

■ STAKEHOLDERS WEIGH IN ON PROPOSED LEGISLATION THAT WOULD INTEGRATE PPS AND GROWTH PLAN

GETTING A HANDLE ON BILL 97

Matt Durnan

The Ontario government has introduced its newest legislation that proposes to integrate the *Provincial Policy Statement 2020* (PPS 2020) and the Growth Plan (*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*) in a move that planning lawyers say is an effort to create a coordinated set of planning policies across the province, rather than having a Southern Ontario-specific planning policy regime. There is concern however from at least one environmental lawyer who says the province is doubling down on planning approaches that have in part led to Ontario's current housing shortage, while pushing for even more wasteful uses of land.

Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023* was introduced by **Municipal Affairs and Housing Minister Steve Clark** on April 6. The bill is being

framed as the fourth phase of the government's promise to draft changes to address the province's housing crisis and to build 1.5 million homes by 2031.

Bill 97 proposes to merge the Provincial Policy Statement and the Growth Plan, two documents that are used to guide planning in Ontario on key growth targets such as density, urban growth areas, employment areas and more. The documents are intended to facilitate growth in the province in a manner that mitigates potentially harmful environmental and economic impacts.

Rather than have two separate documents – one that applies to the entire province and one that applies specifically to the Greater Golden Horseshoe (GGH), the proposed Provincial Planning Statement 2023 (PPS 2023) would be all-encompassing, in an effort

to create more consistency in municipalities across the province.

The proposed changes would also move away from the province establishing specific employment and population targets for specific areas, while

also doing away with minimum densities. After 20 years of municipalities being required to plan for specific population and employment growth targets in a specific year, with all land use decisions being driven

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Rendering showing podium and public realm for EMBLEM Developments proposed mixed-use development for 92-100 John Street and 61-81 Wilson Street. The proposal seeks to create a revitalized, pedestrian-forward public realm and space at grade that could be used for pop-ups, restaurants or art showcases. See story page 2.

ARCHITECT: STUDIO JCI
SOURCE: EMBLEM DEVELOPMENTS



UPCOMING DATES

APRIL

19 Barrie Council, 7:00 p.m.

Brampton Council, 9:30 a.m.

Georgina Council, 7:00 p.m.

Halton Regional Council,
9:30 a.m.

Hamilton General Issues
Committee, 9:30 a.m.

Mississauga Council, 9:30 a.m.

Richmond Hill Committee of
the Whole, 10:00 a.m.

Whitchurch-Stouffville
Council, 9:00 a.m.

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

Brock Committee of the
Whole, 3:00 p.m.

Brock Council, 6:00 p.m.

Clarington Planning &
Development Committee,
6:30 p.m.

King Council / Committee of
the Whole, 6:00 p.m.

Newmarket Council, 1:00 p.m.

Oakville Council, 6:30 p.m.

Pickering Council, 7:00 p.m.

Scugog Council, 6:30 p.m.

Uxbridge Council, 10:00 a.m.

Whitby Council, 7:00 p.m.

25 Caledon Council, 7:00 p.m.

Vaughan Council, 1:00 p.m.

■ MIXED-USE PROPOSAL SEEKS TO ESTABLISH A GATEWAY
TO HAMILTON'S URBAN ARTS DISTRICT

DEFINING HAMILTON'S DESIGN DISTRICT

Lana Hall

A proposed development for a site on the edge of downtown Hamilton seeks to establish itself as the gateway to a formal art and design district for the city, with the goal of revitalizing the public realm and celebrating Hamilton's growing arts and design scene.

At a **City of Hamilton** Design Review Panel meeting on April 13, **EMBLEM Developments** shared its proposal for the parcel of land located at 92-100 John Street and 61-81 Wilson Street, at the John and Wilson intersection's northwest corner.

Currently, the site accommodates surface parking and four existing commercial structures, ranging from one to three storeys, which would be demolished to make way for a 31-storey mixed-use building atop a five-storey podium. The new development would accommodate 383 residential units, 143 vehicle parking spaces, 260

bicycle parking spaces and 418 square metres of commercial and retail space fronting onto Wilson Street. **EMBLEM** also owns the site across the street on the northeast corner of the intersection, a condominium project expected to break ground this summer. According to **EMBLEM**, the two sites would "book end" the stretch of road and allow for a revitalized public realm, offering a unique opportunity to showcase art at grade.

"There's a pretty successful art scene in Hamilton," **EMBLEM Developments** vice-president of planning and development **Ryan Millar** told **NRU**. "We've also got this relationship with this ... project immediately to the west, which allows for a lot of retail, a lot of patio on all sides. We were looking at the relationship of the two and the idea came up...to bring in some more interest and tie into that existing art scene."

Already home to the monthly James Street North art crawl, the area is growing says **Millar**, and a mix of commercial space wrapped along Wilson and John Streets could be used for restaurants, pop-ups, or art showcases.

Equally important, is making sure this stretch is accessible for those on foot, says **Studio JCI** principal **Sue Jean Chung**, who is leading architectural design for the project. To achieve this, **Studio JCI** proposes widened sidewalks, the planting of trees, sculptural seating and paving patterns to create what she calls a pedestrian-forward design.

"I think it's really important to offer a strong pedestrian realm to encourage people to use it," says **Chung**.

Welcoming new uses while paying homage to current and former neighbourhood context is a notoriously delicate balance for new developments to ac-

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HAMILTON'S DESIGN DISTRICT

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complish, including this one. The development site also sits among several heritage structures on the block, including the **Stewart Memorial Church**, built in approximately 1888. Reflecting the area's treasured history in new built forms requires a balance between demands for intensification and attention to heritage preservation says Chung. To achieve this, the team opted to propose a podium of only 16 metres in height, instead of the permitted 22 - the maximum allowed by the City - and calls for the base of the building to be articulated with material changes, such as tumbled brick and vertical windows.

"It allows us to have the massing and the format intensify, but it also remains contextually sensitive," says Chung. "The reality is the rest of the block could be developed. So we had to be mindful of not only 'what's the current context', but [also] 'what does the future hold?'"

City of Hamilton Ward 2 councillor **Cameron Kroetsch** says while it's "fine" to have a diversity of housing in Hamilton, he's skeptical that the development's art and design branding reflects the reality of artists working in Hamilton.

"I think this happens a lot in Hamilton, 'Oh let's use art as

a sort of way to establish interest.' But we've seen a lot of studies talk specifically about the gentrifying force of that kind of language," he tells *NRU*.

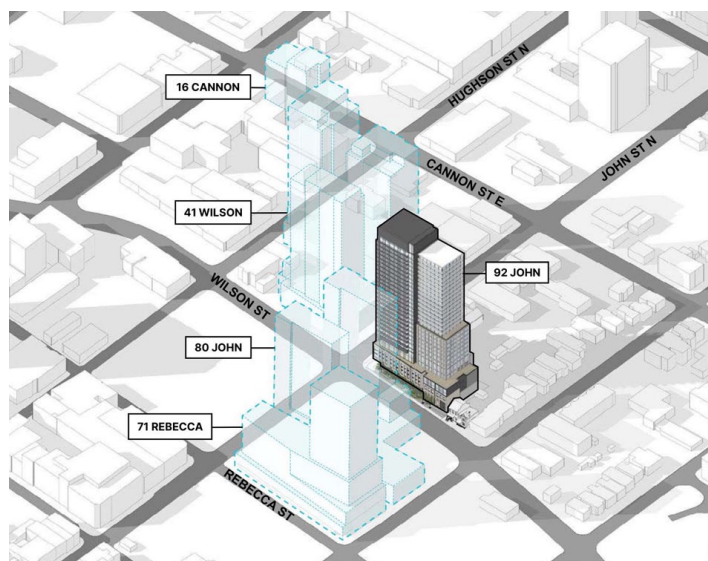
"Those condominiums are not for artists, or working artists who typically, in my experience in Hamilton, aren't looking at the luxury market. The idea that this is an exclusive real estate offering, well,

art should be inclusive."

Kroetsch also worries about the neighbourhood's diverse mix of residents, and says he hopes to see more mixed-use developments in the area that include rental and affordable housing. "What I'm seeing right now is a lot of developments that are pitching toward the higher end of the market, or the ownership part of the market," he says. "We do need more rental housing. There are people who are moving to the city and need a place to rent. I think we're not looking at these kind of mixed-use developments."

Millar says the proposal is aligned with the City of Hamilton's downtown secondary plan, which encourages intensification. "There's this plan of revitalization across the city right now; it's a very proud community, a very evolved community," he says. "We see this as a huge opportunity to really enhance the public realm [and] we really want to bring that revitalization, but we're also trying to respond to the character of the past, because it is a strong past."

The project team is in the process of making minor adjustments to its proposal after receiving feedback from members of the design review panel. 🌸



Map showing the location of EMBLEM Developments proposal for a mixed-use development on the northwest corner of Wilson Street and John Street North in downtown Hamilton, as well as existing and proposed built forms around it. EMBLEM, which also owns the site on the intersection's northeast corner, envisions the two sites as a "gateway" to Hamilton's burgeoning art district.

SOURCE: EMBLEM DEVELOPMENTS

Rendering showing proposed developments for 92 John Street North (right) and 41 Wilson Street (left) in downtown Hamilton. Both sites are owned by EMBLEM Developments. If both developments are completed as proposed, their framing across John would serve as an urban gateway to this stretch of John Street North.

ARCHITECT: STUDIO JCI
SOURCE: EMBLEM DEVELOPMENTS

DIVERSIFYING HOUSING FORMS

Matt Durnan

The City of Barrie is in the process of fine tuning its first new comprehensive zoning by-law since 2009, which will enforce and implement the vision of its recently adopted official plan with an aim at providing more permissive and flexible zoning categories while creating a greater variety of housing forms and housing types across the city.

Barrie's first new Official Plan since 2009 was approved by the **Ministry of Municipal Affairs and Housing** on April 11, 2023, and the City's accompanying comprehensive zoning by-law is currently in its first draft and is out for public consultation.

This is Barrie's first new comprehensive zoning by-law in 13 years, with the previous iteration receiving some minor updates and tweaks over the course of its lifespan. The new zoning by-law includes a number of key highlights, including permitting a greater variety of housing forms in neighbourhoods.

The new zoning by-law introduces a “form-based” approach to zoning land. Form-based zoning uses the proposed physical form of a building as an organizing principle rather than land use in order to achieve a specific

urban form with predictable built results and a high quality public realm. This approach to zoning creates more flexibility in land use and aims to make it easier for residents, businesses and industry stakeholders to use the by-law, in that it should reduce the need for site-specific provisions when it comes to submitting rezoning applications.

While historically, it was common for Barrie zoning by-laws to have zoning categories that only permitted single-detached dwellings in certain areas, this approach has become somewhat outdated

and will not constitute an appropriate approach to ensuring that Barrie achieves the housing growth objectives outlined by the Province of getting more housing built faster.

Following a trend that is becoming more common in Ontario municipalities, the City is proposing to allow townhouses and walk-up apartments to be built beside single-detached homes in a context-sensitive manner, a matter that is outlined in the policy direction of the City's new Official Plan.

“The City of Barrie for

many years was known as being predominantly single-detached structures and over time, has evolved to a bit more of a mix, and still seeing ground-related [housing] like that townhouse built form, low-rise apartment buildings, or condo buildings anywhere between four to six storeys,” City of Barrie director of development services **Michelle Banfield** told *NRU*.

“But by the same token, we're obviously seeing much higher buildings being approved in our urban growth centre, well over 30 storeys, so to a certain extent, that transition is happening across the city.”

Lands that are identified as “Employment Area” in Barrie's Official Plan will be reflected as such in the new comprehensive zoning by-law, meaning that businesses and employers will not be required to rezone their

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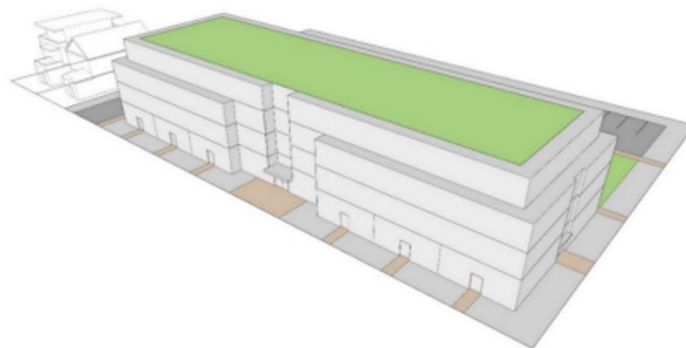
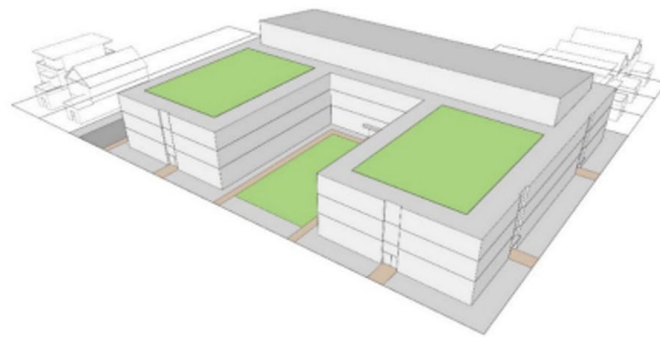


Illustration of a low-rise built form as depicted in Barrie's new (draft) comprehensive zoning by-law. The by-law is the city's first comprehensive zoning by-law since 2009 and implements a “form-based” approach to zoning land. This illustration shows a low-rise building in a “Neighbourhood Low” coded zone, where the by-law outlines specific requirements such as a minimum lot size of 800 square metres and a minimum lot frontage of 28 metres.

SOURCE: CITY OF BARRIE

DIVERSIFYING HOUSING FORMS

■ CONTINUED FROM PAGE 4

properties in order to build. Instead, only site plan approval will be required in most cases.

Additionally, the **Town of Innisfil** zoning by-law, which applies to the land in the former Salem and Hewitt's Secondary Plan areas will be repealed, and those lands will be zoned to permit development. The areas were acquired from Innisfil in 2010 to expand Barrie's urban boundary and are envisioned to accommodate a significant portion of the city's growth in a more walkable, urban and intensified form of development than was typical in Barrie's past.

Striking the right balance when it comes to creating more housing is a focal point for Barrie Mayor **Alex Nuttall**, and while the City is looking to intensify in its urban growth centre and in its major transit station areas (MTSA), there is more to providing housing in Barrie than simply building upward.

"In terms of what we see in Barrie, obviously there is intensification taking place on main arteries and in different intensification nodes around the city, like opposite the GO train station, so there will obviously be more of that," Nuttall told *NRU*.

"But at the same time, the

market analytics and the items that have been outlined in terms of what the expectations are for housing growth, it's not just up, it's also single-family and there will be a variety of housing types that will be provided through the zoning by-law and in line with our official plan."

Barrie has not been short on applications for more housing development, especially along its key growth nodes, with roughly 7,000 housing units currently proposed along Essa Road alone, one of the city's main thoroughfares.

"We have the annexation lands [Salem and Hewitt secondary plan areas] which are coming online as we speak, but we also have our core properties that are seeing development right beside our transit terminal downtown. Right now, there are cranes working and building up," Nuttall said.

"We have plans submitted all along Essa Road, which is one of our main arteries in the downtown from the highway and I would guess there's 7,000 units being proposed on Essa Road alone, so there's a plethora of plans coming forward and there is going to be a huge amount of investment that is required alongside that."

While the new zoning by-law seeks to be more permissive and implement a

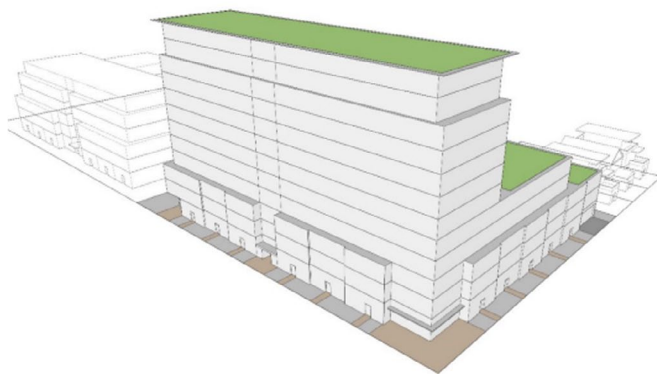
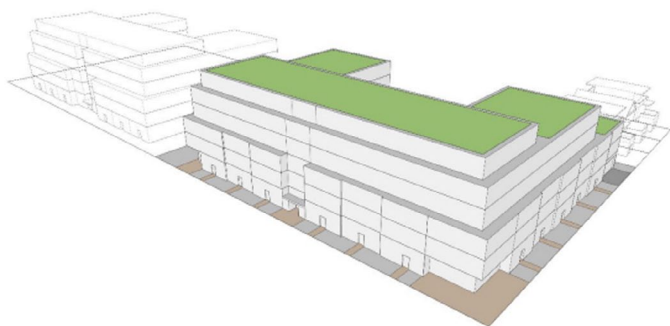
form-based zoning approach, one Barrie developer says there is still some work to be done, though this is a step in the right direction.

"I think from the development community's perspective, every time we filed an application, we would need to have a number of special provisions included in the rezoning request because the [previous zoning] standards didn't reflect how to develop mixed-use communities or more compact urban forms," **Jones Consulting Group** partner **Ray Duhamel** told *NRU*.

"So I believe City staff tried to write this new by-law to accomplish that goal, but I think they would acknowledge that there's still a fair bit of work to be done in revising the by-law."

Duhamel notes that while the City is making efforts with the new zoning by-law to remove some of the challenges associated with the need for special provisions in rezonings, the built form approach may perhaps be much more prescriptive than one would desire and could create a situation where residential development applications

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Illustrations of potential mid-rise building built forms outline in Barrie's draft new comprehensive zoning by-law. The top illustration is a mid-rise building in an area designated as "Neighbourhood Medium" zone, while the bottom illustration is a mid-rise building in a "Neighbourhood High" designated area.

SOURCE: CITY OF BARRIE

DIVERSIFYING HOUSING FORMS

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become very homogenous.

“The standards for low-rise, singles and semis and townhomes [in the new zoning by-law] have changed from what existed, and in some cases they’re gone more restrictive, not less. When it comes to urban design with mid-rise and mixed-use and into high-rise, there’s a lot of urban design form-based code built in [to the by-law],” said Duhamel.

“Things like spacing [separation] distances, step

backs on buildings, things that are typically covered through site plan approval have now been codified into a form-based code... That’s why I would use the word ‘homogenous’. I’m not sure that we want every single building in our city built the same way. Is that how we have strong, healthy communities? I guess that is the challenge of overdoing it on the by-law front.”

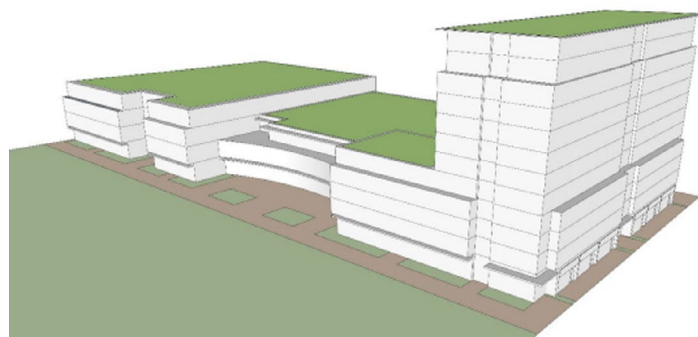
The first draft of Barrie’s new zoning by-law and the first draft

of the zoning map are open for public feedback and the deadline to provide comments is April 28. To comment on the first draft of Barrie’s comprehensive zoning by-law, you can visit the City of Barrie website [here](#).

Mayor Nuttall is hoping to have a final draft of the zoning by-law ready for a council recommendation by the end of the year. 🌸

Illustration of a mid-rise community hub building that would be permitted in a “Community Hub Urban” zone in Barrie’s draft new comprehensive zoning by-law. In Community Hub Urban zones, rowhouses and low-rise building types may be used for transition purposes to existing adjacent Neighbourhood Low zones if they are associated with and accessory to mid-rise or high-rise buildings.

SOURCE: CITY OF BARRIE



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GETTING A HANDLE ON BILL 97

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fundamentally by those targets, this aspect of growth planning would come to an end once Bill 97 is passed.

“With the proposed repeal of the Growth Plan, Schedule 3 is not going to be there anymore—which are the population employment forecasts. It’s really leaving long-term planning decisions to the municipalities, particularly as it relates to where growth is going to happen and how decisions are made about where growth is going to happen,” **Osler, Hoskin & Harcourt LLP** partner **Chris Barnett** told *NRU*.

“That’s really one of the fundamental changes—the ability for municipalities everywhere to expand their urban boundaries outside of a municipal comprehensive review, because that’s not going to be there anymore. And to not have to be focused on land budget aspects of decisions, which has really been a core of land use planning since the Growth Plan first came in, in 2006, and that’s simply not going to be a test anymore.”

In essence, the proposed PPS 2023 very much downloads responsibility to the municipalities when it comes to how and where they grow, as opposed to the existing top-down approach to land use planning through which

municipalities are guided by a provincially-led system.

“I suppose one of the risks of that might be that you’ve got individual municipalities making decisions only looking within their four borders, as opposed to the Growth Plan, in which required there to be a coordinated look at where growth is going to happen over the GGH area,” said Barnett.

“While there’s still a requirement for municipalities to coordinate with each other, that’s more on a service level as opposed to a growth level, so there will not be that overarching vision of how much growth is going to be appropriate in any given municipality.”

In figuratively taking municipalities ‘off the leash’ and allowing them to expand their urban boundaries without going through the municipal comprehensive review process, **Environmental Defence** counsel **Phil Pothén** says that the Province has once again missed the mark when it comes to addressing housing needs by pushing for more wasteful uses of land and squandering already scarce construction resources.

“We’re going to see even more construction squandered on an even smaller number of homes because we know that there are people who, despite

there being a shortage of homes that people can afford, are willing to spend on the mansions. So this is unleashing ‘McMansion’ sprawl and forcing municipalities to squander money on extending pipes and roads to those mansions,” Pothén told *NRU*.

“Secondly, at a time when we should be frankly forcing densification on municipalities, the government is removing the requirement that even 50 per cent of planned new construction go to densification. So, what that practically means is that the main thing obliging municipalities to actually deliver housing in existing neighbourhoods is being removed. That isn’t just a change to the Growth Plan. They’re removing the key policies in the Provincial Policy Statement itself that require all municipalities to meet housing demand in their existing neighbourhoods before expanding outwards.”

While the construction industry is stretched and there is certainly a need for a significant number of workers in the sector, **Residential Construction Council of Ontario** (RESCON) president **Richard Lyall** says that boundary expansion and sprawl does not represent a significant obstacle for the industry. However, he feels that giving municipalities complete authority over their boundaries is something that should be up for debate.

“We do need more density, and I don’t think it’s a zero-

sum game. It’s not like this means you’re going to have less density, but more costs on the development side of things. We do need more low-rise housing, there’s still a need for a full range of housing, there’s still a need for low-rise, mid-rise and high-rise,” Lyall told *NRU*.

“I think all the province did there was give the authority to the municipalities to determine their own boundaries. If you want to translate that into ‘That means more sprawl’ then you can, theoretically. Really, the answer to the housing supply crisis is higher density within existing boundaries...I think that’s still the focus. We need mid-rise, we need missing middle, we need more triplexes and quads, we need to get rid of exclusionary zoning, we really need to streamline the system,” said Lyall.

From Barnett’s standpoint, much of the proposed legislation outlined in Bill 97 appears to be aimed at affording municipalities a bit more autonomy and freedom when it comes to dictating how and where they will grow.

This can be seen in the proposed removal of growth targets, though the province still expects that municipalities will continue to use the 2051 targets it established for them as a minimum. When updating official plans, municipalities will be required to have enough land designated for at least 25 years (a change from *up to* 25 years) with land use planning expressly allowed to

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GETTING A HANDLE ON BILL 97

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extend beyond this horizon for planning infrastructure, employment areas and strategic growth areas.

The concept of strategic growth areas has been integrated from the Growth Plan into the proposed PPS 2023. In the proposed Provincial Planning Statement 2023, these areas are to be identified in official plans and should be the focus of growth and should include Major Transit Station Areas (MTSAs).

Large and fast-growing municipalities (Toronto, York, Southern Durham, Peel, Halton, Hamilton, London, Waterloo, Kitchener, Barrie, Niagara Falls, St. Catharines, Windsor, Cambridge, Kingston, Guelph, Ottawa and Brantford) will be required to identify these strategic growth areas in their official plans, along with density targets.

While these municipalities identified as “large and fast growing” will be required to

identify their density targets in their strategic growth areas, mandatory intensification and density targets have been removed for all municipalities under this proposed legislation.

“I think the Province is providing municipalities more ability to make decisions about how and where to locate growth, without having to meet specific targets that are set at a higher, provincial level,” Barnett said.

“Let’s say I’ve got a downtown in a municipality that’s well outside the GTHA. It just might not be appropriate to have 40 per cent or 50 per cent intensification based on their local circumstances. This allows municipalities to make

those decisions themselves. So it’s almost returning to municipalities the discretion to decide where and how they’re going to grow, bearing in mind that the PPS 2023 will still be clear that intensification is very much encouraged, there is just not a particular target that has to be met.”

The full text of Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023* can be read online [here](#).

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IN BRIEF

Mississauga achieves certification from the Forest Stewardship Council

The **City of Mississauga** has been recognized by the **Forest Stewardship Council** (FSC) for its management of 36 woodlands, achieving certification through the **Eastern Ontario Model Forest** (EOMF) program. To achieve this certification, the City's woodlands were assessed against ten metrics ranging from maintaining high conservation values to monitoring the social and environmental impacts of forest management. To learn more about the FSC, the EOMF, or to learn more about the woodland management plan that the City of Mississauga is currently developing, please visit the City of Mississauga website [here](#).

Niagara-on-the-Lake building permit applications can now be submitted online

The **Town of Niagara-on-the-Lake** (NOTL) has launched **Cloudpermit**, a new e-permitting software that will allow building permit applicants, builders,

contractors and third-party agencies to submit and track their municipal building permit applications for the Town online. To learn more about submitting an NOTL building permit application online through Cloudpermit or to submit an application online, please visit the Town of Niagara-on-the-lake building services webpage [here](#).

Pickering seeking input on new tree protection by-law

The **City of Pickering** is updating its tree protection by-law to ensure greater protection of more trees in the city. Pickering's tree protection by-law regulates activities that can result in the injury, destruction or removal of trees in defined screening areas in the city. It also sets a tree removal permit fee, and establishes fines to be imposed for violation of the by-law. Currently, Pickering's by-law covers trees in environmentally-sensitive areas. The new by-law would expand the scope of existing tree protection areas to protect the city's tree canopy and urban forest more broadly, including protection of trees on private property. Those wishing to

obtain additional information on what Pickering's updated tree protection by-law might entail can attend an in-person public information centre on Wednesday, April 19, 2023 from 6:00 to 8:00 p.m. in the Pickering Civic Complex Lobby at One the Esplanade in Pickering. To learn more about Pickering's tree protection by-law update or to participate in an online survey seeking input on the by-law, please visit the City of Pickering website [here](#). The survey will be available online until Sunday, April 30.



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➤ **Development Manager**

The Development Manager will be responsible for managing a portfolio of projects and will be involved through the entire process from site acquisitions to condominium registration. Duties include project management, negotiation of agreements and mentorship/management of junior staff. The ideal candidate will have a minimum of 6 years of experience dealing with municipal approvals.

➤ **Development Coordinator**

The Development Coordinator will be responsible for providing the Land Development team with support in the delivery of project approvals. Duties include coordination of consultants, management of applications, attain building permits and building relationships. The ideal candidate will have an urban planning and/or architectural background and carry a "can do" attitude.

See <https://tributecommunities.com/career/> or send your resume to resumes@mytribute.ca to apply.

COMMITTEE AGENDAS



DURHAM

Approval recommended for North Oshawa apartment building

At its April 17 meeting, **Oshawa** Economic & Development Services Committee considered a [final report](#) recommending approval of official plan and zoning by-law amendment applications by **Karmina Developments Ltd.** for 1664 Simcoe Street North and 17 & 25 Niagara Drive. Karmina proposes to develop a seven-storey apartment building containing 142 studio units, intended to be marketed primarily toward students attending **Durham College** and **Ontario Tech University**.

Updated parking policy framework proposed for Oshawa

At its April 17 meeting, **Oshawa** Economic & Development Services Committee considered a [final report](#) recommending approval of city-initiated official plan and zoning by-law amendments to implement the results of the Oshawa Parking Study. The proposed amendments would “provide a framework for the consideration of parking

related matters pertaining to private residential developments, and provide an up-to-date approach to implementing residential parking requirements for private properties.”

Approval recommended for North Oshawa subdivision

At its April 17 meeting, **Oshawa** Economic & Development Services Committee considered a [final report](#) recommending approval of rezoning and draft plan of subdivision applications by **Regita Enterprises Inc.** and **Schleiss Development Company Limited** for 1500 Conlin Road East. Regita and Schleiss propose to develop the lands in accordance with the Kedron Secondary Plan, with 344 single-detached dwellings and 300 townhouses in a mix of townhouse types. Also proposed for the project are blocks for future mixed-use development, an elementary school, stormwater management ponds, parkettes, open space, roads, and other required infrastructure.

Rossland Road stacked townhouses proposed

At its April 17 meeting, **Oshawa** Economic & Development Services Committee considered a [public meeting report](#) regarding

a rezoning application by **Rossland Residences Corp.** for 555 Rossland Road West. The applicant proposes six blocks of four-to-five-storey stacked townhouses containing a total of 179 dwelling units.



HALTON

Approval recommended for North Oakville subdivision

At its April 17 meeting, **Oakville** Planning & Development Council considered a [final report](#) recommending approval of rezoning and draft plan of subdivision applications by **Sixth Oak Inc.** for 103 Burnhamthorpe Road West. The applicant proposes to subdivide the 23-hectare property for one block for future employment uses, one secondary school block, a stormwater management pond, and three natural heritage blocks.



PEEL

Mississauga infill housing update provided

At its April 17 meeting, **Mississauga** Planning &

Development Committee considered a [staff report](#) as part of the City’s Official Plan review regarding the *Increasing Housing Choices in Neighbourhoods Study*. The report recommends that staff develop Official Plan policies and zoning directions for accessory dwelling units and plexes and present them at a future public meeting in conjunction with the Official Plan review. 🌱

OLT NEWS

SETTLEMENT APPROVED FOR KESWICK TOWNHOUSES

In an April 17 decision, OLT member **Jatinder Bhullar** allowed appeals, in part, by **SB Developments Inc.** against the **Town of Georgina's** failure to make decisions on its rezoning and draft plan of subdivision applications for 187-195 Queensway Street South, within the community of Keswick.

SB Developments Inc. initially proposed to develop the 1.358-hectare site with 61 four-storey freehold townhouses grouped into 10 blocks. As the Town of Georgina did not make a decision on the applications within the timelines prescribed under the *Planning Act*, SB Developments appealed to the OLT.

The Tribunal convened case management conferences on the matter through 2022 and ultimately, a settlement

was reached between SB Developments and the Town. The settlement consists of a scaled-back proposal comprising of a total of 46 standard and back-to-back townhouses grouped into seven blocks. Planner **Michael Smith (Michael Smith Planning Consultants)** provided evidence on behalf of SB Developments, in support of the settlement.

Smith explained to the Tribunal that the eastern edge of the Queensway Street South site contains an existing woodland and wetland feature that forms part of a larger natural heritage system on the **York Region** Water Resources Reclamation Facility property. The proposed development would maintain the existing woodland and wetland feature with a self-sustaining vegetative buffer.

Smith testified that the revised rezoning and draft

plan of subdivision proposals address all applicable provincial, regional and municipal planning policies, and would result in a form of development that is compatible with the emerging land use and built form context envisioned by the Town for the area.

The Tribunal agreed with Smith's uncontroverted opinion evidence and allowed the appeals, in part, approving the rezoning and draft plan of subdivision, subject to conditions.

Solicitors involved in this decision were **Michael Cara** and **Daniel Artenosi (Overland)** representing SB Developments Inc., **Christina Kapelos** and **Andrew Biggart (Ritchie Ketcheson Hart & Biggart)** representing the Town of Georgina and **Samantha Whalen** representing York Region. [See OLT Case No. OLT-21-001427.] 

— PEOPLE —

Esteemed land use planning professional **John J. Zipay** passed away late last month. In a long and varied career, Zipay served as principal planner for the Saskatchewan Department of Municipal Affairs in his early years in the field, and went on to become head of the **Hamilton-Wentworth Region** development and urban design division in its planning and development department from 1985 to 1989. After serving as **City of Mississauga** director of development from 1989 to 2004, Zipay assumed the role of **City of Vaughan** commissioner of planning and building from 2004 until 2011. In 2011, he founded his own consultancy **John Zipay and Associates**, offering practical and creative solutions to a range of projects and clients. Most recently, he served as an affiliate planner with **Weston Consulting**, since 2014. Zipay is fondly remembered by friends and colleagues who continue to be inspired by his passion, his skill and his dedication. May his memory be for a blessing.