



COUNCIL INFORMATION PACKAGE

Friday, September 27, 2024

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MEMORANDUM

TO: Welland City Council

FROM: Andrea Daisley, Chief Human Resources Officer

DATE: Friday, September 27, 2024

SUBJECT: 2025-2026 Holiday Closure

Since 1993, City Hall operations have been closed between Christmas Day and New Year’s Day. With advanced planning and early communication, this closure has consistently occurred with minimal disruption to city services and residents.

To continue this practice, City Hall will be closed from the close of business on Wednesday, December 24, 2025, through to Thursday, January 1, 2026. Regular business operations will resume on Friday, January 2, 2026. This represents a total closure period of six (6) business days.

This early notice allows for adequate planning to ensure the continuity of essential services and appropriate communication to both staff and the public.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24 Christmas Eve	25 Christmas Day - closed	26 Boxing Day - closed	27
28	29 Closed	30 Closed	31 New Year’s Eve - closed	1 New Year’s Day - Closed	2 Regular Hours	3

MEMORANDUM

TO: Mayor and Council

FROM: Tara Stephens, Director of Legislative Services/City Clerk

DATE: September 27, 2024

SUBJECT: Locker Installation at City Hall and Mail Distribution Process

I am pleased to inform you that the lockers requested by Council have been installed at City Hall and are now ready for use. These lockers, located near the security desk, provide dedicated compartments for each councillor and allow for after-hours access as outlined below. Each locker is equipped with a unique combination lock to ensure the security and confidentiality of your mail.

Mail Distribution Process

For councillors utilizing the lockers, mail will be placed in your designated compartment daily, no later than 4:30 p.m. Please note that if you choose to use this system, your councillor packages will no longer be delivered; instead, they will be placed in your locker for pickup at your convenience.

If you are interested in using this service, please email clerk@welland.ca. Upon receiving your request, the Director of Legislative Services/City Clerk will provide you with your confidential combination verbally.

Locker Access

During regular City Hall office hours (8:30 a.m. – 4:30 p.m.), you may access the lockers through the main entrance. Outside of these hours, access to the lockers will be available by entering through the library entrance.

The locker unit will be accessible after hours during the following times:

- Monday to Thursday: 8 a.m. – 8 p.m.
- Friday: 8 a.m. – 6 p.m.
- Saturday and Sunday: 9 a.m. – 5 p.m.



For access outside these hours, please contact Security for assistance.

Should you have any questions or wish to discontinue delivery of your packages, please contact the Director of Legislative Services/City Clerk.



374028 6TH LINE • AMARANTH ON • L9W 0M6

September 18, 2024

AMCTO Advocacy Team
2680 Skymark Ave, Suite 610
Mississauga, ON L4W 5L6

Senty by Email to: advocacy@amcto.com

Re: Provincial Updates to the Municipal Elections Act

At its regular meeting of Council held on September 18, 2024, the Township of Amaranth Council passed the following resolution.

Resolution #: 3

Moved by: G. Little

Seconded by: B. Metzger

WHEREAS elections rules need to be clear, supporting candidates and voters in their electoral participation and election administrators in running elections.

WHEREAS legislation needs to strike the right balance between providing clear rules and frameworks to ensure the integrity of the electoral process,

WHEREAS the legislation must also reduce administrative and operational burden for municipal staff ensuring that local election administrators can run elections in a way that responds to the unique circumstances of their local communities.

WHEREAS the *Municipal Elections Act, 1996* (MEA) will be 30 years old by the next municipal and school board elections in 2026.

WHEREAS the MEA sets out the rules for local elections, the *Assessment Act, 1990* and the *Education Act, 1990* also contain provisions impacting local elections adding more places for voters, candidates, and administrators to look for the rules that bind the local democratic process in Ontario.

WHEREAS with rules across three pieces of legislation, and the *MEA* containing a patchwork of clauses, there are interpretation challenges, inconsistencies, and gaps to fill.

WHEREAS the Act can pose difficulties for voters, candidates, contributors and third-party advertisers to read, to interpret, to comply with and for election administrators to enforce.

WHEREAS while local elections are run as efficiently and effectively as can be within the current legislative framework, modernization and continuous improvement is needed to ensure the Act is responsive to today's needs and tomorrow's challenges.

WHEREAS to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign interference, increased spread of mis/disinformation and the increased use of technologies like artificial intelligence and use of digital identities.

WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) reviewed the Act and has provided several recommendations including modernizing the legislation, harmonizing rules, and streamlining and simplifying administration.

AND WHEREAS AMCTO put forward recommendations for amendments ahead of the 2026 elections and longer-term recommendations for amendments ahead of the 2030 elections.

BE IT RESOLVED THAT The Township of Amaranth calls for the Province to update the MEA with priority amendments as outlined by AMCTO before Summer 2025 and commence work to review and re-write the MEA with longer-term recommendations ahead of the 2030 elections.

And Be It Further Resolved that this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Minister of Municipal Affairs and Housing (minister.mah@ontario.ca), the Minister of Education (minister.edu@ontario.ca), the Minister of Public and Business Service Delivery (todd.mccarthy@ontario.ca), Minister of Finance (Minister.fin@ontario.ca) the Premier of Ontario (premier@ontario.ca), Sylvia Jones MPP (sylvia.jones@ontario.ca) and AMCTO (advocacy@amcto.com)

CARRIED

Please do not hesitate to contact the office if you require any further information.

Yours truly,



Nicole Martin, Dipl. M.A.
CAO/Clerk

cc. All Ontario Municipalities

Minister of Municipal Affairs and Housing (minister.mah@ontario.ca)

Minister of Education (minister.edu@ontario.ca)

Minister of Public and Business Service Delivery (todd.mccarthy@ontario.ca)

Minister of Finance (Minister.fin@ontario.ca)

Premier of Ontario (premier@ontario.ca)

Sylvia Jones MPP (sylvia.jones@ontario.ca)

Mayor Frank Campion
Office of the Mayor
60 East Main St.
Welland, ON
L3B 3X4

September 20, 2024

Dear Mayor Campion,

As Founder and President of Evertrust Developments, it is with great pleasure that I write to update you on the status of the Upper Vista Welland condominium project located at 350 Prince Charles Drive South and to confirm our unwavering commitment to its timely completion.

Since the structural damage incidents in February 2023, we have faced numerous obstacles including extensive safety and regulatory investigations, financing challenges and intense public scrutiny. Despite these setbacks, we have successfully navigated solutions and put the project back on track.

To date, all issues have been addressed and resolved in collaboration with regulatory bodies, allowing construction to resume. In addition to ensuring compliance, I proactively engaged renowned engineers CEP for an independent investigation, as well as restructured project management and the TQC construction team. The result is an optimal reconstruction plan with comprehensive safety enhancements, revised structural designs and a rigorous inspection process. The project not only meets but exceeds standard guidelines.

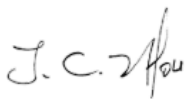
Regarding the financial aspects of Upper Vista Welland, the inability of our initial financial services partner to fulfill their obligations necessitated securing substantial capital from an alternative source. Through a diligent 10-month effort, Evertrust successfully obtained all necessary funding from a new financier, ensuring the project's continued progress.

In conclusion, I am pleased to inform you that Upper Vista Welland is making tremendous progress, with the anticipated enclosure of the site by January 2025 and occupancy in Spring 2026.

As community partners in this project, I hope this letter serves as reassurance of its imminent completion and our dedication to the building, its new residents and the community of Welland at large. Evertrust has a reputation of excellence in Canada and will continue to produce first class products to all our stakeholders.

Should you have any further questions, I welcome them and look forward to a prosperous and transparent relationship with the City.

Sincerely,



Dr. Ted Zhou
Founder and President
Evertrust Developments Canada Inc.



Legal and Legislative Services

September 24, 2024

Mayor Marianne Meed Ward, Chair
Ontario's Big City Mayors (OBCM)
602400 Dundas Street West
Mississauga, ON L5K 2R8
chair@obcm.ca

Dear Ms. Ward

Re: City of Welland Resolution – Endorse and Promote the Solve the Crisis Project

The Municipal Council of the Town of Fort Erie at its meeting of September 23, 2024 received and supported correspondence from the City of Welland dated September 3, 2024 endorsing the promoting the Ontario Big City Mayors (OBCM) Solve the Crisis Project.

Attached please find a copy of the City of Welland's correspondence dated September 3, 2024.

Thank you for your attention to this matter.

Sincerely,

Peter Todd,
Manager, Legislative Services / Town Clerk
ptodd@forterie.ca
PT:dlk

Attach

c.c: Michelle Baker, Executive Director michelle@obcm.ca
Tara Stephens, Director of Legislative Services/City Clerk tara.stehens@welland.ca
Local Area Municipalities

September 3, 2024

SENT VIA EMAIL

Mayor Marianne Meed Ward, Chair
Ontario's Big City Mayors (OBCM)
602400 Dundas Street, West
Mississauga, ON L5K 2R8

Dear Marianne:

At its meeting on September 3, 2024, Welland City Council passed the following motion:

**“Whereas, There’s a homelessness and mental health crisis happening on our streets;
Whereas, Ontario’s cities cannot solve it alone;
Whereas, At last count there were over 1,400 encampments in Ontario, and that figure is rising; Whereas, Ontario’s cities have been left to deal with this crisis without adequate resources and support—even though mental health care, addiction treatment and housing are provincial responsibilities;
Whereas, It’s time for all levels of Governments to work together to take immediate action to solve the homelessness and mental health crisis gripping our communities;
Whereas, Residents and businesses are being impacted, and people need to feel safe in our downtowns and public spaces;
Whereas, There are programs that work, but they require all levels of government to step up and work with municipalities and community partners to prioritize these solutions. “I, Frank Campion, Mayor for the City of Welland, request Council to endorse and promote the Solve the Crisis Project put forward by the Big City Mayors of Ontario.”**

Yours truly,



Tara Stephens
Director of Legislative Services/City Clerk

c.c.: - Michelle Baker, Executive Director, sent via e-mail
- Local Municipalities, sent via e-mail

RECEIVED

SEP L J 2024

BY COUNCIL



MUNICIPALITÉ DE CASSELMAN
ORDRE DU JOUR
RÉUNION ORDINAIRE

Réunion Ordinaire

No. du point à l'ordre du jour: 12.1.2.
No. du point 2024-220
Titre: Canton de Russell - Résolution visant à soutenir les mises à jour provinciales de l'AMCTO concernant la loi sur les élections municipales
Date: le mardi 17 septembre 2024

Proposé par: Francine Leblanc
Appuyé par: Paul Groulx

Attendu que les règles électorales doivent être claires, qu'elles doivent aider les candidats et les électeurs à participer aux élections et les administrateurs électoraux à organiser les élections; et

Attendu que la législation doit trouver un juste équilibre entre la fourniture de règles et de cadres clairs pour garantir l'intégrité du processus électoral; et

Attendu que la législation doit également réduire le fardeau administratif et opérationnel pour le personnel municipal en veillant à ce que les administrateurs électoraux locaux puissent organiser les élections d'une manière qui réponde aux circonstances uniques de leurs communautés locales; et

Attendu que la Loi de 1996 sur les élections municipales (LEM) aura 30 ans au moment des prochaines élections municipales et scolaires en 2026; et

Attendu que la LEM établit les règles pour les élections locales, que la Loi de 1990 sur l'évaluation foncière et la Loi de 1990 sur l'éducation contiennent également des dispositions ayant une incidence sur les élections locales, ce qui augmente le nombre d'endroits où les électeurs, les candidats et les administrateurs doivent chercher les règles qui régissent le processus démocratique local en Ontario; et

Attendu qu'avec des règles réparties dans trois textes législatifs, et que la Loi sur l'éducation contient un ensemble de clauses disparates, il y a des problèmes d'interprétation, des incohérences et des lacunes à combler; et

Attendu que la loi peut poser des difficultés aux électeurs, aux candidats, aux donateurs et aux annonceurs tiers qui doivent la lire, l'interpréter, s'y conformer et aux administrateurs électoraux qui doivent l'appliquer; et

Attendu que si les élections locales sont gérées aussi efficacement que possible dans le cadre législatif actuel, une modernisation et une amélioration continue sont nécessaires pour garantir que la loi réponde aux besoins d'aujourd'hui et aux défis de demain; et

Attendu que pour conserver la confiance du public et améliorer les garanties, la loi devrait être révisée en tenant compte du paysage en constante évolution qui a une incidence sur l'administration des élections, y

compris la protection de la vie privée, les menaces d'ingérence étrangère, la propagation accrue de la désinformation et l'utilisation accrue de technologies telles que l'intelligence artificielle et l'utilisation d'identités numériques; et

Attendu que « Association of Municipal Managers, Clerks, and Treasurers of Ontario » (AMCTO) a examiné la loi et a formulé plusieurs recommandations, notamment la modernisation de la législation, l'harmonisation des règles et la rationalisation et la simplification de l'administration; et

Attendu que AMCTO a formulé des recommandations de modifications avant les élections de 2026 et des recommandations de modifications à plus long terme avant les élections de 2030; par conséquent

Il est résolu que la Municipalité de Casselman demande à la province de mettre à jour la LEM avec les modifications prioritaires décrites par AMCTO avant l'été 2025 et de commencer à examiner et à réécrire la LEM avec des recommandations à plus long terme avant les élections de 2030; et qu'il soit en outre

Résolu que cette résolution soit transmise à toutes les municipalités de l'Ontario pour obtenir leur appui et que chaque appui soit ensuite transmis au ministre des Affaires municipales et du Logement, au ministre de l'Éducation, au ministre de la Prestation des services publics et commerciaux, au ministre des Finances, au premier ministre de l'Ontario, au député provincial de Glengarry-Prescott-Russell et à AMCTO.

Adoptée

Sébastien Dion



Signed with ConsignO Cloud (2024/09/18)
Verify with verifio.com or Adobe Reader.

Sébastien Dion, Greffier



**MUNICIPALITY OF CASSELMAN
AGENDA
REGULAR MEETING**

Regular Meeting

Agenda Number: 12.1.2.
Resolution Number 2024-220
Title: Russell Township - AMCTO Provincial Updates to the Municipal Elections Act
Date: Tuesday, September 17, 2024

Moved by: Francine Leblanc
Seconded by: Paul Groulx

Whereas elections rules need to be clear, supporting candidates and voters in their electoral participation and election administrators in running elections; and

Whereas legislation needs to strike the right balance between providing clear rules and frameworks to ensure the integrity of the electoral process; and

Whereas the legislation must also reduce administrative and operational burden for municipal staff ensuring that local election administrators can run elections in a way that responds to the unique circumstances of their local communities; and

Whereas the Municipal Elections Act, 1996 (MEA) will be 30 years old by the next municipal and school board elections in 2026; and

Whereas the MEA sets out the rules for local elections, the Assessment Act, 1990 and the Education Act, 1990 also contain provisions impacting local elections adding more places for voters, candidates, and administrators to look for the rules that bind the local democratic process in Ontario; and

Whereas with rules across three pieces of legislation, and the MEA containing a patchwork of clauses, there are interpretation challenges, inconsistencies, and gaps to fill; and

Whereas the Act can pose difficulties for voters, candidates, contributors and third-party advertisers to read, to interpret, to comply with and for election administrators to enforce; and

Whereas while local elections are run as efficiently and effectively as can be within the current legislative framework, modernization and continuous improvement is needed to ensure the Act is responsive to today's needs and tomorrow's challenges; and

Whereas to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign interference, increased spread of mis/disinformation and the increased use of technologies like artificial intelligence and use of digital identities; and

Whereas the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) reviewed the

Act and has provided several recommendations including modernizing the legislation, harmonizing rules, and streamlining and simplifying administration; and

Whereas AMCTO put forward recommendations for amendments ahead of the 2026 elections and longer-term recommendations for amendments ahead of the 2030 elections; therefore

Be it resolved that the Municipality of Casselman calls for the Province to update the MEA with priority amendments as outlined by AMCTO before Summer 2025 and commence work to review and re-write the MEA with longer-term recommendations ahead of the 2030 elections; and be it further

Resolved that this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Minister of Municipal Affairs and Housing, the Minister of Education, the Minister of Public and Business Service Delivery, Minister of Finance, the Premier of Ontario, MPP of Glengarry-Prescott-Russell and AMCTO.

Carried

Sébastien Dion

Signed with ConsignO Cloud (2024/09/18)
Verify with verifio.com or Adobe Reader.



Sébastien Dion, Clerk

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
SEPTEMBER 25, 2024

Vol. 27
No. 38

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planning_design@arcadis.com

- 2 SECONDARY SOLUTIONS
ARUs in Preconstruction
Home Plans Could Improve
Tenant Safety
- GAINING TRACTION
ON CLIMATE CHANGE
King Finalizes Emissions
Reduction Plan

■ MISSISSAUGA EMPLOYMENT CONVERSIONS TO BE CONTINGENT ON IMPROVING MILTON LINE TRAIN SERVICE

ANCHORING THE PROMISE OF ALL-DAY, TWO-WAY

Matt Durnan

The City of Mississauga is considering requests for two employment lands conversions that would transform two Mississauga commercial retail sites into

mixed-use areas by permitting residential uses on one site containing a high-traffic retail plaza and associated parking in Meadowvale, and on a smaller site containing a retail plaza and parking in the Erindale

neighbourhood.

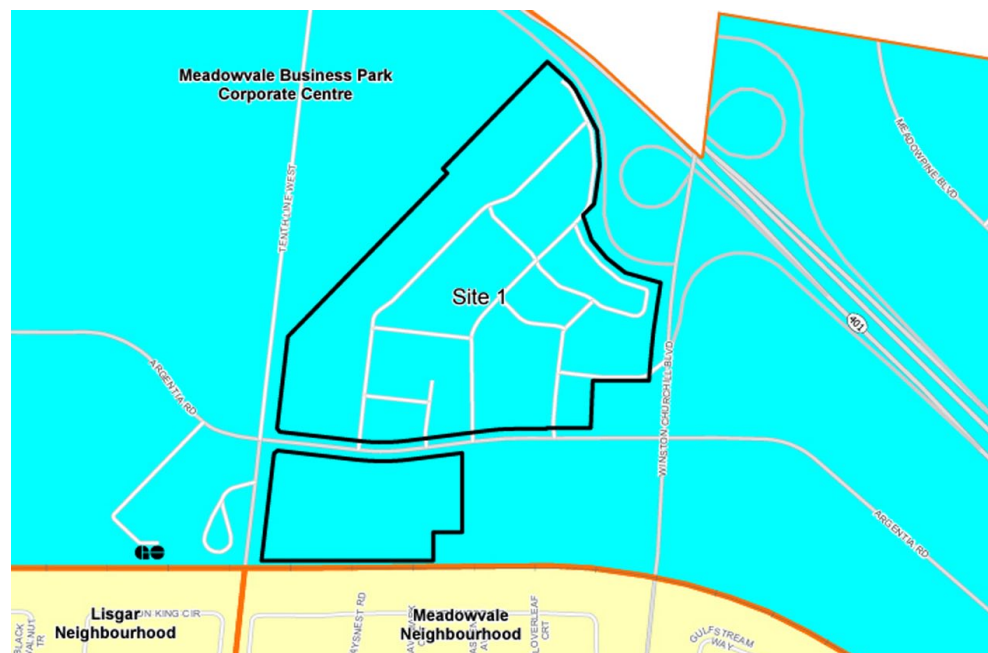
At its September 16 public meeting, Mississauga planning and development committee received an information report on **SmartCentres'** employment lands conversion requests for

three sites: one at 3155 Argentia Road (site one), one at 1100, 1140 and 1170 Burnhamthorpe Road (site two) and one at 720 and 780 Burnhamthorpe Road (site three).

CONTINUED PAGE 9 ■

Map showing the location of the site at 3155 Argentia Road in Mississauga's Meadowvale neighbourhood where SmartCentres is seeking to convert the land from employment area to mixed use to permit residential uses. The site contains a large retail centre, anchored by big box stores like Walmart and HomeSense, and associated surface parking. Mississauga planning staff have indicated that if the conversion request is granted, the development of residential uses on the Argentia Road site would have to occur in a phased manner, with the larger portion of the site (north section) only being greenlit for residential development once funding has been secured for two-way all-day GO train service on the Milton line (Lisgar GO station at bottom left of map).

SOURCE: CITY OF MISSISSAUGA



UPCOMING DATES

SEPTEMBER

- 25 Barrie General Committee, 7:00 p.m.
Brampton Council, 9:30 a.m.
Durham Regional Council, 9:30 a.m.
Hamilton Council, 9:30 a.m.
Innisfil Council, 7:00 p.m.
Markham Council, 1:00 p.m.
Mississauga Council, 9:30 a.m.
Richmond Hill Council, 9:30 a.m.
Whitchurch-Stouffville Council, 1:00 p.m.
Whitchurch-Stouffville Public Meeting, 7:00 p.m.
- 26 Peel Regional Council, 9:30 a.m.
- 30 Newmarket Committee of the Whole, 1:00 p.m.

OCTOBER

- 1 Aurora Committee of the Whole, 7:00 p.m.
Caledon Planning & Development Committee, 7:00 p.m.
Durham Region Planning & Economic Development Committee, 9:30 a.m.
Hamilton Planning Committee, 9:30 a.m.
Markham Development Services Committee, 9:30 a.m.
- 2 Barrie Council, 7:00 p.m.
Brampton Committee of Council, 9:30 a.m.
Caledon General Committee, 2:30 p.m.



■ INCLUDING SECONDARY DWELLING UNITS IN PRECONSTRUCTION HOME PLANS COULD IMPROVE TENANT SAFETY |

SECONDARY SOLUTIONS



Lana Hall

Could a new model of preconstruction homes help combat the City of Brampton's challenges with illegal secondary dwelling units? As Brampton continues to grapple with overcrowding and unsafe living conditions in some secondary rental units, one local councillor believes a mindset shift in how these units are developed could add one more tool to the toolbox for Brampton—and potentially for other jurisdictions—to increase its housing supply legally and safely.

Ontario-based housing developer **Caivan** is in the preconstruction phase of developing townhomes that include legal secondary suites as a default design element for its Arbor West community near Bovaird Drive West and Mississauga Road in West Brampton.

The 60 townhomes will include two levels of secondary suite living space, with separate entrances for each suite, as well as dedicated parking.

The advantage of this built-in secondary suite model, says Caivan senior vice-president of GTA land development **Andrew Finnson**, is that homeowners have the option of living in the main portion of their home, while renting out other units or accommodating extended family.

It also saves homeowners the hassle of having to undertake construction down the road, should they choose to convert part of their home into an additional residential unit.

“A lot of these secondary suites, where they exist at all if they're done legally, are in the basement,” Finnson told *NRU*. “With this home model, we thought being able to have main floor living as well as a basement was a great opportunity. And with the market today, having the multi-generational opportunity as well as the income potential was really a great option for this site.”

According to data from the **Region of Peel**, approximately

91,000 households within the Region are in core housing need, and rental vacancy rates there are some of the lowest in the GTA. Combined with a well-publicized housing crunch facing Brampton's international student population (See: “Recalculating ‘Heads and Beds’: Brampton Passes Motions to Strengthen Supports and Housing for International Students, *NRU GTHA*, January 10, 2024), the inclusion of secondary dwellings within principal properties just makes sense for a lot of homeowners, says City of Brampton wards 1 and 5 regional councillor **Rowena Santos**.

“... This has been happening in Brampton for years, before the federal and provincial government deemed it as part of the solution,” she says. “The challenge is making sure that these ARUs [additional residential units] are safe and that they meet all the property standards.”

CONTINUED PAGE 3 ■

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

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Toronto, ON M5R 2A5
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PO Box 19595 Manulife PO,
Toronto, ON M4W 3T9

ISSN 1918-7548

SECONDARY SOLUTIONS

CONTINUED FROM PAGE 6

Indeed, Brampton's journey to expand its housing options has not been without tensions. In 2015, the City amended its zoning by-law to allow secondary units

Map showing the locations and volumes of Brampton's registered two-unit (shown as a pink circle) and three-unit (shown as a purple triangle) additional residential units, as well as registered garden suites (shown as a green box). Brampton has seen a marked increase in additional residential units (ARUs) since amending its zoning by-law in 2015 to permit them, but accompanying this increase have been concerns about tenant overcrowding, increased vehicular traffic, and faulty construction of units. One developer is proposing to build townhomes that include ARUs as part of the initial preconstruction plans, which some Brampton councillors say would help ensure compliance with safety regulations for these units.

SOURCE: CITY OF BRAMPTON

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

within a principal dwelling. In 2022, the City expanded those permissions to include up to three ARUs—including garden suites—per lot. The City currently has 21,812 secondary suites registered, compared to

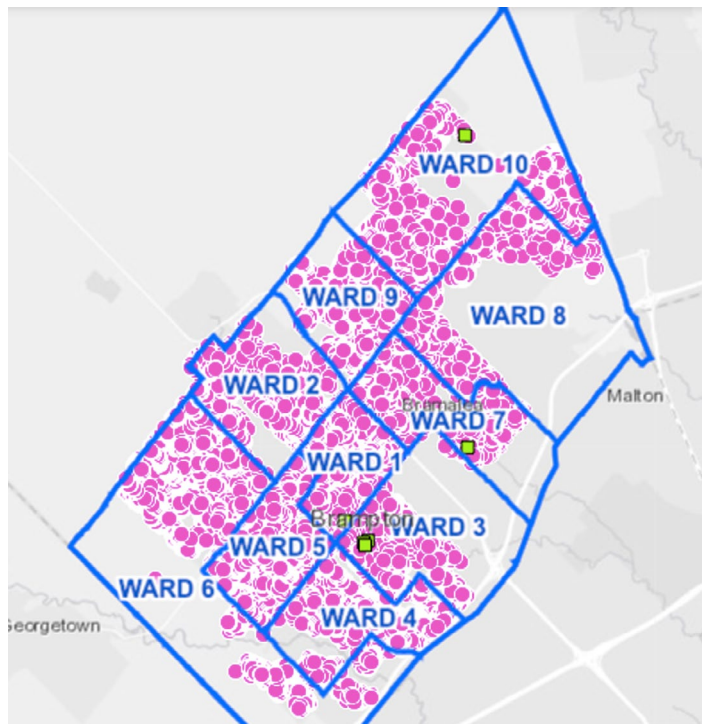
just under 5,000 in 2019.

But the rapid expansion of ARUs has led some residents to complain about increased parking and traffic congestion on residential streets, as well as overflowing trash bins and other property standards issues, including dangerous tenant overcrowding in some units.

These complaints, as well as concerns about an increase in non-registered ARUs, led the City to implement a controversial landlord licensing system, which will require landlords in Brampton renting four or fewer units in certain wards to apply for a licence with the City.

At a City of Brampton council meeting on September 18, council approved two additional motions pertaining to unsafe ARUs—one motion concerning educating and regulating contractors around

CONTINUED PAGE 4



SECONDARY SOLUTIONS

CONTINUED FROM PAGE 3

the safe construction of ARUs, and the other concerning addressing the overcrowding and illegal subletting of ARUs.

All of these tools, says Santos, speak to a bigger problem, which is that the “black market” of ARUs can impact both vulnerable tenants and homeowners who might not be educated about property standards.

“Some of these contractors are not licensed contractors, and they will tell the homeowner whatever the homeowner wants to hear, or do whatever the homeowner wants to do in the cheapest way possible,” she told *NRU*.

“In Brampton, we’re tackling it with all the tools we have at our fingertips to try to make sure that the [ARUs] built are safe, that they follow the standards, and that the landlords that are renting them are not exploiting people.”

At the council meeting on September 18, City of Brampton wards 3 and 4 regional councillor **Dennis Keenan** referenced a staff report, which highlighted that the City’s building division conducts an average of 148,957 inspections annually for approximately 4,908 ARU applications, resulting in an average of 31 inspections per application—almost double

the 16 mandatory inspections required for ARU creation.

“That’s outrageous,” Keenan told the rest of council. “That just goes to show that the people that are building them don’t really know what they’re doing.”

Developing homes that already have ARUs—as Caivan is doing—could eliminate some of those risks, says Santos.

“Quite frankly, if the developer is going to be including secondary suites in the development, that’s probably the safest way to guarantee that there’s going to be the meeting of building codes and fire codes and everything else,” she says.

“...I think it’s necessary and it will start to reduce what I would call ‘the black market’ of rentals out there that are exploiting girls, that are exploiting the vulnerable, that are creating these fire traps, and horrible situations for people to live in.”

For Caivan’s part, Finson says Brampton was an obvious choice to pilot this type of preconstruction model, given the City’s existing ARU permissions.

“Combined with the market of Brampton and the amount of secondary suites that are available there ...we

were able to do this legally and safely from day one.” But, he adds, the team would consider implementing it further afield if the demand is there. “We definitely want to take it across the GTA.” 🌸



ANNOUNCEMENT

After more than 30 years successfully leading gsi’s team as President, I am pleased to announce I will be passing the torch to Peter Rusin who will become President effective April 2025. I will continue in my role as Principal Advisor.

Peter has been a key contributor and integral part of our longstanding success over the years. Senior Appraisers Paul Dombrow and Farhan Qurashi will become Partners. Catherine Spears, a Partner and our highly experienced in-house Planner, will continue to provide expert planning opinions.

This transition is a testament to the strength of the company’s position and its approach to succession planning. Our team will continue to champion our formidable track record in providing the highest quality of service in a timely fashion.

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Congratulations Peter, Paul and Farhan!

Ken Stroud, President
kstroud@gsiadvisors.com

AND THEN THERE WERE FOUR



Matt Durnan

The **City of Burlington** is taking steps to increase housing supply in its established neighbourhoods by exploring policy changes that would permit four dwelling units to be developed as-of-right on residential sites within all neighbourhoods across the city.

At its September 17 meeting, Burlington city council adopted a motion to move into the community engagement phase for implementing four units as-of-right and other actions identified in the City’s housing strategy, including opportunities to expand the range of housing options currently available in Burlington.

“This is part of an evolution for us as a city, we have had the ability for one additional residential unit or ‘ARU’

or ‘basement apartment’—although they don’t need to be in the basement—and those have been permitted in most neighbourhoods throughout Burlington for a long time,” Burlington Mayor **Marianne Meed Ward** told *NRU*.

“Then of course, the Province, about a year ago said that three units was allowed as part of their housing strategy. And then, the federal government said to add one more unit, up to four, and that’s how municipalities qualify for Housing Accelerator Fund (HAF) funding. We have been incrementally implementing this where we allowed one ARU—so two units per lot—and then, the Province allowed for that second ARU (three total units on one lot).”

It is now nearly one year to the date since Burlington city council declared its intention to allow four units as-of-right on October 17, 2023, and planning staff have now developed a preferred approach to creating more housing options in the city’s established neighbourhoods while identifying the policy tools that support gentle ground-oriented intensification.

The preferred approach outlines the first phase of the expansion as permitting four units as-of-right per property through the city’s ARU policies outlined in its official plan.

The second phase will involve a review of the policies of the city’s “Residential Neighbourhood” designations, including neighbourhood

character-area policies.

Third in the approach is to study and identify areas along the peripheries of the city’s neighbourhoods and identify opportunities for increased housing density in those areas.

Before these three steps can take place however, City of Burlington staff will be engaging with the community through a series of in-person and virtual public open houses and pop-ups across the city, after posting online public engagement surveys that were open between May and June this year.

At the core of the City’s push to introduce a policy to permit four units as-of-right in its established neighbourhoods is the fact that it is a key

CONTINUED PAGE 6 ■

Illustration showing some examples of types of additional residential units that homeowners can add to their properties. The City of Burlington is currently establishing its policy approach to permitting four units as-of-right on all residential lots within its established neighbourhoods. These policies will help to increase the range of housing options in the city, while addressing the need for more missing middle housing.

SOURCE: CITY OF BURLINGTON

 <p>Garage Conversion</p>	 <p>Accessory Building</p>	 <p>Basement Conversion</p>
 <p>Upper Level Conversion</p>	 <p>Main Level Addition</p>	 <p>Above Garage</p>

AND THEN THERE WERE FOUR

CONTINUED FROM PAGE 5

benchmark for municipalities seeking to obtain federal dollars through the Housing Accelerator Fund.

“The official plan amendment to increase housing options project is a direct outcome of council’s declaration to allow four units per lot as-of-right. Council unanimously approved the motion that directed staff to engage with the community to implement four units as-of-right and other actions included in the housing strategy, including implementing opportunities to increase the range of housing options available,” City of Burlington supervisor of policy planning **Kate Hill-Montague** told *NRU*.

“The motion directly supported the City’s successful application to the Housing Accelerator Fund, and is aligned with the City’s recently completed housing strategy.”

While the policy changes to permit a broader range of housing options within the city’s established neighbourhoods would make it easier for homeowners to convert single-family homes into multiplexes of up to four units, the fact remains that there still isn’t a significant uptake of these types of conversions in Burlington,

despite permissions being in place for up to three units per lot at present.

“This data is current as of September 18, 2024 and it’s for [ARU] projects that are either in process or completed, and there were five in ward one, which is in the west of the city, none in ward two, five in ward three which is north of the QEW, three in ward four, five in ward five, and then 10 in ward six, which is the northeast part of Burlington. So that’s 28 total, and ward six is really advancing the ARUs there,” Meed Ward said.

“Ward 6 has seen very different demographics over the years; the new community in Alton for example. As soon as those new homes were built—and those are good-sized family homes—there were multiple families and a lot of newcomers to Canada living in those homes. We became aware of this because the new high school that was built in that area was over capacity as soon as it opened because

you have multiple families and multiple kids living in a single-family home. My guess is there are a lot of people in that neighbourhood with a culture of multiple families in one home, so they’re formally converting some of these spaces already.”

Meed Ward says that she expects that the change to allow for four units will see slow uptake from residents, just as the city saw a slow uptake when permitting one additional residential unit, and then, the jump to two additional units brought on by provincial policy.

“It’s been an interesting evolution with our ARUs and it will probably be similar with four units as-of-right as well. The day we permitted additional residential units on our properties, it wasn’t as though we saw immediate uptake. It’s a change to how people live and it requires people to understand what they can do and to really want other individuals or families living in their own space, and not everybody wants that,” said Meed Ward.

“We certainly have housing targets in terms of numbers of units by different type, and missing middle housing is a

key part of this, like duplexes and townhomes. This kind of lower-density housing is critically important because we’re built out, and unlike municipalities around us, we are half rural, and we’re going to protect that green space with every breath we take. But that also means we have to grow and meet our housing targets inside of our built boundaries. This is a great way to increase density gently in our neighbourhoods because the built form doesn’t change.”

Burlington’s established neighbourhood designated areas make up a significant proportion of the city’s urban area and are made up of low, medium and high-density residential designations.

Planning staff will be engaging with the public over the next month, and the statutory public meeting for phases one and two is planned for the December Burlington committee of the whole meeting. 🌸

This kind of lower-density housing is critically important because we’re built out, and unlike municipalities around us, we are half rural, and we’re going to protect that green space with every breath we take.

-Marianne Meed Ward

GAINING TRACTION ON CLIMATE CHANGE



Lana Hall

King Township is taking steps to reduce its greenhouse gas emissions across a number of sectors, including agriculture and transportation, as the community continues to see extreme weather wreaking havoc on its infrastructure and agricultural growing patterns.

At its meeting on September 9, Township of King council voted to receive a final draft of the King Community Climate Action Plan (KCCAP). The action plan offers a framework that provides information on the effects of climate change in King Township and outlines a series of actions that must

be taken to help adapt to and mitigate the most adverse effects of climate change.

Work on the KCCAP began in 2022, after King Township declared a climate emergency in 2019. At that time, Township staff outlined a goal to cut greenhouse gas emissions by 35 per cent by 2030, and achieve net-zero by 2050. The KCCAP was developed to meet those targets.

Like many communities in southern Ontario, King Township has seen an increase in the tangible effects of climate change, especially in the form of extreme weather events, such as heatwaves, flooding, and ice storms, which can all result in costly infrastructure damage. As a heavily agricultural region—the township’s Holland Marsh is sometimes referred to as “the salad bowl” of Ontario—

these seasonal changes have altered agricultural growing patterns and crop yields for farmers, and heightened the risk of invasive species, says King Township environmental outreach and sustainability supervisor **Laura Campbell**.

The KCCAP focuses predominantly on actions designed to reduce the township’s greenhouse gas (GHG) emissions. These actions are broken down into sectors: residential, commercial/business & industrial, agricultural, transportation and municipal waste (both solid forms and wastewater). Within the plan, each of these sections contains information about its main sources of emissions, recommended action items for mitigating those emissions, a timeframe for implementing each action, funding level,

and potential roles for both the community and King Township in achieving those action items.

“The plan really provides staff with specific, measurable mitigation and adaptations that range from short to long-term deliverables,” Campbell told *NRU*. “The actions combined with the timeframes will provide a structured approach to assisting the community in reducing our GHG emissions and adapting to climate-related impacts and building resilience.”

In the transportation sector, for example, which makes up 54.7 per cent of the Township’s emissions—the highest percentage of all sectors—action items include installing an electric vehicle charging network throughout King municipal properties,

CONTINUED PAGE 8 ■

Infographic highlighting greenhouse gas emissions for the year 2018 by sector in the Township of King. Earlier this month, Township council approved the King Community Climate Action Plan, a framework that provides information on the effects of climate change on King Township and outlines the different actions that must be taken to help adapt to and mitigate the impacts of its most adverse effects. These actions are broken down into sectors: residential, commercial/business & industrial, agricultural, transportation and municipal waste.

SOURCE: TOWNSHIP OF KING



GAINING TRACTION

CONTINUED FROM PAGE 7

improving walking and cycling infrastructure across the township, and investing in anti-idling policies for drivers.

The residential sector makes up the second highest percentage of emissions across the Township, at 27.3 per cent. Action items in this category include protecting and restoring naturalized areas to provide diverse habitats, tree canopy, and to increase flood risk resilience. They also include investigating the feasibility of installing a community-wide district energy system, and providing toolkits to help homeowners transition their homes to net zero over time.

Though agriculture only makes up five per cent of the township's emissions, it too has a number of sector-specific action items within the KCCAP, mostly aimed at encouraging low-GHG energy alternatives on farms.

Campbell says the Township consulted with several demographic communities during the creation of the plan, including local agricultural producers and youth, to determine realistic action items for the various sectors. "I think we had over 1,000 touchpoints on the plan," she says.

The KCCAP will be formally evaluated every five years, with

annual progress updates posted online. Given the urgency of climate change, however, some wonder if more frequent evaluations would ensure the actions are having their desired effect.

"I just wonder if [2029] is not too far away, given that this is a new process that we've gone through," said Township of King ward 5 councillor **Debbie Schaefer**, speaking at the council meeting on September 9. "It strikes me as a very long time."

In response, Township of King director of community services **Chris Fasciano** explained that a five-year evaluation is on par with many other municipal plans, including the Township's master plan.

"To be completely blunt, once you get going on these, it takes a couple of years to gain traction," he said. "That's not to say that this plan isn't fluid, isn't a working document. There will be opportunities for alterations along the way if something isn't working." 🌸

I just wonder if [2029] is not too far away, given that this is a new process that we've gone through. It strikes me as a very long time.

-Debbie Schaefer



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The City of Vaughan is currently seeking a **Planner 1 (24 month contract)**.

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The application deadline is **October 3, 2024**.

ALL-DAY, TWO-WAY

CONTINUED FROM PAGE 1

Mississauga planning staff are recommending approval of the employment land conversion requests for sites one and two, which would remove them from “Employment Area” designations and would introduce residential permissions permitting the development of housing and other sensitive uses on them. It is not recommending approval on the conversion request for a third site, a single-storey retail strip plaza that is in close proximity to heavy industrial uses.

Site one at 3155 Argentia Road, is located in the Meadowvale community within the Meadowvale Business Park, and is a more typical SmartCentres-type site,

characterized by large anchor commercial buildings including **Walmart, HomeSense** and **Michaels**, with much of the land that is not occupied by retail uses dominated by large surface parking lots.

Sites two and three, each on Burnhamthorpe Road, are less traditional commercial sites than one might associate with typical SmartCentres properties. Both are located within the Mavis-Erindale employment area, which is characterized by both commercial retail and heavier industrial uses, including a cement mixing

plant located south of site three.

“Generally, when people think of a SmartCentres mall, they think it’s usually anchored by a big [tenant] like Walmart, but this one [site two] doesn’t have a big anchor at all. It’s a lot of small businesses and restaurants,” Mississauga ward 6 councillor **Joe Horneck** told *NRU*.

“You also have some heavy industry there, so next to both site two and site three, you have cement mixing plants, and site two is where we’re going to allow some [residential] development because there’s a bit of distance between that site and the industrial uses, whereas the industrial is basically right up against site three. There is also a gas manufacturer near site three, so it just doesn’t really work to have residential there.”

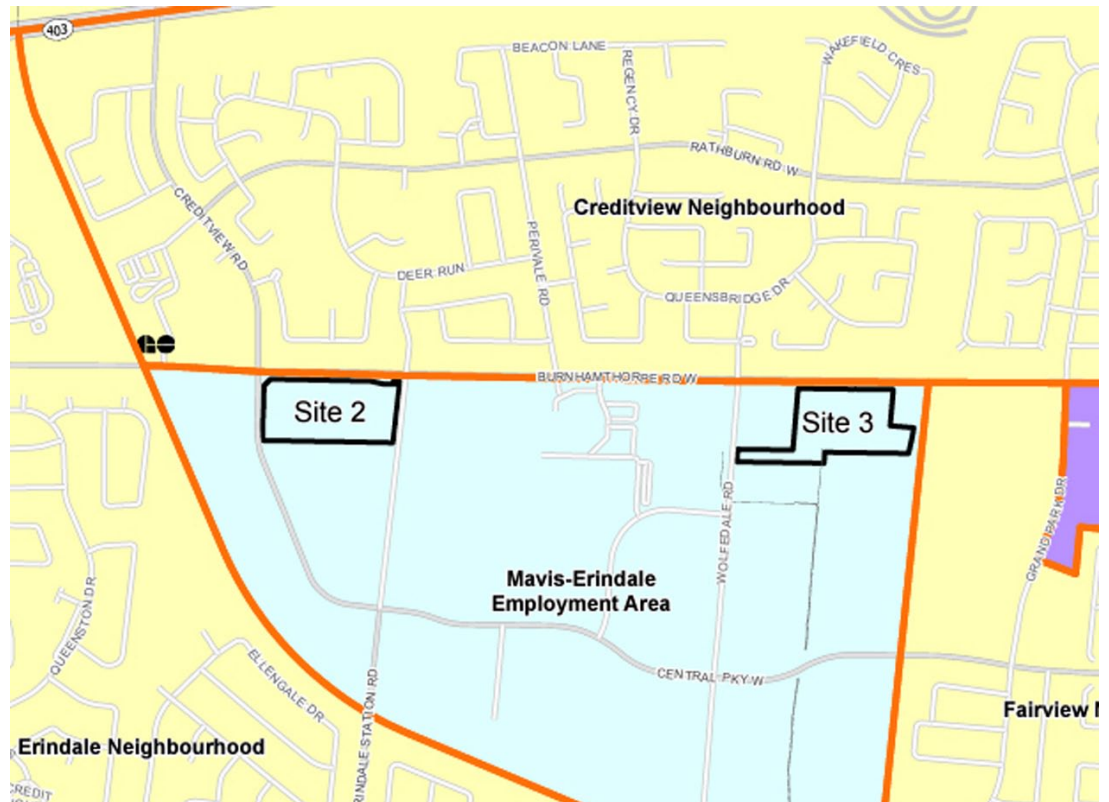
Site one in the Meadowvale neighbourhood is the largest of the three sites that SmartCentres is seeking to convert from employment area to mixed-use including residential, and Mississauga planning staff have indicated that this site would require a local area review prior to permitting residential development.

This local area review would provide the opportunity to collect community input that would shape the future vision for the area and to set out the policies that would guide future development, with a focus on providing a variety of housing options, amenities, and services in order to create a complete community accommodating a mix of uses.

CONTINUED PAGE 10

Map showing the location of two sites in the Erindale neighbourhood on Burnhamthorpe Road West where SmartCentres is seeking an employment lands conversion to mixed use to permit residential uses. City of Mississauga planning staff are recommending approving site 2, but not site 3 as it is located in close proximity to heavy industrial uses, including a concrete mixing plant and a gas plant. The Creditview neighbourhood to the north of site 2 is characterized by low-rise single-detached residential uses, and site 2 is being envisioned as supporting a complete community with mid-rise buildings accommodating retail uses at grade and residential above.

SOURCE: CITY OF MISSISSAUGA



ALL-DAY, TWO-WAY

CONTINUED FROM PAGE 9

While the two sites that staff have recommended for approval for conversion have functioned primarily as retail centres accessed largely by motor vehicle, both the Meadowvale (site one) and Erindale (site two) sites are in close proximity to GO train stops on the Milton line. Mississauga Ward 9 councillor **Martin Reid** says these GO train stops need to see an increase in service to justify adding housing density, specifically in his ward at the Meadowvale site.

“While we need affordable housing in Mississauga, our neighbours have made it clear that we also need affordable retail. Congestion is also an issue, so embedded in this application are the guardrails of keeping a good retail mix and not taking away the beloved Walmart, and making any density contingent on the disgracefully long-winded promise of all-day, two-way GO train service on the Milton line,” Reid told *NRU*.

“All levels of government working together will make this a thriving area with GO train service, mixed-use infrastructure, and meaningful retail. Our residents want complete communities, so this SmartCentres mixed-use land proposal has to be part of the

solution.”

Mississauga planning staff are also recommending that the policies associated with the two sites recommended for conversion would require at least 10 per cent of the residential gross floor area (GFA) to be tabbed for affordable housing, with affordable rents maintained for a minimum of 25 years. Both sites one and two are located within the city’s planned major transit station areas (MTSAs), but they have not been delineated as of yet. Since inclusionary zoning cannot be applied to the sites until the Province approves the MTSAs, staff are recommending that this 10 per cent residential GFA for affordable housing be applied to the sites in the interim.

A number of requirements have been laid out by planning staff regarding how the development of sites one and two should occur in the event that the employment area conversion requests are approved by Mississauga city council and the policies are incorporated into the Mississauga official plan in 2025.

For site one in Meadowvale, a major requirement would be for residential to be brought to the site in a phased manner,

with residential development on the larger portion of the site to the north of Argentia Road not to be permitted until the City has secured full funding of all-day two-way GO train service on the Milton line. Site two requirements are slightly more straightforward, and have to do mainly with ensuring that there is a substantial buffer between the site and the nearby industrial uses to the east.

“We have said ‘Yes’ to having residential uses on the western two-thirds of that site, but we’ve said ‘No’ to having residential on the eastern-most third of that site,” Horneck said.

“That’s because on the east side of Erindale Station road there is a cement mixing plant that kicks up a lot of dust, so we had to kind of draw a line of how far over residential could be. There is residential across Burnhamthorpe [to the north], and I’ve never had anyone complain about the cement mixing plant, and those houses have been there since the 1970s and 1980s.”

Horneck is excited about the opportunity to bring a more well-rounded complete community to an area that is largely characterized by commercial and industrial uses south of Burnhamthorpe, and by low-rise single-family homes to the north.

“We did have a clause in there that we are looking to get a one-for-one square footage for keeping the commercial space there, so we want to be able to have that commercial

area on the ground floors for restaurants and small businesses and things like that,” Horneck said.

“Small business is very important and it can be hard for them to find space, so as much as possible in these future developments, we want to make sure we’re keeping those spaces for them. This is an exercise in place-making where we can have residential above and then spaces at grade where people can interact.”

Mississauga councillors have not yet voted on the SmartCentres employment area conversion requests, as the September 16 public meeting was for informational purposes only.

Committee members received the report for information and it is expected that they will vote on staff’s recommendations at a future meeting. 🌸

IN BRIEF

[Vaughan seeking feedback on Weston 7 secondary plan](#)

The **City of Vaughan** is in the process of developing a secondary plan for the Weston Road and Highway 7 area that will guide its transformation into a vibrant and active complete community. The City's vision for the area is to create an urban destination that will leverage investments in higher-order transit and will accommodate a mix of land uses across a broad range of building types.

Member of the public are invited to attend one of four in-person community open houses on the Weston 7 Secondary Plan in October to share the latest draft of the policy document, to answer questions about it, and to receive public feedback on it. These are scheduled as follows.

On Wednesday, October 16, two open houses are scheduled at the Chancellor Community Centre (350 Ansley Grove Road): the first will be held from 2 p.m. to 4 p.m.; the second will be held from 7 p.m. to 9 p.m.

On Wednesday, October 23, two open houses will take place at Vaughan City Hall (2141 Major Mackenzie Drive): the first will occur from 2 p.m. to 4 p.m.; the second will occur from 7 p.m. to 9 p.m.

For more information on

the Weston 7 Secondary Plan and to review a draft of the secondary plan online, please visit the City of Vaughan website [here](#).

[Burlington undertaking council composition and ward boundary review](#)

The **City of Burlington** is undertaking review of its ward boundaries and council composition to determine how well the existing structures serve the growing community. The review seeks to ensure that as the City's population continues to grow, voters across the city are represented equally in decision-making processes.

The City will be hosting a number of public engagement opportunities on its council composition and ward boundary review in the month of October. Six of these will be in person, and one will be held online.

For more information on the City of Burlington's council composition and ward boundary review and to find the dates and locations of the October public engagement opportunities, please visit the City website [here](#). Starting October 7, Burlington residents and businesses will be able to provide input on the review there.

[Hamilton seeking public input on Barton Street Functional Design Study](#)

The **City of Hamilton** is in the process of considering road configuration options for the Barton Street corridor from Red Hill Valley Parkway to Locke Street North. The City's Barton Street Functional Design Study approaches the review from a 'complete streets' perspective, which seeks to accommodate the needs of all road users, including pedestrians, cyclists, transit users, and motorists.

The goal of the study is to identify a preferred design plan that provides road users with enhanced safety, efficient movement, improved active and sustainable transportation options, enhanced pedestrian space and a vibrant streetscape.

The project team is seeking public input from users of the Barton Street corridor around transportation experiences and priorities and feedback on a range of potential improvements.

To learn more about the City of Hamilton Barton Street Functional Design Study and to participate in an online survey that will inform the initial stages of the project, please visit the City website [here](#). The study corridor survey will be open until Monday, September 30.

[Stouffville undertaking Westfield Estates neighbourhood land use study](#)

The **Town of Whitchurch-Stouffville** is undertaking a land use study of the Westfield Estates neighbourhood to develop a vision and a land use plan for the area. Once completed, the study will help staff in planning and assessing future redevelopment applications in the neighbourhood, ensuring the provision of adequate infrastructure, community services, facilities and parks to accommodate growth.

The Town will be holding a public open house on the land use study on Wednesday, October 2, from 6 p.m. to 8 p.m. at Whitchurch-Stouffville town hall (111 Sandiford Drive) in the Ringwood Room. Members of the public wishing to learn more about the study are invited to attend. For more information on the Westfield Estates neighbourhood land use study, please visit the Town website [here](#). 🌱

COMMITTEE AGENDAS



PEEL

Northeast Brampton subdivision proposed

At its September 23 meeting, **Brampton** Planning & Development Committee considered an [information report](#) and [public meeting presentation](#) regarding applications by **Laiky Chattha Associates Inc.** for official plan and zoning by-law amendments and draft plan of subdivision for

10484 Clarkway Drive. The applicant proposes to develop the lands in accordance with the Highway 427 Industrial Secondary Plan, with 98 single-detached dwellings, 60 standard townhouses, and 170 apartment units within a 10-storey building. The proposed subdivision would also create blocks for roads, a stormwater management pond, a park, and a natural heritage system.

Mayfield Rd.-Airport Rd. Tertiary Plan proposed

At its September 23 meeting,

Brampton Planning & Development Committee considered a [recommendation report](#) recommending approval of a City-initiated official plan amendment to the Vales of Castlemore North Secondary Plan. The proposed amendment would establish a tertiary plan for the southwestern quadrant of Mayfield Road and Airport Road to help guide staff's assessment of future development applications. The general intent of the tertiary plan is to establish new land uses and densities, to maintain jobs, and to ensure

the compatibility of future development.



YORK

McCowan-Highway 7 automotive building proposed

At its September 24 meeting, **Markham** Development Services Committee considered a [public meeting information report](#) regarding a rezoning application by **30 Heritage Holdings Ltd.** for 30 Heritage Road. The applicant proposes

CONTINUED PAGE 13

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OLT NEWS

SETTLEMENT FOR ANCASTER SELF-STORAGE WAREHOUSE APPROVED

In a September 13 decision, OLT Member **Jackie Denyes** allowed appeals by **Ancaster Space Station Inc.** (Developer) against the **City of Hamilton's** decision to approve, but modify, its applications for official plan and zoning by-law amendments for 1225 Old Golf Links Road.

Ancaster Space Station proposes to redevelop the vacant Old Golf Links Road property with a five-storey self-storage warehouse with a total gross floor area of 1,859 square metres and 46 surface parking spaces. Hamilton planning

staff recommended support of the applications. City council approved the official plan and zoning by-law amendment applications but modified the planning instruments to remove a self-storage warehouse as a permitted use. Ancaster Space Station appealed council's decision.

On behalf of Ancaster Space Station, the Tribunal heard evidence from planner **Ryan Ferrari (A.J. Clarke & Associates)** and from city planner **Johnpaul Loiacono**, under summons. Planner **Allan Ramsay (Allan Ramsay Planning Associates Inc.)** provided evidence on behalf of the City of Hamilton in support of council's decision

to remove a self-storage warehouse as a permitted use.

The City's opposition to a self-storage warehouse centred around its contention that such a use would not be appropriate in an area intended for mixed-use development, nor would it contribute to a vibrant pedestrian- and transit-supportive use of the site.

Ancaster Space Station's planning witness, by contrast, opined that the proposal would optimize the use of the vacant lands, would complement nearby commercial uses, and would facilitate urbanization of the adjacent portion of Old Golf Links Road, currently a gravel road with no municipal services.

Based on the evidence of Ferrari and Loiacono, the Tribunal found that that a proposed self-storage warehouse use is appropriate and represents good planning. It allowed the appeals, approving the official plan and zoning by-law amendments as originally recommended by the City's planning staff.

Solicitors involved in this decision were **Jennifer Meader (Turkstra Mazza)** representing Ancaster Space Station Inc. and **Peter Krysiak** representing the City of Hamilton. [See OLT Case No. [OLT-24-000013](#).] 🌸

COMMITTEE AGENDAS

CONTINUED FROM PAGE 12

to develop a three-storey commercial building for motor vehicle sales and service uses, with a gross floor area of 7,210 square metres.

[Unionville multi-tower development proposed](#)

At its September 24 meeting, **Markham Development Services Committee**

considered a [public meeting information report](#) regarding official plan and zoning by-law amendment applications by **2690622 Ontario Inc. (Kingdom Development Inc.)** for 4077, 4101 & 4121 Highway 7. The applicant proposes a multi-phase development consisting of four towers of 30, 32, 37 and 42 storeys, as well as a nine-storey

building. The development would accommodate 847 square metres of retail space and a total of 2,267 residential units. 🌸

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REGULAR COUNCIL MEETING

HELD
September 24th, 2024

2024-204

Moved by Councillor Champagne
Seconded by Councillor Trahan

WHEREAS on February 27th, 2024, Council for the Municipality of East Ferris supported a resolution received from the Town of Petrolia calling upon both the Rural Ontario Municipal Association (ROMA) and Ontario Good Roads Association (OGRA) Boards to re-establish a combined OGRA and ROMA annual conference;

AND WHEREAS on May 16th, 2024, correspondence was received from ROMA Chair, Robin Jones, stating that in 2019 the ROMA Board of Directors and the OGRA Executive Committee decided not to hold a joint conference, but agreed that there are matters the organizations can work together on;

AND WHEREAS with ROMA being the rural voice of the Association of Municipalities of Ontario (AMO) it makes great sense for the ROMA and AMO conferences to be a combined conference, not only financially for municipalities but also for availability for participation of members of Council and staff;

AND WHEREAS these conferences afford a vital opportunity for delegations with members of our provincial parliament, moving to a combined ROMA/AMO conference provides a better respect to their availability and participation;

NOW THEREFORE BE IT RESOLVED that the Council for the Municipality of East Ferris call upon both the ROMA & AMO Boards to establish a combined ROMA/AMO annual conference;

BE IT FURTHER RESOLVED should the conferences be combined and held during the winter months, as has been past practice for the ROMA conference, that a hybrid participation option be considered as winter weather can be unpredictable and not all persons who wish to attend can do so in person;

AND BE IT FURTHER RESOLVED that this resolution be forwarded to ROMA, AMO, MPP Vic Fedeli, and all municipalities in Ontario.

Carried Mayor Rochefort



CERTIFIED to be a true copy of
Resolution No. 2024-204 passed by the
Council of the Municipality of East Ferris
on the 24th day of September, 2024.

Kari Hanselman, Dipl. M.A.
Clerk

SENT ELECTRONICALLY

September 25, 2024

The Right Honourable Justin Trudeau
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

EMAIL: justin.trudeau@parl.gc.ca

Dear Prime Minister,

RE: Federal Infrastructure Funding

Please be advised the Council of The Corporation of the Town of Niagara-on-the Lake, at its regular meeting held on September 24, 2024, approved the following resolution:

WHEREAS, the Federation of Canadian Municipalities has developed recommendations for the upcoming Fall Economic Statement and Budget 2025 to call for the federal government to support the negotiation of a new Municipal Growth Framework, and to better link municipal resourcing to national economic and population growth; and

WHEREAS, Niagara-on-the-Lake has an infrastructure gap that needs to be addressed;

THEREFORE BE IT RESOLVED that the following Federation of Canadian Municipalities (FCM) recommendations be supported by Niagara-on-the-Lake Council:

- **Recommendation 1 – The urgent need for a Municipal Growth Framework:**
That the federal government commits by the upcoming Fall Economic Statement to convene a meeting of all orders of government to negotiate an urgently needed Municipal Growth Framework. This would enable Canada's long-term growth by ensuring municipalities have access to diverse, adequate and predictable sources of revenue, providing Canadians with safe, resilient, sustainable communities and improved quality of life of Canadians for generations to come.
- **Recommendation 3 – Decisive infrastructure renewal that Canadians can rely on:** That the federal government partner with local governments to address the urgent water and wastewater infrastructure gap and fully implement the National Adaptation Strategy to address growing risks from climate change and

extreme weather. Additionally, municipalities need long-term funding for disaster mitigation, adaptation and natural infrastructure, while supporting resilient, low-carbon housing and communities.

If you have any questions or require further information, please contact our office at 905-468-3266.

Sincerely,



Grant Bivol
Town Clerk

- c.c. Minister of Finance Chrystia Freeland - chrystia.freeland@parl.gc.ca
- Minister of Housing, Infrastructure and Communities Sean Fraser - Sean.Fraser@parl.gc.ca
- The Federation of Canadian Municipalities - Info@fcm.ca
- The Association of Municipalities of Ontario - resolutions@amo.on.ca
- MPP Wayne Gates - wgates-co@ndp.on.ca
- MP Tony Baldinelli - Tony.Baldinelli@parl.gc.ca
- The Regional Municipality of Niagara
- All local area municipalities with the Region of Niagara



September 25, 2024

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Sent by Email

Dear: Honourable Doug Ford

RE: Public Sector Salary Disclosure

The Council of the Corporation of Tay Valley Township at its meeting held on September 24th, 2024 adopted the following resolution:

RESOLUTION #C-2024-09-16

MOVED BY: Greg Hallam
SECONDED BY: Wayne Baker

"THAT, the Council of the Corporation of Tay Valley Township support the Township of Stirling-Rawdon's resolution regarding Public Sector Salary Disclosure;

THAT, the Public Sector Salary Disclosure Act be updated to reflect the inflation rates since 1996;

THAT, the Act be further updated so that the inflation rate is applied each year to the requirement to report public salaries;

AND THAT, this resolution be sent to the Province of Ontario Premier's Office, the Ministry of Municipal Affairs and Housing, the Association of Municipalities of Ontario and all Ontario Municipalities."

ADOPTED

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,



Aaron Watt, Deputy Clerk

Cc: Ministry of Municipal Affairs and Housing
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities