESTORE AND REPURPOSE HISTORIC BUILDING
IN PARTNERSHIP WITH ART GALLERY OF ONTARIO

HONOURING LAYERS OF NEWMARKET'S HISTORY



Lana Hall

A heritage restoration project in Newmarket will see one of the Town's most significant historical properties reimagined for public use in collaboration with the **Art Gallery of Ontario (AGO)**. As part of this collaboration, the restoration seeks to honour the many layers of cultural heritage value on the site, including its connection to the Indigenous **Huron-Wendat** Peoples who originally inhabited the surrounding land.

This month, the **Town of Newmarket** will begin renovations to restore and revitalize the historic Mulock House, built in 1871 and originally owned by local lawyer and politician **Sir William Mulock**. The Town purchased the property from the Mulock family in 2018, and intends to convert the former private residence into a three-storey,

17,000-square-foot community space which will include a gallery featuring works from the AGO's Indigenous collection. The restored building will also include a café, a catering kitchen, and other public space, including a library.

Designated under the *Ontario Heritage Act*, Mulock house is situated within Mulock Park, a 16-acre green space located at the corner of Yonge Street and Mulock Drive. As part of the restoration process, the park will undergo a revitalization as well, with the inclusion of a new conservatory and greenhouse, a skating trail, outdoor event space and cycling and pedestrian paths.

Although the purchase and renovation marks the single biggest investment in an amenity in Newmarket's history, Town of Newmarket Mayor **John Taylor** says council saw it as a

"once-in-a-lifetime" opportunity to protect valuable greenspace in the Town. Newmarket is the fourth-most-densely populated municipality in Ontario, with much of its ongoing growth taking the form of condominiums and apartments.

"Protecting and ensuring that we've got adequate park space and greenspace for the future is critical. And like all infrastructure, you do that before it's fully needed," says Taylor. "...No one looks back and goes, 'Was the Boston Commons a good idea? Or, was Central Park a good idea?'"

with the heritage restoration component of the project, which will require both internal and external rehabilitation. According to +VG Architects partner **David Ecclestone**, who is leading the project, the existing home's bathrooms and

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Annual subscription rate is \$468 +HST (ON).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

NRU PUBLISHING INC

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ISSN 1918-7548

LAYERS OF HISTORY

CONTINUED FROM PAGE 2

kitchen will be upgraded for contemporary use. Several rooms on the ground floor, formerly used as the home's dining room, parlour, music room, and library, will be restored and opened up for public access. A series of bedrooms on the second floor will be renovated to house the AGO's art collection.

But Ecclestone says some of the most challenging restoration elements will take place on the building's exterior. This includes restoring and protecting the building's brick masonry, which has been painted white since the 1920s. Over time, the layers of paint have caused some deterioration of the brick, says Ecclestone, which will require careful restoration and the application of a breathable mineral silicate coating to maintain the brick's white shade and protect the masonry's integrity. In addition, the building's "iconic" veranda, which wraps around three sides of the building, will be reconstructed and reinforced.

Ecclestone says the Town of Newmarket's commitment to restoring the building means it will be better utilized by the community. "It would be a shame to see it divided up and developed as residential lots," he told *NRU*.

Like many municipalities

throughout the GTHA, Newmarket is also grappling with how to commemorate the cultural heritage of a site with many layers to its history, including its connection to Indigenous lands and communities. In Toronto, for example, a community council recently passed a Heritage Conservation District (HCD) plan for Teiaiagon-Baby Point, a neighbourhood along the Humber River, and the former site of an Indigenous Seneca Village. The HCD plan includes guidelines for preserving the architectural style of many of the homes in the neighbourhood, some of which are built in the Tudor style of the early nineteenth century, but also for ensuring the HCD's archaeological

resources are conserved in consultation with Indigenous communities (see *NRU Toronto: "A Delicate Balance: HCD Plan for Teiaiagon-Baby Point Would Honour Multiple Layers of the District's History"*, December 6, 2024).

In 2015, during an excavation process to extend Bathurst Street farther north throughout York Region, an archaeological assessment uncovered numerous Indigenous artifacts, including the remnants of a former longhouse, in Newmarket close to Mulock House. Experts later determined the artifacts belonged to a former **Huron-Wendat** Village dating back to the 13th century. The Town of Newmarket wanted to partner with the AGO and incorporate some of the gallery's Indigenous collection to honour those multiple layers of history, says Mayor Taylor. "I think it's an opportunity for us to demonstrate that we're actively, not just symbolically,

participating in Truth and Reconciliation," Taylor told *NRU*.

"If you stop and think, 'Wow, it was the 13th century and there were multiple longhouses here a kilometre away from the Mulock House, preceding it by hundreds and hundreds of years ... It really hits home.'"

The newly-restored Mulock House is expected to be open to the public in 2026. 🌱

Rendering of the soon-to-be-restored historical Mulock House in Newmarket. Built in 1871, the house and its surrounding 16-acre park was recently purchased by the Town, which intends to repurpose the former private residence into a three-storey, 17,000-square-foot community space which will include an art gallery featuring works from the Art Gallery of Ontario's Indigenous collection. The restored building will also include a café, a catering kitchen, and other public space, including a library.

SOURCE: +VG ARCHITECTS



PULLING ALL THE LEVERS



Matt Durnan

The City of Richmond Hill is deploying another tool in its planning tool belt to address housing affordability and environmental sustainability with a new community improvement plan (CIP) that will offer incentives to both private and non-profit builders to develop much-needed affordable and sustainable housing.

At its November 28 meeting, Richmond Hill city council adopted a by-law to implement its new community improvement plan for affordable housing and sustainable design, permitting the City to issue grants money and land to eligible applicants, thanks to a \$31-million funding agreement with the **Government of Canada** through the Housing Accelerator Fund (HAF). CIP incentives will be available to eligible property owners under four program streams.

The four programs included in Richmond Hill's new CIP are a per affordable unit grant, a tax increment equivalent grant for affordable housing, competitive capital funding grant, and conveyance of public lands for new housing development.

"Work started in earnest on this when our housing affordability task force started [in 2022]. And in that task

force, it was identified as one of the things out of 44 recommendations that we could use to promote housing and housing affordability," Richmond Hill Mayor **David West** told *NRU*.

"We really started gathering steam when the HAF funding was announced, and we jumped at that opportunity. Obviously, housing affordability is an enormous and growing issue in Richmond Hill, as it is in other GTA communities, so the need [for this CIP] was identified in the housing affordability work that we did, and it needs to be done now."

Each of the four program streams included in the new CIP is aimed at making developing affordable and sustainable housing more attractive to Richmond Hill property owners.

The per-affordable unit grant will grant eligible developers up to \$150,000 per affordable dwelling unit developed. The units must remain affordable for a minimum of 25 years, and the proposed project must create a minimum of 11 total residential units where at least five of the units meet the program's definition of affordability – to be rented at or below 125 per cent of the average market rent. The per affordable unit grant only applies to the affordable units in a project.

The tax increment equivalent grant program will cover increases in property taxes occurring as a result of a site redevelopment for rental housing or an increased property assessment value. This grant is only available to applications proposing a minimum of 10 affordable dwelling units and will cover 100 per cent of the increase in property taxes as a result of a new rental development.

"This CIP is significant because it will be the first time that the City is making significant monetary contribution towards the development of affordable housing," Richmond Hill project manager, affordable housing, planning and building services, **Ashley Dickinson** told *NRU*.

"The City will allocate up to \$13 million of Housing Accelerator Funds to the initial implementation of the CIP. This will incentivize about 80 to 90 affordable housing units."

Development applicants seeking to go above and beyond the residential benchmarks set by Richmond Hill for affordability and sustainability will be able to seek grant funding through the competitive capital funding program, which will be open to projects providing rental housing at 80 per cent of

average market rent or lower.

Applications requesting this incentive will be evaluated against the City's project evaluation criteria, with funds being issued to the highest-scoring applications. This scoring system and grant program is intended to encourage applicants to exceed the base criteria when it comes to the number of affordable units and sustainability features they are providing.

"This fund can be awarded in addition to other grants, and there's some additional eligibility criteria. That can include deeper affordability, increased amounts of affordable rental units, higher sustainability requirements," said West.

The fourth and final program in the CIP is related to the City's public lands bank, where the City may lease or sell municipally-owned lands to eligible proponents at a discounted rate, or could donate land outright, in exchange for the development of affordable housing.

Richmond Hill has seen success with its CIPs in the past, notably with the establishment of its Office Development and Village Revitalization CIP in 2018, which incentivizes office development and public realm improvements in the city's Village Core business

CONTINUED PAGE 1 ■

PULLING ALL THE LEVERS

CONTINUED FROM PAGE 4

improvement area (BIA).

“We’ve seen success there, and we have seen people revitalizing their properties. The Village Core still has some way to go, but we’re moving in the right direction, and people have taken us up on those incentives,” West said.

“The key to the success of plans like this is to have incentives that make people want to do it. And a lot of the time, that success is driven by the amount of incentive that we can

offer. The Housing Accelerator Fund has given us the ability to offer incentives, which frankly, with regard to affordable housing, need to be reasonably large or they won’t be taken up. So that is key to our success.”

This is the city-wide CIP that Richmond Hill has established, and the program has been designed in a way that the grant program streams can work in tandem with other incentive programs offered by higher levels of government, furthering

the feasibility of developing the types of housing that the City is trying to encourage more of.

“Over the years, Richmond Hill has learned that incentives need to be sufficient to encourage the types of development that the City is trying to attract,” Dickinson said.

“As a local incentive, the CIP is designed so that it can be stacked with other financial programs from higher levels of government. The cumulative impact of these programs together will go a long way towards achieving financial feasibility for affordable housing developments.”

West says that while Richmond Hill is doing all that it can with the tools that are available to get more affordable

housing built, there needs to be buy-in from all levels of government if a real dent is to be made in the housing affordability crisis.

“This CIP is probably going to be the most direct and effective program that we have had so far. The frustrating part is that we don’t have all the levers and all of the financial jurisdiction to do all of the things that we want to do with regard to housing affordability, and a lot of that rests with other levels of government,” West said.

“I’m looking forward to seeing this go out the door and seeing the housing get built, because that’s what is incredibly important right now, is getting people into the types of housing that they can afford.” 🏡

Poplar Drive & McCachen Street

RICHMOND HILL · ON

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CBRE

Asking Price	\$4,000,000
Main Intersection	Yonge Street & King Road
Site Area	0.73 ac.
Zoning	Semi-Detached One with Exception 7.248 (RD1-7.248), Semi-Detached One with Exception 7.249 (RD1-7.249), Single Detached Six (R6)

Strategic Location

Prime Development Lots

Approved Infill Site

Diverse Amenities

CLICK TO VIEW BROCHURE

GROWING SPACE FOR LIFE SCIENCES RESEARCH



Lana Hall

While the GTHA has seen a small number of life sciences building developments undertaken over the past few years, the region still lags behind in construction of these facilities, especially facilities containing wet lab space. Without a stronger commitment from both the private sector and other levels of government, the GTHA risks losing valuable science talent and opportunities to be part of a growing innovation sector, say some real estate professionals.

According to reports from both **CBRE Canada** and **Toronto Global**, the GTHA as a whole faces a troubling shortage of wet lab spaces—spaces designed for handling and researching a range of ‘wet’ materials, such as biological matter and chemicals. Although a report from **Cushman & Wakefield** found that the life sciences sector in North America continues to grow, with life sciences-related companies attracting a record \$70 billion USD of capital in 2020 compared to \$36 billion USD in 2018, local

real estate sources say the supply of laboratory space has not kept up equally, especially in Ontario. In fact, CBRE estimates that there is currently an unmet demand for 3.5 million square feet of lab space in the GTHA.

According to a report commissioned by Toronto Global in 2022, the GTHA-Greater Golden Horseshoe Area (GGHA) currently only has 97.5 square feet of available lab space per employee, compared to the Greater

Boston Area, which has 388.3 square feet per employee, and the San Francisco Bay Area, which has 185.6 square feet.

The **MaRS** innovation facility near College Street and University Avenue in Toronto

CONTINUED PAGE 7 ■



Rendering of Seeker Lab's Catalyst building at 77 Wade Avenue in Toronto. The 155,000-square-foot facility will accommodate much needed wet lab space for life sciences companies. Although the life sciences sector is expected to grow across North America, dedicated wet lab space is in short supply throughout the GTHA, partly due to the complexities of funding these projects, real estate professionals say.

ARCHITECT: DIALOG

Rank	Market	Total Lab Inventory (million square feet)	Life Science Employment (Thousands, 2020)	Available Lab per Employee (sq. ft.)
1	Greater Boston Area	45.0	115.9	388.3
2	San Francisco Bay Area	25.5	137.4	185.6
3	New Jersey	20.4	86.6	235.6
4	Raleigh-Durham Metro Area	20.1	39.6	507.6
5	San Diego Metro Area	17.7	71.6	247.2
6	Suburban Maryland/Metro DC	16.4	55.2	297.1
7	Philadelphia Metro Area	14.3	69.6	205.5
8	Los Angeles/Orange County	12.1	121.6	99.5
9	New York Metro	8.7	65.6	192.6
10	Chicago Metro Area	8.1	66.9	121.1
11	Houston	6.4	35.6	179.8
12	Denver Metro Area	6.1	31.7	192.4
13	Seattle Metro Area	5.6	28.8	194.4
14	Greater Toronto-Golden Horseshoe Area	4.3	44.1	97.5
15	Minneapolis - St. Paul Metro	0.9	53.0	17.0

Table showing the available square-footage of wet lab space per employee in 15 large North American cities. While some cities, such as Boston and San Francisco, have several hundred square-feet of wet lab space available per employee, the Greater Toronto - Golden Horseshoe Area lags behind. Experts say that without more government incentives or public-private partnerships to help build more wet lab facilities in the GTHA and Greater Golden Horseshoe Area, Canada risks losing talent and opportunities to make significant contributions to the life sciences innovation sector.

SOURCE: TORONTO GLOBAL

SPACE FOR LIFE SCIENCES

CONTINUED FROM PAGE 6

is the only existing third-party lab space in the GGHA available to companies not working in the academic or hospital sectors. But the MaRS lab is 99.8 per cent full, and has had to turn away companies seeking wet lab space on a weekly basis. Without more of this lab space, the GGHA risks losing significant growth in its life sciences sector, says Toronto Global CEO **Stephen Lund**.

“The implications of that are international life sciences companies that are looking to grow and expand, they’re not going to look at [the GGHA] if there’s no space for wet labs,” he told *NRU*. “And secondly, a lot of our young life science companies that grow from start-ups and scale up and keep going, they also need space. So, it’s a bit of a double whammy. You’re not going to attract international companies, and our local companies, if they can’t find a place to grow, they’re going to go somewhere else.”

In the United States, says Lund, some private sector companies have stepped up to build these types of facilities, in some cases without a confirmed tenant base. But, he notes, this can be a risk, especially considering that life science facilities can be more

complicated to develop than other types of buildings.

Seeker Labs managing partner **Cary Solomon** knows this struggle well. As the developer behind Catalyst, a seven-storey, 155,000-square-foot life sciences complex currently under construction at Bloor Street West and Lansdowne Avenue in Toronto, Seeker Labs was able to move ahead with the project after securing funding from **AIMCo**, an Edmonton-based pension fund, which Solomon says was “entrepreneurial” enough to sign a contract without having any confirmed tenants for the project.

It can be challenging to get funders on board with these types of projects, Solomon told *NRU*, because the building process isn’t as straightforward as it would be for a typical office building.

Wet lab facilities require extra structural capacity to minimize vibration, for example.

“When you have people looking through microscopes and using those kinds of equipment, you can’t have a building that’s shaking,” says Solomon.

Life sciences buildings also require systems to neutralize and purify air and chemicals that leave the building, as well as generation systems to

protect lab specimens in the event of a power outage. A typical “class A” office building will change the air inside it once an hour, says Solomon, while a life sciences facility must change that air ten times an hour. “All of these things just contribute to something that’s very expensive to do,” he told *NRU*.

Yet without building new life science facilities, says Solomon, new graduates and professionals in the bio-sciences sector will take their talents elsewhere, and valuable intellectual property won’t be realized locally. “This has been the big tragedy of the life science industry here,” he says.

CBRE associate vice-president **Daniel Lacey** believes more pension funds would invest in projects like Catalyst if some of the risk was removed. He points to Catalyst, and other projects, such as the **OmniaBio** manufacturing facility at **McMaster Innovation Park** in Hamilton, completed just last year, as evidence that life sciences development projects don’t suffer from a lack of available space as much as a lack of available funding.

Lacey believes pension funds would find these investments in the life sciences less risky if they pooled their funding, and if other levels of government committed to investing a certain amount based on the amount of private capital raised. The complexity of developing these projects means that more sizeable

investments are needed up front, above and beyond the incentives offered by governments now.

“The sprinkling of money does absolutely nothing. It just kicks the can down the road,” Lacey says. “When a company gets \$500,000 or a million, great. But it’s not enough money to solve their problems. These companies need a lot of money to build labs, hire people, and advance research.”

Other cities that have been successful in building out their life science facilities, says Toronto Global’s Lund, have benefited from private-public partnerships, or other types of government incentives.

“It’s not something where you flip a switch,” Lund says. “Boston is successful, but that didn’t happen overnight. It took a lot of time, a lot of effort, and a lot of involvement from the private sector, but also the government really stepping up and making it a world-class centre. 🌱

SCALING UP FOR AFFORDABLE

CONTINUED FROM PAGE 1

partnership”, Mills said. “It’s a bit of everything and it’s a win-

win all around. We have private sector partners who want to

be involved for a number of reasons. Things are slow for some of them, and for the first time in some time, they have some internal capacity that they can turn towards not-for-profit goals and affordable housing. The way that they’re organized, too, gives us as a not-for-profit

access to a lot of expertise that we don’t normally get.”

The scope of the project has evolved quite significantly since first envisioned, specifically in relation to the size of the city-owned land proposed to be developed. As recently as

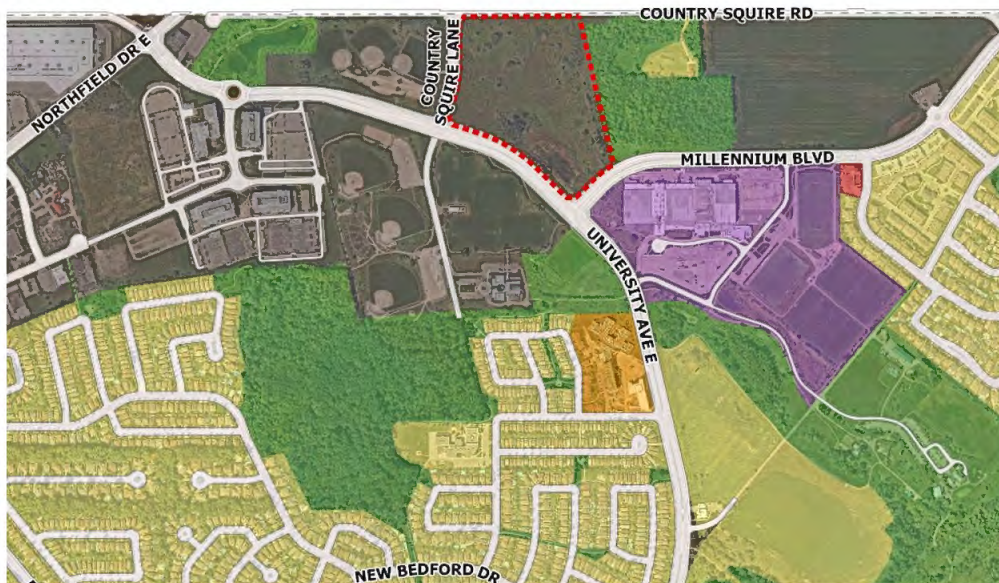
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Map showing the location of the vacant 10-hectare site at 2025 University Avenue East (dashed red line) in Waterloo currently designated as “Employment” under Waterloo’s official plan. The City is seeking a Minister’s Zoning Order (MZO) to convert the lands to “Mixed-use Residential” in order to permit the development of a residential community that would bring as many as 1,010 new affordable homes, retail, and amenities to the area. Waterloo city council recently announced that it has selected Habitat for Humanity Waterloo Region/BUILD NOW as the successful proponent to develop the 10-hectare site. Surrounding the site are a low-density residential neighbourhood (highlighted yellow), an indoor athletics facility and sports fields (Research in Motion Park) designated “Major Institutional” (purple), a mixed-use medium density residential area (highlighted orange), and open space (highlighted green).

SOURCE: CITY OF WATERLOO

Concept site plan for the 10-hectare site at 2025 University Avenue in Waterloo where Habitat for Humanity Waterloo Region/BUILD NOW will be developing more than 1,000 new affordable homes. The proposed development would accommodate building heights of up to 12 storeys at the southern portion of the site and up to nine storeys at the north end of the site. The purple and pink lines bisecting the site represent proposed vehicle and bus routes (pink) and bicycle lanes (purple). The proposal also includes the conservation of a large existing wetland (bottom right) and significant open space.

SOURCE: CITY OF WATERLOO, BUILD NOW
ARCHITECT: ABA ARCHITECTS



SCALING UP FOR AFFORDABLE

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over the past six months, when Waterloo city council approved direction from staff to pursue a Minister's Zoning Order (MZO) request to convert the lands from "Employment" to "Residential Mixed-Use" (See: *Getting an Edge on Housing, Novae Res Urbis GTHA, May 8, 2024*), the scale of the project has increased.

The site at 2025 University Avenue is part of a larger land purchase by the City undertaken in the late 1990s. The part allocated for this project has been untouched for more than two decades. A substantial piece of the originally purchased lands was developed in 2001 into what is now RIM (*Research in Motion*) – now *Blackberry Unlimited* – Park. The remaining balance of the 2025 University Avenue property was designated for "Employment" uses, with the intent of developing office on the site, and subsequently, the vision for it shifted to also include light industrial uses. However, with a decline in the market demand for office space, the City of Waterloo shifted its focus for the development of office uses predominantly to sites in its downtown core, permitting the City to contemplate developing housing on the vacant piece of the University Avenue property.

Early visions for the transformation of the roughly 10 hectares of land considered the potential to develop around 700 residential units on the site, mostly within "missing middle" built forms, such as four to six-storey apartments and stacked townhouses.

That vision has since evolved after the City received public input reflecting a desire for the it to be more ambitious with its approach to bringing affordable housing to the site. In response, the City's most recent vision seeks to bring more than 1,000 new affordable homes to the site.

"Through our consultation with the community, a good number of people told us that the original proposal for missing middle—four to six-storied max—was kind of

underdeveloped. The feeling was that there is only so much municipal land to go around, and there's only so many opportunities to do something here," City of Waterloo executive officer to the CAO **Michelle Lee** told *NRU*.

"At the May meeting of council, we flagged to council that the MZO that we would request would actually seek higher densities and heights than originally proposed. For the northern portion of the property, we identified a potential for nine storeys, and then at the southern portion, we identified a potential for up to 12 storeys."

One of the most significant changes made to the City's original MZO request to the Province was a much deeper measure of specificity with respect to the zoning. The original MZO request that was more of a blanket rezoning that would change the lands from Employment to Residential Mixed-Use.

"The revision specifies

certain areas to be zoned for—"Open Space, specifically, identified some areas that were potential wildlife habitats, and some significant wetlands that were of interest to the Indigenous community," Lee said.

"Through our official plan policies, they met certain tests for needing to be conserved. So that this did was it provided a

Rendering showing a view of a proposed affordable housing community in Waterloo that proponent Habitat for Humanity Waterloo Region/BUILD NOW is targeting for construction on next year. The proposed development would bring more than 1,000 new affordable homes to a 10-hectare piece of land in a variety of built forms, from stacked townhouses to up to 12-storey buildings. Commercial, retail, and service uses are all proposed for the complete community as well.

SOURCE: CITY OF WATERLOO ARCHITECT: OFFICE IN SEARCH OF IN COLLABORATION WITH MCCALLUM SATHER AND M&A ARCHITECTS



SCALING UP FOR AFFORDABLE

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little bit of clarity that we were indeed going to proceed in accordance with our official plan and not develop on these portions of the property. We had no intentions of ignoring our own official plan policies through the MZO, but this just provides more clarity about what our intentions are, and holds us accountable to following through with our natural heritage policies.”

Habitat for Humanity/BUILD NOW’s proposal seeks to develop 1,010 total residential units, accommodating roughly 3,000 residents, and transforming the 10-hectare site into something of its own small town within the city.

With such a significant number of residents expected to one day call the proposed University Avenue site home, Waterloo Mayor **Dorothy McCabe** and council wanted to ensure that a complete community would be created, where residents could not only live, but where they could also carry out their day-to-day routines and have access to a variety of different retailers and services.

“We’re putting in a condition that there has to be some space held for commercial retail. We’re hoping that there will be things like

coffee shops. We’re not going to be prescriptive and say what specifically has to be there,” McCabe told *NRU*.

“Maybe we can have a dentist office in there, or a daycare would be fantastic to have in this area, because obviously with that many people, there will be kids.”

In addition to encouraging a variety of different uses and the availability of a range of amenities in the community, Habitat for Humanity/BUILD NOW will be seeking to ensure a broad range of housing types and tenures, starting with a baseline of a 70/30 split between affordable ownership and affordable rental homes.

“We’re trying to make sure that we have a mix of topographies involved. We’re not just going to build all six-storey slab-on-grade buildings, because you have different homeowners and renters,” Mills said.

“People will need different things: what does a single person in a rental situation need versus a family of five in an ownership situation? We’re excited that the size of the property gives us the opportunity to build all of those different types of housing for different types of people.”

Despite the size of the site and the significant number

of housing units being proposed, Mills says that this project is in many ways “a pilot” that represents an exciting opportunity for the organization to show what it is capable of when it comes to affordable housing.

“This is an opportunity to show what is possible and what you can do with these kinds of partnerships, with the hope that this is something we can replicate both in the Region, and then share across the country, if necessary,” Mills said.

“If other municipalities are thinking they’d like to do this, we would love to share all of our learnings with them once we’ve been able to navigate this. And we’d like to be able to go back to the City of Waterloo and say ‘This worked, we’d like to do more’, because our original target with BUILD NOW was to build 10,000 homes in the Region [of Waterloo], so 1,000 homes [in the City] is fantastic and that’s 9,000 more homes that we’re anticipating trying to get built.”

BUILD NOW has established a goal of building 10,000 new homes across Waterloo Region, 70 per cent ownership and 30 per cent rental, with all of the homes remaining affordable in perpetuity to ensure that people in the community have access to affordable housing for years to come.

The City of Waterloo is awaiting approval on its MZO request from **Municipal Affairs and Housing Minister**

Paul Calandra, and has already moved into negotiations with Habitat for Humanity/BUILD NOW on the agreement of purchase and sale for the 10 hectares of land. Currently, if all goes as hoped, all signs are pointing to shovels hitting the ground in 2025.

“That’s the next big piece, and my expectation is that they’ll have that negotiated and settled by the end of January, and then they can go into the design,” McCabe said.

“This is a big piece of property and I said to our council that this is going to be the biggest decision we have made in our term. The size and scope and scale of this and this development is unprecedented in Waterloo and Waterloo Region, and we’re really excited to keep moving this forward.”

HAMILTON DESIGN REVIEW

PANEL AGENDA

The Hamilton Design Review Panel will consider the following items at its meeting Thursday, December 12 in a virtual session to be hosted on Webex at 1:30 p.m.

1:30 P.M.

925 Main Street West & 150 Longwood Road South—Hamilton Design Review Panel will undertake review of **925 Main Street West (Hamilton) Ltd's** official plan and zoning by-law amendment applications for 925 Main Street West and 150 Longwood Road South in Hamilton.

Map showing the location (shaded orange) and surrounding context of the site at 925 Main Street West and 150 Longwood Road South in Hamilton where 925 Main Street West (Hamilton) Inc. is proposing to develop a mixed-use residential building complex consisting of two 25-storey towers connected by a five and six-storey podium. The Hamilton Design Review Panel will review the proposal for the project at its meeting Thursday, December 12.

PLANNING CONSULTANT: URBAN SOLUTIONS
SOURCE: CITY OF HAMILTON

Rendering showing a view of 925 Main Street West (Hamilton) Inc.'s proposal for a site at 925 Main Street West and 150 Longwood Road South in Hamilton. The Hamilton Design Review Panel will review the proposal for the project at its meeting Thursday, December 12.

PLANNING CONSULTANT: URBAN SOLUTIONS
ARCHITECT: KNYMH
LANDSCAPE ARCHITECT: WHITEHOUSE URBAN DESIGN
SOURCE: CITY OF HAMILTON

The applicant is proposing to develop a mixed-use residential building complex consisting of two 25-storey towers connected by a five and six-storey podium. The development would accommodate a total of 628 residential units and

3,780.60 square metres of amenity space, reflecting a rate of six square metres of amenity space per dwelling unit. A total of 382 vehicle parking spaces would be accommodated within a four-level underground parkade.

Presentations will be made

by **Urban Solutions Planning & Land Development** principal **Matt Johnston**, by **KNYMH Architecture Solutions** president **Przemyslaw Myszkowski**, and by **Whitehouse Urban Design Landscape Architects**

CONTINUED PAGE 12



Architectural Renderings - KNYMH Inc.



HAMILTON DRP AGENDA

CONTINUED FROM PAGE 11

& **Urban Designers** principal landscape architect **Le' Ann Whitehouse**.

2:45 P.M.

1570 Main Street West—Hamilton Design Review Panel will undertake review of **Kindred Works'** official plan and zoning by-law amendment applications for 1570 Main Street West in Hamilton.

Kindred Works is proposing to develop a 12-storey residential building on the site containing 176 rental apartment units and 115 square metres of dedicated retail space at grade. A total of 74 resident parking spaces would be provided within two levels

Map showing the location (red rectangle) and surrounding context of the site at 1570 Main Street West in Hamilton where Kindred Works is proposing to develop a 12-storey residential building with retail at grade. The Hamilton Design Review Panel will review the proposal for the project at its meeting Thursday, December 12.

PLANNING CONSULTANT: LANDWISE
SOURCE: CITY OF HAMILTON

Rendering showing an axonometric view of Kindred Works' proposal for a 12-storey residential building with retail at grade at 1570 Main Street West in Hamilton. The Hamilton Design Review Panel will review the proposal for the project at its meeting Thursday, December 12.

ARCHITECT: KPMB
SOURCE: CITY OF HAMILTON

of underground parking. Also proposed is 785 square metres of residential amenity space to be spread across the interior of the building and outdoors on the second floor and on the rooftop of the building. The existing two-storey Binkley United Church on the site and

its associated parking area would be demolished to make way for the new residential building.

Presentations will be made by **Landwise** principal planner and partner **Edward John**, by **KPMB Architects** associate **Alistair Grierson**, and by **Kindred Works** director of development & planning **Carly Forrester** and manager of development **Kevin Opoku**.

3:45 P.M.

Meeting adjourned. 🌿



COMMITTEE AGENDAS



DURHAM

Courtice residential subdivision proposed

At its December 9 meeting, **Clarington** Planning & Development Committee considered a [public meeting report](#) regarding rezoning and draft plan of subdivision applications by **Delpark Homes (Prestonvale) Inc.** for 1430 & 1500 Prestonvale Road. The applicant proposes to subdivide the lands for 42

single-detached dwellings and 18 townhouses, which would be accessed from an extension of Rosswell Drive.

Courtice apartment building and townhouses proposed

At its December 9 meeting, **Clarington** Planning & Development Committee considered a [public meeting report](#) regarding official plan and zoning by-law amendment applications by **Alesandro, Rico Patrick, Luigi, Pasquale, Giolio** and **Marisa Sirizzotti** and **Adelina Pelosi** for 1420 & 1422 Nash Road. The applicant


proposes to develop a four-storey 51-unit apartment building on the site, as well as 22 three-storey townhouses, grouped into three blocks. A large portion of the site, which contains natural heritage features, would remain undeveloped.

Scugog considers official plan and zoning amendments for ADUs

At its December 9 meeting, **Scugog** Planning & Community Affairs Committee considered a [staff report](#) regarding proposed Township-

initiated official plan and zoning by-law amendments to update permissions for additional dwelling units (ADUs) in response to recent provincial legislation permitting up to three dwelling units per residential lot in Neighbourhoods. After receiving comments from the public and from other stakeholders, staff will bring forward a final recommendation report on the proposed amendments.

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**SE CORNER OF ANDERSON ST & COURTLAND AVE
WHITBY, ONTARIO**

CBRE's Land Services Group is offering for sale approximately 8 acres of land in the Brooklin neighbourhood of Whitby, which was recently redesignated as Community Area in Durham Region's Official Plan (approved on September 3, 2024). Located at the southeast corner of Anderson Street and Courtland Avenue, the site is ideally located near schools, parks, shopping centers, and Highway 407.

The new designation is intended to provide for housing, commercial uses, offices, institutional, community uses and public service facilities. The Town of Whitby is updating their Official Plan and Zoning By-law to align with the regional plan and municipal policies, which is expected to be adopted by Q2 2025. The owner has been preparing a rezoning and Site Plan Approval application to permit 141 townhouses and 171 condominium units in a 10 storey residential building. This offering represents a prime infill development opportunity for a purchaser to proceed with the application currently in progress or submit based on their own preferred design.

[CLICK TO VIEW BROCHURE](#)

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OFFERS DUE: TUESDAY, JANUARY 21ST, 2025 BY 2PM (EST)

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*Sales Representative **Broker

COMMITTEE AGENDAS

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HALTON

Oakville Housing Strategy and Action Plan recommended

At its December 9 meeting, **Oakville** Planning & Development Council considered a [staff report](#) recommending approval of a new Housing Strategy and Action Plan, as well as

endorsement of the Rental Housing Demolition or Conversion Protection Guidelines as a user guide to implement the Town's recently-adopted Rental Housing Protection By-law. A staff report regarding the Housing Strategy & Action Plan was previously brought to council for approval, but was referred back to staff with additional questions. The updated report responds to those questions.

Palermo Village temple expansion proposed

At its December 9 meeting, **Oakville** Planning & Development Council considered a [public meeting report](#) regarding applications by **Dhan Dhan Baba Budha Ji Gurdward Sahib** for 2403 & 2417 Khalsa Gate. The applicant seeks to expand the existing place of worship and associated parking lot. A 2,014-square-metre addition to the existing 521-square-metre building, and a total of 256 surface parking spaces are proposed, with 12 bicycle parking spaces.

Approval recommended for Burnhamthorpe-Neyagawa subdivision (1)

At its December 9 meeting, **Oakville** Planning & Development Council considered a [staff report](#) recommending approval of rezoning and draft plan of subdivision applications by **Sherborne Lodge Developments Ltd.** for 382 Burnhamthorpe Road West. The applicant proposes to develop the 24-hectare Burnhamthorpe Road West property with 513 dwelling units in a mix of single-detached, townhouse, and

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COMMITTEE AGENDAS

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apartment formats, in addition to providing blocks for a school, a stormwater management facility, a natural heritage system, servicing, a village square, a walkway, roads, and road widenings.

Approval recommended for Burnhamthorpe-Neyagawa subdivision (2)

At its December 9 meeting, **Oakville** Planning & Development Council considered a [staff report](#) recommending approval of applications by **Eno Investments Ltd. / Ankara Realty Ltd.** for official plan and zoning by-law amendments and draft plan of subdivision for 210 & 374 Burnhamthorpe Road West. The applicant proposes to develop 594 dwelling units in a mix of single-detached, townhouse, and apartment formats, in addition to providing blocks for an elementary school, a neighbourhood park, a walkway, a stormwater management facility, a natural heritage system, and for various roads and road widenings.



PEEL

Approval recommended for Mississauga IZ policy amendments

At its December 9 meeting, **Mississauga** Planning & Development Committee considered a [public meeting information report](#) recommending approval of City-initiated official plan and zoning by-law amendments pertaining to the application of Inclusionary Zoning (IZ). Mississauga's IZ regime came into effect on January 1, 2023. Staff are proposing that the 2024 IZ rates remain in effect until an updated assessment report is completed to determine appropriate rates moving forward. The proposed amendments would address various transition matters, changes to the **Region of Peel's** planning responsibilities, and legislative changes regarding parking in Protected Major Transit Station Areas.

Approval recommended for Clarkson MTSA Master Plan

At its December 9 meeting, **Mississauga** Planning & Development Committee

considered a [report](#) recommending that council endorse a Master Plan for the Clarkson GO Major Transit Station Area (MTSA), and that staff be directed to prepare Official Plan policies for the Clarkson GO MTSA addressing land use, transportation, community services, parkland, and urban design. Full build-out of the Clarkson Master Plan is projected to accommodate a total of around 15,200 people and 2,400 jobs, at a density of 215 people and jobs per hectare.

Review recommended for Mississauga Urban Design Program

At its December 9 meeting, **Mississauga** Planning & Development Committee considered a [staff report](#) recommending that an external urban design consultant be retained to undertake a comprehensive review to the City's Urban Design Program. The review would include all aspects of the program, including the Urban Design Guidelines and Reference Notes. Based on this review, the consultant would be asked to make recommendations to improve the existing program to ensure that it reflects best practices, considers the challenges associated with maintaining housing affordability, climate resilience and urban equity, and that the program is consistent with the urban design guidelines and practices of other GTHA municipalities.

Approval recommended for Port Credit development

At its December 9 meeting, **Mississauga** Planning & Development Committee considered a [public meeting report](#) recommending approval of official plan and zoning by-law amendment applications by **10 West GO GP Inc.** for 17 & 19 Ann Street, 84 & 90 High Street East, and 90 Park Street East. The applicant proposes to develop a 23-storey 363-unit residential condominium building containing ground floor uses. Also proposed for the site are a public park, and the retention of two historic buildings to accommodate residential and commercial uses.

Status update for new Mississauga Official Plan

At its December 9 meeting, **Mississauga** Planning & Development Committee considered a [public meeting report and status update](#) regarding the proposed Mississauga Official Plan 2051. A draft new Official Plan was presented to Planning & Development Committee in March 2024. Since this time, changes to the *Planning Act* and other provincial planning documents have taken effect, requiring revisions to the draft Official Plan. Public and stakeholder comments continue to be accepted by the City, and staff anticipate that a recommendation report will be brought forward in early 2025.

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COMMITTEE AGENDAS

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YORK

Approval recommended for Hwy 7-Markham Rd mid-rise development

At its December 10 meeting, **Markham Development Services Committee** considered a [final report](#) recommending

approval of official plan and zoning by-law amendment applications by **648321 Ontario Inc.** for 5871 Highway 7. The applicant proposes to develop a 13-storey mixed-use building containing 165 square metres of retail space and 137 residential units.

Refusal recommended for Rutherford-Hwy 400 development

At its December 10 meeting, **Vaughan Committee of the Whole** considered a [staff report](#) recommending refusal of official plan and zoning by-law amendment applications by **3300 Rutherford Developments Inc.** for 3300 Rutherford Road. The applicant proposes to develop several buildings ranging in height from six to 29 storeys, containing 2,009 residential units, 7,162 square metres of retail space, and accommodating 806 square metres of community space. The

refusal has been appealed by the applicant to the Ontario Land Tribunal.

Approval recommended for Woodbridge townhouses

At its December 10 meeting, **Vaughan Committee of the Whole** considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **Naiman Consulting** for 8307 & 8311 Islington Avenue and 4, 6, 10 & 12 Hartman Avenue. The applicant proposes to develop three blocks of four-storey stacked townhouses containing a total of 70 dwelling units. 🌿

PEOPLE

The **Town of Oakville** has appointed **Michael Mizzi** as its new commissioner of community development, effective January 20, 2025. Mizzi comes to Oakville with over 30 years of municipal leadership experience, most recently serving as **City of Toronto** director of community planning for the Etobicoke York district of the development review division. Mizzi succeeds

previous Town of Oakville community development commissioner **Neil Garbe**, who retired from the Town in May.

The **Municipality of Port Hope** has appointed **Desta McAdam** as its new director of development services, effective January 2, 2025. McAdam comes to the role with over 12 years of public sector experience complemented by a Master's degree

in urban planning and designation as a registered professional planner (RPP). Prior to her tenure with Port Hope, McAdam was serving as **City of Belleville** manager of strategic growth and sustainability for almost five years after eight years with the **Town of Cobourg** in a series of increasingly responsible positions as a planner. McAdam succeeds previous Port Hope director of development

services **Todd Davis**, who resigned in early October to accept the role of **Township of Douro-Dummer** chief administrative officer (CAO) in Peterborough County.

The **Province of Ontario** has appointed **Angela Clayton** as the interim president and chief executive officer (CEO) of **Infrastructure Ontario**, effective later this month. Clayton, who has served as

Infrastructure Ontario president of project delivery since 2021, will replace existing Infrastructure Ontario president and CEO **Michael Lindsay**, who is assuming the role of Metrolinx interim president and CEO on December 16 after **Phil Verster's** departure from the agency and until a permanent Metrolinx president and CEO can be found.

UPCOMING DATES

DECEMBER

- 18 Barrie Council, 7:00 p.m.
Durham Regional Council, 9:30 a.m.
Markham Council, 7:00 p.m.
- 19 Oakville Special Council, 9:30 a.m.
York Regional Council, 9:00 a.m.

JANUARY

- 6 Ajax Community Affairs & Planning Meeting, 1:00 p.m.
King Council Public Planning Meeting, 6:00 p.m.
Scugog General Purpose & Administration Committee, 1:30 p.m.
Whitby Public Meeting, 7:00 p.m.
- 7 Caledon General Committee, 2:30 p.m.
Durham Regional Planning & Economic Development Committee, 9:30 a.m.
- 8 Barrie General Committee, 7:00 p.m.
Mississauga General Committee, 9:30 a.m.
- 9 Peel Regional Council, 9:30 a.m.
- 13 Ajax General Government Committee, 1:00 p.m.
Brampton Planning & Development Committee, 7:00 p.m.
Brock Council, 10:00 a.m.
Burlington Committee of the Whole, 9:30 a.m.
Clarington General Government Committee, 9:30 a.m.
King Council, 6:00 p.m.

OAKVILLE APPROVES ALTERNATIVE HOUSING ACTION PLAN TO INCREASE AVAILABILITY, OPTIONS FOR HOUSING

PURSUING PLAN B



Lana Hall

After being rejected for funding through the **Government of Canada's** Housing Accelerator Fund (HAF) last year, the **Town of Oakville** is moving forward with its own housing plan to increase supply and address housing affordability locally.

At its meeting on December 9, the Town of Oakville's planning and development council approved a Housing Strategy and Action Plan (HSAP), which includes 70 different action items grouped under six objectives. Those objectives include increasing the local housing supply, improving housing options and affordability, streamlining development approvals, making housing construction feasible, increasing community capacity and engagement, and collaborating with other partners.

Under these objectives, actions in the HSAP include requesting the Town consider

a Community Planning Permit System (CPPS) for Midtown Oakville, one of the town's major growth centres. The CPPS would enable the Town to issue development permits in a one-application process, instead of the traditional process, which requires separate rezoning, site plan and minor variance applications.

The HSAP reiterates the role of the previously established **Sheridan College** housing task force, which will help create more residential uses, including the development of new student housing, on the college campus.

The HSAP also calls for the creation of a Housing Needs Assessment (HNA), which will identify gaps in Oakville's housing market and recommend potential strategies for addressing them. Focus group sessions for the HNA will begin in 2025. According to the HSAP, various tools will be considered to help fill the gaps identified in the HNA, including

inclusionary zoning within Protected Major Transit Station Areas (PMTSAs), a community improvement plan (CIP) to incentivize the development of affordable housing, and a more collaborative and streamlined application approvals system.

Much of the HSAP focuses on supporting a shift to higher-density housing in Oakville, especially in the town's nodes and along its corridors. According to the staff report, 64 per cent of Oakville's housing consists of low-rise housing forms, with single-detached houses making up most of that. Higher-density housing forms are the least represented, with apartment buildings higher than four storeys making up only 12 per cent of the town's housing mix. To meet **Halton Region's** housing targets for the town, 65 per cent of Oakville's new housing must be added in the form of townhomes or condominiums each year.

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Annual subscription rate is \$468 +HST (ON).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

NRU PUBLISHING INC

Novae Res Urbis Greater Toronto & Hamilton Area

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ISSN 1918-7548

PURSUING PLAN B

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But high-density growth in Oakville has often been a point of contention. In May, Town of Oakville council voted against a staff recommendation that would have seen the number of accessory dwellings permitted as-of-right on residential properties increased to four units, as well as a

recommendation to increase as-of-right height permissions for new housing near Oakville’s Sheridan College campus (at that same council meeting, a resolution was passed to form a Sheridan College housing task force—the same task force referenced in the new HSAP).

These staff recommendations

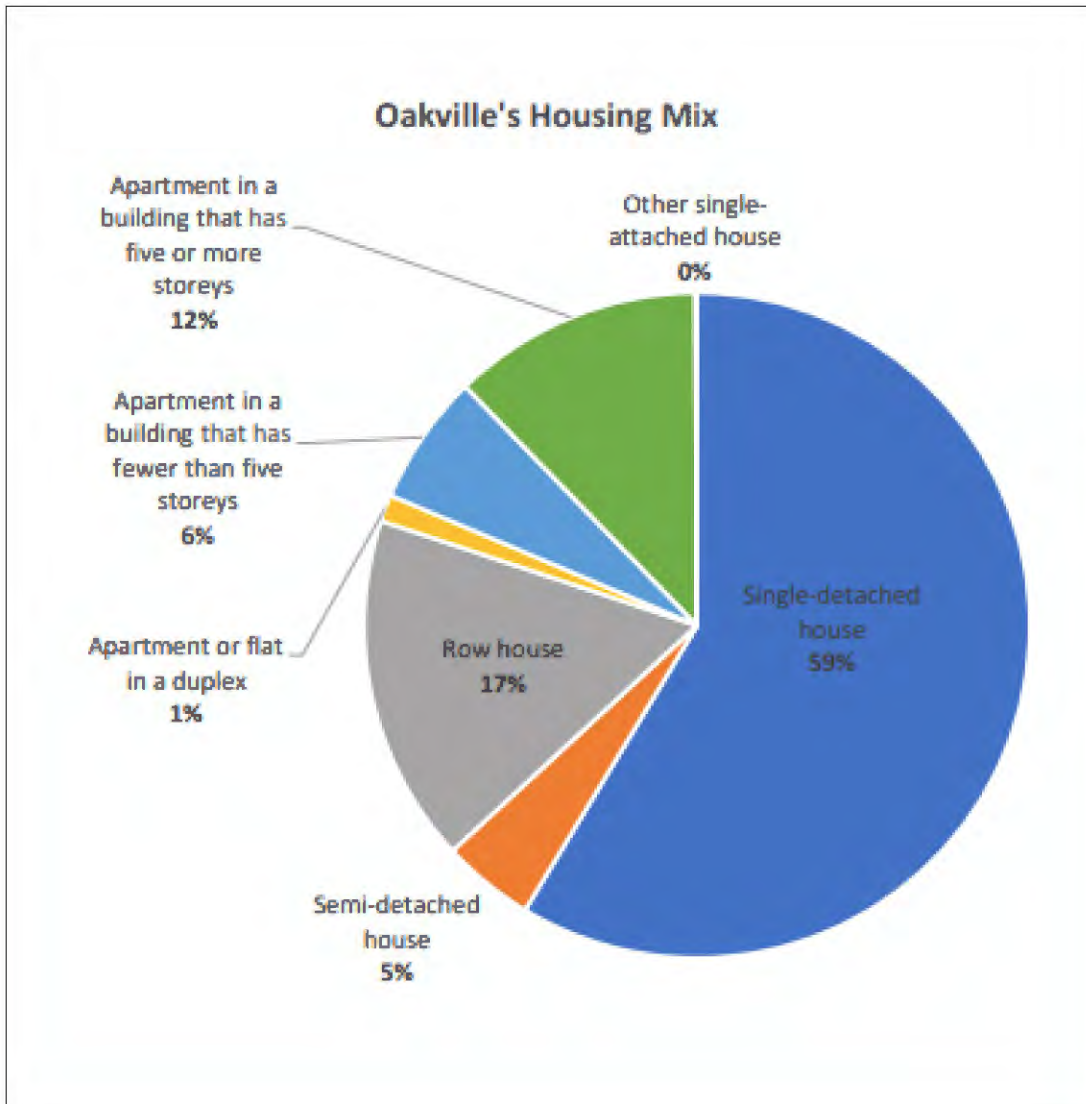
were made in response to the federal government’s refusal to grant the Town of Oakville funding through the Housing Accelerator Fund (HAF). At the time, Town of Oakville Mayor **Rob Burton** released a statement supporting council’s decision, arguing that there was no proof that increasing these permissions would make a meaningful difference in increasing the Town’s housing supply. In his statement, Burton claimed that Oakville’s existing official plan, which

was unanimously adopted in 2009, was already generating sufficient growth to meet the town’s housing targets. In the end, knowing that the federal government would not grant HAF funding for its proposal, the Town withdrew its application.

Town of Oakville ward 6 and regional councillor **Tom Adams** says the plan for housing growth will only work if new growth in Oakville is relegated to certain areas, such as the aforementioned nodes and corridors.

“It’s complicated,” he says of the HSAP. “We have a strategy in Oakville to direct growth to specific parts of Oakville and [the HSAP] is in alignment with that. We are focusing on major growth areas like Midtown ... but those areas are important because they have the capacity

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Pie chart showing the existing housing makeup in Oakville, with single-detached homes making up 59 per cent of housing forms. In its newly approved Housing Strategy and Action Plan (HSAP), the Town says 65 per cent of all new housing construction each year should be in the form of townhomes or condominiums to meet Halton Region’s housing targets for the town. The HSAP focuses on six objectives to improve Oakville’s housing landscape, including increasing housing supply, improving housing options and affordability, streamlining development approvals, making housing construction feasible, increasing community capacity and engagement, and collaborating with other partners.

SOURCE: TOWN OF OAKVILLE

PURSuing PLAN B

CONTINUED FROM PAGE 3

to take a lot of development, which if spread across the community [could be], disruptive or harder to service.”

Adams says Oakville council and communities will need to have “grown-up conversations,” about density, recognizing

that the town simply doesn’t have the land required to build enough single-detached homes to meet Regional and local housing targets. But if high-density housing isn’t directed to the town’s more “urban” areas, he notes, established communities risk seeing development applications that cause contention.

“... We will have applications that will succeed within our existing low-rise communities, and that is extremely disruptive to the community,” he says. “When you allow development to occur broadly across a community, it’s disruptive and creates animosity amongst the existing residents.”

But Town of Oakville housing secretary **Brad Sunderland** says that despite some previous opposition to increased density in residential neighbourhoods, the HSAP does include some action items advocating for “gentle density,” including on both residential and commercial sites. Currently, the Town allows for up to three dwelling units to be developed as-of-right on residential lots, as

per the province’s Bill 23: *More Homes Built Faster Act*.

“We will continue to work to improve exposure of the new permissions within the town and promote those,” he says.

And despite its decision to no longer participate in the federal government’s HAF program, the Town is still committed to addressing housing supply, affordability and delivery in Oakville, Sunderland tells *NRU*.

“These are great objectives regardless, that I think the Town needs to move forward with.”



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HARMONIZING IN DIFFERENT KEYS

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have some province-specific exceptions to what they adopt from the national code, but my understanding is that this is about 70 per cent harmonized with the 2020 national code.”

One of the highlights of how the *Ontario Building Code* will be harmonized with the national code is an update to Ontario’s two-unit residential provisions, which will harmonize with the National Building Code’s requirements for secondary suites, without imposing the national requirements around minimum suite sizes. Ontario will still have authority over suite sizes in order to support the Ontario government’s housing objectives.

“You now have national interests being reflected in provincial codes, so there have been some challenges to two-unit houses—or secondary

suites. We kind of had our own process for how to handle that under the old code. But under the new code, there is going to be some alignment with the national code, which takes away some flexibility on how we were able to deliver secondary suites. And that’s going to make it a bit more difficult,” **Residential Construction Council of Ontario** (RESCON) vice president of building standards and engineering **Paul De Berardis** told *NRU*.

“The biggest [challenge] is the ability to share a heating system. Previously, you could have two [residential] units sharing one heating source, like a furnace. Under the new provisions, that will not be allowed. So you need independent heating sources for each unit, so there’s obviously a cost premium there.”

Climate change

considerations have had a major hand in shaping the forthcoming changes to the *Ontario Building Code*, with the 2024 code putting a strong emphasis on energy efficiency, sustainability and safety.

Going forward, homes and buildings developed in Ontario will require better insulation in order to improve building performance, while new standards will mandate higher-performance windows in order to reduce heat loss. Heating system standards will also be raised in the new code, promoting the use of energy-efficient technologies such as heat pumps.

“I think the intent here is to be addressing safety—increases in safety and compliance. And I think that’s speaking a lot to climate change and what we’re anticipating. What were 100-year [interval] storms may now be 10-year storms. And the concerns are making sure the buildings we’re constructing now can withstand the storms or changes in climate that we’re seeing impact the building industry and our structures now,” McMillan partner **Kailey Sutton** told *NRU*.

“The difficulty in that is we’re having trouble predicting the weather week-to-week and year-to-year, so the industry is trying to come together in consultations to see what we can implement now and try to plan for the future.”

The 2024 Code also puts an enhanced focus on improving accessibility standards to

ensure that both public and private buildings are accessible to everyone. These changes include enhanced requirements for ramps, elevators and door widths to make buildings easier to access and navigate for individuals with mobility challenges.

Another change to the Code that is tied to sustainability is increased height permissions for mass timber buildings. While currently, mass timber buildings can be built to a maximum of 12 storeys in height, under the new Code, mass timber can be constructed to a maximum height of 18 storeys.

There are pros and cons to harmonizing provincial building codes with the National Building Code, but one of the challenges is that this could put builders into a perpetual cycle of trying to play catch-up as the National Code is slated for an update next year, which will beget yet another change to the *Ontario Building Code*.

“National Building Code models are going through an update as well. So, they’re being updated in 2025 and that consultation period is open right now, and Ontario, under the agreement, has agreed to align [with the national code] within 24 months. So we’re aligning with the 2020 code now, but we anticipate more changes to come shortly once the 2025 national code is in effect,” said Sutton.

CONTINUED PAGE 6



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HARMONIZING IN DIFFERENT KEYS

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One benefit of having a more harmonized set of national and provincial building codes across Canada is that it opens up better access to international suppliers [of construction materials], which increases competitiveness in the market and helps to reduce costs.

“If I can come in and get my product verified and approved as being compliant with the building code, I can sell in all markets. That is much easier than having to get confirmed as code-compliant on a case-by-case, province-by-province basis,” said Forristal.

“There are costs associated with these changes, and our country is huge; things like climate are not the same on the East Coast as they are in the Prairies or on the West Coast, so that is where there is a balancing of interests.”

De Berardis made similar comments around the impacts

of harmonizing the provincial code with the national code, noting that it is a positive to have the two codes aligned, but also pointing out that there is still a divide that exists.

“The challenge is that we have municipalities who are still pursuing their own localized requirements. So those stand in the way of this national harmonized perspective. You also still have provinces that have their own priorities that don’t fit with some of the national views,” De Berardis said.

“Toronto is looking to have more housing types, like three and four-unit houses. British Columbia is looking at single-exit stairs in smaller [mid-rise] buildings. These are things that provinces are still having to go out and do on their own because the national code isn’t always looking at some of the priorities that provinces may

want to do. Quebec has interest in engineered wood products—they were some of the first to do mass timber, and they pushed for that well before the national code did. So, it’s really hard to do true full harmonization when the needs of every province are still somewhat unique.”

The challenges wrought by harmonizing provincial codes with the national code is compounded further by the fact that a new National Building Code is set to be released in 2025 and the harmonization agreement would mean Ontario’s building code will have to be updated within 18 months after that.

“Generally, [historically], Ontario updated the Code every five to seven years. The way the harmonization agreement [with the federal government] is laid out, every time there’s an update to the national code, a provincial update will have to follow within 18 months of that,” said De Berardis.

“The early schedule is that the federal code is going to be released probably in Q1 or Q2 of 2025 so we could potentially

have a new Ontario code by 2026. It’s a pretty drastic timeline, considering we’re bringing in a new Ontario code on January 1, 2025. That model is creating some real challenges when you imagine the number of people involved in a code cycle update: from architects to engineers and designers. On the flip side, you have plans examiners, building inspectors, everyone involved in the regulation of building permitting. It’s a monumental path to bring everyone up to speed.”

The full 2024 Ontario Building Code can be found online on the Province of Ontario website [here](#). 🌱

— PEOPLE —

The **City of Mississauga** has appointed **Sam Rogers** as its new commissioner of transportation & works. Rogers had been serving in the role on an acting basis since June 2024, when previous Mississauga commissioner of transportation and works **Geoff Wright** was appointed Mississauga city manager and chief administrative officer (CAO). Rogers, who first joined the City of Mississauga in 2015 as manager of security services, served as director of infrastructure planning and engineering services prior to taking on the acting transportation & works commissioner role in June.

TOP-10 DEVELOPMENT LAW FIRMS



Peter Pantalone

NRU's much-anticipated annual ranking of the top GTHA planning and development law firms is back, with a familiar firm returning to the #1 spot and heated competition for the subsequent placements. Determining the top firms is no small feat, and involves extensive tracking and analysis of **Ontario Land Tribunal (OLT)** decisions over a 12-month time period. Given the long timelines associated with many planning appeals, the ranking considers not only final decisions and other substantive rulings issued over the past year, but also ongoing appeals that haven't yet reached a conclusion.

This past year saw more radical policy changes in the regulatory environment around land use in Ontario, including the Province's repeal of its contentious (and short-lived) mandatory application fee refunds, the imposition of new limits on third-party appeals, the removal of certain regional municipalities' planning responsibilities, and the replacement of the *Provincial Policy Statement* and the Growth Plan with a new *Provincial Planning Statement*, among others.

Planning litigation has always been a moving target,

but it has never been more so the case than in the present era. The perpetually changing regulatory framework necessitates nimble lawyering, and the OLT cases *NRU* reviewed this year are a testament to the talent and dedication of our top-ranked firms.

Major OLT decisions that informed this year's ranking include decisions—mostly resulting from settlements—on a series of major new Secondary Plans that will cumulatively accommodate tens of thousands of future residents and workers, including the Yonge-Steeles Corridor Secondary Plan in Vaughan, Halton Hills' Vision Georgetown Secondary Plan, and Milton's Trafalgar Secondary Plan, among others. These appeals were extremely complex, involving many stakeholders, often with divergent interests, and requiring wide-ranging subject matter expertise. The resolution of these appeals represents a major step forward in creating new compact and complete communities to support the GTHA region's growth.

At the same time, *NRU* reported on a wide range of site-specific land use appeals.

While the majority of these appeals are resolved as a result of settlement agreements among the parties, decisions from contested merit hearings are particularly interesting to review, given the in-depth analysis of competing viewpoints and precedent value for future appeals and applications. Alongside our reviews of the top firms, we have recounted the more-significant decisions profiled in *NRU* over the last year.

As always, we hope that our readers enjoy our law review feature, and wish you a safe and relaxing holiday season!

AIRD BERLIS

1 [2] *Aird & Berlis*

Solicitors: Meaghan Barrett, Maggie Bassani, Eileen Costello, Laura Dean, Jasmine Fraser, Ajay Gajaria, Tom Halinski, Patrick Harrington, Matthew Helfand, Leo Longo, Anna Lu, Naomi Mares, Jonathan Marun-Batista, John Mascarin, Melissa Muskat, David Neligan, Brendan O'Callaghan, John Pappas, Jane Pepino, Kristi Ross, Andrea Skinner, Alexander Suriano, Sidonia Tomasella, Peter Van Loan, Christopher

Williams and Steven Zakem.

Aird & Berlis takes the top spot in this year's GTHA law review, which it last held five years ago in *NRU*'s 2018/19 review. The firm was active in all areas of the GTHA, on behalf of a diverse range of public and private-sector clients, and across a wide spectrum of land use appeals. In terms of its caseload, and its track record of overwhelmingly successful outcomes, Aird & Berlis came out on top of the competition.

Based on a tally of the results of OLT decisions reviewed in *NRU*'s GTHA edition between August 2023 and July 2024, Aird & Berlis has emerged in the top spot with a relatively comfortable lead over the second-place firm.

Aird & Berlis achieved several notable victories over the course of the past year. Representing Millcroft Green Corporation, the firm successfully navigated a spicy 17-day contested hearing concerning their client's proposal to develop several parcels of vacant land from the re-configuration of the 18-hole Millcroft Golf Club with 90

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single-detached dwellings and a six-storey 130-unit apartment building. Despite opposition from the City of Burlington and from two residents' coalitions, the Tribunal allowed the appeal and greenlit the development.

In another win, Aird & Berlis represented a Woodbridge developer seeking to build a 21-storey tower along the slope of the Humber River Valley. The City of Vaughan opposed the applications on the basis that the site is located within a significant valleyland and woodland, and a flooding and erosion hazard, which it argued precludes its redevelopment. After a Phase 1 hearing to address the threshold issue of the site's developability, the Tribunal agreed with the developer that a permissible structure exists within the planning policy framework to argue that a development proposal does not impact these environmental features. The Tribunal ruled that the appeals be allowed to proceed to a hearing on the merits of the proposed development.

Other notable case outcomes include:

- Successfully obtaining approvals on behalf of a developer for 372

apartments and townhouses in Pickering despite opposition from the City;

- Securing a settlement on behalf of a developer for a multi-tower development in Markham that will result in nearly 3,000 new residential units near Warden Avenue and Highway 7 in Markham;
- Securing a settlement on behalf of a developer for three towers of 38, 42 and 48 storeys along Markham's Highway 7 rapid bus corridor; and
- Securing a settlement on behalf of a developer for a nine-storey, 545-unit development adjacent to Aurora GO Station.

Cases: Representing Ahmed Development Inc. (OLT-23-000075 – Van Loan); representing Bronte River LP (OLT-22-004487 –Harrington, Barrett) (S); representing King Township (OLT-22-004669 – Skinner) (S); representing New Horizon Development Group and Millcroft Greens Corporation (OLT-22-002219 – Harrington, Barrett); representing King Township (OLT-22-004723 – Halinski, Fraser) (S); representing Peel Region (OLT-21-001645 – Harrington) (S); representing New World Centre (Markham) Development Corporation

(OLT-22-004154 – Costello, Helfand) (S); representing 2601622 Ontario Inc. (OLT-21-001950 – Mares, Costello) (S); representing Brock Road Duffins Forest Inc. (OLT-23-000498 – Longo, Neligan) (W); representing Almega Asset Management (OLT-23-000393 – Helfand); representing Argo Kennedy Ltd. (OLT-23-000520 – Harrington, Suriano); representing Wilson St. Ancaster Inc. (OLT-22-003888 – Harrington, Helfand) (S); representing 1334281 Ontario Ltd. (OLT-23-000606 – Longo); representing Development Group (100 SAW) Inc. (OLT-22-004122 – Mares, Helfand) (S); representing Caledon Community Partners, the Macville Owners, and Argo Humber Owners (OLT-23-000303 – Harrington, Suriano); representing 9861 Yonge Developments Inc. (OLT-22-003600 – Neligan) (S); representing King Township (OLT-22-004321 – Halinski); representing Brock Road Duffins Forest Inc. (OLT-23-000740 – Longo); representing Argo TPF Brampton III Ltd. and Argo TPF Brampton IV Ltd. (OLT-22-003840 – Harrington); representing 1407 Lakeshore Development Inc. (OLT-22-003844 – Longo); representing Southcote Hills Inc. (OLT-23-000673 – Harrington); representing King Township (OLT-23-000213 – Skinner, Halinski, Fraser) (W); representing Sunfield Homes Ltd. (OLT-23-000720 – Fraser, Tomasella); representing 5031718 Ontario

Inc. (OLT-23-000739 – Longo) (X); representing 499 Mohawk Inc. (OLT-23-000795 – Harrington, Helfand); representing the Town of Milton (OLT-22-004717 – Harrington, Neligan, Costello) (S); representing Bara Group (Whitby) Inc. (OLT-21-001810 – Skinner, Helfand) (W); representing King Township (OLT-23-000619 – Halinski) (S); representing ONE Properties LP (OLT-21-001567 – Harrington, Barrett); representing Development Group (100 SAW) Inc. (OLT-21-001787 – Halinski, Tomasella) (S); representing Georgetown Country Properties Ltd. (OLT-22-001949 – Harrington) (S); representing the Town of Milton (OLT-22-003226 – Skinner) (S); representing Lifetime Panda Mrkm Inc. (OLT-23-000656 – Tomasella, Mares) (S); representing 819655 Ontario Ltd. and Palermo Village Corporation (OLT-23-000290 – Harrington, Skinner, Suriano); representing the Town of Grimsby (OLT-22-003541 – Halinski) (S); representing Binbrook Heritage Developments (OLT-23-000802 – Harrington) (S); representing Mac Mor of Canada Ltd. (OLT-22-002855 – Bassani) (S); representing Frontdoor Developments (Palmerston) Inc. and Frontdoor Developments (Garrard) Inc. (OLT-23-000616 – Skinner, Helfand); representing 7818 Dufferin Inc. (OLT-22-004197 – Harrington,

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Pappas) (S); representing Caledon Residences Inc. (OLT-23-001195 – Pappas, Helfand, Dean); representing Wilson St. Ancaster Inc. (OLT-23-001076 – Harrington, Helfand) (X); representing Franden Holdings (OLT-22-004391 – Helfand, Longo) (X); representing AVM Developments Inc. (OLT-23-001186 – Harrington, Fraser); representing Yousif Al-Ali (OLT-23-001297 – Neligan, Longo); representing 47-1 Country Properties Ltd. and Castlemore Country Properties Ltd. (OLT-23-001094 – Harrington, Helfand); representing Bara Group (Whitby) Inc. (OLT-24-000115 – Helfand, Skinner); representing 2808406 Ontario Inc. et al (Fourteen Estates Ltd.) (OLT-22-003318 – Suriano, Mares) (X); representing Development Group (100 SAW) Inc. (OLT-22-004498 – Mares, Halinski, Tomasella); representing Candeco Realty Ltd. and Mac Mor of Canada Ltd. (OLT-23-000609 – Longo, Bassani); representing Mayfield West Phase 1-2 Landowners Group (OLT-23-001288 – Harrington); representing Millcroft Greens Corporation (OLT-22-004149 – Harrington, Suriano) (W); representing First Gulf Halton Steeles Ltd. and Sun Life Assurance Company of Canada (OLT-24-

000369 – Bassani); representing Orlando Corporation (OLT-24-000173 – O’Callaghan, Neligan); representing 336 Kings Ridge Inc. (OLT-22-002861 – Harrington, Dean) (S); representing Lifetime Panda Mrkm Inc. (OLT-23-000657 – Tomasella); representing Avenue 7 Developments Ltd. (OLT-24-000031 – Costello); and representing 7553 Islington Holding Inc. (OLT-22-002608 – Harrington, Helfand) (W).

WeirFoulds LLP

2 [1] WeirFoulds

Solicitors: Kelin Algayer, Denise Baker, John Buhlman, Katherine Chan, Jeff Cowan, Chantal deSereville, Bruce Engell, Sean Foran, Dena Givari, Micah Goldstein, Narmada Gunawardana, Raj Kehar, Gregory Richards, Sylvain Rouleau, Abbey Sinclair and Christopher Tzekas.

WeirFoulds lands the number two spot in this year’s ranking after an exceptional year that saw the firm achieve a range of notable victories for its public- and private-sector clients. Although WeirFoulds represents clients all across the GTHA, the firm continues to maintain a particular strength

representing developers in Halton-area municipalities.

This year, WeirFoulds represented Branthaven Development Corporation in securing a settlement approval for an eight-tower development in Burlington on Oval Court, adjacent to Appleby GO station. The approved proposal will bring 1,996 new residential units and 12,500 square metres of office, retail, and daycare space to this transit-oriented site.

Other notable WeirFoulds settlement approvals on behalf of Burlington developers include approvals for a 33-storey tower at 789-795 Brant Street, for an 11-storey residential building at 417 Martha Street, and for three nine-to-11 storey mid-rises at 1010 Downsview Drive and 355 Plains Road East.

Representing the Town of Aurora, WeirFoulds helped to facilitate settlement approvals for a handful of high-density developments in key intensification areas such as the Aurora Promenade. WeirFoulds also represented the City of Vaughan in settling a number of complex appeals of the Yonge-Steeles Corridor Secondary Plan, as well as related site-specific rezoning appeals that will bring a forest of new towers up to 65 storeys in height to the Yonge-Steeles intersection.

Cases: Representing 1426769 Ontario Ltd. (OLT-23-000221 – Goldstein, Baker); representing the City of Vaughan (OLT-22-

002276 – Engell); representing Bara Goup (River Oak) Inc. (OLT-23-000166 – Baker) (S); representing multiple appellants (OLT-22-002219 – Baker, deSereville); representing Losani Homes (1998) Ltd. (OLT-22-003154 – Kehar); representing the Town of Aurora (OLT-22-001975 – deSereville) (S); representing the City of Mississauga (OLT-22-004386 – Kehar); representing Oshawa Sand & Gravel Supply (OLT-22-002685 – Tzekas, Sinclair); representing the Town of Aurora (OLT-21-001950 – deSereville, Baker) (S); representing the Town of Caledon (OLT-23-000520 – Kehar, Rouleau); representing the City of Brampton (OLT-23-000040 – Engell); representing David and Leesa Civiero (OLT-23-000299 – Baker) (S); representing the City of Vaughan (OLT-22-004122 – Engell) (S); representing the Town of Caledon (OLT-23-000667 – Kehar); representing Camarro Developments Inc. (OLT-23-000415 – Baker, deSereville); representing Caledon HL Developments Inc. (OLT-23-000693 – Baker, Goldstein); representing the Town of Ajax (OLT-23-000047 – Engell); representing Addison Automotive and Prombank Investment (OLT-21-001859 – Rouleau) (S); representing Pickering Islamic Centre (OLT-23-000740 – Kehar, deSereville); representing Nigel Morgan (OLT-23-000294 – Baker) (S); representing the City of Brampton (OLT-22-

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003840 – Engell); representing the Town of Aurora (OLT-22-002950 – Baker, deSereville) (S); representing Landform Development Group Inc. (OLT-21-001352 – Baker) (S); representing the City of Mississauga (OLT-22-004078 – Kehar) (S); representing the Town of Caledon (OLT-23-000524 – Kehar, deSereville); representing Claybar Road Holdings Inc. (OLT-22-004092 – Baker) (W); representing Brant Haven Development Corporation (OLT-22-003893 – Baker) (S); representing Infinity Development Group (OLT-22-003813 – Baker, deSereville); representing Milton P4 Trafalgar Landowners Group (OLT-22-004717 – Baker) (S); representing the City of Mississauga (OLT-22-004584 – Kehar, Algayer); representing the City of Mississauga (OLT-22-004366 – Kehar); representing 335 Plains Holdings Inc. o/a Coletara Development (OLT-22-004807 – Kehar, Baker) (S); representing Shaver Road MD Holdings Inc. (OLT-23-000737 – Baker, Sinclair) (S); representing Northcape Investments Inc. (OLT-23-000758 – Rouleau, Kehar); representing the City of Vaughan (OLT-21-001787 – Engell) (S); representing

Master Built Homes Inc. (OLT-22-001949 – Baker, Rouleau) (S); representing the City of Vaughan (OLT-23-000924 – Kehar); representing FGL Kerns Inc. (OLT-22-004680 – Baker) (S); representing the City of Vaughan (OLT-21-001436 – Engell) (S); representing the City of Brampton (OLT-23-001093 – Engell); representing Losani Homes (1998) Ltd. (OLT-23-001146 – Baker); representing York Region (OLT-22-002374 – Tzekas); representing the Town of Caledon (OLT-23-001195 – Kehar); representing the City of Vaughan (OLT-24-000108 – Engell); representing the City of Vaughan (OLT-23-001271 – Kehar); representing Graywood Bronte Village LP (OLT-22-004272 – Baker) (S); representing the City of Vaughan (OLT-23-000891 – Kehar); representing Durham Region (OLT-23-000888 – Baker, deSereville); representing Camarro Group (OLT-22-004848 – Baker) (X); representing Camarro Development Inc. (OLT-23-000116 – Baker, deSereville) (S); representing the City of Vaughan (OLT-22-004498 – Engell) (S); representing David Modasi (OLT-24-000137 – Givari, Goldstein); representing the City of Mississauga (OLT-24-

000064 – deSereville, Kehar); representing Hamilton Queen & Market Inc. (OLT-24-000127 – Kehar, Baker); representing Millcroft Coalition Against Bad Development (OLT-22-004149 – deSereville) (X); representing the City of Brampton (OLT-24-000387 – Engell); representing the Town of Caledon (OLT-22-002861 – Kehar, deSereville) (S); representing 2247322 Ontario Inc. (OLT-23-000069 – Engell) (W); representing the City of Vaughan (OLT-22-002608 – Kehar) (X); and representing City Centre Capital Ltd. (OLT-23-000599 – Engell, deSereville).

Goodmans™

3 [4] Goodmans

Solicitors: Ian Andres, Anne Benedetti, David Bronskill, Tom Friedland, Rodney Gill, Joseph Hoffman, Roslyn Houser, Robert Howe, Christin Hunt, [Caroline Jordan], [Matthew Lakatos-Hayward], Max Laskin and Allan Liebel.

Goodmans rises up into third place reflecting an increase in its GTHA-wide OLT activity over this year's case reporting window. In a particularly precedent-setting decision, Goodmans represented a group of landowners opposing the City of Mississauga's proposed Official Plan affordable housing policies for mall-based community nodes. After a contested hearing, the disputed OP policies were struck down by the Tribunal on the basis

that the City had exceeded its jurisdiction under the *Planning Act* in seeking to impose the policies.

Representing Rotary Club of Brampton in a contested hearing, Goodmans scored a win to permit 10 and 12-storey apartment buildings in Brampton's Springbrook neighbourhood. In another Brampton-area contested hearing, Goodmans represented the owner of a property accommodating a religious temple who sought a lot line adjustment to enable future development on an underutilized part of the site. Despite opposition from the religious organization tenanting the temple, the Tribunal granted the consent sought by the owner.

Other notable victories include securing a settlement approval on behalf of a developer for three towers of 29, 31 and 36 storeys at the Eglinton-Hurontario intersection in Mississauga; securing a settlement approval on behalf of a developer for two towers of 40 and 44 storeys in Markham's burgeoning Yonge-Steeles node; and settling on behalf of LCBO in respect of its appeal of a neighbouring tall building development in downtown Brampton, wherein LCBO successfully secured changes to the neighbouring site's proposal to protect the future development potential of its own lands.

Cases: Representing

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Promenade Limited Partnership (OLT-22-002276 – Hoffman); representing Dundas Landowners' Association (OLT-23-000075 – Laskin); representing multiple appellants (OLT-22-002219 – Houser, Lakatos-Hayward, Laskin, Bronskill); representing 4Q Commercial WP Inc. (OLT-23-000281 – Bronskill, Gill, Lakatos-Hayward); representing Cacoeli Terra Vaughan Ltd. (OLT-23-000284 – Laskin) (S); representing 33 HC TAS LP, 33HC Corp., 3168HS LP and 3168HS Corp. (OLT-23-000484 – Bronskill, Gill); representing Downing Street (1015 King Street) Inc. (OLT-22-004771 – Bronskill, Gill) (S); representing Rotary Club of Brampton Glen Community Centre (OLT-23-000295 – Bronskill, Gill, Lakatos-Hayward) (W); representing Promenade Limited Partnership (OLT-22-002104 – Hoffman, Laskin) (S); representing Mississauga I GP Inc., Mississauga II GP Inc. and Mississauga III GP Inc. (OLT-22-004386 – Bronskill, Gill); representing Calloway REIT (Mississauga) Inc., First Capital (Meadowvale) Corporation and 4005 Hickory Drive Ltd. (OLT-22-002285 – Laskin, Bronskill) (W); representing Atria Developments (OLT-21-001950 – Laskin); representing

Zest Communities Inc. (OLT-22-002312 – Bronskill, Gill); representing Sundial Homes (4th Line) Ltd. (OLT-21-001822 – Howe) (S); representing Fengate LiUNA Gardens Holdings LP (OLT-22-003989 – Bronskill) (X); representing Old Orchard Kingston Road GP and PTC Ownership LP (OLT-23-000606 – Laskin, Bronskill); representing Airfield Developments Inc. and Airfield II Developments Inc. (OLT-23-000667 – Bronskill, Gill); representing Park 52 Apartments Ltd. (OLT-21-002260 – Bronskill, Lakatos-Hayward); representing Acorn Bolton Inc. (OLT-23-000303 – Andres); representing Zonix Group Inc. (OLT-22-003176 – Bronskill, Gill) (S); representing Metroview Developments (Garden) Inc. (OLT-22-002152 – Andres) (S); representing Metroview Developments (Harding) Inc. (OLT-22-003600 – Andres) (S); representing MGR Group Inc. (OLT-21-001859 – Bronskill) (S); representing Cachet MDRE (Mount Hope) Inc. (OLT-22-004589 – Gill) (S); representing Four X Development Inc., Pencil Top Development Inc., Mustque Development Inc. and Bramwest Development Corporation (OLT-22-003840 – Andres, Howe); representing

128 Lakeshore Road East LP (OLT-22-004078 – Bronskill) (S); representing Curated North Inc. (OLT-23-000720 – Bronskill); representing 30 Eglinton Avenue West Ltd. (OLT-22-004548 – Andres) (S); representing Ahmed Bilal (OLT-23-000678 – Bronskill); representing Sradhananda Mishra (OLT-23-000636 – Bronskill) (W); representing 70 Park Street East Inc. (OLT-23-000684 – Gill); representing Remington Trafalgar Inc. (OLT-22-004717 – Bronskill) (S); representing Lightpoint (170 Lakeshore Road East Port Credit) Inc. (OLT-22-004584 – Bronskill); representing BILD and Oxford Properties Group (OLT-22-004366 – Howe, Laskin); representing Acorn NE Stouffville Inc. (OLT-23-000758 – Andres); representing Cardea Bayview Valley Developments Ltd. (OLT-23-000979 – Laskin, Bronskill); representing Concen Development Ltd. (OLT-23-000924 – Gill); representing DiCenzo Construction Company Ltd. (OLT-23-000992 – Bronskill, Jordan); representing Delta Joint Ventures Inc. (OLT-23-000877 – Gill, Bronskill); representing BRL Realty Inc. and TerraBonna 7115 Yonge Ltd. (OLT-23-000793 – Andres, Laskin); representing Enirox Dundas 3015 Inc. (OLT-23-000290 – Bronskill, Andres); representing 7080 Yonge Ltd. (OLT-21-001436 – Bronskill) (S); representing 4Q Commercial WP Inc. (OLT-22-003759 – Lakatos-

Hayward) (S); representing Markham Suites Hotel Ltd. (OLT-24-000009 – Bronskill, Hoffman); representing Liquor Control Board of Ontario (OLT-22-004628 – Laskin) (S); representing Cal-Markell Developments Inc. (OLT-23-001186 – Bronskill); representing Diamond Developments and Mario and Maria Polla (OLT-23-001297 – Laskin, Houser); representing PTC Ownership LP (OLT-24-000150 – Hoffman) (W); representing BILD and Durham Region Home Builders' Association (OLT-23-000888 – Howe, Gill); representing Amdev Brampton GP Inc. and Centennial Mall Brampton Ltd. (OLT-23-000609 – Bronskill); and representing the Town of Oakville (OLT-23-000599 – Howe).



4 [3] Davies Howe LLP

Solicitors: John Alati, Lauren Cao, Michael Cook, Mark Flowers, Kyle Gossen, [Narmada Gunawardana], Ava Kanner, Nikolas Koschany, Samantha Lampert, Alex Lusty, [Andy Margaritis], Meaghan McDermid, Robert Miller, Grace O'Brien, Susan Rosenthal, [Hannah Ruby], Andrew Valela and Liam Valgardson.

Fourth place in this year's GTHA ranking goes to Davies Howe, a talented boutique law firm that regularly takes

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on the most challenging and high-stakes land use planning appeals. Representing Clubhouse Developments, the firm helped bring an end to a multi-year saga around the proposed redevelopment of the former Board of Trade Golf Course lands in Vaughan, culminating in a settlement with an appellant neighbourhood group that permits the development of up to 662 residential units and the public conveyance of 72 hectares of open space lands.

In another significant decision, Davies Howe secured a motion win forcing the Town of Ajax to accept, as a complete application, its client's site plan control submission for 727 Shoal Point Road, which the Town had refused to process on the basis that the applicant had not complied with its recent mandatory pre-consultation policies.

Demonstrating the firm's versatility, Davies Howe secured a \$478,000 development charge refund for a Georgina-area developer by successfully arguing that York Region had over-levied development charges on their client's project. The firm obtained another notable settlement approval on behalf of developer Edenshaw for its proposal for two towers of 40

and 42 storeys adjacent to Port Credit GO station.

Cases: Representing Kaneff Properties (OLT-23-000261 – Flowers) (S); representing Crystal Homes (OLT-22-002219 – Lusty); representing Gates of Bayview Inc. (OLT-22-004469 – Flowers) (S); representing Clubhouse Developments Inc. (OLT-22-002905 – Flowers, Gossen) (S); representing 2593033 Ontario Ltd. c/o Weston Garden Centre (OLT-22-004723 – Lusty); representing Shimvest Investments Ltd. (OLT-22-001975 – McDermid) (S); representing Sher Markham Inc. (OLT-23-000314 – Lusty, Gunawardana, Ruby) (W); representing BILD (OLT-21-001645 – Rosenthal, Lusty) (S); representing multiple appellants (OLT-22-002104 – Miller, Lusty, O'Brien, Alati, Margaritis, McDermid, Flowers, Lampert) (S); representing Essence Holdings Inc. (OLT-23-000363 – Alati, O'Brien, Gunawardana) (S); representing Kindwin (Brock) Development Corporation (OLT-23-000498 – Lusty, Ruby) (S); representing Dorsay Development Corporation (OLT-22-004824 – Rosenthal, McDermid); representing Edenshaw Queen Developments Ltd.

(OLT-22-004843 – Flowers, O'Brien); representing Auto Complex Ltd. (OLT-22-004122 – Rosenthal, Gossen) (S); representing 6086 Mayfield Inc., 2652876 Ontario Ltd., 6230 Mayfield Inc. and Airport 12151 Inc. (OLT-23-000667 – McDermid); representing Edenshaw Elizabeth Development Ltd. (OLT-21-002260 – Flowers, O'Brien) (X); representing Greycan 12 Properties Inc. (OLT-23-000373 – Lusty, Gunawardana) (W); representing 2593033 Ontario Ltd. (OLT-22-004321 – Lusty); representing Kindwin (Brock) Development Corporation (OLT-23-000740 – Lusty, Ruby); representing Brampton Areas 52, 53 Landowners Group (OLT-22-003840 – Flowers); representing Edenshaw SSR Developments Ltd. (OLT-23-000390 – Flowers, O'Brien); representing Ganni Properties Inc. (OLT-23-000524 – Alati, Gunawardana); representing Hammerford Development Ballantrae Inc. (OLT-22-003616 – Margaritis); representing Shree Jagannath Temple Canada (OLT-23-000636 – McDermid, Ruby) (X); representing 1494096 Ontario Inc. (OLT-23-000324 – O'Brien); representing Matthew Peric (OLT-23-000619 – Lusty) (S); representing 2434981 Ontario Inc. (OLT-23-000758 – Margaritis, Gunawardana); representing Angelo DeGasperis et al (OLT-23-000979 – McDermid); representing Auto Complex Ltd. (OLT-21-001787 –

Rosenthal, Gossen) (S); representing Shelton Properties Ltd. and Coryville Construction Ltd. (OLT-22-001949 – Margaritis, Alati) (S); representing Milton Meadows Properties Inc., 1321387 Ontario Inc. and Valley Grove Estates Inc. (OLT-22-003226 – McDermid) (S); representing Shoal Bayly Ontario Inc. (OLT-23-001023 – Cook, Ruby, Alati) (W); representing Auto Complex Ltd. (OLT-21-001436 – Gossen) (S); representing Darzi Holdings Inc. (OLT-23-001093 – McDermid); representing The Manors of Belfountain Corp. (OLT-22-002819 – Flowers); representing 1685078 Ontario Inc. (OLT-23-001195 – Alati, Cook); representing Bridgebrook Corporation (OLT-22-002958 – Flowers, O'Brien) (S); representing Tony and Dom's Ltd. (OLT-22-004391 – O'Brien, McDermid) (X); representing Kaneff Properties Ltd. and Crystal Homes (Wildflower) Corporation (OLT-23-001186 – Flowers, Gunawardana); representing Middleburg Developments Inc. (OLT-23-001072 – Lusty, Gunawardana); representing Maurizio Rogato (OLT-23-001094 – Cook, McDermid); representing 1299148 Ontario Inc. (OLT-24-000057 – McDermid) (W); representing Centre Street Properties Inc. (OLT-23-001271 – Flowers, Lampert); representing 5012526 Ontario Inc. (OLT-23-000891 – Flowers, Cook); representing

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Shoal Bayly Ontario Inc. and Bowmanville North (Soper Springs) Landowners Group Inc. (OLT-23-000888 – Lusty, Cook, Alati, Flowers); representing Auto Complex Ltd. (OLT-22-004498 – Gossen, Rosenthal); representing 16 Lisa Street Ltd. (OLT-23-000609 – Alati); representing Oakville Argus Cross LP (OLT-23-000599 – Flowers, Cook); representing 2090396 Ontario Ltd. (OLT-23-000726 – Flowers); and representing Kaneff Properties Ltd. (OLT-23-000836 – Flowers, Gunawardana).



5 [6] Kagan Shastry DeMelo Winer Park

Solicitors: Paul DeMelo, Adrian Frank, Ira Kagan, Sarah Kagan, Jason Park, Douglas Pateman, Olivia Rasekhi and Kristie Stitt.

Kagan Shastry DeMelo Winer Park (KSDWP) advances one place rising to fifth in this year's GTHA ranking. Among its notable successes this year, the firm represented the Municipality of Clarington in an appeal of its recent Provincial conformity Official Plan Amendment (OPA 107) pertaining to Environmental

Protection Area and Natural Heritage System mapping for lands northeast of Highway 401 and Newtonville Road. The appellant disputed the Municipality's mapping and after a complex hearing involving extensive natural heritage evidence, the Tribunal ruled in favour of the Municipality and upheld its mapping for the lands.

In another contested hearing, KSDWP represented developer appellants proposing a nine-storey retirement home in Richmond Hill, which was supported by planning staff but opposed by city council. The Tribunal ruled in favour of the developer, finding the proposal to represent good planning.

Other notable outcomes for the firm include obtaining a settlement approval on behalf of a Mississauga developer for three towers of 16, 18 and 25 storeys that will accommodate 935 units of transit-oriented housing along the forthcoming Dundas bus rapid transit corridor, and obtaining a settlement approval on behalf of Latch Developments for two 20-storey towers that will set a new high watermark for development in North Burlington.

Cases: Representing Calgas Investments Ltd. (OLT-

21-001712 – DeMelo); representing the Town of Oakville (OLT-23-000166 – DeMelo); representing Block 41 Landowners Group (OLT-22-002104 – Kagan, Kagan); representing RGF (Mississauga) Developments (OLT-22-004373 – DeMelo) (S); representing 2691823 Ontario Inc. (OLT-22-004156 – Kagan, Kagan) (S); representing Yonge Steeles Landowners Group Inc. (OLT-22-004122 – Kagan, Kagan, Park, Stitt) (S); representing Leslie Elgin Developments Inc. (OLT-22-004102 – Kagan, Kagan) (S); representing First Baymac Developments Ltd. (OLT-22-004270 – Park, Rasekhi) (W); representing DRC (Markham) Inc. (OLT-23-000427 – DeMelo, Stitt); representing 488-500 Upper Wellington Dominee Inc. (OLT-23-000811 – Park, Kagan); representing Fouro Towers Builders Ltd. and Sasson Construction Inc. (OLT-23-000747 – Kagan, Kagan, DeMelo) (S); representing the Town of Milton and Halton Region (OLT-23-000269 – DeMelo) (W); representing GWL Realty Advisors Inc. (OLT-22-004366 – Frank, Park); representing The Elia Corporation (OLT-22-004828 – Kagan, Kagan, Pateman) (S); representing Yonge Steeles Landowners Group Inc. (OLT-21-001787 – Kagan, Kagan, Park) (S); representing Augend 189 Dundas West Village Properties Ltd. (OLT-22-

representing 1989 Appleby Latch Ltd. (OLT-23-000070 – Park) (S); representing Nash Developments Ltd. (OLT-22-004868 – Frank) (S); representing Yonge Steeles Landowners Group Inc. (OLT-21-001436 – Kagan) (S); representing Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. (OLT-22-003541 – Kagan, Kagan) (S); representing 1107656 Ontario Inc. (Times Group) (OLT-22-003831 – Kagan, Kagan) (S); representing Greenwin Corp. and Sweeny Holdings Ltd. (OLT-22-004628 – Park) (S); representing Springbrook Community Management Inc. (OLT-23-001186 – Pateman, DeMelo); representing Kirby 27 Development Ltd. and Copper Kirby Development Ltd. (OLT-24-000108 – Kagan, Kagan); representing Brundale Fine Homes Ltd. (OLT-23-001036 – DeMelo) (W); representing Canuck Properties Ltd. (OLT-23-000891 – Pateman, Kagan); representing Fieldgate Developments and Umiak Investments Ltd. (OLT-23-000888 – DeMelo); representing the Municipality of Clarington (OLT-23-003318 – DeMelo) (W); representing 7085 Goreway Properties (OLT-23-001155 – Kagan, Kagan) (W); representing Yonge Steeles Landowners Group Inc. (OLT-22-004498 – Kagan, Kagan, Park); representing Starbank Developments 285 Corp. (OLT-23-000609 – Kagan); representing Collecdev (8868

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Yonge) GP Inc. (OLT-23-001120 – Park); representing McCowan Elgin Developments Inc. (OLT-24-000239 – Kagan, Pateman); representing QF Development Group (BT) Inc. (OLT-24-000220 – DeMelo); representing Reza Mortazi and Maryam Naji (OLT-24-000474 – DeMelo); representing Format Lakeshore Inc. (OLT-24-000191 – Kagan, Pateman); and representing 10725 Kennedy Developments Ltd. (OLT-24-000314 – Kagan, Pateman).



6 [7] Loopstra Nixon

Solicitors: Quinto Annibale, Steven Ferri, Mark Joblin, Ashley Metallo, Jenna Morley, Mandy Ng, Aaron Platt, Austin Ray, Brendan Ruddick, [R. Arti Sanichara], Daniel Steinberg, Katryna Vergis-Mayo, Alexandra Whyte and Bianca Zuzu.

It was another busy year for Loopstra Nixon, which advances one spot in this year's ranking, rising up to sixth place. The firm was involved in a range of notable cases over the past year. In Vaughan, Loopstra Nixon represented Zancor Homes whose seven-tower, 3,100-unit development approval was appealed by

United Parcel Service Canada due to land use compatibility concerns relating to its nearby distribution facility. Through Tribunal-assisted mediation, the parties reached a settlement that includes agreement to designate Zancor's site as a Class-IV noise area, to ensure it can co-exist compatibly with UPS' operations.

Loopstra Nixon successfully represented the City of Pickering in a contested hearing involving appeals to Pickering's official plan and zoning by-law amendments to regulate infill development within Established Neighbourhood Precincts, resulting in a dismissal of the appeals. In Halton Hills, the firm represented Southwest Georgetown Landowners' Group in the settlement of the Vision Georgetown Secondary Plan, which establishes a framework for the development of a 412-hectare area with up to 9,300 dwelling units and 2,400 jobs.

Other notable settlements achieved by Loopstra Nixon include approvals for a Caledon industrial warehouse and distribution building on Heart Lake Road, as well as the successful resolution of Mizrahi Constantine's appeal of Vaughan's Yonge-Steeles Corridor Secondary Plan and

application for a site-specific rezoning to permit a multi-tower development.

Cases: Representing the City of Mississauga (OLT-23-000075 – Annibale, Joblin, Ruddick); representing United Burlington Retail Portfolio (OLT-22-002219 – Platt, Ng); representing Deborah and David Soloman Weiss, Bill and William Bowles Harris, Robert Sheinberg B & D Love Inc., 1186675 Ontario Ltd., Heste Corporation, Lloydtown Farms Ltd. and 611428 Ontario Ltd. (OLT-22-004723 – Ferri, Ng) (S); representing the Township of Uxbridge (OLT-23-000256 – Ruddick) (W); representing the City of Pickering (OLT-22-004614 – Whyte) (X); representing CRH Canada, Maple Industrial Landowners Group, Blair Building Materials, A.G.A. Holdings, Kirbywest MCN (Pine Valley) Inc., West Rutherford Properties Ltd. and Coco Paving Inc. (OLT-22-002104 – Ferri, Ng, Whyte, Sanichara); representing the City of Pickering (OLT-21-001593 – Joblin, Whyte) (W); representing the City of Mississauga (OLT-22-004373 – Whyte) (S); representing the City of Pickering (OLT-23-000606 – Annibale, Joblin); representing Mizrahi Constantine (180 SAW) Inc. (OLT-22-004122 – Ruddick, Whyte, Annibale) (S); representing the City of Mississauga (OLT-23-000406 – Joblin, Annibale); representing the Township of Scugog

(OLT-23-000551 – Whyte, Joblin) (S); representing the Municipality of Clarington (OLT-23-000308 – Joblin); representing the City of Pickering (OLT-23-000740 – Annibale, Joblin, Sanichara); representing MCN (Mayfield) Inc., MCN (Heritage) Inc. and MCN Financial Group (OLT-22-003840 – Ferri, Whyte); representing Angelo Pompilio and Augustinian Fathers (Ontario) Inc. (OLT-23-000213 – Ferri, Annibale, Sanichara); representing Halton Standard Condominium Corporation 416 (OLT-22-003813 – Platt); representing the City of Mississauga (OLT-22-004828 – Joblin, Whyte) (S); representing Ambria (Lincolnville) Ltd. (OLT-23-000758 – Platt, Zuzu); representing Mizrahi Constantine (180 SAW) Inc. (OLT-21-001787 – Ruddick, Whyte, Annibale) (S); representing Southwest Georgetown Landowners Group (OLT-22-001949 – Joblin, Annibale) (S); representing King Home Construction Inc. (OLT-22-003307 – Platt, Whyte) (S); representing the Township of Scugog (OLT-23-001009 – Whyte, Joblin); representing the Municipality of Clarington (OLT-22-004868 – Joblin) (S); representing 12304 Heart Lake Road LP (OLT-22-004650 – Ferri, Ng) (S); representing Mizrahi Constantine (180 SAW) Inc. (OLT-21-001436 – Ruddick) (S); representing the City of

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Brampton (OLT-23-000715 – Ray) (S); representing Zancor Homes (Steeles) LP (OLT-23-000711 – Annibale, Ruddick) (S); representing the Township of Uxbridge (OLT-22-002958 – Joblin) (S); representing Charles DiMaria (OLT-23-000583 – Whyte) (X); representing the Municipality of Clarington (OLT-24-000134 – Joblin) (S); representing Mizrahi Constantine (180 SAW) Inc. (OLT-22-004498 – Ray, Annibale, Ruddick); and representing Doney Hill Holdings Inc. (OLT-24-000031 – Ruddick).



7 [5] TMA Law

Solicitors: Meredith Baker, John Anthony Cleworth, Jessica De Marinis, Mark de Jong, Shelley Kaufman, Paul Mazza, Jennifer Meader, Nancy Smith, Scott Snider, Anna Toumanians and Herman Turkstra.

Hamilton-based TMA Law—recently re-branded from Turkstra Mazza Associates—continues to maintain a heavy caseload of OLT appeals encompassing a broad range of planning and development matters across the GTHA. In a major April 2024 decision,

TMA Law successfully represented a resident who had obtained party status in opposition to a development proposal by Fengate LiUNA for a lakefront property in Stoney Creek. The Tribunal refused the development on the basis that it would overwhelm the surrounding neighbourhood.

In another interesting contested hearing, TMA Law represented a Whitchurch-Stouffville developer seeking an extension of its Draft Plan of Subdivision to allow it more time to clear conditions. The Town opposed the extension on the basis that it preferred a more-intense form of development on the subject lands, however the Tribunal ruled in favour of the developer and granted an extension of the Draft Plan.

TMA secured a range of notable settlement approvals for new development including:

- In Mississauga on behalf of Lamb Development Corp, for a 10-storey mixed-use development in the Streetsville neighbourhood;
- For two separate sites in Hamilton on behalf of Losani Homes, for a 290-unit townhouse development in Stoney Creek, and a 38-unit single-detached residential

subdivision on a lakefront property; and

- In Brampton, on behalf of Branthaven Homes, for a 57-unit single-detached residential subdivision at the southwest corner of Creditview Road and Queen Street West.

Cases: Representing Andrea Nobbs and Bruno Jauernig (OLT-22-003883 – Meader) (W); representing Angelina Nesci (OLT-21-001786 – Meader) (W); representing Branthaven Creditview Inc. (OLT-23-000261 – Smith) (S); representing multiple appellants (OLT-22-002219 – De Marinis, Smith, Snider, Meader, Kaufman); representing Losani Homes (1998) Ltd. (OLT-22-003075 – Meader) (S); representing 2628934 Ontario Inc. (OLT-21-001035 – Meader) (W); representing Burlington Healthcare Centre Inc. and Carriage Gate Inc. (OLT-23-000029 – Kaufman); representing FP Mayfield (West) Inc. (OLT-23-000520 – Snider); representing Misko Kancko (OLT-23-000160 – Smith) (S); representing Robert Morash (OLT-22-003989 – Smith, De Marinis) (W); representing Emshih Developments Inc. (OLT-21-001738 – De Marinis, Smith, Toumanians) (S); representing Rymal East Development Corp. (OLT-23-000733 – Snider, Toumanians, Meader); representing Miss BJI Corp. (OLT-22-004676 – Smith, De Marinis, Toumanians)

(S); representing multiple appellants (OLT-22-003840 – Snider, Kaufman); representing Far Sight Homes, 2506339 Ontario Inc. and Robert Schickedanz (OLT-22-003634 – Snider); representing Parkside Hills Inc. (Country Green Homes) (OLT-22-002820 – Snider, Toumanians) (W); representing Infinity Development Group (OLT-22-004445 – Meader, de Jong); representing 1826210 Ontario Inc. (OLT-21-001799 – Meader) (S); representing 2076828 Ontario Ltd. and White Squadron Development Corporation (OLT-22-004717 – Snider, Toumanians, Kaufman) (S); representing Mattamy (Halton Hills) Ltd. (OLT-22-001949 – De Marinis, Snider, Toumanians) (S); representing Losani Homes (1998) Ltd. and 1080992 Ontario Inc. (OLT-22-004814 – Meader) (S); representing Mike and Sarah Jackson (OLT-23-001011 – De Marinis) (W); representing Peter Djeneralovic (OLT-22-002920 – Toumanians, Meader); representing 1583123 Ontario Inc. (OLT-22-004822 – Meader) (S); representing 1312733 Ontario Inc. (OLT-21-001725 – Meader, Smith) (S); representing Renimob Properties Ltd. (OLT-23-000148 – Snider, Toumanians) (S); and representing Courtney Valley Estates Inc. and Lillipad Developments Inc. (OLT-23-001052 – Meader) (W).

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8 [8] Borden Ladner Gervais

Solicitors: Andrew Baker, Emma Blanchard, Katie Butler, Liviu Cananau, F.F. (Rick) Coburn, Jonathan Cocker, Brett Davis, Lee English, Lou Fortini, Simon Fung, Michael Grant, Calvin Ho, Gabrielle Kramer, Julie Lesage, Franz Lopez, [Denisa Mertiri], Piper Morley, J. Pitman Patterson, Laura Robinson, Frank Sperduti, Isaac Tang, Diana Weir and Robert Wood.

Borden Ladner Gervais (BLG) holds strong in eighth place in this year's ranking. This year, the firm helped secure settlements on behalf of its client Halton Region in connection with appeals of two major new secondary plans: Milton's Trafalgar Secondary Plan, which introduces a land use framework to support the extension of higher-order transit along Trafalgar Road; and Halton Hills' Vision Georgetown Secondary Plan, which expands the Georgetown Urban Area and envisions a new complete community accommodating 23,800 people.

BLG has also represented the City of Vaughan in a

number of high-profile matters, including appeals of Vaughan's new Comprehensive Zoning By-law 001-2021, which was the subject of numerous settlements over the past year, and an appeal of Vaughan's approval of a proposal to re-develop the former Board of Trade Golf Club, which concluded with a settlement in July 2024.

On behalf of the City of Markham, BLG secured two notable settlements: one pertaining to the proposed redevelopment of Thornhill Square Shopping Centre with four buildings of seven, 12, 17 and 19 storeys; and a settlement approval for 37 and 42-storey towers near Mount Joy GO station.

Cases: Representing York Region (OLT-22-003045 – Lesage); representing York Region (OLT-21-001498 – Grant); representing the City of Vaughan (OLT-22-002905 – Patterson, Baker) (S); representing Metrolinx (OLT-23-000484 – Tang, Kahansky); representing the City of Markham (OLT-23-000314 – Baker, Grant) (X); representing York Region (OLT-21-001186 – Sperduti, Grant); representing the City of Vaughan (OLT-22-002104 – Patterson, English, Morley) (S); representing the

City of Vaughan (OLT-22-004573 – Grant, Sperduti); representing Peel District School Board (OLT-23-000303 – Baker, Lesage); representing Peel Region (OLT-22-004244 – Lesage); representing Wanless Properties Ltd. (OLT-22-003840 – English) (S); representing the City of Markham (OLT-22-003917 – Baker, Lesage) (S); representing York Region (OLT-22-003616 – Patterson, Mertiri, Butler); representing York Region (OLT-22-002572 – Sperduti); representing the City of Markham (OLT-23-000747 – Patterson, Lesage) (S); representing Halton Region (OLT-22-004717 – Tang, Davis, English) (S); representing 2864249 Ontario Inc. (OLT-22-003667 – Tang, Davis) (S); representing Peel District School Board (OLT-22-004828 – Baker, Lesage) (S); representing Halton Region (OLT-22-001949 – Tang, English) (S); representing the City of Markham (OLT-23-000793 – Patterson, Davis); representing 3087 OBR Inc. (OLT-23-000290 – Patterson, English); representing John David and Andrea Emily Pierson (OLT-22-003834 – Baker); representing Peel Region (OLT-23-001121 – Lesage, Cananau); representing Soneil Markham Inc., Soneil Mississauga Inc. and Soneil Oakville Inc. (OLT-23-000609 – Tang, English); representing the City of Vaughan (OLT-22-004652 – Baker, Lesage); representing Bramwest Development Corp. and

James Reed (OLT-22-004633 – Lesage) (X); representing the City of Burlington (OLT-22-004149 – Tang, Davis) (X); representing the City of Vaughan (OLT-23-000272 – Grant, Sperduti); representing York Region (OLT-24-000173 – Grant, Sperduti); representing the City of Markham (OLT-22-002000 – Coburn, Morley, Lesage) (W); representing the City of Markham (OLT-23-001274 – Morley, Lesage); representing Petros Solodatos (OLT-22-002809 – Butler, Patterson) (S); representing Oak-Lane Park Investments Inc. (OLT-23-000599 – English, Morley); and representing York Region (OLT-23-000726 – Sperduti, Fortini, Grant).



9 [10] Ritchie Ketcheson Hart & Biggart

Solicitors: R. Andrew Biggart, John C. Hart, [Christina Kapelos], Bruce C. Ketcheson, Kacie Layton and John C. Ritchie.

Ritchie Ketcheson Hart & Biggart moves up one place to ninth in this year's ranking. The firm continues to be one of the main go-to law firms for municipalities throughout the GTHA requiring extra bench strength at the OLT. Ritchie Ketcheson Hart & Biggart represented the City of Mississauga in an appeal by developer Edenshaw for a proposed 24-storey

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tower close to Port Credit GO station. Ultimately, the Tribunal was persuaded by the City's arguments that the proposal would result in overdevelopment of the relatively small site.

In another contested hearing, Ritchie Ketcheson Hart & Biggart represented the Town of Aurora in opposition to a development proposal for the southwest corner of Wellington Street East and Leslie Street, where a developer proposed four 13-storey towers in addition to some ground-oriented housing. The Tribunal sided with the Town in ruling against the development, affirming the Town's seven-storey height limit as providing an appropriate level of intensification on the lands.

Cases: Representing the Town of Oakville (OLT-22-004519 – Biggart); representing the City of Burlington (OLT-22-002219 – Biggart, Kapelos) (S); representing the City of Hamilton (OLT-22-003154 – Biggart); representing the Town of Whitby (OLT-22-002078 – Biggart) (S); representing the City of Mississauga (OLT-22-002285 – Biggart) (X); representing School West Investments Inc., Caledon Development LP, Caledon Development General Partner

Ltd., School Valley South Ltd., School Valley Developments Ltd. and Brookvalley Developments (HWY 10) Ltd. (OLT-23-000520 – Layton); representing the City of Mississauga (OLT-21-002260 – Biggart) (W); representing the Town of Whitchurch-Stouffville (OLT-22-003634 – Kapelos); representing the Town of Whitchurch-Stouffville (OLT-22-003616 – Biggart, Kapelos); representing the City of Markham (OLT-23-000720 – Biggart); representing the City of Mississauga (OLT-23-000684 – Biggart, Kapelos); representing the Town of Whitby (OLT-21-001810 – Biggart, Layton); representing the Town of Whitchurch-Stouffville (OLT-23-000758 – Kapelos, Biggart); representing the City of Markham (OLT-21-001787 – Biggart, Kapelos) (S); representing the Town of Ajax (OLT-23-001023 – Biggart, Hart) (X); representing the Town of Aurora (OLT-22-004187 – Biggart) (W); representing the Town of Oakville (OLT-23-000290 – Biggart, Kapelos); representing the City of Mississauga (OLT-22-004364 – Biggart); representing the Town of Whitby (OLT-23-000616 – Biggart, Kapelos); representing the City of Hamilton (OLT-22-002920 – Hart, Biggart);

representing the Town of Whitchurch-Stouffville (OLT-22-004513 – Kapelos) (S); representing the Town of Georgina (OLT-23-001072 – Hart, Biggart); representing the Town of Whitby (OLT-24-000115 – Biggart); representing the Town of Whitby (OLT-21-001810 – Layton, Biggart) (X); representing the Town of Oakville (OLT-22-004272 – Biggart) (S); representing the City of Markham (OLT-22-004498 – Biggart); representing the Town of Oakville (OLT-23-001031 – Biggart); representing the Town of Whitchurch-Stouffville (OLT-23-000069 – Biggart) (X); representing the Town of Whitchurch-Stouffville (OLT-23-001052 – Biggart) (X); and representing the Town of Oakville (OLT-24-000191 – Biggart).

overland

10 [9] Overland

Solicitors: Solicitors: **Daniel Arsenosi, Natalie Ast, Rowan Barron, Michael Cara, Justine Reyes, Christopher Tanzola and Brad Teichman.**

Rounding off our top-10 is boutique planning and development law firm Overland, which secured positive outcomes for its clients in a range of OLT appeals over the past year.

In a significant April 2024 decision, Overland represented developer Doughton Residences Corp. whose proposal for two 46 and 52-storey towers in Vaughan

Metropolitan Centre—which was approved by Vaughan council—was appealed by two adjacent landowners who asserted that if built, the project—and more specifically, the alignment of a portion of a future public road through its lands—could stymie the development potential of the neighbouring properties. The neighbours presented alternative development concepts in an attempt to support their opposition, but the Tribunal was not swayed, and upheld Vaughan's approval of Doughton's proposal.

Overland secured a notable settlement approval for 36 and 42-storey towers at the corner of Yonge Street and Carville Road in Richmond Hill, which will deliver 796 residential units to the emerging node, and represented Yonge & Steeles Developments Inc. in settlement proceedings related to the City of Vaughan's Yonge-Steeles Corridor Secondary Plan, which is set to unleash explosive growth in the coming years on the heels of the Yonge North Subway Extension.

Cases: Representing 2731961 Ontario Inc. and Penwest Holdings Ltd. (OLT-22-004723 – Cara, Reyes); representing Lorwood Holdings Inc., Fleur de Cap Development Inc. and Cuenca Development Inc. (OLT-22-002104 – Reyes, Tanzola, Ast, Teichman, Arsenosi) (S); representing Prime Real Estate Group (OLT-22-002285 – Arsenosi, Cara)

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(W); representing Brock Zents Development 2660-2670 Inc. and Brock Zents Development 2680 Inc. (OLT-23-000606 – Tanzola, Reyes); representing Yonge & Steeles Developments Inc. (OLT-22-004122 – Reyes, Tanzola, Artenosi, Ast) (S); representing Creditview 4-P Holdings Inc. (OLT-22-003443 – Artenosi, Cara); representing Halton District School Board and Halton Catholic District School Board (OLT-23-000269 – Teichman) (W); representing 9218 Yonge Street Inc. (OLT-22-003667 – Tanzola, Cara) (S); representing Yonge & Steeles Developments Inc.

(OLT-21-001787 – Artenosi, Ast) (S); representing Halton District School Board and Halton Catholic District School Board (OLT-22-001949 – Teichman) (S); representing Amar Group of Companies (OLT-23-000134 – Cara) (S); representing Halton District School Board (OLT-23-000290 – Reyes, Teichman); representing Yonge & Steeles Developments Inc. (OLT-21-001436 – Artenosi, Ast) (S); representing Doughton Residences Corp. (OLT-22-004391 – Artenosi, Ast) (W); representing Whitby Brock Estates (OLT-24-000115 –

Tanzola, Cara); representing 1150 Centre Street GP Inc. (OLT-23-001271 – Tanzola, Ast); representing D'Aversani Holdings Inc. (OLT-23-000891 – Tanzola, Ast); representing Eastside Chevrolet Buick GMC Ltd. (OLT-23-001274 – Artenosi, Reyes); representing Yonge & Steeles Developments Inc. (OLT-22-004498 – Artenosi, Ast); representing Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. (OLT-23-000609 – Artenosi); and representing Wedgewood Columbus Ltd. (OLT-22-004652 – Tanzola, Cara).

12 [17] **Dentons**; 13 [11] **Municipal Law Chambers**; 14 [16] **McMillan**; 15 [18] **Cassels**; 16 [14] **Osler**; 17 [12] **Fogler, Rubinoff**; 18 [N/A] **O'Connor MacLeod Hanna**; 19 [N/A] **Wood Bull**; 20 [N/A] **McCarthy Tétrault**.

THE NEXT 10 FIRMS...

11 [13] **Thomson Rogers**;

LAW REVIEW METHODOLOGY

Our end-of-year tradition at NRU examines the legal side of planning and development in the GTHA, focusing primarily on cases that came before the OLT and other courts that were reported in the GTHA edition of NRU between August 1, 2023 and July 31, 2024.

How the information is collected—NRU tracked each of the law firms mentioned in the GTHA edition of NRU over a one-year period. Then, we determined the firms most frequently mentioned and

sorted through their projects and hearings. Some firms were involved in a variety of developments across the GTHA, while others have particular associations with specific project types, or major clients.

Determining the top 10—Balancing the number and complexity of appeals, the diversity of issues, and the success of outcomes is NRU's most difficult task. The review does not account for cases that we do not know about. Therefore there is a degree of subjectivity in the ranking.

The Listing—Lawyers that are part of the planning and development law team in each of the top-10-ranked firms are noted. Names in parentheses indicate lawyers who were previously with the firm, but who left prior to this year's law review.

The client, OLT case number, and relevant lawyer(s) are noted for each contributing case. In cases that involved an OLT decision were there was a clear winner, loser, or settlement, the appropriate symbol (W) or (L) or (S) follows the case description. If there was no clear win/loss/

settlement, or the matter involved a Case Management Conference or was otherwise still ongoing in July 2024, no symbol appears. A square bracket after this year's ranking containing a number indicates the firm's placement in last year's NRU ranking.

Email us your OLT decisions to ensure that they are covered in NRU and thus included in the 27th annual GTHA rankings, to be published in December 2025.

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

THURSDAY,
JANUARY 2, 2025

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■ 2024 GTHA YEAR IN REVIEW

TINKERING AROUND THE EDGES OF A CRISIS

Matt Durnan

2024 was a year that saw efforts to meet the province's target of building 1.5 million new homes in Ontario come into clearer focus in municipalities across the province as they worked to establish policy to help get more housing built and in a more expeditious manner. But the path towards achieving the

province's lofty target may be more fraught with obstacles than first thought, as multiple reports from housing industry experts in 2024 paint a picture that suggests not nearly enough is being done to meet the 1.5 million new homes target.

At the municipal level, while focusing sharply on how to get more housing built, efforts turned simultaneously towards ensuring a more sustainable and resilient future for new development. In June, the University of Toronto's **Institute**

on Municipal Finance & Governance (IMFG) released a report indicating that infill development has the most potential to help municipalities meet regional climate goals, suggesting that all levels of

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Aerial rendering showing McMaster University's 10-year blueprint for growth on its Hamilton campus, released in November. In January, NRU covered the school's recently unveiled campus plan for 2023-2033, which will guide the redevelopment of the campus of the next 10 years. Proposed new residential buildings are indicated in blue, while new academic/student service buildings are indicated in pink.

SOURCE: MCMASTER UNIVERSITY
ARCHITECTURE AND URBAN DESIGN CONSULTANT: BDP
QUADRANGLE



UPCOMING DATES

JANUARY

- 6 Ajax Community Affairs & Planning Meeting, 1:00 p.m.

King Council Public Planning Meeting, 6:00 p.m.

Scugog General Purpose & Administration Committee, 1:30 p.m.

Whitby Public Meeting, 7:00 p.m.
- 7 Caledon General Committee, 2:30 p.m.

Durham Regional Planning & Economic Development Committee, 9:30 a.m.
- 8 Barrie General Committee, 7:00 p.m.

Mississauga General Committee, 9:30 a.m.
- 9 Peel Regional Council, 9:30 a.m.
- 13 Ajax General Government Committee, 1:00 p.m.

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

Brock Council, 10:00 a.m.

Burlington Committee of the Whole, 9:30 a.m.

Clarington General Government Committee, 9:30 a.m.

King Council, 6:00 p.m.

Mississauga Planning & Development Committee, 6:00 p.m.

Newmarket Committee of the Whole, 1:00 p.m.

HOUSING PROBLEMS LIKELY TO CONTINUE WITHOUT INTERVENTION, SAYS SURVEY OF DEVELOPERS

'WHO CAN UNSTOP THIS?'



Lana Hall

In a survey of Ontario real estate developers released in early December, industry professionals expressed concern and uncertainty about the viability of housing development in 2025, much of which builds on some of the economic and procedural challenges the sector has experienced in 2024. Without some form of intervention that takes into account the sector's day-to-day realities, housing affordability and availability in Ontario can't be addressed, say survey participants.

In **StrategyCorp's** report "Perspectives From a Sector on the Edge," 21 real estate development executives anonymously identify the challenges they feel are contributing to a slowdown in housing starts over the past year, and what they predict is a grim uncertainty for real estate development in Ontario going forward.

The report groups developers' concerns into three main

categories.

The first is negative economic conditions, a continuous rise in the costs of undertaking a development project. These costs range from development charges and other municipal fees to rising costs for labour and materials.

The second category is the ongoing struggle of markets adapting to these economic conditions, which can make traditional financing models unrealistic for some developments. As a result, some Ontario developers are exploring alternative financial models, including the use

of private investors, equity partnerships, or looking to lenders outside of Ontario. Others have pivoted to focusing on smaller-scale developments or purpose-built rental projects to take advantage of an increase in government incentives for rental housing developments.

The third category of challenge is that of non-financial barriers, which can prolong development timelines and add uncertainty to projects. These barriers, according to survey participants, include things like arduous municipal processes and rapid shifts in government

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There's a bunch of jams in the system, and a few of them need to be unjammed, which is why the development community has been calling on the municipal leaders to convene the other orders of government and other agencies to get to a table and say, 'Ok what do we need to do? Who can unstop this?'

-Mary Rowe



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Annual subscription rate is \$468 +HST (ON).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

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Toronto, ON M4W 3T9

ISSN 1918-7548

‘WHO CAN UNSTOP THIS?’

CONTINUED FROM PAGE 2

policy. Survey participants suggested a disconnect between policymakers and the reality of the development sector.

All of these challenges combined, StrategyCorp principal **Aidan Grove-White** tells *NRU*, make the business of building housing unpredictable and precarious, which does nothing to increase the province’s housing supply.

Grove-White believes many real estate developers have fallen victim to a stereotype that portrays the sector as selfish and affluent. He says the implementation of *Section 37* in the Ontario *Planning Act*, which deals with community benefits charges, may have erroneously given political decision-makers and the public the impression that most developers have “millions of dollars to throw around.” In fact, says Grove-White, the developers his team interviewed for the survey expressed deep concern—not just for their development projects, but for their staff members and the cities they call home.

“There’s this caricature of a greedy little troll sitting on piles of money ... [but developers] are stressed out,” he says. “They’re having to lay people off, they’re having to shelve projects. A lot of these people who are working

day-in and day-out in the industry, they’re people in their mid-life, mid-career. They have responsibilities to an organization, but also to staff. And they’re making really tough decisions trying to maintain the health of their organizations, and losing sleep over it. They’re thinking about the big picture stuff, like ‘What does this mean for this community I love?’”

Many of the challenges facing developers, says **Canadian Urban Institute** (CUI) president and CEO **Mary Rowe**, were magnified by the COVID-19 pandemic, while others are long-standing, such as the debate among various orders of government regarding who should be responsible for funding the infrastructure required to support new housing units.

“A whole bunch of shit hit the fan at once,” Rowe says. “It’s very complex.”

Rowe likens the challenges facing Ontario’s development sector to a drain that’s been clogged, pointing to the number of cranes on development sites throughout Ontario, many of which have been paused over the past year due to project delays or cancellations.

“You know how when your kitchen sink is clogged and you can’t get anything down there, and all it takes is one good

shove, or one good dose of Drano, and then suddenly the whole thing opens up again? I think that’s a bit what we’re dealing with,” she says.

“There’s a bunch of jams in the system, and a few of them need to be unjammed, which is why the development community has been calling on the municipal leaders to convene the other orders of government and other agencies to get to a table and say, ‘Ok what do we need to do? Who can unstop this?’”

While key players in the housing conversation are scrambling to determine how best to “unclog the drain,” however, existing housing in the GTHA will continue to see pressure as options become more limited, says **University of Toronto** School of Cities director **Karen Chapple**.

“I see it as devastating for existing housing, and naturally-occurring affordable housing is most at risk,” Chapple told *NRU*.

“... Because we don’t have enough housing being built for middle and upper-income

newcomers, and they are going to look to the older housing stock to buy and rent. That’s going to add pressure.”

Chapple says she envisions this dynamic playing out intensely for the next few years if governments and industry can’t collaborate on solutions that make housing developments more tenable for the private sector.

“[Cities] cannot afford to have a housing market that’s completely stalled. There are long-term impacts of that that are really devastating.”

To read the full report “Perspectives from a Sector on the Edge: Ontario Developer Survey 2024, please visit the StrategyCorp website [here](#).. 🌱

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TRANSITIONING TO NEW USES



Matt Durnan

A mixed-use mid-rise development proposed for a site within Burlington's Aldershot Corners major transit station area (MTSA) would bring much-needed purpose-built rental housing including affordable rental units to an area being

planned to accommodate more housing density, along with retail and employment uses.

At its December 2 meeting, Burlington committee of the whole adopted staff recommendations to approve

official plan and zoning by-law amendment applications by **Dr. Laith Al-Dabbagh, 2412947 Ontario Ltd.** and **2381798 Ontario Ltd.** The proponents are seeking to develop a 12-storey mixed-use

building that would bring 150 purpose-built rental homes to 141, 147 and 153 Plains Road West.

Currently, the site accommodates three buildings—a two-storey dental office with a small surface parking lot and two single-storey single-detached homes. All of the existing buildings on the site and the parking lot would be demolished as part of the proposed redevelopment.

“It’s certainly an interesting area. It’s one of those areas in transition. It’s one of those areas across the region where to the south of the site, you have a number of 12-storey rental apartment buildings, to

CONTINUED PAGE 5 ■

Aerial image showing the location of the site at 141, 143 and 153 Plains Road West in Burlington where Dr. Laith Al-Dabbagh and two numbered companies are proposing to develop a 12-storey mixed-use purpose-built rental building. Currently, the site accommodates a two-storey dental office and two single-storey single-detached homes. All existing structures on the site would be demolished to accommodate its redevelopment. To the north and northeast of the site are a number of industrial buildings, while the south side of Plains Road West is occupied by a number of 12-storey apartment buildings.

SOURCE: CITY OF BURLINGTON



Photograph showing the site at 141, 143 and 153 Plains Road West in Burlington as it appears today. Dr. Laith Al-Dabbagh and two numbered companies are proposing to develop a 12-storey mixed-use purpose-built rental building on the site. 141 Plains Road West is occupied by a two-storey dental office and a surface parking lot, while 143 and 153 Plains Road are both occupied by single-storey single-detached homes. All of the existing buildings on the site would be demolished as part of the proposed redevelopment.

SOURCE: GOOGLE



TRANSITIONING TO NEW USES

CONTINUED FROM PAGE 4

the east, you have a mix of commercial and industrial, and to the north, you approach the rail corridor.” **Goldberg Group** associate principal **Adam Layton** told *NRU*.

That rail corridor connects with the Aldershot GO train station. The site of the proposed development is within Burlington’s Aldershot Corners MTSA. The Aldershot Corners MTSA is defined by five distinct precincts, with the site at 141, 147 and 153 Plains

Road West situated within the MTSA’s mid-rise residential precinct, which is planned to include a variety of low-rise

and mid-rise buildings at both the eastern and western borders of the MTSA.

The precinct is also planned to support access to both housing and retail/commercial and employment opportunities and to facilitate transitions to the existing neighbourhoods beyond the boundary of the MTSA.

Facilitating transition to surrounding neighbourhoods was a key consideration that shaped the planning of the purpose-built rental project, but less so with respect to the proposed building’s impact on its neighbours and more in connection with reducing the potential negative impacts of

CONTINUED PAGE 6

Rendering of the 12-storey mixed-use purpose-built rental building proposed for a site at 141, 143 and 153 Plains Road West in Burlington. The development would bring 150 rental homes to the neighbourhood, including 15 affordable rental units, along with new retail uses at grade. The project would also bring public realm improvements to the area by consolidating the existing curb cuts into one driveway and adding a number of new plantings around the new building.

SOURCE: CITY OF BURLINGTON
ARCHITECT: AAA ARCHITECTS

Rendering of the 12-storey mixed-use purpose-built rental building proposed for 141, 143 and 153 Plains Road West in Burlington. This rendering is looking south from the rear of the site. The design of the rear side of the building includes angled balconies to create views of Hidden Valley Park to the northwest, while also creating a noise barrier from the industrial uses to the north of the site.

SOURCE: CITY OF BURLINGTON
ARCHITECT: AAA ARCHITECTS



TRANSITIONING TO NEW USES

CONTINUED FROM PAGE 5

existing industrial neighbours on future tenants of the proposed development.

Directly to the north of the site are two warehouses, located along Howard Road, which is within an employment area that is largely defined by industrial uses.

“This required some very close attention to ensure that noise criteria were met. So, what we’ve done is we have kind of ‘canted’ or angled the balconies to look off to the northwest. So, not only does it channel views out into Grindstone Creek and Hidden Valley Park and Trail, we’re also able to provide a more solid wall up that area to help deflect noise,” Layton said.

“This channels views out towards more natural areas, and this also allows for outdoor balconies rather than just a blank wall going up 12 storeys.”

The proposed development ticks a number of boxes when it comes to Burlington’s planning vision for its MTSAs, adding significant housing density to the area, along with some new commercial/retail uses at grade.

More than merely adding to the supply of housing close to higher-order transit, the project hits on multiple housing needs in Burlington.

“In addition to being

located in an MTSA, what makes this proposal significant is the affordable housing it will provide. The proposed development is anticipated to be purpose-built rental, and a minimum of 10 per cent of the proposed units (15 units) are to be affordable, with a rental rate of less than \$1,000 per month,” **City of Burlington** director of community planning **Jamie Tellier** told *NRU*.

“Sixty-five per cent of the units are proposed to be two-bedroom or more, and 13 units are proposed to have barrier-free accommodations such as barrier-free bedrooms and washrooms.”

Located a short distance southwest of the Aldershot GO train station and with regular local transit service, the development would provide a total of 112 vehicle parking spaces (comprising 100 resident spaces at a ratio of 0.67 spaces per unit, and 12 visitor spaces) and 128 bicycle parking spaces. The majority of vehicle parking spaces would be located within two levels of underground parking, with the exception of a few visitor parking spaces to be located at grade.

The demolition of the three existing buildings on the site will eliminate the need for the two large curb cuts associated

with the existing buildings. The redevelopment will create a single point of access to the site, leaving opportunities for significant public realm improvements in an area that is already seeing changes geared towards producing a better pedestrian experience.

“The City actually reconstructed Plains Road over the last couple of years to include dedicated cycle tracks on the south side, and I believe they have put a multi-use path on the north side of where this property is,” said Layton.

“Right now, there are separate driveways that would be consolidated into one location and you would drive under the building [to access parking]. There would be some visitor parking at grade but it’s surrounded and buffered by landscaping and things like that. You would have a direct connection from the front of the non-residential uses at grade, as well as the building lobby, onto this new and improved public realm. This gives the opportunity for more

plantings and less of a look of having parking out front. You’ll have room for landscaping and patios.”

A number of sustainability features are also on the table for the proposal, including a large green roof, geothermal heating, and up to 20 per cent of the parking spaces being equipped with electric vehicle (EV) charging stations, with the remaining spaces ready for EV charging station installation if needed.

“MTSAs are focal points for higher intensity and mixed-use transit-supportive development that will accommodate a mix of housing options,” said Tellier.

“[This includes] affordable housing and a significant share of the city’s future population and employment growth.” 🌱

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2024 YEAR IN REVIEW

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government provide incentives to support intensification.

Many Ontario municipalities worked to introduce policy designed to incentivize and prioritize sustainable development in the fight against climate change. Ontario municipalities such as **King Township**, the **Town of Caledon** and the **City of Burlington** all introduced green building standards. A planned recreation centre in **King Township** became the first in Canada to achieve the **Canada Green Building Council's** (CAGBC) Zero Carbon Building Design Certification. The **City of Richmond Hill** introduced its new community improvement plan with a focus on incentivizing both affordable and sustainable housing developments.

At the highest level of the decision-making tree, the federal government made it clear that housing must be a top priority, releasing its most housing-forward budget in decades in April. The budget makes an \$8.5-billion commitment to new spending for housing and the feds have pledged \$5 billion to be set aside for provinces and territories that make commitments to allow for more missing middle housing types such as multiplexes, townhouses, and

multi-unit buildings.

The year wasn't without some measure of growing pains for municipal planners, as provincial policy once again walked back recently-introduced legislation. In June, the provincial government made somewhat unnecessary months of work by municipal planning departments to introduce policies designed in part to protect themselves from financial penalties for failing to review applications quickly enough after Bill 185: *Cutting Red Tape to Build More Homes Act, 2024* received royal assent. The new Bill repealed the development application fee refund structure that was introduced in April of 2022 through Bill 109: *More Homes for Everyone Act, 2022*. Bill 185 also re-introduced appeal rights for refusals of greenfield development applications, and removed the Community Infrastructure and Housing Accelerator (CIHA) tool from the *Planning Act* that was first introduced with Bill 109 in April, 2022.

Also in June, the **City of Mississauga** elected **Carolyn Parrish** as its new mayor, after the January departure of former Mississauga Mayor **Bonnie Crombie** to take on the role of leader of the **Ontario Liberal Party**.

The **Province of Ontario** released the new *Provincial Planning Statement* in August, which would replace the *Provincial Policy Statement* and *Growth Plan for the Greater Golden Horseshoe* in October 2024.

Many Ontario municipalities continued to the push for more housing by introducing policy to permit four units as-of-right in all residential areas and removing minimum parking requirements in their major transit station areas. **Town of Whitby** established an infill housing by-law to give the municipality more oversight over how infill housing gets built in the town while mitigating potential negative impacts like flooding and excessive traffic.

The year 2031 is just six years away, and most municipalities continued to use all the planning tools at their disposal in 2024 to ensure that the right types of housing are being built, including affordable, attainable, and sustainable housing, in order to do their part in helping the province hit its 1.5 million new homes target. Here is a month-by-month look at some of the stories that made headlines in the world of land use planning in 2024.

JANUARY

McMaster University

establishes a roadmap that will guide the development of its Hamilton campus over the next 10 years. The plan reimagines key entry points to the campus while providing more housing

for students, faculty and staff. The plan highlights 10 design strategies that will guide the transformation of some of the most significant areas on the 120-hectare campus.

The City of Burlington

receives \$21 million from the federal government's Housing Accelerator Fund (HAF).

The funds will support seven of Burlington's initiatives directed at the development of more housing and supportive infrastructure more quickly.

The City of Oshawa approves

a planning application from **Brightstone Development Corp.** to redevelop a

2.5-hectare former school site with 89 new ground-related homes, including singles, semis and townhouses. The developer also commits to making a financial contribution to the City for improvements to nearby MacKenzie Park.

The **City of Barrie** approves its updated Housing Affordability Strategy, with a focus on improving its land use planning and development application

approval processes, as well as strengthening and expanding the city's rental housing stock.

The strategy was first released in 2015 and the 2024 update focuses on addressing the housing needs of low-and-moderate-income households in Barrie.

FEBRUARY

Town of Innisfil council approves its three-year economic development strategy as it seeks to accommodate

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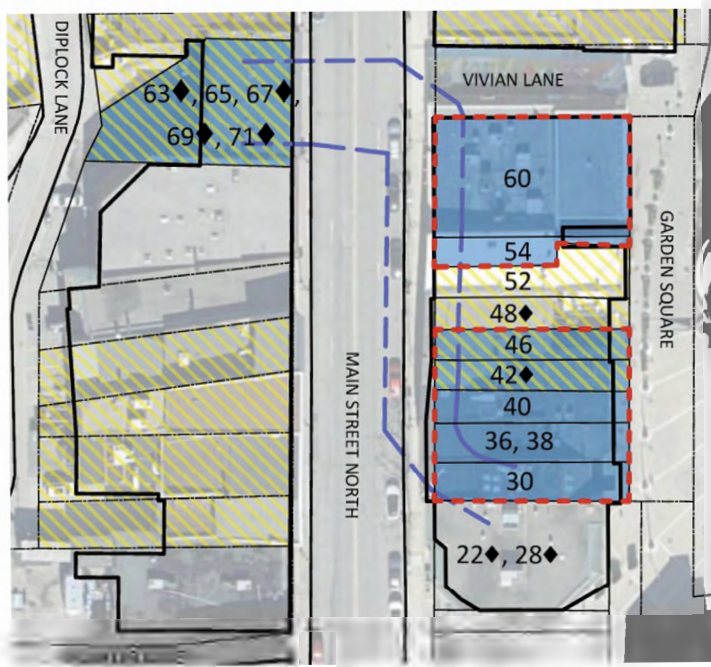
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major population growth and to attract a new generation of innovation. The strategy is built around key goals that include accelerating development in employment areas, as well as building new infrastructure and community amenities such as transportation, new housing and healthcare facilities. A new partnership between non-profit organization **Urban Minds** and the **Ontario Professional Planners Institute (OPPI)** seeks to introduce more Ontario youth to the world of professional planning. Over the next three years, the two organizations will collaborate to stage annual events, create networking opportunities and develop educational materials

to promote awareness of land use planning as an area of study and support youth who are

Map showing several properties on Brampton's Main Street, which City of Brampton council voted to acquire and demolish in February as part of the City's Integrated Downtown Plan. The properties outlined in red are listed as a high priority for demolition. The properties, which are a mixture of privately-owned and City-owned, are in poor condition and do not comply with the Ontario Building Code, according to a Staff report. Demolishing them would be the most cost-effective way to address the risks associated with poor structure, and would also allow the City to move forward with elements of its Integrated Downtown Plan, which include supporting planned higher-order transit in the area and advancing Brampton's reputation as an innovation district.

SOURCE: CITY OF BRAMPTON



interested in pursuing a career in the field. A new federal pilot program aims to upskill construction tradespeople in climate-friendly and sustainable practices. **Canada's Building Trades Union's (CBTU)** pilot "Building it Green" is a climate-focused construction education curriculum that will educate construction trades workers on how climate change and sustainability interact with construction. **Brampton** city council takes a major step towards revitalizing the city's downtown, voting in favour of demolishing a block of historic properties in a state of poor repair as part of a larger revitalization strategy. An entire downtown block on Main Street will be demolished, which includes a combination of privately-owned properties and City-owned properties, including the Heritage Theatre, which dates back to the 1920s.

give itself more control and oversight of small-scale infill housing developments. Whitby council approves a new infill development by-law, which provides a series of guidelines for infill housing projects in an effort to mitigate potential negative impacts of these projects such as flooding, dust, noise and traffic. A planned recreation centre in **King Township** becomes the first in Canada to achieve the **Canada Green Building Council's (CAGBC)** Zero Carbon Building Design Certification by incorporating a number of design elements to reduce the building's energy consumption. The brand new facility will include two NHL-sized ice rinks, a 25-metre lap pool, a leisure pool, athletic fieldhouse and space for community programming. A report published by the **Task Force for Housing and Climate** puts forth 140 recommendations for how Canada can build 5.8 million new homes by 2030, focusing on how each level of government, individually and in collaboration with the others can work towards achieving this target. The report focuses on where we build and what we build, with recommendations that federal funding be contingent on lower levels of government adopting recommendations like eliminating residential unit maximums and abolishing parking minimums. A research team at the **University of British Columbia** develops

MARCH

City of Burlington council gets an early look at plans for the development of a massive mixed-use complete community on a 49-hectare parcel of land at 1200 King Road. The lands are owned by **Alinea Group** and early concepts for the redevelopment of the site include a new major community facility (potentially an arena) and new trails and paths, with a targeted density of 150 people per hectare and supporting at least 1,500 jobs in the area. The **Town of Whitby** takes steps to

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an online resource to provide housing researchers, policymakers, governments, and the general public with

a set of tools that will help inform decision-making around housing supply across Canada. The project seeks to

Aerial photo showing Alinea Group's 49-hectare parcel of land at 1200 King Road in Burlington. The vacant piece of land is flanked by Highway 403 to the north and the Lakeshore West GO train tracks to the south. Bounding the site to the east is King Road, while the west edge of the site sits adjacent to the Aldershot GO station. A Halton Region official plan amendment (ROPA 49) redesignated the former employment site to "Mixed-use" in November of 2022. The City has been in talks with Alinea Group since to establish a concept vision for how the lands could be developed in the future.

SOURCE: CITY OF BURLINGTON

Preliminary concept vision for the lands at 1200 King Road in Burlington. Alinea Group owns the nearly 50-hectare site in Burlington's west end and has been working in partnership with the City of Burlington to establish a vision for a mixed-use community that could include residential, hotel, parks and open space, retail, a community centre that could accommodate a new community arena, and potentially, a post-secondary satellite campus.

SOURCE: CITY OF BURLINGTON



help governments, the housing sector, and the public better understand and address the needs of their communities, particularly with respect to affordable housing.

APRIL

The **Municipality of Clarington** introduces a new policy tool in an effort to help ensure that more development applications are advanced through to completion, while providing the municipality some protection from being required to refund development application fees should it be unable to meet timelines prescribed by Bill 109: *More Homes for Everyone Act, 2022*. Clarington council endorses recommendations that allow its deputy CAO of planning and development

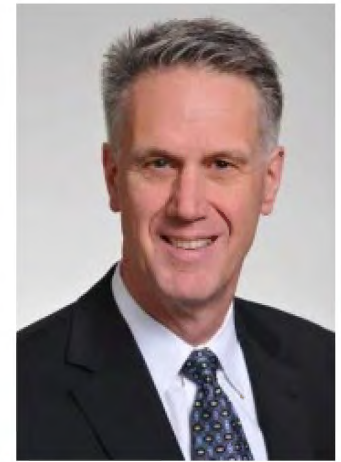


Photo of former BILD CEO and Ontario Land Tribunal adjudicator Brian Tuckey, who passed away in April. Colleagues remember him as a humble, principled and approachable professional who always kept the public good at the forefront of his work.

to enter into refund waiver agreements with applicants seeking to develop housing. The **City of Pickering** works to simplify its land use planning and development application process by consolidating its six existing zoning by-laws into a single document and creating a new online interactive zoning map. Planning industry experts weigh in on the Ontario government's latest omnibus bill, Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*. Experts applaud some parts of the bill such as prohibition of imposing parking minimums in Major Transit Station Areas (MTSAs), but raise concerns over the re-introduction of appeal rights for refusals of greenfield development proposals, noting that this may lead to more low-density sprawl. The world

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of planning bids farewell to former BILD CEO and Ontario Land Tribunal (OLT) adjudicator **Bryan Tuckey**, who dedicated 30 years of his life to the Ontario planning sector. Tuckey, who passed away on April 13 after a battle with cancer is remembered by his colleagues as a humble, principled and approachable professional who always kept the public good at the forefront of his work. Housing industry stakeholders offer their insights on the federal government's 2024 budget. The budget is one of the most housing-forward budgets in decades, with an \$8.5-billion commitment to new spending for housing. The feds pledge \$5 billion to be set aside for provinces

and territories that make commitments to allow for more missing middle housing types such as multiplexes, townhouses and multi-unit buildings in neighbourhoods.

MAY

The **Town of Collingwood** looks to become the home of Canada's first-ever fully integrated health and wellness village. Collingwood announces details of a Minister's Zoning Order (MZO) it received for a substantial piece of land that will permit the conversion of the site from employment to mixed-use. Proposed for the 50-hectare site is a new hospital, 2,200 new homes, a new health hub and wellness

campus, and a community dedicated to seniors' care. The **Region of Durham** allocates more than \$10 million towards three separate affordable rental housing developments – one in **Ajax**, one in **Uxbridge** and one in **Whitby**. The **City of Waterloo** takes steps to transform a large piece of vacant land

Aerial image showing the vacant 10-hectare site at 2025 University Avenue East in Waterloo (dashed red line) currently designated as "Employment" under Waterloo's official plan. In May, NRU reported that the city was seeking a Minister's Zoning Order (MZO) to convert the lands to "Mixed-use Residential" in order to permit the development of a residential community that would bring as many as 700 new homes to the area. Surrounding the site are a low-density residential neighbourhood (highlighted yellow), an indoor athletics facility and sports fields (Research in Motion Park) designated "Major Institutional" (purple), a mixed-use medium density residential area (orange), and open space (highlighted green).

SOURCE: CITY OF WATERLOO

into a residential community that will accommodate more than 1,000 new homes, including affordable and attainable homes. The **City of Burlington** sets its sights on experimenting with the use of Artificial Intelligence (AI) technology to help streamline its development approval processes, which could reduce the unpredictability of approval timelines for developers seeking to build locally. The **City of London** takes steps towards facilitating the largest brownfield redevelopment in the city's history by transforming a former hospital site with new rental housing including attainable units, new open space, and some retail. **Medallion Corporation** is in the construction phase of a mixed-use development on the former hospital lands, which will bring 588 new purpose-built rental homes to the area. The **Region of Durham** unveils its latest transit-oriented development strategy, outlining several variables that lower-tier municipal governments should consider when planning for future transit-oriented growth in different parts of the region. The **City of Kitchener** continues its push to build 10,000 new affordable and attainable homes by agreeing to donate one hectare of city-owned land to **Habitat for Humanity Waterloo Region** for the development of at least 60 affordable and attainable ownership homes.

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JUNE

Mississauga residents elect **Carolyn Parrish** as mayor on June 10. During her campaign, Parrish indicates that while she supports missing middle housing, four-plexes and garden suites are “tinkering around the edges of a crisis” that requires large-scale solutions. Parrish says she wants to form a mayor’s advisory panel that will meet monthly with developers to track their applications through city hall. Parrish also says she wants to work with developers along the Hurontario LRT to have land currently designated for offices rezoned to mixed-use for the development of affordable mid-rise housing amid shops and restaurants.

King Township overhauls its green standards for all new developments, expanding on the town’s existing sustainability initiatives. The ThinkKING Green Sustainable Development Standards officially come into effect September 1, 2024, and build on King’s already strong policy framework supporting sustainable development

Rendering of the proposed redevelopment of Town of Wasaga Beach’s iconic beachfront. This rendering showing a proposed 120-room hotel right on the beach, with retail uses at grade and potentially a rooftop patio for a restaurant/bar. Wasaga Beach residents got a first look at the proposal at a public meeting on June 20.

SOURCE: TOWN OF WASAGA BEACH

practices. The **City of London** takes steps to incentivize office-to-residential building conversions in its downtown core, which it hopes will bring a new wave of residential and retail opportunities to the area. The **Town of Caledon** unveils its first Green Development Standards program, designed to standardize the development of more sustainable buildings within Caledon and help the Town meet environmental targets outlined in its official plan. The **City of Burlington** establishes its planning vision for the city’s three MTSAs, with a focus on delivering complete communities in strategic growth areas surrounding its three GO stations – Burlington, Aldershot and Appleby. The **Town of Wasaga Beach** announces major changes on the way for its iconic beachfront, unveiling plans to redevelop its waterfront with a new hotel, retail, community space and housing. A report

by the **Institute on Municipal Finance & Governance** (IMFG) finds that infill development has the most potential to help municipalities meet regional climate goals, suggesting that all levels of government provide incentives to support intensification.

JULY

City of Mississauga councillors get a first look at the draft official plan amendment that reimagines the site of one of the city’s oldest malls, the Dixie Outlet Mall. The nearly 70-year-old mall will eventually be demolished and the draft official plan amendment for the site outlines plans to create a new complete community that will feature new parks, roads, amenity spaces and nearly 5,000 new homes. Momentum continues to build among planning industry professionals in the push to see change to the *National Building Code* that would permit the development of multi-unit residential buildings with a single means of egress in Ontario, potentially unlocking significant opportunities to bring more missing middle housing to the market. A proposed development in **Niagara Falls** signals a potential change to a predominantly tourist-oriented stretch as council approves zoning by-law and official plan amendment applications for a lot on 175 Portage Road. The site is located inside the Fallsview Tourist Subdivision and the proposed development

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would bring two residential towers standing 29 and 38 storeys containing a total of 812 rental apartments to the area. The **City of Brampton** continues its work to establish a plan that will incentivize the development of affordable housing citywide. Brampton's new community improvement plan (CIP) for affordable housing will replace the city's three existing funding processes that support the development of affordable housing. Brampton expects to start accepting applications for the new CIP by the start of 2025. **Simcoe County** reaches the final year of its decade-long Affordable

Housing and Homelessness Prevention Strategy, with the County celebrating the program's successes while

Rendering of Placemaker Co's proposed two-tower development for Part Lot 175 Portage Road in Niagara Falls. The two residential rental towers are proposed to be connected by a podium, which will be designed to curve and flow, mimicking the natural landscape of the Niagara escarpment. In July, members of the project team told NRU the building is well-situated to serve as a link between the bustling tourist district and the natural features to which it is adjacent, including the falls themselves and City-owned parkland.

SOURCE: CITY OF NIAGARA FALLS
ARCHITECT: GIANNONE PETRICONE ASSOCIATES

looking to the future. The strategy exceeded its goal of 2,685 new affordable housing units, creating 3,250 new units, and three new affordable housing complexes supported by the strategy are set to open by 2027.

AUGUST

The **City of Markham** moves to expedite a significant development proposal that will transform a large greenfield site with nearly 2,100 new homes by supporting developer **Treasure Hill Developments'** request for a Minister's Zoning Order to re-zone the nearly 100-hectare site. **Simcoe County** releases its attainable housing strategy in hopes of finding solutions for housing its middle-income earners, many of whom hold critical jobs in the community such as healthcare workers, teachers and hospitality workers. **Durham Region** presents its demonstration plan for the redevelopment of the site of the 100-year-old Ritson Road

Public School site in **Oshawa**. The school building would be retained as part of the planned redevelopment and reimagined as a community hub, while the former schoolyard would be redeveloped into a mixed-use

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Renderings of the potential buildout of the Durham Region-owned former school site at 300 Ritson Road in Oshawa, including views of the green space and proposed public realm network. Shown in the rendering on the left is the front of the Ritson School building, which would be retained, flanked by two new six-storey mixed-use buildings. The area fronting the school building and Ritson Road would function as a large public greenspace. Shown in the rendering on the right is the rear of the Ritson School building (west) with a new public plaza that would bisect the site from north to south. The heritage-designated school building would serve as a community hub, possibly accommodating some residential units on the second floor, while the mixed-use building proposed to the west of the plaza would incorporate retail/commercial uses at grade and residential units above.

PLANNING CONSULTANT: SMART DENSITY
SOURCE: CITY OF OSHAWA



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community accommodating more than 650 new homes, including around 200 new affordable homes. The **City of Brampton** contributes a significant amount of its natural heritage lands towards the federal government's 30x30 conservation target. Brampton, in collaboration with the **Toronto and Region Conservation Authority** (TRCA), announces the contribution of 1,924.5 hectares of natural heritage lands towards Canada's international commitment to protect 30 per cent of the country's lands and waters by 2030.

SEPTEMBER:

Grey County explores the potential to change its planning services model in an effort to minimize duplication and redundancies and optimize the delivery of planning services across the County's nine lower-tier member municipalities. All nine member municipalities meet to discuss the potential of a shared planning services model that would see all local planning departments moved under the umbrella of Grey County planning. Planning industry experts weigh in on the **Province of Ontario's** new *Provincial Planning Statement*, which was released in August, and will come

into effect on October 20, 2024, replacing the in-force *Provincial Policy Statement, 2020* and the *Growth Plan for the Greater Golden Horseshoe, 2019*. Experts bristle in anticipation of the legislation's downloading authority over municipal settlement boundary expansions to municipalities, worrying that the new planning

Rendering showing a model of the townhomes with built-in additional residential units (ARUs) being offered by Caivan for its Arbor West community in West Brampton. The developer's 60 townhomes are designed to include legal, above-grade secondary suites as a default design element. Each townhome will include two levels of secondary suite living space, with separate entrances for each suite, as well as dedicated parking. This model will allow homeowners to rent out additional space in their townhome for extra income, or to accommodate extended family.

SOURCE: CAIVAN



statement is an “over to you” document that puts much of the responsibility for growth planning, establishment of minimum intensification targets and redevelopment within built-up areas on municipalities themselves. The **City of Brampton** explores the potential of including secondary dwelling units in preconstruction homes as a means of improving tenant safety as Brampton faces challenges with illegal secondary dwelling units, grappling with overcrowding and unsafe living conditions in some secondary rental units. Housing developer **Caivan** is in the pre-construction phase of developing townhomes that include legal secondary suites as a default design element for the community it is building in the Arbor West neighbourhood in Brampton. The **City of Burlington** takes steps to increase housing supply and moves to the community engagement phase for implementing four units as-of-right, along with

other items identified in the city's housing strategy, including opportunities to expand the range of housing options currently available in Burlington. The **City of Vaughan** continues to establish its comprehensive zoning by-law (CZBL) that will set the boundaries of its protected major transit station areas (PMTSAs) and remove parking requirements within the areas delineated as PMTSAs, steering the city's targeted growth areas towards becoming more transit-oriented and less car-dependent.

OCTOBER

The **City of Barrie** once again tops the **Building Industry and Land Development Association's** (BILD) municipal benchmarking study, which measures municipal planning outcomes based on factors that include municipal fees, approval timelines, and planning features available to developers and the public. BILD's study is a one-of-a-kind resource that tracks municipal planning outcomes and could serve a critical role in assessing the Ontario government's progress towards its goal of building 1.5 million homes by 2031. **Forum Asset Management** proposes nearly 600 new student beds for a site near the **University of Guelph**. The developer looks to take advantage of an expeditious application process thanks to Bill 185, which exempts public universities from needing to obtain planning

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approvals for student housing on their properties. The **City of Brampton** launches its first public art strategy, which it hopes will “tell the story of Brampton” through more public art projects across all neighbourhoods in the city. To date, the program has resulted in the creation of more than 50 murals, permanent and temporary art installations, and civic memorials through the city. The **Township of King** works to create a new land use planning framework for the Highway 11 corridor in order to establish more consistent and cohesive land use policies, while reinvigorating and revitalizing the area surround the highway in the town’s northeast. The **City of Hamilton** approves its first set of green building standards, a two-tier system designed to guide sustainable development

of new construction projects. The standards apply to all site plan applications and draft plan of subdivision submissions within Hamilton’s urban areas. The **Government of Canada** launches a suite of resources to help municipalities create climate-resilient housing and

Rendering of Forum Asset Management’s proposed student housing development for a site at the corner of Stone Road West and Scottsdale Drive in Guelph. On the right of the rendering is the existing Phase 1 building of the student housing development, which is a former Holiday Inn that was retrofitted to accommodate 164 student housing units. Phase 2 of the project would bring the two seven-storey student residence buildings to the site, accommodating 489 new dwelling units and 587 student beds. Forum’s proposal also includes amenity spaces like shared kitchens, games rooms and fitness rooms.

SOURCE: FORUM ASSET MANAGEMENT
ARCHITECT: SWEENEY&CO ARCHITECTS

infrastructure. The Climate Toolkit for Housing and Infrastructure (CTHI) is a \$94.7-million initiative designed to provide municipalities with access to data, digital resources and industry experts. The **City of Richmond Hill** expands its planning toolkit by introducing policy changes that will permit up to four dwelling units per lot, as-of-right, in all of the city’s residential zones, while also permitting buildings of up to four storeys, as-of-right, within the city’s MTSAs.

NOVEMBER

The **City of Vaughan** receives an information report on a proposed master-planned community for the last major undeveloped site within the Vaughan Metropolitan Centre. **Toromont Industries Limited** seeks to develop 17 mixed-use towers that would bring more than 10,000 new residential units to the site, while also creating a new street network, new public realm, and a linear park, all in close proximity to Vaughan’s major transit hub.

City of Mississauga planning and development committee approves official plan and zoning by-law amendment applications to permit the development of an eight-storey, 70-unit affordable rental apartment building for low-income seniors. The new building will be developed on a surface parking lot on the same site as an existing three-storey, 190-unit affordable rental apartment building, which would be retained. The **Town of Aurora** steps forward as the only one out of 61 eligible Ontario municipalities to have achieved federal compliance with its Housing Needs Assessment. The Town is invited by **Association of Municipalities of Ontario** (AMO) to deliver a virtual province-wide workshop focusing on the logistics of undertaking a Housing Needs Assessment, a data-based document that evaluates a municipality’s housing landscape and determine which types and forms of housing are needed. Ontario’s homebuilders warn that the province’s housing supply crunch is about to get worse, as construction starts are expected to continue to lag through the end of 2028.

Residential Construction Council of Ontario (RESCON) releases a market analysis that predicts a failure to reduce government fees and taxes and to make more land available to builders will be catastrophic for the economy and the industry in the coming years. An expert

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report commissioned by **Environmental Defence** and **Robert Eisenberg** titled “The Mid-Rise Manual” takes an in-depth look at restrictions on mid-rise apartment buildings in Ontario and details the steps necessary to clear the obstacles to building 1.5 million new homes in the province by 2031. The report states that not enough housing is being built to meet current need, and that the 1.5 million new homes target is simply unattainable without substantial policy

Page 64 of the CMHC (Canada Mortgage and Housing Corporation) 1947 Housing Design Catalogue, with a drawing and description of a single-family home. The catalogue was created in response to increasing housing demand in the 1940s with the return to Canada of World War II veterans and a national shift from rural to more urban living, in an effort to get more housing built faster across the country. The federal government has resurrected the post-war initiative by commissioning a new Housing Design Catalogue, which was targeted for release in December, with a focus on multi-family housing, specifically multiplexes.

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

reform on mid-rise housing. The federal government breathes new life into a wartime housing construction initiative in an effort to both expedite planning approval timelines as well as reduce the costs of building housing across the country through its new Housing Design Catalogue. The catalogue includes up to 50 conceptual designs for new housing, with designs for housing types that include accessory dwelling units (ADUs), row housing, fourplexes and sixplexes.

DECEMBER

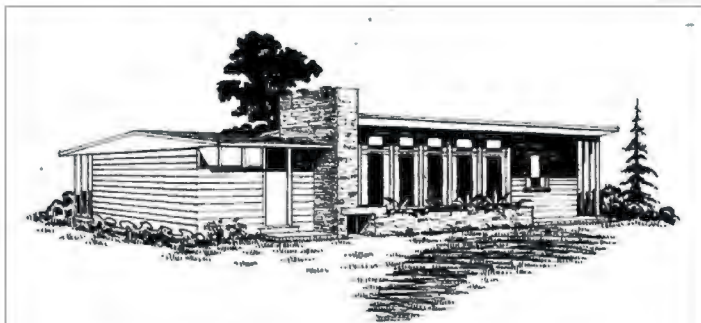
The **City of Richmond Hill** signs a memorandum of understanding (MOU) with **United Nations University** that will see the university partner with the City on research on environmental initiatives, including reducing the city’s carbon footprint and protecting its natural ecosystems, including the Oak Ridges Moraine. The **City of Waterloo** takes a major step forward in plans to develop a substantial piece of city-owned land by

selecting **Habitat for Humanity Waterloo Region/BUILD NOW** as the winning proponent to develop more than 1,000 new affordable homes (See: May recap). Once completed, the project will be one of the largest Habitat for Humanity housing developments in Canada. The **Town of Newmarket** begins renovations to restore and revitalize the historic Mulock House, built in 1871. The restoration seeks to honour the many layers of cultural heritage value on the site, including its connection to the Indigenous **Huron-Wendat Peoples** who originally inhabited the

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Rendering of the soon-to-be-restored historical Mulock House in Newmarket. Built in 1871, the house and its surrounding 16-acre park was recently purchased by the Town of Newmarket, which intends to re-purpose the former private residence into a three-storey, 17,000-square-foot community space which will include an art gallery featuring works from the Art Gallery of Ontario’s Indigenous collection. The restored building will also include a café, a catering kitchen, and other public space, including a library.

SOURCE: +VG ARCHITECTS



PLAN NO 47-27

Suitable for construction anywhere in Canada, and particularly the West Coast.
 Area—778 sq. ft. not including garage. Cubic contents—14,000 cu. ft. including garage.
 Required lot frontage, without garage—52'-6" with garage—65'-0"
 4½ Rooms, including Living-Dining Room, Kitchen-Utility Room, 2 Bedrooms and Bathroom. 1-Car Garage. No Basement.

THIS modern house, with the practical and increasingly popular shed type roof designed for erection in suburban areas where a Southern view is available, would make a charming and convenient home.

The entrance porch leads to the hall, garage and kitchen, making a most convenient arrangement for the family who will be using an automobile as a usual means of transportation.

The living-dining room is of ample size with a large stone fireplace at the living room end. The entire side is of glass, giving a sense of space within and providing for solar heat.



IN BRIEF

[Town of Innisfil](#)

The **Town of Innisfil** is developing a 10-year transit master plan to support the evolution of services in Innisfil and to meet current and projected need in the community. The Town is inviting members of the Innisfil community to share their experiences, challenges, and input on existing transit services in the town through a community survey that can be completed online or in person at Innisfil town hall, or any of Innisfil's IdeaLAB and library branches. To participate in the community survey that will inform the development of Innisfil's 10-year transit master plan, please visit the Town website [here](#) until January 24. The Town will also be hosting a couple of in-person drop-in open houses in mid-January.


[City of Vaughan](#)

The **City of Vaughan** has released the fourth draft of its Weston 7 secondary plan for public feedback. The City has identified the Weston Road and Highway 7 area as a primary growth centre that will evolve to become a distinct urban destination and complete community, supporting a range of commercial, cultural, and entertainment amenities, parks and open spaces, and housing, jobs, and community uses. The City is hosting two in-person information sessions and two drop-in open houses on this draft of the Weston 7 secondary plan later this month. Members of the public are invited to attend information sessions at the Chancellor Community Centre (350 Ansley Grove Rd.) on Wednesday, January 15 from

7 pm to 9 pm or on Thursday, January 16 from 7 to 9 pm. Staff will make a formal presentation on the Weston 7 secondary plan at the start of each session, giving attendees opportunities to provide feedback to and ask questions of the project team. The City will be holding drop-in open houses, also at the Chancellor Community Centre, on Wednesday, January 22 from 7 pm to 9 pm and Thursday, January 23 from 7 pm to 9 pm. At the open houses, attendees will have the opportunity to review educational boards on the Weston 7 secondary plan, to ask questions of staff and to offer feedback. For more information on the Weston 7 secondary plan, please visit the City of Vaughan website [here](#).

[City of Sarnia](#)

The **City of Sarnia** has launched

an online permits and licensing portal in an effort to modernize its delivery of city services. Through the online portal, users can submit planning research requests, submit permitted use and zoning letter requests, submit zoning and building compliance certificate requests, and submit municipal address change applications, among other services. In future phases of the portal's implementation, it will be possible to request and process building permits, submit development applications, and request engineering permits through the portal. To learn more about the City of Sarnia's permit and licensing portal and to use the portal, please visit the City website [here](#) 


2024 YEAR IN REVIEW

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surrounding land. The **City of Richmond Hill** deploys another planning tool to address housing affordability and environmental sustainability with a new community improvement plan

(CIP) that offers incentives to both private and non-profit builders to develop affordable and sustainable housing. Richmond Hill is able to issue significant grant

funding thanks to a \$31-million funding agreement with the **Government of Canada** through the Housing Accelerator Fund (HAF). Planning lawyers and construction industry experts weigh in on the forthcoming changes to the *Ontario Building Code*, which seeks to better harmonize the code with the *National Building Code*. The new Code comes into effect on January 1, 2025, with some of the

most notable changes focused on sustainability and safety, promoting the use of energy-efficient technologies, with many of the safety-related changes tied to ensuring buildings are able to withstand changing climate conditions. Other code changes zero in on accessibility and ensuring that both public and private buildings are accessible to everyone 

OLT NEWS

DOWNTOWN HAMILTON TOWERS APPROVED FOLLOWING CONTESTED HEARING

In a December 24 decision, OLT Member **Jennifer Innis** allowed appeals by **DiCenzo Construction Company Ltd.** against the **City of Hamilton's** failure to make a decision on its official plan and zoning by-law amendment applications for 117 Jackson Street East.

DiCenzo proposes to develop the vacant downtown Hamilton property with two towers of 30 and 39 storeys respectively, connected by a four-storey podium. The development would contain 741 residential units and 297 square metres of commercial space at grade. The City did not make a decision on the applications within the *Planning Act* timeframes, and DiCenzo appealed to the OLT.

The central issue in the hearing was whether or not the proposed development appropriately balances provincial and municipal policy objectives—particularly regarding intensification and land optimization—without negatively impacting the prominence of the Niagara Escarpment.

On behalf of DiCenzo, the Tribunal heard evidence from planner **David Falletta** and urban designer **Tom Kasprzak (Bousfields)**, from wind engineer **Andrew Slihas**

(**Gradient Wind**), and from civil engineer **Pascal Monat (SITEPLANTECH)**.

On behalf of the City, the Tribunal heard evidence from planner **Daniel Barnett**, wind engineer **Hanqing Wu (RWDI)**, civil engineer **Zivko Panovski** and urban designer **Edward Winter**.

The City of Hamilton's witnesses raised concerns about the height of the proposed development exceeding that of the Niagara Escarpment and consequently, its impact on views and shadows. They argued that the development does not conform to the Downtown Hamilton Secondary Plan policies, which restrict building heights to the height of the Niagara Escarpment, and prohibit net new shadowing on key civic gathering spaces at specific times of day.

DiCenzo's witnesses testified that the proposed height of the development is appropriate for the downtown context, would not negatively impact views of the Niagara Escarpment, and would contribute positively to the Hamilton skyline. They stated that the proposed development would facilitate a range and mix of housing, consistent with the *Provincial Planning Statement*, and opined that the minor incremental shadowing on Prince's Square would be minimal and does not justify refusal of the applications.

The Tribunal was persuaded by DiCenzo's evidence that the proposed development represents good planning and should be approved, noting the need to prioritize provincial policies and a comprehensive approach to policy assessment.

In light of its findings, the Tribunal allowed the appeals, approving the official plan and zoning by-law amendments in principle, subject to finalization of the instruments.

Solicitors involved in this decision were **David Bronskill** and **Caroline Jordan (Goodmans)** representing DiCenzo Construction Company Ltd. and **Patrick MacDonald** representing the City of Hamilton. [See *OLT Case No. [OLT 22-00000](#)*]

OAKVILLE PARKLAND DEDICATION BY-LAW APPROVED WITH MODIFICATIONS

In a December 19 decision, OLT Member **Jennifer Campbell** allowed appeals, in part, by the **Building Industry & Land Development Association (BILD)**, **Distrikt Developments**, and **Silwell Developments Ltd.** against the **Town of Oakville's** passage of its new Parkland Dedication By-law 2024-034.

The By-law repeals and replaces the previous parkland by-law to implement recent provincial legislative changes

to the alternative requirement for parkland conveyances and payment-in-lieu of parkland.

The appellants sought various changes to the By-law, including remedies with respect to:

- The absence of appropriate credits for lands that are not fully programmable, but should be characterized as parkland and credited accordingly;
- The need for technical amendments to clarify and recognize these credits, and to recognize the application of parkland credits to privately-owned public spaces;
- The need to clarify certain matters pertaining to the determination of land value for calculating payment-in-lieu, and the timing thereof; and
- The need to clarify required timing for land value assessment to determine parkland value.

The Town advised the Tribunal that it was amenable to the appellants' requested amendments to the By-law, and noted that the Town was proposing two additional amendments dealing with the definition of "Development" and to clarify that only the residential component of mixed-use development shall be subject to the maximum parkland caps.

Town of Oakville

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development finance and investments manager **Matt Day** provided evidence in support of the amendments to the By-law. The Tribunal accepted Day's evidence and allowed the appeals, in part, ordering the approval of an amended By-law.

Solicitors involved in this decision were **Andrew Biggart (Ritchie Ketcheson Hart & Biggart)** and **Nadia Chandra** representing the Town of Oakville, **Ira Kagan (Kagan Shastri DeMelo Winer Park)** representing the Building Industry and Land Development Association, **Calvin Lantz (Stikeman Elliott)** representing Distrikt Developments, and **Christopher Williams** and **Laura Dean (Aird & Berlis)** representing Silwell Developments Ltd. [See *OLT Case No.* [OLT 21-000205](#)]

SETTLEMENT APPROVED FOR STRATHCONA TOWERS

In a December 19 decision, OLT Member **Bita Rajae** allowed appeals, in part, by **Hamilton Queen and Market Inc.** against the **City of Hamilton's** failure to make a decision on its official plan and zoning by-law amendment applications for 200 Market Street, 125 Napier Street, and 55 Queen Street North.

Hamilton Queen and Market originally proposed the

development of four towers of 15, 15, 27 and 27 storeys on the site. A later re-submission updated the proposal to consist of a six-storey podium element and two towers of 39 and 41 storeys, respectively. Hamilton Queen and Market appealed its applications due to the City's failure to make a decision within the *Planning Act* timeframes.

After subsequent discussions, Hamilton Queen and Market reached a settlement with the City on the basis of revisions to the proposal, which now consists of a six-storey podium with two 31-storey towers—which achieves the City's objective of developments not exceeding the height of the Niagara Escarpment. The settlement proposal accommodates 971 residential units and 1,026 square metres of commercial space.

Planner **Franz Kloibhofer (A.J. Clarke & Associates)** provided evidence on behalf of Hamilton Queen and Market in support of the settlement proposal. The Tribunal accepted Kloibhofer's evidence and allowed the appeals, in part, approving the official plan and zoning by-law amendments as appended to the decision.

Solicitors involved in this decision were **Denise Baker** and **Narmada Gunawardana (WeirFoulds)** representing

Hamilton Queen and Market Inc. and **Peter Krysiak** representing the City of Hamilton. [See *OLT Case No.* [OLT 21-000107](#)]

Settlement approved for Streetsville townhouses

In a December 18 decision, OLT Member **Steven Mastoras** allowed an appeal, in part, by **Forgione Investments** against the **City of Mississauga's** failure to make a decision on its rezoning application for 86 Thomas Street.

Forgione originally proposed to develop the Thomas Street property with 10 four-storey townhouses. Staff and the local community members raised concerns with the height and scale of the townhouses. The City did not make a decision on the rezoning within the *Planning Act* timeframe, and Forgione appealed to the OLT.

Subsequently, Forgione and the City reached a settlement involving a reduction of the height of the townhouses to three storeys, the elimination of a proposed driveway to Thomas Street, and an increase to the area of certain landscaped buffers.

The Tribunal convened a settlement hearing and received evidence from planner **Mark Jacobs (Biglieri Group)** in support of the revised proposal and adoption of a modified zoning by-law amendment. After hearing this evidence, the Tribunal allowed the appeal,

in part, on an interim basis, subject to finalization of the implementing zoning by-law amendment.

Solicitors involved in this decision were **Meaghan McDermid** and **Liam Valgardson (Davies Howe)** representing Forgione Investments and **Baiqing Lao** representing the City of Mississauga. [See *OLT Case No.* [OLT 21-000700](#)]

ORDER MADE IN RESPECT OF KING TOWNSHIP ZONING BY-LAW APPEALS

In a December 5 decision, OLT Member **Bita Rajae** made an order in regard to appeals filed by **Via-Ru Ltd., Bushland Heights Ltd.** and **611428 Ontario Ltd.** of **King Township's** new Zoning By-law 2017-66 and Rural Countryside Zoning By-law 2022-053.

The Tribunal received a joint motion record from the three appellants requesting that the Tribunal issue an order in connection with a settlement of these particular appeals.

Via-Ru owns lands at 6364 Highway 9 in the northwest corner of the Schomberg settlement area. The settlement involves amendments to By-law 2017-66 for this property, including its re-zoning the lands to Future Residential and its permitting agricultural uses and retention of an existing single-detached dwelling. The amendments anticipate further future re-zoning of the lands at

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OLT NEWS

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such time as Via-Ru decides to proceed with re-development.

Bushland Heights owns lands at 13245 Jane Street. As part of the settlement, Bushland and the Township agree to scope Bushland's appeal of By-law 2017-66 to become site-specific, and to adjourn the appeal to allow

time for continued settlement discussions to take place.

611428 Ontario owns lands at 4670 18th Sideroad. As part of the settlement, 611428 Ontario has agreed to withdraw its appeal of By-law 2022-053, in light of an earlier decision of the Tribunal to re-zone its lands to Hamlet Future Residential.

Planner **Michael Bissett (Bousfields)** provided evidence on behalf of the appellants, in support of the requested order. The Tribunal accepted Bissett's evidence and allowed the appeals, in part, approving the revisions to By-law 2017-66 in connection with the Via-Ru appeal, the scoping of the Bushland Heights appeal, and the dismissal of the 611428 Ontario appeal.

Solicitors involved in this decision were **Steve Ferri**

and **Mandy Ng (Loopstra Nixon)** representing Via-Ru Ltd., Bushland Heights Ltd. and 611428 Ontario Ltd. and **Tom Halinski (Aird & Berlis)** representing King Township. [See OLT Case No. [OLT-22-003300](#).] 🌱

— PEOPLE —

The **City of Mississauga** has appointed **Emma Calvert** as its new director of infrastructure planning & engineering services, effective December 19, 2024. Calvert comes to the role after nearly twelve years with the City, most recently serving as acting director and manager leading the development, engineering and construction team. Calvert succeeds previous director of infrastructure planning & engineering services **Sam Rogers**, who was recently appointed

Mississauga commissioner and transportation & works after serving in the role on an acting basis since June 2024.

The **City of St. Thomas** has appointed **Lisa Higgs** as its new city manager, effective February 10, 2025. Higgs comes to St. Thomas after more than a decade of leadership experience in municipal government, most recently serving as **Township of Southwold** chief administrative officer/clerk since 2017. Higgs succeeds

previous St. Thomas city manager **Michael Bradley**, who left the City in mid-November to take on the role of **City of Brantford** chief administrative officer (CAO).

The **Town of Collingwood** has restructured its existing departments in response to the increasing pace and size of new infrastructure and development projects in the town. The engineering, public works, and environmental services departments will now function under the umbrella of the infrastructure department, effective

January 1. The change increases the number of infrastructure services divisions from three to four. **Amber Leal** was appointed manager of the City's new growth and development division, effective December 2, 2024. Leal has served in a number of public and private sector roles over the years, most recently as **Town of Caledon** senior project manager, stormwater. Collingwood environmental services project manager **Ken Kaden** has been promoted to manager of the infrastructure

projects division, effective January 1. Public works division manager **Daniel Cole** will continue to serve in a role he has served Collingwood in for over five years. **Peggy Slama**, who was serving as Collingwood's director of public works, engineering & environmental services is now manager of the water & wastewater division, in addition to serving as project manager for the Town's wastewater treatment plan expansion.

Economic Development Brief

December 16, 2024

Statistics and Trends

Labour force conditions

Labour force conditions in Niagara (unadjusted) continue to improve, despite worsening conditions in both Ontario and Canada. While Niagara shows positive trends, Ontario and Canada face ongoing labour-related challenges.

Month-over-month data from October to November 2024 reveals the following:

- Population: Niagara increased by 0.3% (1,100 people), matching Ontario's 0.3% growth.
- Labour force: Niagara grew by 1.2% (3,000 people), while Ontario decreased by 0.5%.
- Employment: Niagara saw a 1.1% increase (2,500 people), while Ontario experienced a slight decrease of 0.1%.
- Unemployment rate: Niagara's unemployment rate rose by 0.2%, while Ontario's increased by 0.4%.
- Participation rate: Niagara's participation rate rose by 0.5%, reaching 62.5%, while Ontario's participation rate decreased by 0.5%, to 64.6%.

Although Niagara's unemployment rate increased, this was due to more people entering the labour force than those securing employment, contrasting with Ontario where employment declined. The employment gains were in health care and social assistance; wholesale and retail trade; transportation and warehousing; education services; manufacturing; and professional, scientific and technical services.

Credit rating agency recognizes Niagara Region for stable financial outlook

For the third consecutive year, Niagara Region has received an AA+ credit rating from S&P Global Ratings, recognizing its strong financial management and stable outlook. The rating reflects prudent financial practices, transparent reporting, and a solid economy supported by critical industries like healthcare, manufacturing, and trade, with investments in emerging sectors such as electric vehicle battery production. While Niagara's debt will increase due to infrastructure investments, it remains manageable, and the region may explore alternative debt options to maintain fiscal responsibility as its outstanding debt approaches the sector limit.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Bank of Canada cuts key interest rate to 3.25% with slower pace of cuts going forward

The Bank of Canada reduced its key interest rate to 3.25%, marking its fifth consecutive rate cut, but signaled that future cuts will be slower as it aims to keep inflation near its target. Governor Tiff Macklem highlighted risks like potential U.S. tariffs and the impact of policy measures such as reduced immigration, which could affect economic growth and inflation. While the central bank will continue to monitor developments, it plans to adopt a more gradual approach to monetary policy moving forward.

Economic Development Updates**Seaway investing millions into Welland Canal infrastructure**

The St. Lawrence Seaway Management Corp. is investing \$180 million over the next three years to maintain and upgrade the locks, bridges, and energy infrastructure along the Welland Canal, ensuring the longevity of its critical assets. Additionally, over \$170 million will be allocated to enhance infrastructure from Montreal to Lake Ontario, strengthening supply chain links and transportation reliability. While the seaway continues to improve its infrastructure, there are discussions about establishing firm opening and closing dates for the shipping season to improve planning and scheduling for shippers.

Savage opens new transload facility in Thorold to enhance regional logistics

Savage is opening a new transload facility at the Thorold Multimodal Hub to enhance logistics for businesses in the Niagara region, Greater Toronto Area, and parts of Western New York, Ohio, and Pennsylvania. The facility will provide a crucial link between rail, sea, and truck transportation, supporting sectors such as manufacturing, agriculture, and construction by improving supply chain efficiency and reducing transportation costs. Located in the heart of the Greater Golden Horseshoe, the facility will benefit from its strategic position within the Niagara Ports network, with access to major rail networks, highways, and the Welland Canal, boosting regional and international trade.

Niagara College earns No. 1 research college in Canada for second year in a row

For the second consecutive year, Niagara College has been ranked as the top research college in Canada by Research Infosource Inc., based on research funding for 2023. The college's commitment to innovation and applied research has enabled partnerships with industry leaders, fostering advancements in sectors like manufacturing, horticulture, and environmental sciences, while offering students hands-on learning opportunities. Niagara College's research centers, such as the Horticultural and Environmental Sciences Innovation Centre, continue to collaborate with businesses to develop and test new products and technologies, like the successful partnership with Terra Optima Labs.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Welland welcomes ADL Process Inc. to business community

Welland welcomes new business ADL Process Inc., which specializes in electronic recycling, providing eco-friendly solutions to safely dispose of and recycle electronic waste. The facility at 139 Centre Street will use the existing buildings and concrete yard for the receiving, sorting, processing and shipping of electronic and electrical equipment and other non-hazardous solid waste. They are committed to reducing environmental impact through responsible recycling practices, helping businesses and individuals dispose of their electronics in an environmentally sustainable way.

Movables Portable Storage acquires property in Welland

Movables Portable Storage (subsidiary of Abbot Self Storage), which provides flexible and secure storage solutions in Welland, has acquired a 7,250 SF building on 1.36 acres, previously owned by the District School Board of Niagara in Welland. The company, which specializes in movable storage units, aims to provide flexible, secure storage options for both individuals and businesses in the area. This new location enhances their ability to meet growing demand for convenient storage solutions in the region.

Property at 42 Division Street in Welland to become modern medical clinic

The former Matthew 25 building is set to be transformed into a modern medical clinic, bringing enhanced healthcare services to Welland. This exciting development opened by the same dedicated team of doctors who established the successful King Street Clinic, ensuring continuity of care and expertise for the community. This new clinic underscores Welland's commitment to expanding access to quality healthcare and meeting the growing needs of its residents.

Advantage Austria Canada visits Niagara

Advantage Austria Canada, which explores Austrian-Canadian business synergies recently visited Niagara. The visit involved a stop at INNIO Group in Welland, Palfinger North America in Niagara Falls, and the Niagara Parks Commission in Niagara Falls. Advantage Austria is the foreign trade organization of the Austrian Federal Economic Chamber and also helps Canadian companies do successful business with Austria.

Azure Sustainable Fuels hosts open house in Port Colborne

Azure Sustainable Fuels, which plans to establish a sustainable aviation fuel facility in Port Colborne with 135 full-time jobs on 35 acres of land just north of the London Agriculture Commodities terminal, hosted an open house on November 27. At the event, the company shared more information about the proposed renewable fuels production facility and aimed to gather community feedback.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Toronto Power Generating Station in Niagara Falls to be transformed into a world-class visitor experience

The Ontario government has approved the redevelopment of the Toronto Power Generating Station into a five-star boutique hotel, which will create sustainable jobs and boost the local economy. Funded by a \$200 million investment from Society Developments and Pearle Hospitality, the project will include amenities like indoor and outdoor public viewing areas, a free museum, art gallery, theatre, and restaurants, while preserving the site's historic significance. This transformation aims to enhance Niagara's appeal as a global tourist destination, with the Niagara Parks Commission retaining ownership of the property and Pearle Hospitality as its new tenant.

Two Welland projects win Brownie Awards for redevelopment excellence

Two transformative projects in Welland received top honors at the 2024 Brownie Awards for their innovation in revitalizing brownfield sites. The Canals Development by Empire Communities won in the Renew: Project Development at the Neighbourhood Scale category, while the Union Carbide Property Regeneration by REGEN was recognized as the Best Large Project. These projects, supported by Welland's Community Improvement Plan incentives, highlight the city's commitment to sustainable redevelopment and its partnership with developers to create vibrant, environmentally friendly communities.

\$1.4 million announced to help train more construction workers at Niagara College

The Ontario government is investing \$1.4 million to train construction workers in Niagara through the Skills Development Fund, focusing on in-demand careers in the homebuilding sector. The program, administered by the Niagara Home Builders' Association in partnership with Niagara College, will provide training in framing construction and drywall installation at Niagara College's Welland campus. This initiative aims to address the growing demand for skilled workers in the region and help fill the 100,000 worker shortage in the construction industry over the next decade.

Brock receives \$2 million to create Canada's first Clean Plant Program

Brock University has received a grant of \$2 million to create Canada's first Clean Plant Program to support Ontario grape and wine production, by developing new growing and fermenting approaches to increase their resilience to threats such as pests, plant viruses and climate change. This is part of a Government of Ontario investment of over \$92 million in research projects at universities, colleges, research institutes and research hospitals across the province.

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

Niagara College Vice President Marc Nantel wins national trailblazer award

Marc Nantel, PhD, Vice President of Research, Innovation and Strategic Enterprises at Niagara College, has won the Trailblazer Award in Innovation Policy at the 2024 Canadian Science Policy Centre Conference in Ottawa. According to the Selection Committee, Nantel was selected for the many contributions that he has made to Canadian innovation policy and for several ways in which he is leading the way at the forefront of this community.

Extendicare construction begins in west St. Catharines

Construction started on a new 256 bed long term care home in western St. Catharines. The new, four-storey building at 1956 Third Street will be operated by Extendicare when it opens in 2027. The building has an estimated construction value of over \$75 million. This is the third modern long term care home being developed in St. Catharines, with a 256 bed replacement for Niagara Region's Linhaven nearing completion and the 160-bed Westhills Long Term Care Home, which opened in 2022.

Downtown St. Catharines restaurants have ranked among the top in Canada

Two Downtown St. Catharines restaurants, Fat Rabbit and oddBird, have earned national recognition for their culinary excellence. Fat Rabbit ranked 8th on Air Canada's Best New Restaurants in 2024, following a Michelin recommendation, while oddBird was named one of Canada's top 100 restaurants and had its Oklahoma burger ranked 27th best in the world. These accolades highlight St. Catharines' growing reputation as a culinary destination, with attention from sources like Toronto Life Magazine and other award-winning local establishments.

Ontario Parasport Games, hosted across Niagara, only a few months away

In May 2025, Niagara will host the 44th Ontario Parasport Games, welcoming athletes, coaches, officials, and volunteers from across Ontario. The event, taking place from May 29 to June 1, will be held at various sports venues in the region, including Canada Games Park and Brock University. The Ontario Parasport Games, which began in 1975 in Cambridge, have grown to feature over 500 participants competing in more than 10 sports, with the last games held in Durham in 2023.

George Spezza, Ec.D., CECD
Director, Economic Development

The economic development updates in this brief were compiled with input from economic development staff from Niagara's local area municipalities and public information sources.

**Ministry of
Municipal Affairs
and Housing**

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December 23, 2024

234-2024-5650

Mayor
Frank Campion
City of Welland
mayor@welland.ca

Subject: Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the *Planning Act*

Dear Frank Campion

On November 5, 2024, I wrote to affected municipalities providing notice of the government's intent to remove land use planning responsibilities under the *Planning Act* for Durham and Waterloo Regions effective January 1, 2025, and for Niagara Region effective March 31, 2025. At the same time, I proposed regulatory amendments that would exempt certain official plan matters from approval under the *Planning Act*. I am writing again to advise you that the above-described changes to the role of Durham, Waterloo, and Niagara Regions will take effect as indicated.

At this time, I have also amended Ontario Regulation 525/97 under the *Planning Act* to exempt certain lower-tier official plan matters from the need for provincial approval and remove section 2 of the regulation given the revocation of A Place to Grow: Growth Plan for the Greater Golden Horseshoe on October 20, 2024.

Bill 23, the *More Homes Built Faster Act, 2022*, made changes that would remove land use planning responsibilities under the *Planning Act* from seven upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York.

Through subsequent changes to the *Planning Act* made by Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, flexibility was provided to remove planning responsibilities from upper-tier municipalities separately through proclamations, the timing for which would be subject to government decision-making.

Following the successful removal of planning authorities from the Regions of Peel, Halton, and York as of July 1, 2024, the government continues to implement Bill 23. The Regions of Waterloo and Durham will become upper-tier municipalities without planning authorities as of January 1, 2025 and the Region of Niagara will become the same as of March 31, 2025.

Lower-Tier Planning Matters Subject to MMAH Approval (as per the *Planning Act* and Ontario Regulation 525/97 under the Act)

Please find information on the amendment to Ontario Regulation 525/97 at the following link: [O. Reg. 560/24: EXEMPTION FROM APPROVAL \(OFFICIAL PLAN AMENDMENTS\)](#)

The Ministry is aware that there are many lower-tier official plan amendments, particularly ones that are site-specific in nature, that the Regions would have previously exempted from the need for its approval. These matters would (in most cases) continue to be reviewed and adopted by the relevant lower-tier municipality without an additional level of approval.

As of January 1, 2025 for Waterloo and Durham Regions, and March 31, 2025 for Niagara Region, amendments to Ontario Regulation 525/97 exempt most municipal official plan amendments in the following lower-tier municipalities from the need for the Minister's approval:

- **Waterloo Region municipalities** – City of Cambridge, City of Kitchener, City of Waterloo, Township of North Dumfries, Township of Wellesley, Township of Wilmot, Township of Woolwich
- **Durham Region municipalities** – City of Oshawa, City of Pickering, Town of Ajax, Town of Whitby, Municipality of Clarington, Township of Brock, Township of Scugog, Township of Uxbridge
- **Niagara Region municipalities** – City of Niagara Falls, City of St. Catharines, City of Port Colborne, City of Thorold, City of Welland, Town of Fort Erie, Town of Grimsby, Town of Lincoln, Town of Pelham, Town of Niagara-on-the-Lake, Township of West Lincoln, Township of Wainfleet

As of January 1, 2025, for lower-tier municipalities in Waterloo and Durham Regions and March 31, 2025, for lower-tier municipalities in Niagara Region, the only land use planning matters which require approval by the Minister are the following:

1. New official plans;
2. Official plan amendments adopted in accordance with section 26 of the *Planning Act* (e.g., amendments completed as part of a process undertaken every 5 or 10 years to bring the official plan into conformity and consistency with provincial plans and policies); and
3. Official plan amendments establishing, changing, or revoking any policies required as part of a protected major transit station area (PMTSA) in accordance subsections 17 (15) or (16) of the *Planning Act*, including:
 - the delineation (mapping) of the PMTSA,
 - the minimum number of residents and jobs per hectare planned in the PMTSA,
 - authorized uses of any land in the PMTSA, and
 - minimum densities of any buildings and structures in the PMTSA.

Pursuant to the *Planning Act*, the applicable parts of the regional official plans for Waterloo and Durham, as of January 1, 2025, and for Niagara as of March 31, 2025, will be deemed to be part of the various lower-tier official plans. Going forward, as your municipality proceeds to review and update your official plan, I would encourage you to consider incorporating in the local municipal official plan any relevant/applicable policies and mapping from the Region's plan and revoking the deemed upper-tier plan policies to provide for a single comprehensive document and streamline downstream planning review processes.

Ministry of Municipal Affairs and Housing staff continue to be available to meet with you to answer any questions that you may have. Heather Watt – Manager, Central Municipal Services Office, can be reached at Heather.Watt@ontario.ca

Sincerely,



Hon. Paul Calandra
Minister of Municipal Affairs and Housing

cc. CAO, Rob Axiak
Regional Chair, Jim Bradley
Regional CAO, Ron Tripp

January 6, 2025

Please be advised that during the regular Council meeting of December 17, 2024 the following motion regarding support for redistribution of the Provincial Land Transfer Tax and GST to municipalities for sustainable infrastructure funding was carried:

RESOLUTION NO. 2024-621

DATE: December 17, 2024

MOVED BY: Councillor Roberts

SECONDED BY: Councillor St-Jean

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems and other critical services, which are essential to community well-being and economic development;

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, public health costs, childcare, and many other social services, and these costs are rising every year, with limited funding from upper levels of government;

WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;

WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

WHEREAS a redistribution of a portion of the existing Land Transfer Tax and Federal GST would allow municipalities to better plan and invest in long-term

infrastructure initiatives, supporting local economic growth and improving the quality of life for residents; and

NOW THEREFORE BE IT RESOLVED THAT The Council of the Corporation of the County of Prince Edward:

1. Formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
2. Formally requests the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. **THAT** this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, Bay of Quinte Member of Parliament, Ryan Williams and Member of Provincial Parliament, Tyler Allsopp; and
4. **THAT** this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

CARRIED

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Roberts, Councillor St-Jean, and Marcia Wallace, CAO



Town of Kearney

COUNCIL RESOLUTION # 2024 - 398

Date: December 19, 2024

MOVED BY:

SECONDED BY:

- Beaucage, Keven
- Pateman, Heather
- Rickward, Michael – Deputy Mayor
- Sharer, Jill

- Beaucage, Keven
- Pateman, Heather
- Rickward, Michael – Deputy Mayor
- Sharer, Jill

WHEREAS the Council of the Corporation of the Town of Kearney has received a communication from the Minister of Municipal Affairs and Housing, Paul Calandra, regarding changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024;

AND WHEREAS this announcement from Minister Calandra does not fully address the needs of Rural or Northern municipalities;

NOW THEREFORE BE IT RESOLVED that Council confirms their desire for the attached letter to be sent to the Minister of Municipal Affairs & Housing, Paul Calandra; MPP Graydon Smith; MP Scott Aitchison; Premier Doug Ford; AMO; FONOM; ROMA and to affected municipalities in Rural/Northern Ontario for their support.

CARRIED

DEFEATED

Recorded Vote Requested by: _____

Recorded Vote:

For

Opposed

Beaucage, Keven

Pateman, Heather

Philip, Cheryl – Mayor

Rickward, Michael – Deputy Mayor

Sharer, Jill



8 Main Street, P.O. Box 38, Kearney, Ontario POA-1M0

Ph.# (705) 636-7752 Fax # (705) 636-0527

<https://townofkearney.ca> email admin@townofkearney.ca

December 19, 2024,

Dear Hon. Paul Calandra, Minister of Municipal Affairs and Housing,

Thank you for your recent communication regarding the changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024.

While we appreciate the government's efforts to address the housing supply crisis by promoting the creation of additional residential units (ARUs), we must express our concerns about the applicability of these changes in rural municipalities.

The "as-of-right" permission to develop up to three units per lot is only permitted in urban areas where municipal servicing is provided. In these areas, the demand for housing is high, and land is scarce. However, in rural municipalities, where population density is lower and land availability is not typically a constraint, these changes do not apply.

Rural municipalities often struggle with infrastructure limitations, specifically with water supply, sewage systems, and transportation networks. While these changes the Province has made does cut red tape for urban areas of Ontario, they do not address constraints rural municipalities deal with when trying to increase density without municipal servicing. Additionally, the increased residential density permitted by the amendments may not be compatible with the rural character and lifestyle that residents value.

We believe that a one-size-fits-all approach to ARU development may inadvertently overlook the distinct needs of rural communities. As municipalities in rural, Northern Ontario have before, we urge the government to consider creating tailored policies that recognize the specific conditions and requirements of rural areas, ensuring that any regulatory changes support sustainable and contextually appropriate growth.

We appreciate the opportunity to provide our feedback and look forward to working collaboratively with the Ministry of Municipal Affairs and Housing to develop solutions that are beneficial to all Ontarians and where they choose to live.

Sincerely,

Mayor, Cheryl Philip

On behalf of the Council of the Corporation of the Town of Kearney



Northumberland County Council Resolution

SENT VIA EMAIL

January 7, 2025

Honourable Doug Ford (Premier of Ontario)
Honourable Andrea Khanjin (Minister of the Environment, Conservation and Parks)
Honourable Rob Flack (Minister of Agriculture, Food and Agribusiness)
Honorable David Piccini (Minister of Labour, Immigration, Training and Skills Development and MPP for Northumberland-Peterborough South)
Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
Northumberland Federation of Agriculture
All Ontario municipalities

Re: Correspondence, 'Protection of Agricultural Lands and Sustainable Development'

At a meeting held on December 18, 2024 Northumberland County Council approved Council Resolution # 2024-12-18-909, adopting the below recommendation from the December 2, 2024 Public Works Committee meeting:

Moved by: Councillor Mandy Martin
Seconded by: Councillor Robert Crate

"**That** the Public Works Committee, having considered the correspondence from the Township of Puslinch regarding 'Protection of Agricultural Lands and Sustainable Development', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to key stakeholders."

Council Resolution # 2024-12-18-909

Carried

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at matherm@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,
Maddison Mather



Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By M. Martin

Agenda
Item 15

Resolution Number
2024-12-18- 909

Seconded By R. Crate

Council Date: December 18, 2024

"That Council adopt all recommendations from the five Standing Committees, as contained within the Committee Minutes (meetings held December 2, 3, and 4, 2024), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:


Committee Name	Item #	Description	Held By
----------------	--------	-------------	---------

- | | | | |
|---|---------------------------------------|--|--|
| - | Community Health Committee, Item 8.a, | 'Report 2024-156 'Long-term Care Staffing Challenges' – Held by Councillor Logel | |
|---|---------------------------------------|--|--|

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote
Requested by _____
Councillor's Name

Deferred _____
Warden's Signature

Carried  _____
Deputy Warden's Signature

Defeated _____
Warden's Signature

Public Works Committee Resolution

Committee Meeting Date: December 2, 2024

Agenda Item: 7.d

Resolution Number: 2024-12-02- 860

Moved by: J. Logel

Seconded by: B. Ostrander

Council Meeting Date: December 18, 2024

"That the Public Works Committee, having considered the correspondence from the Township of Puslinch regarding 'Protection of Agricultural Lands and Sustainable Development', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to key stakeholders."

Carried 
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature



Hon. Paul Calandra
Minister of Environment,
Conversation and Parks
VIA EMAIL:
Paul.Calandra@pc.ola.org

Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 7, 2024

Hon. Rob Flack
Minister of Agriculture,
Food, and Agribusiness
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minister.omafra@ontario.ca

Hon. Matthew Rae, MPP
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Matthew.Rae@pc.ola.org

Hon. Ted Arnott, MPP
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ted.arnottco@pc.ola.org

Barclay Nap
Wellington Federation of
Agriculture
VIA EMAIL:
napbarclay@gmail.com

RE: Motion for the Protection of Agricultural Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices

Please be advised that Township of Puslinch Council, at its meeting held on October 23, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2024-378: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

Whereas the provincial government is undertaking:

- a) significant road and underground projects over the next ten years which will generate significant excess soil to be managed and disposed; and
- b) studies of underground projects that if implemented will also generate significant excess soil: and



Whereas landfill sites across Ontario are already near capacity, necessitating amendments to legislation to allow certain quality soil to be disposed at excess soil reuse sites instead of being disposed of in landfills effective January 1, 2025; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) is currently under resourced and lacks the capacity to effectively manage the additional enforcement and oversight required for the relocation of excess soil; and

Whereas the responsibility to enforce and oversee excess soil regulations is being downloaded onto municipalities, which have limited enforcement capabilities and face the risk of significant costs being passed on to local taxpayers; and

Whereas contamination of existing soil and groundwater is a significant concern, particularly in rural municipalities with valuable agricultural lands and reliance on groundwater for its residents; and

Whereas agricultural lands must be prioritized equally with housing needs, roads and underground infrastructure; failure to adequately protect these lands could exacerbate the ongoing food crisis in Ontario; and

Whereas Ontario is not alone in navigating the challenges of sustainable development, and the United Nations provides guidance through its Sustainable Development Report, which includes goals focused on economic growth, infrastructure, sustainable communities, hunger, clean water and sanitation, climate action, and life on land; and

Whereas it is critical that governments consider the comprehensive impacts on all of these areas when conducting feasibility studies and implementing projects which generate excess soil; and

Whereas neglecting to account for the broader implications of projects may lead to negative outcomes;

Therefore Be It Resolved that the Council of the Township of Puslinch calls on the provincial government to:



1. Prioritize the protection of agricultural lands in the management of excess soil from roads and underground projects and in the planning and feasibility studies related to such projects.
2. Ensure that adequate resources are allocated to the MECP to support effective enforcement and oversight of excess soil regulations.
3. Collaborate with municipalities to provide necessary support and funding for enforcement activities related to excess soil management, minimizing financial burdens on local taxpayers.
4. Conduct a comprehensive impact assessment that considers all aspects of sustainable development, in alignment with the United Nations Sustainable Development Report, before proceeding with the traffic tunnel project and any further amendments to excess soil legislation; and

That the Township of Puslinch Council direct staff to send a copy of this resolution to the Minister of the Environment, Conservation and Parks; the Premier of Ontario; all Ontario municipalities; MPP Arnott; MPP Rae; the Wellington Federation of Agriculture; and OMAFRA requesting support for the protection of agricultural lands and sustainable development practices in Ontario.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
JANUARY 8, 2025

Vol. 28
No. 2

- 2 RELIEVING THE PINCH
Barrie Launches Concierge Program to Streamline Priority Development Approvals
- 4 EASING THE CRUNCH
Student Housing Proposed for University-Adjacent Site in Downtown Oshawa

MISSISSAUGA CLOSE TO FINALIZING CLARKSON GO MTSA MASTER PLAN TO GUIDE GROWTH AROUND ITS BUSIEST GO STATION

CLEARING THE AIR FOR MORE MIXED-USE?

Matt Durnan

The City of Mississauga is nearing the finish line on a new master plan that will guide growth and development around one of Ontario's busiest GO stations. However, the local councillor and a planning consultant for local landowners are expressing doubt as to whether or not the plan is ambitious enough when it comes to bringing more mixed-use development to an area surrounding the city's busiest transit station.

At its December 9 meeting, Mississauga planning and development committee discussed a staff recommendation report on the Clarkson GO Major Transit Station Area (MTSA) master plan, with committee members ultimately voting to refer the

plan back to staff for some more fine tuning in the wake of some questions and concerns raised about the master plan at

the meeting.

Work on the Clarkson GO MTSA master plan started in 2018. It was one of the

first MTSA study areas to be considered by Mississauga

CONTINUED PAGE 9



Aerial image showing the location of the Clarkson GO major transit station area (MTSA) in Mississauga. The City of Mississauga is nearing the final stages of its master plan for the MTSA, which will set out the vision and land use policies for the future development of the roughly 82-hectare area (solid black outline). In Ontario, MTSA's are generally defined as areas within 500 to 800 metres of a transit station or stop. Mississauga's proposed Clarkson GO master plan designates a small amount of mixed-use area, mainly within 500 metres of the GO station, encompassing the lands that currently accommodate the GO station parking lot. However, the local city councillor and a planning consultant representing four local landowners believe mixed-designation could be expanded as far out as 800 metres from Clarkson GO Station.

SOURCE: CITY OF MISSISSAUGA

UPCOMING DATES

JANUARY

- 8 Barrie General Committee, 7:00 p.m.

Mississauga General Committee, 9:30 a.m.
- 9 Peel Regional Council, 9:30 a.m.
- 13 Ajax General Government Committee, 1:00 p.m.

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

Brock Council, 10:00 a.m.

Burlington Committee of the Whole, 9:30 a.m.

Clarington General Government Committee, 9:30 a.m.

King Council, 6:00 p.m.

Mississauga Planning & Development Committee, 6:00 p.m.

Newmarket Committee of the Whole, 1:00 p.m.

Oshawa Economic & Development Services Committee, 1:30 p.m.

Pickering Planning & Development Committee, 7:00 p.m. - CANCELLED

Scugog Planning & Community Affairs Committee - CANCELLED

Uxbridge Council, 10:00 a.m.

Whitby Committee of the Whole, 7:00 p.m.
- 14 Aurora Committee of the Whole, 7:00 p.m.

BARRIE LAUNCHES CONCIERGE PROGRAM TO STREAMLINE PRIORITY HOUSING DEVELOPMENT APPROVALS

RELIEVING THE PINCH



Lana Hall

The City of Barrie has launched a concierge program to help streamline the development application process for selected projects, including affordable and rental housing developments. If the program works as intended, it could help remove time-consuming and costly “pinch points” for development projects the City of Barrie desperately needs to help address its housing crisis.

The Housing Development Concierge Program, which was rolled out early last month, is designed to help developers navigate stages of the development process such as site selection and pre-submission due diligence, funding and incentives, partnerships, and development applications. To be approved for the concierge program, applicants must meet a set of criteria set out by the City, with affordable ownership, non-profit housing, rental housing,

and transitional housing taking priority. In its Affordable Housing Strategy, approved in January 2024, the City of Barrie has committed to prioritizing those categories of housing.

The concierge program was developed using a portion of funds granted to the city from the Province of Ontario’s Building Faster Fund and the Government of Canada’s Housing Accelerator Fund. Implementing the concierge program seemed like a “low dollars” method of improving the municipal planning and development approval process, says City of Barrie executive director of development services Michelle Banfield.

“I don’t think there’s

anybody that would be opposed to having faster approvals,” she says. “The dialogue talks about how the faster the approvals can happen, the faster housing can get built. Time is money, and the faster developers can get certainty with their projects, overall, there’s some impact on what that might mean for housing prices.”

Banfield says the program is intended to remove “pinch points” in the development approvals process, which would be identified through an initial meeting between selected applicants and their concierge, which would likely be a staff member with a land-use planning background.

CONTINUED PAGE 2

Time is money, and the faster developers can get certainty with their projects, overall, there’s some impact on what that might mean for housing prices.

-Michelle Banfield



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Complimentary trial subscriptions are available.

Advertising rates available upon request.

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ISSN 1918-7548

RELIEVING THE PINCH

CONTINUED FROM PAGE 2

From there, applicants would work with the concierge to manage project timelines and what Banfield calls “site-specific” concerns that may come up for the applicant. Development applications will still be assigned a municipal senior planner and associated technical specialists, such as engineers, to work on the file itself.

“Even for developers that are very experienced, some of them have very complex projects where the planning and approval piece is just the start of the project,” says Banfield. “And we heard from a lot of our smaller, not-for-profit organizations that don’t really have a full suite of professional consultants at their fingertips, that they don’t necessarily understand the process.”

Jones Consulting Group partner **Ray Duhamel** was among the first to submit an application for the new concierge program, on behalf of his client **Pratt Homes**, which has proposed the development of a six-storey purpose-built rental building in the City of Barrie. As the project has an affordable rental component and a clear timeline for when the developers intend to start construction, Duhamel felt it met the criteria for the

concierge program. Barrie has a particularly large deficit of rental units, with only 350 new rental units added over the past 20 years and a need for almost 10,000 more, according to a report prepared for the City by consulting firm **N. Barry Lyon Consultants** (See: “Closing the Housing Gap: Barrie Releases Updated Housing Affordability Strategy”, *NRU GTHA*, January 31, 2024).

“I think it makes a lot of sense for municipalities across the province to say, ‘Hey, these are the files that are important for our municipality.’ Maybe that’s long-term care, maybe it’s affordable housing, maybe it’s rental, maybe it’s industry—whatever it is, rather than just treating every file exactly the same,” Duhamel told *NRU*. He says this is particularly important because some applicants are simply looking to upzone land with no clear construction timeline, but under standard municipal processes, their projects may require the same amount of staff resources as a more

urgently needed development.

Duhamel has yet to hear if his client’s project has been approved for the concierge program and says he’s unclear on exactly how the program might fast-track the development. Those details, he says, will determine whether the program actually “moves the needle” on the city’s priority projects, such as new rental developments.

“If it actually will deliver on fast-tracking projects that are planning to go to construction, then I think everybody in the province should do it,” Duhamel told *NRU*. “The question is, will it?”

In an ideal world, says N. Barry Lyon Consultants partner **Nick Michael**, municipalities wouldn’t need to implement concierge programs to help applicants with the development process, because the policy contexts that sometimes make these projects complicated would be amended. But shifting policy is often complicated unto itself, and may be outside a municipality’s control. In the absence of those larger changes, administrative improvements can be an easier solution.

“These are really low-cost items, low-hanging fruit that

municipalities have strong control over,” Michael says.

Michael acknowledges all developers, be they non-profit or market-rate, would benefit from more streamlined municipal development approval processes. Non-profit or small-scale developers, however, may have less money and resources to deal with roadblocks, he says.

“What we tend to see with these non-profits and more affordable housing builds is that they start the process, but then they start encountering all these challenges and usually they just stop, because there’s no one that’s helping them on the municipality side ... This kind of program can try to help alleviate some of that, and hopefully, we can start seeing some of these projects that we really need more forward. 🌱

If it actually will deliver on fast-tracking projects that are planning to go to construction, then I think everybody in the province should do it. The question is, will it?

- Ray Duhamel

DRIVING AT MORE DENSITY



Matt Durnan

A residential development proposed for a site in Clarington’s Courtice community would bring a variety of low-rise housing built forms to the area, substantially increasing housing density in a part of the town that is characterized mostly by single-family homes.

On December 9, the **Municipality of Clarington** planning and development committee held a statutory public meeting to consider official plan and zoning by-law amendment applications for 1420 and 1422 Nash Road. The applications were submitted by **Meredith Consultants** for a roughly three-hectare vacant site. The applications seek to permit the development of a four-storey apartment building containing 51 residential units.

The proposal also seeks to develop a three-storey stacked townhouse complex containing 12 residential units and two rows of three-storey townhouses, each containing five units, for a total of 73 new homes.

Meredith is seeking to rezone the site from Agricultural (A) and Environmental Protection (EP) to Urban Residential Type 4 (R4-). The official plan

amendment application would add a residential exception to the zoning that would permit a maximum building height of four storeys on the site.

Clarington’s Courtice community borders Oshawa to the west, and is undergoing a lot of growth that is opening the door to a number of possibilities for the municipality to plan vibrant and complete communities.

Currently, the Municipality is at different stages of approval for four different secondary plans for Courtice which will offer a diverse range of housing

opportunities and provide a robust transportation system that will connect people to and from the planned Courtice GO station.

While the overarching vision and planning goals for Courtice seek to bring more housing density and housing types to an area that is largely characterized by sprawl, and in some parts, feels quite rural, Clarington Mayor **Adrian Foster** says that he’s still not entirely convinced that the Nash Road application fits the vision for this particular area.

“If you look at this

immediate area from an aerial point of view, you could very easily think you live in a rural setting. There’s a huge amount of environmentally protected area immediately to the north, which is a constraining factor for this development,” Foster told *NRU*.

Where the proposed development would be challenged would be predominantly with respect to providing connectivity to the site and minimizing traffic impacts. The site is located on Nash Road, just a short distance east of Townline Road North, which is effectively Clarington’s western boundary, with Oshawa on the opposite side.

This section of Nash Road, east of Townline Road North is lined on the north and south

CONTINUED PAGE 5 ■



Aerial image showing the location of the site at 1420 and 1422 Nash Road in the Clarington community of Courtice, where Meredith Consultants has submitted official plan and zoning by-law amendment applications seeking to permit the development of 73 new residential units. The residential units would be distributed across one four-storey apartment building, one row of three-storey stacked townhouses and two rows of three-storey townhouses.

SOURCE: MUNICIPALITY OF CLARINGTON

DRIVING AT MORE DENSITY

■ CONTINUED FROM PAGE 4

sides with roughly 20 single-family homes. Adding the proposed 73 more residential units to the area would undoubtedly create some additional traffic congestion.

To compound matters, due to the environmental protection designation of the nearby lands, there isn't an option to ease potential increased automobile traffic on Nash Road by creating a new east-west road from Townline Road North to the site at 1420 and 1422 Nash Road.

"One of the issues we heard from residents was a possible access to Townline Road, and the environmental protection will make that impossible," Foster said.

"We need more density, no ifs ands or buts, but I'm not sure that this proposal would fit into the vision for the area, particularly the four-storey building."

The site is within the Courtice built boundary, which has a three-storey height limit.

"Under the official plan, the minimum density requires 19 units per hectare for properties that front Nash Road, a 'Type C' arterial road," Municipality of Clarington manager of development review **Amanda Tapp** told *NRU*.

"The area around Nash Road and Townline Road

is mostly low-density. The subject lands are vacant and front the north side of Nash

Road. Natural features, such as wooded areas and a wetland, are found at the back of the property. Two tributaries run through the land and connect to Harmony Creek."

The proposed residential development would bring 73 new dwelling units to the area, with the four-storey

building accommodating 37 one-bedroom units and 14 two-bedroom units. The townhouses proposed for the site would include 10 three-bedroom units, seven two-bedroom units, and five one-bedroom units.

A total of 95 parking spaces—including 12 visitor parking spaces—are proposed for the site, along with 120 square metres of indoor amenity space within the four-storey building and around 230 square metres of outdoor amenity space outside of it.

The planning process for the proposal is still in its very early stages, with the first statutory public meeting held on December 9.

"Staff are currently reviewing the applications,

■ CONTINUED PAGE 6



Concept site plan of a development proposed by Meredith Consultants for 1420 and 1422 Nash Road in Clarington's Courtice community. The project would bring 73 residential units to the Nash Road site, within a four-storey apartment building (large gold rectangle, top of image), as well as stacked townhouses and three-storey townhouses (three smaller gold rectangles below). The project would also accommodate 95 vehicle parking spaces (12 visitor spaces) and outdoor amenity space.

SOURCE: MUNICIPALITY OF CLARINGTON
PLANNER: MEREDITH CONSULTANTS

Rendering of Meredith Consultants' proposed residential development for 1420 and 1422 Nash Road in Clarington. Proposed for a site in the Courtice community, this development would bring 73 new homes to the area in a variety of built forms, including a four-storey building, a row of stacked townhouses and two rows of three-storey townhouses.

SOURCE: MUNICIPALITY OF CLARINGTON
PLANNER: MEREDITH CONSULTANTS

DRIVING AT MORE DENSITY

CONTINUED FROM PAGE 5

including consideration of department, agency, and public feedback, and will address all comments and questions in upcoming reports,” Tapp said.

Early concerns staff have heard pertain mostly to the prospect of the added housing density and increase in the number of cars that the proposed development would bring to the area.

“I think we have to look at how things stitch in here. Do we want some consistency and

continuity? I have to emphasize that staff haven’t come back yet with a recommendation, but the residents’ concerns are the concerns that you hear everywhere, that we can’t have more density. But the reality is that we need more density,” Foster said.

“Is this too much? Staff will opine on whether it is or not. We hear this at every public meeting—that people aren’t opposed to development or higher density, everyone

understands the need for it, but it always has to be somewhere that they don’t live. We need the density. We need more affordable housing options, and options that are more affordable to the municipality, which means more density and less infrastructure.”

30 ACRES WITHIN THE PREMIER GATEWAY EMPLOYMENT AREA
WITH A PORTION PERMITTING PARKING/STORAGE OF TRACTOR-TRAILERS

OFFER SUBMISSION DATE TO BE ANNOUNCED
P A O F F E R S O N A V A I L A B L E U N T I L F E B R U A R Y 1 5 T H 2 0 2 5

10862 & 10874 STEELES AVENUE EAST
HALTON HILLS, ON

CBRE Limited is pleased to offer for sale 10862 & 10874 Steeles Avenue East in the Town of Halton Hills. The offering represents 30 acres of land designated as Gateway Area with approximately 7 acres of the site permitting parking and/or storage of tractor-trailers as per the Official Plan. The Premier Gateway Employment Area is an important node within the Town, intended to be developed with a range of industrial, office, commercial and institutional uses. The site is zoned as 401 Corridor Gateway Special Zone 1 and 401 Corridor Gateway Special with a holding provision which permits a range of uses including office, commercial, retail, restaurants, a gas bar, and more. The Special Zone 1 provision additionally permits home improvement retail warehouse and a garden centre.

The site is strategically located an hour and a half drive from the US border and along Canada's Innovation Corridor between Toronto and Waterloo. The sites location offers significant advantages for accessing the US market and is just a 25-minute drive from Canada's largest international airport. Additionally, it boasts excellent connectivity, with immediate access to Hwy 401 being right off the James Snow Parkway cloverleaf and excellent highway exposure with approximately 1,197 feet of frontage.

The sites permitted uses and exceptions present an excellent opportunity for many users, developers and investors within the urban area of the Town.

MASTER MLS#: W11612217
Individual MLS#(s): W11614307 & W11616396

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All outlines and information to be verified by purchaser | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca/mcslg | *Sales Representative **Broker

EASING THE STUDENT HOUSING CRUNCH



Lana Hall

Amid a Canada-wide student housing shortage, a purpose-built student rental development proposed for downtown Oshawa could help ease the housing crisis for local post-secondary students.

At its meeting on December 2, the City of Oshawa's economic and development services committee endorsed staff recommendations to approve zoning by-law and official plan amendment applications to permit the development of a 25-storey purpose-built student rental apartment building in downtown Oshawa.

The site, which encompasses 13, 15 and 29 Charles Street, is located across the street from Ontario Tech University. The applicant, Atria Developments, proposes to demolish two existing low-rise commercial buildings and a surface parking lot on the site to develop a 25-storey mixed-use building containing 408 purpose-built student apartment units and 3,323 square metres of commercial floor space. One-hundred-and-three parking spaces would be accommodated within a parking garage below grade. The site is adjacent to 111 and 117 King Street, where Atria Development,

in a separate application, has proposed another development.

While the student housing development at 13, 15 and 29 Charles Street is not part of a formal collaboration with Ontario Tech University, A.J. Clarke and Associates principal Franz Kloibhofer, who has been retained by the applicant for the development project, says those students will make up most of the project's target market. The units will be smaller than most market-rate condominium units, with some of them having access to shared kitchen facilities and common areas.

A holding provision put in place by the City is designed

to ensure through the site plan application process that the building features "education-based," amenities such as tutoring classrooms, for example.

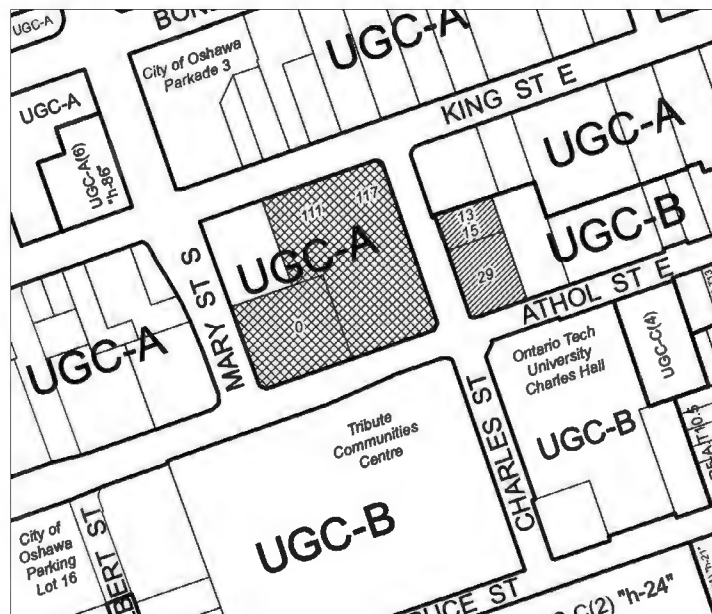
The development proposal comes amid a shortage of student housing in most Canadian cities, including Oshawa. In 2023, the Ontario Tech Student Union (OTSU) conducted a housing needs survey on campus and presented the City of Oshawa with its findings, which highlighted significant barriers for students looking to find affordable accommodation in Oshawa and found that 77 per cent of survey respondents

listed affordability as their biggest housing concern.

"The housing infrastructure around Ontario Tech has fallen short in addressing student needs," reads a statement from OTSU. "From expensive rent to a lack of options for students, trying to find off-campus housing is frustrating for Ontario Tech students."

OTSU is not alone in its concern about student housing availability. Last September, Desjardins released a report highlighting a shortage of student housing across Canada. The report found that post-secondary residence beds are only available for one in 10 students across Canada, forcing many into off-campus housing, which is not only unaffordable

CONTINUED PAGE 7



Map showing the location of two sites in downtown Oshawa where Atria Developments has proposed a series of buildings. The smaller shaded rectangle visible centre right on the map, shows the site of 13, 15 and 29 Charles Street, where Atria is proposing to develop a 25-storey purpose-built student rental building containing 408 dwelling units. Although the building is not being developed in collaboration with the local university, it will be designed to accommodate students from the nearby Ontario Tech University campus.

SOURCE: CITY OF OSHAWA

STUDENT HOUSING

CONTINUED FROM PAGE 7

for most students, but puts pressure on the general housing market.

In an interview with *NRU* at the time of the report's release, **York University CITY Institute director Luisa Sotomayor**, who also works with research and advocacy group **StudentDwellTO**, explained that the student housing shortage is partially caused by a shift from post-secondary institutions creating this type of housing themselves, to expectations for the private sector to step up.

"You have to realize the disconnect between the housing policies that we have and the education policies," said Sotomayor.

"For universities to produce more student housing, that will have to rank very high in their institutional priorities. But they compete with research buildings and other types of facilities... The situation has changed dramatically since the 1960s because there used to be dedicated grants and low-interest loans for universities to invest in these capital projects for residences."

Post-secondary students are now largely expected to find their own housing in the community, and the private sector is being pushed take over the building of student housing.

But in Canada, the private sector's participation in student housing development is still very small, said Sotomayor, partly because of planning restrictions, and partly because of the financial and operational requirements associated with that specific demographic.

A private-public partnership recently resulted in a new 812-bed residence on the **York University** campus in Toronto (See: "*Gimme Shelter*", *NRU Toronto*, Friday, September 13, 2024), but it only worked because York agreed to lease some of its land to developer **Campus Suites** for a below-

market price, says Sotomayor. "In the case of downtown Toronto, these are developments as any other that are built outside university lands, so they are confronted with all sorts of problems with approval, with neighbours," Sotomayor noted. "Ultimately, the business model is a very specific business model. You need the financial muscle to be ok with covering the investment for a long period of time."

The issue is further complicated because many Canadian municipalities have zoning by-laws that restrict the development of designated student housing, either directly or indirectly, despite the fact that Section 35(2) of Ontario's *Planning Act* prohibits municipalities from "people-zoning," or dictating who can live where and with whom. The

City of Toronto, for example, only permits the development of designated student rental buildings if they're being built in partnership with a recognized post-secondary institution.

The City of Oshawa, however, does not have such a restriction in place, which is why the applicant for 13, 15 and 29 Charles Street has been able to proceed so far.

Kloibhofer says the development will not only put a dent in the student housing market, it will provide more growth for the surrounding neighbourhood, which is part of the Downtown Oshawa Urban Growth Centre, the City's primary focus area for higher-density residential, commercial, institutional and cultural uses.

"The reason for it is just the demand for student housing in Oshawa right now. [The developer] saw a market need for purpose-built student housing," he says.

"If you're bringing in 408 student units, that's going to bring a good population to the downtown. That's going to support a lot of amenities and infrastructure that exist and will exist in downtown Oshawa." 🌱



Rendering of three buildings proposed for adjacent sites owned by Atria Developments in downtown Oshawa. The building shown on the far right of the rendering represents Atria's proposed 25-storey purpose-built student rental apartment building for 13, 15, and 29 Charles Street. The student residents of the 408 apartment units in the building will have access to shared kitchen facilities and common areas, as well as "education-based" amenities, such as tutoring classrooms.

SOURCE: A&A ARCHITECTS

CLEARING THE AIR FOR MORE MIXED-USE?

CONTINUED FROM PAGE 1

planning staff. The Clarkson GO MTSA is somewhat unusual, given its close proximity to one of the city's heaviest industrial areas, and the nearby industrial land use has a direct impact on what can and can't be built in the area.

"A significant portion of the Clarkson GO MTSA is in the Southdown employment area, and there are some of the heaviest industries in the city located in Southdown. You have the **Ash Grove** cement plant, the **Petro-Canada** lubricant facility, and the province, in 2010, had identified that the Clarkson GO area and the Southdown area more generally, was a taxed airshed," City of Mississauga planner **Christian Binette** told *NRU*.

In other words, the local industrial uses, truck traffic, and nearby QEW corridor have had a significant polluting impact on air quality in the area, and while MTSA policies often push for maximum building heights, adding more residential units within taller buildings to the Clarkson MTSA may not be advisable if ambient air quality does not support those sensitive uses.

"Because of those concerns and issues, we needed to undertake a really in-depth technical evaluation of air quality and land use compatibility, so that's a really big reason why it has taken until now to have a finalized master plan," Binette said.

The Clarkson MTSA boundary encompasses roughly 82 hectares of land

surrounding the GO station and currently accommodates a wide range of land uses and building types. These include low-rise, single-family residential uses, high-rise residential, employment uses like the Southdown employment area, a large commercial plaza that is owned and operated by **RioCan**, and a green infrastructure system that consists of Sheridan Creek, which crosses the MTSA from northwest to southeast.

One of the challenges staff faced in planning for the future of the area was in determining how to introduce more pedestrian and cycling-oriented travel networks to an area that is very motor vehicle-

dominated, as evidenced by the massive parking structure on the GO station site and large surface parking lot.

"We had to look at how to design a transportation network around this GO station. So there's a significant amount of parking that residents use and appreciate, and often, there are concerns with that surface parking going away," said Binette.

"So part of our work was to look at improving transportation options so that there are more alternatives like walking and cycling."

While the vision of the master plan is to transform the Clarkson MTSA into a vibrant and sustainable mixed-use community that will accommodate a diversity of building types and uses in a well-connected and pedestrian-friendly area, the feeling from at least one planning consultant is that the plan falls short in some respects, specifically when it comes to mixed-use areas.

Glen Schnarr & Associates partner **Glen Broll** represents four different landowners in the Clarkson MTSA and says that the mixed-use designation brought forward in the master

CONTINUED PAGE 10



Land use map showing the existing land uses within the Clarkson GO major transit station area (MTSA) in Mississauga. Currently, the area accommodates a number of different uses, including residential (low-rise to high-rise), retail, industrial, and a green infrastructure system.

SOURCE: CITY OF MISSISSAUGA
PLANNER: THE PLANNING PARTNERSHIP

CLEARING THE AIR FOR MORE MIXED-USE?

CONTINUED FROM PAGE 1

plan is quite narrow.

“They redesignated [for mixed-use] a small, focused pocket around the GO station parking lot that is approximately 13 hectares of land, and I think it should have been a much larger area to bring in land use policies that might promote some redevelopment,” Broll told *NRU*.

“In the City’s work, they

highlighted a radius of 500 metres from the GO station and 800 metres from the GO station, and I had suggested why not redesignate the lands within 800 metres of the station and add policies that make sure there is land use compatibility but [that] don’t preclude the opportunity for redevelopment to occur? Within 800 metres is what the

province has set out as logical distances.”

The area in the master plan designated for mixed-use essentially abuts the GO station parking lot and spans out roughly 300 metres from the station, while lands directly to the west of the station that fall within the additional 500-metre radius that can define an MTSA would be designated as business employment. Broll believes these lands should also be designated a mixed-use area, which would permit some residential uses.

Mississauga ward 2 councillor **Alvin Tedjo** shared similar sentiments about the master plan, indicating

that while he is cognizant of the challenges that the area can present with the heavy industrial uses, there is still some untapped opportunity to allow for more residential in the area.

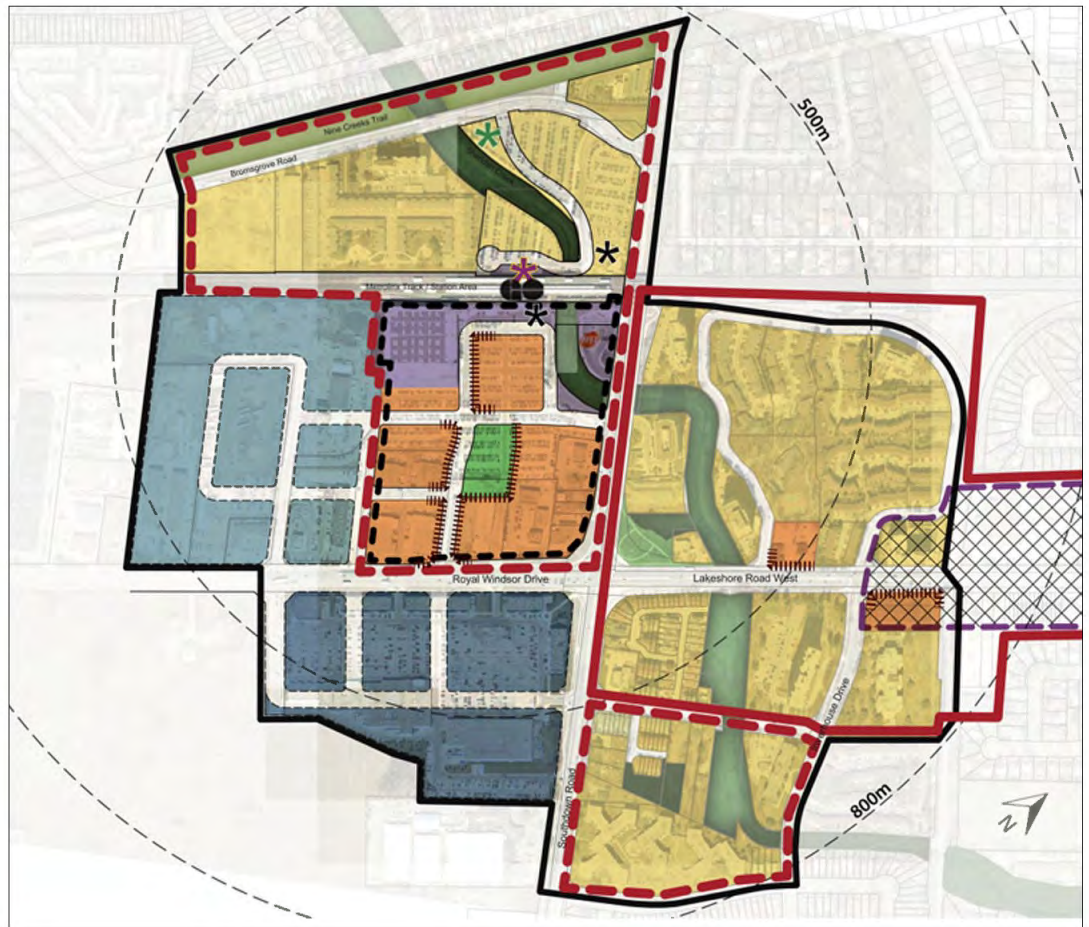
“I think it makes sense to be adding housing, adding mixed-use, because this is, I think, the third-busiest GO station in Ontario and it has a huge amount of usable land around the area that would be great for intensification,” Tedjo told *NRU*.

“We’ve had to go through some of the growing pains of new policies and planning statements from the province around how we can do this,

CONTINUED PAGE 11

Concept land use map for the proposed City of Mississauga’s Clarkson MTSA master plan, which when finalized will guide land use in the area surrounding the Clarkson GO station, one of the busiest transit stations in Ontario. Mississauga planning staff have heard some concern over the relatively small amount of mixed-use area (orange) proposed in the master plan, however, staff note that there are some compatibility challenges associated with the area due to the presence of numerous industrial uses to the west of the GO station (area shaded light blue). The area shaded darker blue indicates the Clarkson Crossing Shopping Centre which would be designated “Employment Area – Commercial”, while the areas shaded yellow would be residential. At its meeting in December, Mississauga planning and development committee referred the proposal back to staff for further consideration based on committee comments.

SOURCE: CITY OF MISSISSAUGA
PLANNER: THE PLANNING PARTNERSHIP



CLEARING THE AIR FOR MORE MIXED-USE?

■ CONTINUED FROM PAGE 10

but we also need to be sensitive to what's there now, as well. It is adjacent to significant employment lands—a lot of heavy industrial—so it is a sensitive area to the south [of the GO station]. But it is also enormous, so there is still quite a bit of developable land in the Southdown employment area that wouldn't be affected by the expansion of the MTSA to include more mixed-use.”

In addition to what Broll and Tedjo believe is an under-sized mixed-use designation, is the fact that a substantial portion of the area that would be designated as mixed-use is owned by **Metrolinx** and occupied by the surface parking lot, so the decision to redevelop the lands ultimately rests with them.

“It's definitely a message that we have heard from some landowners, and through this study we've identified what we feel is appropriate for conversion [to mixed-use] at this time. And it's based on existing industry and potential land use compatibility conflicts,” Binette said.

“Having said that, the plan is not suggesting that everything remain in stasis. The long-term vision for the

area is absolutely a mix of uses. But we're also trying to strike this balance. So you have industry, you have employers that are generating a significant amount of jobs for the city—and that is part of Mississauga's economic success going back the past 20 to 30 years. We are looking at the existing mix of uses and using our best judgement to draw that line, but understanding that the makeup of businesses will change, and at that point, of course, we would look at things and broaden the area of conversion.”

Another interesting component of the MTSA is the presence of the Clarkson Crossing Shopping Centre—a large shopping plaza anchored by larger retail tenants like **Canadian Tire** and **Metro**.

The Clarkson Crossing lands are designated as “Employment Commercial” in the master plan, something

that Tedjo would eventually like to see changed to allow for more residential uses in close proximity to the GO station.

“RioCan did say that they would like to see at least some indication that future use could be mixed, so that they're not kind of ‘handcuffed’ into only having retail. Their commitment is retail right now, and they actually own other properties within the Clarkson community node that they are transferring businesses from,” Tedjo said.

“So they [RioCan] own property in Clarkson Village that has a bunch of retail that they're moving to the [Clarkson Crossing] site across from GO station, and then building housing on those sites in the village.”

With committee's decision to refer the master plan back to staff, Mississauga's planning staff are tasked with taking the information and comments they received at the December 9 meeting, reviewing it and returning to council later this year seeking direction on whether or how to proceed with potentially modified recommendations.

“We need a clear direction from council in terms of what's being converted, the overall

broad strokes when it comes to policies, which we're hoping to do by the second quarter of this year,” Binette said.

“Once we have that direction from council, we will finalize the policies.” 🌱

I think it makes sense to be adding housing, adding mixed-use, because this is, I think, the third-busiest GO station in Ontario and it has a huge amount of usable land around the area that would be great for intensification.

-Alvin Tedjo

COMMITTEE AGENDAS



DURHAM

[Approval recommended for Ajax shooting range](#)

At its January 6 meeting, **Ajax**

Community Affairs & Planning Committee considered a [staff report](#) recommending approval of a rezoning application by **Firearms Outlet Canada** for 725 Westney Road South. The applicant seeks to establish an indoor shooting range and an accessory retail sales outlet in

association with a warehousing use as permitted uses on the site. The proposed range would be fully enclosed and in conformity with applicable **Royal Canadian Mounted Police** standards. 🌱

IN BRIEF

[Pickering city council and official meetings to occur online only until further notice](#)

City of Pickering Mayor **Kevin Ashe** announced in a [YouTube video](#) on December 30 that going forward and until further notice, all official City of Pickering meetings will occur online, with members of the public having the option to participate and depute virtually.

The announcement follows reports of months of online, telephone and in-person harassment of city councillors, creating a sense of unease for Pickering staff, officials and community members in council chamber. Meetings were to be shifted online later this year pending renovations to Pickering council chamber in any case, but Mayor Ashe opted to make

the shift earlier in order to maintain a sense of safety and security among council and staff members.

Last month, in response to requests by municipalities, the **Province of Ontario** introduced Bill 241, Municipal Accountability Act (2024). If passed, the proposed legislation would allow the province to establish a provincial code of conduct applicable to all Ontario municipalities.

The escalating tensions at Pickering city hall are reportedly a consequence of statements and social media posts of a sitting Pickering councillor who has been penalized for a second time since her election in 2022 by the Pickering integrity commissioner with a 90-day pay suspension..

It is alleged that social media posts and public

statements by Pickering ward 1 councillor **Lisa Robinson** on webcasts and at meetings have contributed to creating an atmosphere of fear and intimidation for Pickering councillors, staff, and community members.

Ontario's Big City Mayors (OBCM) support the province's proposed Bill 241 legislation to impose a provincial code of conduct on Ontario municipalities. In a statement released last month, OBCM praised the province's introduction of the bill, saying "we are pleased that the government has listened to the pleas of many voices, including the OBCM, to strengthen codes of conduct. Our caucus has been calling on the province to strengthen the municipal code of conduct for several years now, including passing several resolutions on this matter.

Municipalities and municipal integrity commissioners currently lack the tools to enforce codes of conduct and there have unfortunately been numerous examples of repeated contraventions of codes of conduct, bullying and harassment across the municipal sector. Municipal staff and elected members of council deserve a safe and respectful workplace free from harassment and bullying."

The Ontario legislature reconvenes on March 3, 2025. If Bill 241 passes, it will amend elements of Schedule 1 of the City of Toronto Act, 2006 and Schedule 2 of the Municipal Act, 2001 that pertain to the municipal code of conduct.

CONTINUED PAGE 1: ■

IN BRIEF

CONTINUED FROM PAGE 12

King seeking community input on its official plan review

The **Township of King** is hosting a series of in-person open houses to gather community feedback on how to guide growth in the municipality until 2051. King's official plan review fulfills the provincial Planning Act's mandate for Ontario municipalities to review their official plans every five years. Members of the King Township community are invited to attend one of three open houses on the official plan review in January as follows. All three events will feature the same content.

- Open house on Thursday, January 16 at the Trisan Centre in Schomberg from 6 pm to 8 pm. Presentation scheduled for 6:30 pm.

- Open house on Wednesday, January 22 at the King Township Municipal Centre, King City from 6 pm to 8 pm. Presentation scheduled for 6:30 p.m.
- Open house on Wednesday, January 29 at the Dr. William Lacey Community Centre & Arena in Nobleton from 6 pm to 8 pm. Presentation scheduled for 6:30 pm.

For more information about Our King: 2051 Official Plan Review – Shaping Our Future, please visit the King Township website [here](#).

Blue Mountains introduces online permitting system

The **Town of the Blue Mountains** has launched its new online permitting system through **Cloudpermit** to help streamline the process

of applying for a building permit in the Town. Effective January 1, 2025 residents, builders, and members of the Blue Mountains community can apply for and track building permits online from anywhere and at any time. Adoption of the new technology is expected to improve efficiency, reduce administrative burdens on the Town, and facilitate better communication between Town staff and building permit applicants. The Town will continue to accept building permit applications by email or through the Town's secure sharefile using its existing PDF application

forms until May 1, 2025 as the Town transitions to the new Cloudpermit system. To open a Cloudpermit account with the Town of the Blue Mountains building services division, please visit the Town website [here](#). 🌱

HAVE A STORY TIP OR IDEA RELATED TO YOUR MUNICIPALITY?

Send an email to pressrelease@nrupublishing.com



TORONTO • GREATER TORONTO & HAMILTON AREA



Land Use Planning and Development

ANNOUNCEMENT

IT IS WITH GREAT PLEASURE THAT I ANNOUNCE THE PROMOTION OF THREE MEMBERS OF GOLDBERG GROUP.

TALIA OCEAN, CLAY JANZEN AND VALENTINA CHU HAVE ALL BEEN PROMOTED TO SENIOR PLANNER. THESE CAPABLE PROFESSIONALS HAVE WORKED HARD, SHOWING CONSIDERABLE DEDICATION AND REFINED JUDGMENT FOR OUR CLIENTS. PLEASE JOIN ME IN CELEBRATING THE SUCCESSFUL CAREERS OF THESE NEW SENIOR PLANNERS.

- MICHAEL S. GOLDBERG, FOUNDING PRINCIPAL



Talia Ocean *Clay Janzen* *Valentina Chu*

OLT NEWS

VARIANCES APPROVED FOR BRAMPTON HIGH-RISE DEVELOPMENT

In a December 23 decision, OLT Member **T.F. Ng** allowed an appeal, in part, by **Main Street Developments Inc.** against the **City of Brampton** Committee of Adjustment's (COA) decision in respect of its minor variance application for 277 & 299 Main Street South.

The Main Street South property was the subject of recent approvals for official plan and zoning by-law amendments to permit a high-density mixed-use development. Subsequent to these approvals, plans for the extension of the Hurontario Light Rail Transit line were announced, with a stop planned at Charolais Boulevard, adjacent to the Main Street South site. Further, **Peel Region** increased servicing capacity for the site, which had previously been capped at a maximum of 400

dwelling units.

As a result of these changes, Main Street Developments submitted an application for 18 minor variances to increase the height, density, and number of dwelling units permitted within the development, and to modify other performance standards. The COA refused two of the requested variances, pertaining to reduced tower separation and visitor parking ratio, and imposed various conditions on the others. Consequently, Main Street Developments appealed the COA's decision to the OLT.

Prior to the hearing, Main Street Developments and the City of Brampton reached a settlement. As a result, Main Street Developments has amended its plans to eliminate a variance that sought a reduced tower separation distance of 20 metres, from 25 metres. The settlement proposal involves 17 minor variances, which among other matters will implement

the following revisions to the proposed development:

- The addition of back-to-back townhouse units to the development, with various related performance standards;
- The reduction of requirements for ground floor commercial space;
- The amendment of building setbacks;
- The increase of maximum building heights to 80 metres, from 76 metres, with angular plane relief;
- The increase of floor space index to 7.62, from 6.1;
- The increase of maximum gross floor area to 48,500 square metres, from 39,000 square metres;
- The reduction of minimum landscaped open space area to 24.9 per cent of the lot area, from 35 per cent; and
- The reduction of parking rates to 0.2 spaces per unit

for residents and 0.15 for visitors, whereas the previous approval required 0.38 spaces per unit for residents and 0.2 for visitors.

The Tribunal held a settlement hearing and heard evidence from planner **Joshua Chitiz (MPLAN Inc.)** in support of the settlement proposal and associated minor variances. Based on Chitiz's evidence, the Tribunal allowed the appeal, in part, and approved the amended variances subject to six conditions.

Solicitors involved in this decision were **Gerard Borean (Parente Borean)** representing Main Street Developments Inc. and **Maanas Rautela** representing the City of Brampton. [See *OLT Case No. OLT-24-000810*.] 🌱

— PEOPLE —

Lieutenant Governor of Ontario the Honourable **Edith Dumont** announced 29 new appointments to the **Order of Ontario** last week. Among the GTHA-based recipients

newly named to the order is **Brattys** founding partner and **The Remington Group** founder **Rudolph Bratty**. The Order of Ontario is the province's highest

civilian honour and recognizes appointees for excellence and achievement in their fields and for their extraordinary contributions to life in Ontario.

The **City of Port Colborne**'s chief administrative officer (CAO) **Scott Luey** stepped down from the role for personal reasons on December 31, 2024 after almost 10 years in the

position. The City has appointed Port Colborne director of corporate services/treasurer **Bryan Boles** as interim CAO until a permanent replacement for the position can be found.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

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Toll Free: 1-877-204-0747

www.southhuron.ca

October 15, 2024

Via email: doug.fordco@pc.org

Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Honourable Doug Ford

Re: Heritage Advisory Committee

Please be advised that South Huron Council passed the following resolution at their October 7, 2024, Regular Council Meeting:

Motion: 355-2024

Moved By: Aaron Neeb

Seconded by: Marissa Vaughan

Whereas the South Huron Heritage Advisory Committee has presented a letter to South Huron Council outlining concerns regarding heritage preservation in South Huron; and

Whereas prior to Royal Assent of the More Homes Built Faster Act, 2022 Subsection 29(1.2) of the Ontario Heritage Act provided Council of a Municipality the opportunity to give a notice of intention to designate a property within 90 days of a prescribed event; and

Whereas the More Homes Built Faster Act, 2022 amended Subsection 29(1.2) of the Ontario Heritage Act to provide that Council may give notice of intention to designate a property only if the property is listed in the register under subsection 27 (3), or a predecessor of that subsection, as of the date of the prescribed event; and

Whereas the Heritage Advisory Committee has noted concerns regarding this amendment limiting the authority of municipal councils to designate properties with the potential to undermine the effectiveness of heritage preservation efforts across the province; and

Whereas the Heritage Advisory Committee has provided correspondence, attached hereto, to South Huron Council in relation to the concerns requesting Council support and to communicate these concerns to the Province and forward a copy of this motion to the Association of Municipalities of Ontario, Municipal Councils across the province, and Provincial MPP.

Now therefore be it resolved that the Corporation for the Municipality of South Huron request the Province reconsider the amendment to Subsection 29(1.2) of the Ontario Heritage Act; and that this motion and attached correspondence be forwarded to the Premier of Ontario, Minister of Municipal Affairs and Housing, Minister of Citizenship and Multiculturalism, Association of Municipalities of Ontario, Municipal Councils across the province and MPP Thompson

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Municipal Affairs and Housing, Hon. Paul Calandra, Paul.Calandra@pc.ola.org ; Minister of Citizenship and Multiculturalism, Hon. Michael Ford, Michael.Ford@pc.ola.org; MPP Huron-Bruce, Hon. Lisa Thompson, Lisa.Thompson@pc.ola.org; AMO, resolutions@amo.on.ca, Township of Ashfield-Colborne-Wawanosh, info@acwtownship.ca, Municipality of Bluewater, info@municipalityofbluewater.ca , Municipality of Central Huron, info@centralhuron.com, Town of Goderich, townhall@goderich.ca, Township of Howick, clerk@howick.ca, Municipality of Huron East, clerk@huroneast.com, Municipality of Morris-Turnberry, mail@morristurnberry.ca, Township of North Huron, clamb@northhuron.ca, Municipality of North Perth, info@northperth.ca , Township of Perth South, lscott@perthsouth.ca, Township of Perth East, acarater@pertheast.ca, Municipality of West Perth, clerk@westperth.com, Town of St. Marys, clerksoffice@town.stmarys.on.ca, City of Stratford, clerks@stratford.ca, Municipality of Brook-Alvinston, idenkers@brookealvinston.com, Township of Dawn-Euphemia, clerk@dawneuphemia.on.ca, Township of Enniskillen, dmctavish@enniskillen.ca, Municipality of Lambton Shores, clerks@lambtonshores.ca, Village of Oil Springs, clerk@oilsprings.ca, Town of Petrolia, petrolia@petrolia.ca, Town of



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July 31, 2024

The Heritage Advisory Committee for the Municipality of South Huron wishes to thank South Huron Council for their support of resolution 128-2024 of March 18, responding to the Town of Coburg's request of February 28 for support regarding a proposed amendment to subsection 27(16) of the Ontario Heritage Act.

In addition to the concerns South Huron council supported in resolution 128-2024, our committee would like to add that we have additional concerns about amendments to the Ontario Heritage Act implemented by Bill 23 that have direct impact on our local community and - more broadly - the Province of Ontario.

Specifically, subsection 29 (1.2) of the Heritage Act traditionally provided that if a prescribed event occurs, a notice of intention to designate a property must be given within 90 days of the prescribed event. These prescribed events include the submission of development applications under the Planning Act, for example. However, with changes from Bill 23, this subsection is re-enacted to also provide that the municipality may only give a notice of intention to designate the property within 90 days if the property was already included in the register under subsection 27 (3) as of the date of the prescribed event.

This raises significant concerns for our committee. Specifically, we are troubled by the proposed amendments that would limit the authority of municipal councils to designate properties that are not already listed on a municipal register. In South Huron, like many other municipalities around Ontario, there are countless significant structures that are not yet listed under subsection 27 (3), and these changes significantly limit efforts of council to react to proposed demolitions of significant heritage properties in our municipality after planning applications are made.

We believe that these changes have the potential to undermine the effectiveness of heritage preservation efforts in our community and across the province. By weakening the protections afforded to heritage properties and reducing the ability of municipalities to designate and safeguard significant sites, we risk irreparable loss to our built and cultural heritage.

We urge council to carefully consider the implications of the changes to the Ontario Heritage Act under Bill 23 and to advocate for amendments that strengthen rather than weaken heritage preservation efforts. Specifically, we would ask that the province re-establish the 90 day period that had previously been a part of the Ontario Heritage Act for all properties, not just those already listed in the register under subsection 27 (3).

We ask that you pass a resolution to add our specific concerns to those you have already supported, and communicate these to the Province of Ontario. We also ask that you circulate this letter and seek the support of other municipalities.

Thank you for your attention to this important matter, and we look forward to our continued work together.

Sincerely,

South Huron Heritage Advisory Committee

Sample Resolution:

Whereas prior to Royal Assent of the More Homes Built Faster Act, 2022 Subsection 29(1.2) of the Ontario Heritage Act provided Council of a Municipality the opportunity to give a notice of intention to designate a property within 90 days of a prescribed event; and

Whereas the More Homes Built Faster Act, 2022 amended Subsection 29(1.2) of the Ontario Heritage Act to provide that Council may give notice of intention to designate a property only if the property is listed in the register under subsection 27 (3), or a predecessor of that subsection, as of the date of the prescribed event;

Whereas the Heritage Advisory Committee has noted concerns regarding this amendment limiting the authority of municipal councils to designate properties with the potential to undermine the effectiveness of heritage preservation efforts across the province; and

Whereas the Heritage Advisory Committee has provided correspondence, attached hereto, to South Huron Council in relation to the concerns requesting Council support and to communicate these concerns to the Province and forward a copy of this motion to the Association of Municipalities of Ontario, Municipal Councils across the province, and Provincial MPP.

Now therefore be it resolved that the Corporation for the Municipality of South Huron request the Province reconsider the amendment to Subsection 29(1.2) of the Ontario Heritage Act; and that this motion and attached correspondence be forwarded to the Premier of Ontario, Minister of Municipal Affairs and Housing, Minister of Citizenship and Multiculturalism, Association of Municipalities of Ontario, Municipal Councils across the province and MPP Thompson.



Hon. Doug Ford
Premier@ontario.ca
(sent via e-mail)

January 9th, 2025

Re: Improvements to Catch and Release System

Please be advised that the Council of the Town of Plympton-Wyoming, at its Regular Council meeting on January 8th, 2025, passed the following motion supporting the resolution from the Town of Cobalt regarding Improvements to the Catch and Release System:

Motion #15

Moved by John van Klaveren

Seconded by Netty McEwen

That Council support correspondence item 'h' from the Town of Cobalt regarding Improvements to Catch and Release.

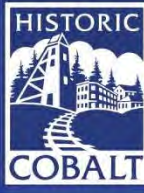
Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email.

Sincerely,

Ella Flynn
eflynn@plympton-wyoming.ca
Executive Assistant – Deputy Clerk
Town of Plympton-Wyoming

Cc: Rural Ontario Municipal Association, roma@roma.on.ca
Associations of Municipalities Association, amo@amo.on.ca
All Ontario Municipalities



THE CORPORATION OF THE
TOWN OF COBALT

December 12, 2024

The Honourable Doug Ford, Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Sent Via Email: premier@ontario.ca

Please be advised that the Council of the Town of Cobalt passed the following resolution at its Regular Meeting of Council held Tuesday, December 10, 2024.

RESOLUTION No. 2024-218

MOVED BY: Councillor Wilcox
SECONDED BY: Councillor Lafleur

WHEREAS Police Services across Ontario are exhausting precious time and resources having to manage the repeated arrests of the same offenders, which in turn, is impacting their morale, and ultimately law-abiding citizens who are paying the often significant financial and emotional toll of this broken system;

AND WHEREAS the “catch and release” system is needlessly increasing the policing costs to the Municipalities;

NOW THEREFORE BE IT RESOLVED THAT that the Corporation of the Town of Cobalt will send a letter to the Federal and Provincial Governments requesting meaningful improvements to the current state of “catch and release” justice in the Ontario legal system;

AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to the Premier, the relevant federal and provincial authorities, the Rural Ontario Municipalities Association, the Federation of Northern Ontario Municipalities and all municipalities in Ontario for their endorsement consideration.

Thank you,



Steven Dalley
Town Manager, Clerk/Treasurer
Tel: (705) 679-8877
Email: sdalley@cobalt.ca

cc: Hon. Doug Ford, Premier of Ontario, premier@ontario.ca
FONOM, fonom.info@gmail.com
Associations of Municipalities Association, amo@amo.on.ca
All Ontario Municipalities

January 9, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Re: Motion regarding Opposition to Provincial Legislation on Cycling Lanes and Support for Municipal Authority in Transportation Planning

At their Regular Meeting of Council on January 8, 2025, the Council of the Town of Aylmer endorsed the following resolution:

WHEREAS the Government of Ontario has announced legislation requiring provincial approval for new cycling lanes;

AND WHEREAS this legislation would compel municipalities to demonstrate that proposed cycling lanes will not negatively impact vehicle traffic;

AND WHEREAS cycling infrastructure is crucial for environmental transportation, road safety, and public health, and provincial oversight in this matter represents an unwarranted intrusion into municipal authority;

AND WHEREAS the Town of Aylmer is evolving an active transportation plan to enhance walking and cycling infrastructure;

AND WHEREAS the Association of Municipalities of Ontario (AMO) has strongly criticized this proposed legislation as a "significant overreach" into municipal jurisdiction;

AND WHEREAS AMO has stated that none of its 444 member municipalities were consulted or shown evidence justifying the province's proposed veto power over new bike lanes;

THEREFORE, BE IT RESOLVED:

1. That the Town of Aylmer strongly opposes the proposed provincial legislation governing bicycle lanes and affirms its support for maintaining municipal jurisdiction over cycling infrastructure decisions.

2. That the Town of Aylmer endorses the AMO's position that municipalities are better positioned than the Ministry of Transportation to make decisions about local transportation matters based on local knowledge and community input.
3. That the Town of Aylmer calls on the Government of Ontario to withdraw the proposed legislation and respect the established authority of municipalities to make informed decisions about local transportation needs, including the implementation of cycling lanes.
4. That the Town of Aylmer reaffirms its commitment to its transportation plan and the continued development of safe, environmentally friendly, efficient cycling infrastructure for the benefit of all residents.
5. That the Town Clerk be directed to forward a copy of this resolution to the Premier of Ontario, the Minister of Transportation, the Member of Provincial Parliament representing constituencies within the Elgin-Middlesex-London region, to the Association of Municipalities of Ontario (amo@amo.on.ca) and all Municipalities in Ontario.
6. That the Town of Aylmer calls upon municipalities across Ontario to adopt similar resolutions in defense of local decision-making authority and sustainable, efficient and environmentally friendly transportation planning.

Thank you,

Owen Jaggard

Director of Legislative Services/Clerk | Town of Aylmer
46 Talbot Street West, Aylmer, ON N5H 1J7
519-773-3164 Ext. 4913 | Fax 519-765-1446
ojaggard@town.aylmer.on.ca | www.aylmer.ca

CC:

Hon. Prabmeet Singh Sarkaria prabmeet.sarkaria@pc.ola.org
Hon. Rob Flack rob.flack@pc.ola.org
Association of Municipalities of Ontario resolutions@amo.on.ca
All municipalities



Jerry Acchione
Mayor
City of Woodstock
500 Dundas St.
Woodstock, ON N4S 0A7
519-539-2382 x2100
mayor@cityofwoodstock.ca

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
Via email premier@ontario.ca

The Honorable Michael Parsa
Minister of Children, Community and Social Services
438 University Ave.
Toronto, ON M5G 2K8
Via email MinisterMCCSS@ontario.ca

Dear The Honorable Doug Ford and The Honorable Michael Parsa,

I am writing on behalf of Woodstock City Council to express the urgent and pressing need for adequate and sustainable funding for the Children's Aid Society of Oxford County and other child welfare agencies throughout Ontario. These organizations play a vital role in safeguarding and enhancing the health, well-being, and safety of our children, youth, and families and deserves appropriate support and attention from our elected officials.

Our community, like many across the province, relies on the Children's Aid Society and other child welfare agencies to not only protect children and youth from abuse or neglect, but provide critical crisis intervention, early intervention, and preventative services. Their work ensures children receive necessary care at the most crucial times, close to their own homes, allowing families to remain intact and thrive together.

The lack of access to healthcare, mental health supports, poverty reduction initiatives and affordable housing is taking a toll on families and caregivers. These systemic shortfalls propel child welfare agencies into roles they were never intended to assume, filling gaps in services to ensure the well-being of children, youth, and families.

Without sufficient financial backing, these agencies are strained to a breaking point. They operate without the ability to deny families the services they desperately need. They cannot turn clients away, manage waitlists, or declare services unavailable. Yet, even with remarkable community partnerships, these agencies lack the means to expedite or ensure access to necessary treatments for those in their care.

The repercussions of this funding deficit extends well beyond individual families, affecting the community at large. Our local Children's Aid Society is supporting an ever-increasing number of youth exhibiting complex behaviors. These challenges translate into higher intervention costs, increases costs for and pressure on police and emergency service providers.

The lack of access to critical early intervention services is correlating to a distressing rise in youth homelessness. The financial sustainability and stability of the child welfare sector can no longer be deferred

for debate. It is imperative the funding formula is updated to prioritize trauma-informed, culturally relevant and proactive care.

On behalf of Woodstock City Council, I urge the province to prioritize and support the financial needs of these vital agencies. All levels of government must work together to improve upstream intervention and support to prevent the tragic outcomes we are seeing as a result of inadequate funding.

Thank you for considering this urgent matter that affects our community and its future generations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerry Acchione', with a long horizontal flourish extending to the right.

Mayor Jerry Acchione
City of Woodstock

Cc:

The Honourable Ernie Hardeman, Oxford MPP - ernie.hardemanco@pc.ola.org

Safe and Well Oxford - safewelloxford@gmail.com

Children's Aid Society Oxford County - info@casoxford.on.ca