

■ PROPOSED HALTON HILLS DEVELOPMENT COULD BRING WATERPARK, HOTEL AND JOBS TO THE TOWN

MAKING A SPLASH

Matt Durnan

A mixed-use development proposed for a large site in Halton Hills would transform a massive parcel of vacant land into a large entertainment and employment complex that would include a hotel, a convention centre, restaurants, a spa and wellness centre and a water park.

At its June 19 meeting, **Town of Halton Hills** council approved an official plan amendment application from **Gilbach Real Estate Development** for a 20-hectare site at the corner of Steeles Avenue and Eighth Line. Gilbach is seeking to redevelop the vacant site into a mixed-use development accommodating entertainment and employment uses. The official plan amendment redesignates the site from 'Phase 2B Employment' to 'Prestige Industrial Area' which permits commercial, entertainment and hospitality uses, as well

as permitting a range of employment uses on the lands that are within Halton Hills' Premier Gateway employment area.

The site is located at 8079 Eighth Line, kitty corner to one of the area's most popular shopping destinations, **Toronto Premium Outlets**, a large outdoor outlet mall located at 13850 Steeles Avenue that draws thousands of visitors and shoppers from Halton Hills and beyond every month.

"The site is located within our prestige industrial business park, called the Premier Gateway Employment Area. The Town has identified and broken down its employment areas into 'general employment' which is the business parks within Acton and Georgetown, as opposed to the business parks that are along the [Highway] 401 corridor," Town of Halton Hills senior planner **Greg Macdonald** told *NRU*.

The proposed development presents the opportunity for a series of firsts for Halton Hills, while adding a significant number of jobs to the area. According to the employment study included in Gilbach's application, the direct employment gains associated with uses on the site could

range from 67 to 115 jobs per hectare, for a net number of as many as 2,000 jobs.

Currently, Halton Hills does not have a single hotel within its borders, nor a waterpark, and the opportunity to bring a hotel and convention centre and to bolster the town's

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Rendering of 428 Main Street West Joint Venture's proposal for 428 Main Street West in Hamilton, Ontario. The Hamilton Design Review Panel will review the proposal for the site at its meeting Thursday, July 13. See Hamilton DRP Agenda page 12.

ARCHITECT: GRAZIANI + CORAZZA
SOURCE: CITY OF HAMILTON



UPCOMING DATES

JULY

12 Georgina Council, 9:00 a.m.

Halton Regional Council,
9:30 a.m.

Richmond Hill Council,
10:00 p.m.

14 Hamilton Council, 9:30 a.m.

17 Brock Council, 10:00 a.m.

Milton Council, 7:00 p.m.

18 Caledon Planning &
Development Committee,
2:30 p.m.

Caledon Planning &
Development Committee
Public Meeting, 7:00 p.m.

25 East Gwillimbury Committee
of the Whole, 10:00 a.m.

East Gwillimbury Council,
2:00 p.m.

26 Caledon Council, 7:00 p.m.

27 East Gwillimbury Committee
of the Whole, 2:00 p.m.

East Gwillimbury Council,
6:00 p.m.

AUGUST

1 Caledon Planning &
Development Committee
Public Meeting, 7:00 p.m.

2 Georgina Council, 9:00 a.m.

Mississauga Council, 9:30 a.m.

7 Uxbridge Council, 10:00 a.m.

8 Caledon Planning &
Development Committee,
2:30 p.m.

■ MUNICIPAL CLIMATE ACTION PLANS SHOULD PLAY LARGER ROLE
IN PROVINCIAL ENERGY PLANNING, SAYS REPORT

GETTING OFF THE GAS

Lana Hall

As the Province of Ontario continues to seek ways to increase electricity capacity while reducing our dependence on fossil fuels, a new report finds a fundamental contrast between the Province's supply-first approach and the approach of most municipal climate action plans, which focus on improving energy efficiency and reducing electricity demand at a local level. And according to the report, without more collaboration between municipalities and the province on energy planning, this difference in approach to 'getting off the gas' could lead to increased electricity prices and lost opportunities for job creation at the community level.

Co-authored by the Clean Air Partnership (CAP) and the Sustainability Solutions Group (SSG), the report "Assessment of IESO's Pathways to Decarbonization Study: From the Perspective of Municipal Climate Action Plans" was commissioned by the Clean Air Council, a

network of 40 Ontario municipalities created by CAP.

Released in June, the CAP / SSG report examines the Independent Electricity System Operator (IESO)'s December 2022 "Pathways to Decarbonization" report to the Minister of Energy "to evaluate a moratorium on new natural gas generation in Ontario and to develop a pathway to zero emissions in the electricity sector", and notes significant differences between the municipal and provincial approaches to energy planning.

According to the CAP / SSG report, while the province prioritizes increasing electricity supply, municipalities are more likely to prioritize reducing electricity demand, typically through solutions that meet energy needs more locally. These solutions may include incentiv-

izing the retrofitting of energy inefficient buildings or implementing district energy systems, which centralize the heating and cooling of buildings within a neighbourhood or community (see "Getting to Net Zero: Deep Lake Water Cooling on the Rise," *Novae Res Urbis Toronto*, Friday, May 5, 2023).

The IESO report addresses a growing desire by businesses and communities to move away from fossil-fuel-based energy, and to embrace clean electricity systems instead. For example, in Ontario, sectors such as mining and agriculture are increasingly seeking to electrify their operations, while the demand for electric vehicles also continues to climb. But decarbonizing Ontario's electricity sector by 2050 would require a system more

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The thing that really sets the path for energy use and therefore emissions, is how we use land.

- Tonja Leach



NRU PUBLISHING STAFF

Ian A.R. Graham, Publisher
iang@nrupublishing.com
Ext. 222

Irena Kohn, Editor
irenak@nrupublishing.com
Ext. 223

Matt Durnan, Senior Reporter
mattd@nrupublishing.com
Ext. 225

Lana Hall, Senior Reporter,
lanah@nrupublishing.com
Ext. 226

Peter Pantalone
Planning Researcher
peterp@nrupublishing.com

Jeff Payette
Design/Layout
jeffp@nrupublishing.com
Ext. 228

Samantha Lum
Sales and Circulation
samanthall@nrupublishing.com
Ext. 224

NRU PUBLISHING INC

SALES/SUBSCRIPTIONS
circ@nrupublishing.com

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1200 Bay Street, Suite 1101
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Fax: 416.979.2707

Billings Department
NRU Publishing Inc.
PO Box 19595 Manulife PO,
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GETTING OFF THE GAS

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than double the size it is today, as an estimated cost of \$400 billion, the IESO reports.

“We look out over the next 20 years and we look at economic growth, we look at population growth, we look at a variety of different factors and drivers ... and what we’re seeing over the next 20 years or so is significant growth in electricity demand,” says IESO spokesperson **Andrew Dow**. “...That means that we need to go out and procure more supply.”

Dow notes that the IESO puts some emphasis on improving energy efficiency as part of the solution to decarbonizing electricity production. However, according to Clean Air Partnership executive director **Gaby Kalapos**, this fundamental misalignment of energy planning approaches between municipal and provincial energy planning could lead to climbing electricity prices in Ontario, and missed opportunities for job creation and local economic development.

“I think one of the problems if we don’t address the misalignment, is that they’re mutually destructive to each other,” Kalapos told *NRU*. “Because if we focus only on the big transmission, big generation, that will likely increase electricity prices. That will

hurt decarbonization efforts, and that will undermine the electrification energy efficiency opportunities.”

The increased costs that CAP identifies do not apply only to projected increases in the costs of producing electricity itself, but also reflect the cost of missed opportunities, Kalapos notes.

“Because we all know that while you can meet [demand] with big generation and big transmission, it doesn’t come cheap,” she says.

“In addition, if we don’t capture the energy efficiency and distributed energy resources opportunities that are within our communities, we will have lost out on an energy, an economic and job creation opportunity that all our communities could benefit from.”

Those opportunities could come in the form of new jobs created by the retrofitting of older buildings, for example, which many Ontario municipalities are starting to encourage through incentives or through private-public partnerships.

More all-encompassing approaches to phasing out natural gas use as an energy source, says Kalapos, such as the province’s recent announcement of the planned expansion of the Bruce Nuclear Power Plant,

take energy efficiency improvement and local employment opportunities away from those communities.

“[Distributed energy] still has a hell of a lot more co-benefits than a new nuclear power plant in Bruce, in the existing community which already has all the benefits associated with the nuclear power plant, rather than investing in all of our Ontario communities.”

Local communities should play a role in broader conversations about energy use because it is municipal-level governments that make decisions about land use, which is a big determinant of energy use, according to **QUEST Canada** executive director, **Tonja Leach**.

“The thing that really sets the path for energy use and therefore emissions, is how we use land,” Leach told *NRU*.

“They’re the ones who do all the local zoning ... and it’s not just about siting for new supply. We know that how we do urban planning locks in our energy choices for the next 100 years. Once a road is there, a road will always be there. Once an industrial process is in a place, it will always be there. So there needs to be a ton of forethought put into just how we use land in a local context ... because it has repercussions on what our energy systems look like and how efficient they are.”

The CAP and SSG report concludes with a number of suggestions for how the IESO and municipalities could work together to manage electricity demand, many of which are

rooted in the development of ongoing conversations between the province and municipalities as they relate to local climate action plans.

“...Having conversations between municipalities and incorporating their municipal climate action plans into IESO energy planning is really critical,” says Kalapos.

“It’s not going to happen without a lot of engagement from municipalities and willingness from the IESO and the province to really bring municipalities into this conversation. I’ve heard from some municipalities that there are conversations starting out between their climate teams and the IESO to incorporate that, but it’s still early days and a lot more work to be done on that front.”

[To read the “Assessment of IESO’s Pathways to Decarbonization Study: From the Perspective of Municipal Climate Action Plans” report, please visit the Clean Air Partnership’s website here.](#) 🌱

PROACTIVE PLANNING

Matt Durnan

King Township has taken its first steps towards exploring the development of a community planning permit system for two core areas of the municipality. If the system is adopted once developed, it will ensure that future development in these areas of the municipality occurs as expeditiously as possible, while adhering to a community vision for the types of development that will characterize each, one near Doctors Lane and one near Old King Road.

At its June 12 meeting, Township of King council approved staff recommendations to develop its first community planning permit system (CPPS) for two core township areas, one located in King City and one in Nobleton. CPPSs are designed to streamline the development application review process for specific municipal areas with well-defined needs that will ensure that the community vision for both areas is realized.

In opting to pursue a CPPS, King Township joins a number of Ontario municipalities, including Markham, Brampton, Saugeen Shores and Innisfil, that have opted to employ the land use planning tool that provides an alternative approach to the conventional

development application review and approval process for areas the municipality has selected (See: *Short-Term Pain, Long-Term Gain? Novae Res Urbis GTHA, February 8, 2023*).

A CPPS is implemented through a municipally-initiated amendment to the municipality's official plan and a CPPS by-law. Once the policy framework for a CPPS is in place, development applications go through the CPPS application review

process to obtain a building permit, instead of being subject to review under the traditional planning approval process.

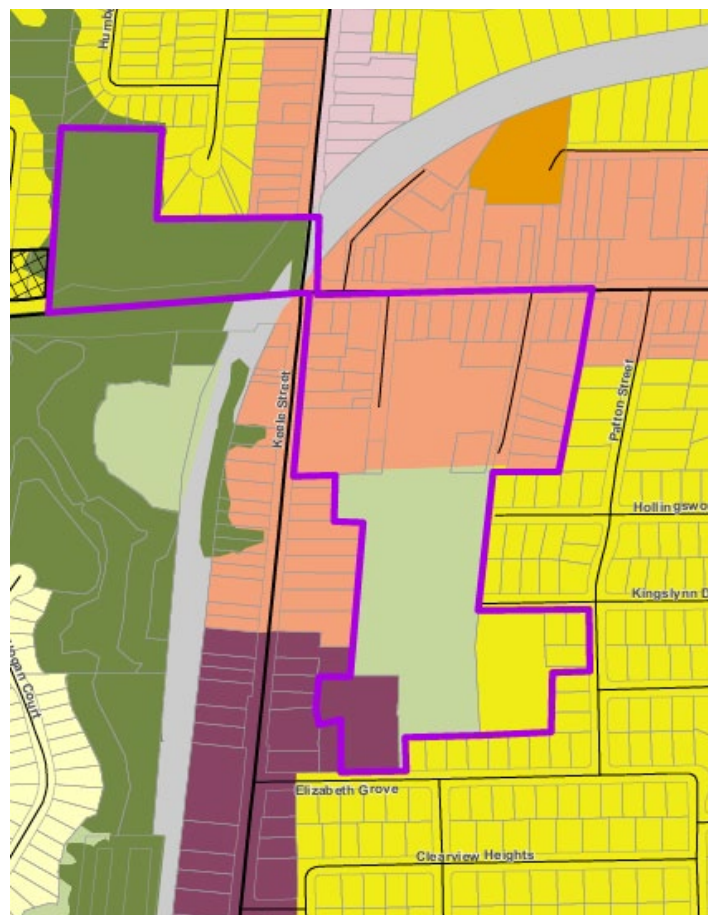
Under the traditional development application process, a landowner seeking to develop a property faces multiple different application processes, including minor variances, zoning by-law amendments and site plan approval to achieve the entirety of a project for a property. Under a CPPS system, once

the CPPS permit is issued, applicants move directly to the building permit stage.

King Township is still in the very early stages of creating its CPPS. Before the Town can develop official plan policies for the system and enactment of the CPPS by-law, it must establish a vision for the areas that will be subject to it. This will be done in part through extensive public consultation and stakeholder engagement.

During the visioning process for a CPPS, high-level block plans and schematics are prepared to articulate a distinct vision for each study area based on its unique context, goals for the area set out by the municipality, and the input provided by the public and stakeholders.

CONTINUED PAGE 5 ■



Land use map identifying one of two areas in King Township where planning staff are seeking to develop a community planning permit system (CPPS). Outlined in bright purple, this area is near one of the municipality's main intersections at Keele Street and King Road. A CPPS would allow for an alternative approach to development application submission and review in the delineated area. Areas highlighted pink are designated as "village core" in King's official plan, while the light green area indicates parks and open space, dark green indicates village natural heritage system and purple indicates transit station area.

SOURCE: TOWNSHIP OF KING

PROACTIVE PLANNING

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“We had identified the need to look at the Doctors Lane and Old King Road areas. Originally we were going to look at them separately, but we thought there would be some benefit in streamlining the review and looking at them concurrently,” King Township senior planner **Aloma Dreher** told *NRU*.

“The lands we have chosen are a large portion of our municipally-owned lands, and they’re in proximity to our core area and include lands within our village cores as well. We tried to keep the scope not too broad. We didn’t want to include our entire core areas. So we’re looking at specific areas within them that include a variety of cultural heritage resources and municipal lands that we’re looking to be redeveloped as well.”

One of the two areas where the CPPS would apply is located at a main intersection—at King Road and Keele Street and to the southeast and northwest of the intersection.

That area has seen substantial change of late, with more change on the horizon as some key community assets that were here have been relocated from the area. Another community asset in this study area—a local recreation centre—is slated to

be shuttered in the near future.

“Right along Doctors Lane [one block east of Keele], there’s a big parcel on the east side of the road, and that is the existing rec centre. There is an arena and a skateboard park and a park in behind,” King Township manager of policy planning **Kristen Harrison** told *NRU*.

“In this geographic area, there is also an old school and some municipally-owned lots. There is parking associated with a church, there is an old seniors’ centre, and a few of these municipal facilities have been moved elsewhere. There

is a new seniors’ centre at the library and the Township is constructing a new recreation facility that includes both ice pads and a pool. Some of the features in this area are going to be relocated elsewhere in the community, so there is an opportunity, in a very close area at King and Keele—our central intersection. It offers a really good opportunity for redevelopment to occur.”

With the opportunity to redevelop a key area near a major intersection before it, pursuing a CPPS gives the Town the ability to dictate somewhat how and where development will occur, while also reducing timelines typically associated with development application review within the delineated areas.

“Because these are in our ‘core areas’ or ‘village’

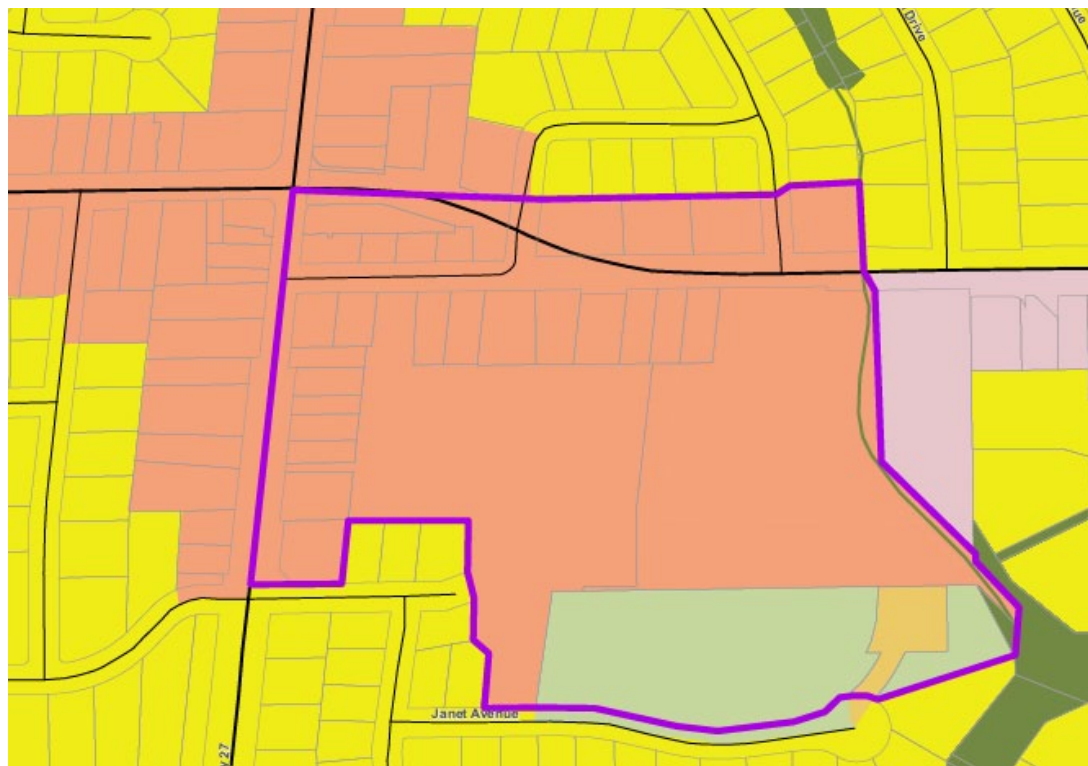
designations, we’re envisioning mixed uses, residential, community space, some commercial opportunities, office space, and these types of uses,” Harrison said.

While King Township is one of the most recent of several Ontario municipalities

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Land use map highlighting the second of two study areas that King Township has identified to be subject to a community planning permit system (CPPS). Outlined in bright purple, this area is near Old King Road in Nobleton. The majority of the area is designated as village core (shaded pink). King Township planning staff anticipate a mix of uses on these lands in the future including, residential, commercial, office, and parks and open space. Planning staff are pursuing development of a CPPS for the site, which would expedite the development application review process on the delineated lands.

SOURCE: TOWNSHIP OF KING



PROACTIVE PLANNING

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to take a closer look at employing a CPPS, uptake of the land use planning tool in the province has been rather slow. According to one GTHA-based land use planner, this may be the case for a number of different reasons. One could be the fact that to date, there are not a lot of examples of this system being adopted in nearby municipalities, leading to some ‘early adopter’ apprehension from municipalities.

“There aren’t a lot of precedents for municipalities to look to and say ‘Ah, they did a CPPS, let’s see what they did’, so there is a limited sample size,” Hertel Planning principal Sean Hertel told *NRU*.

“Number two is it does require a lot of upfront administration and work. The details have to be advanced before the CPPS by-laws are in place. That is a daunting task, because to do it right, to do it with public and political buy-in, municipal planners essentially have to anticipate virtually every possible development and planning scenario in a certain area, and then have a CPPS only enable those things that they think are appropriate.”

With this being King Township’s first foray into exploring a CPPS, it will be something of a learning

experience, but King Township ward 5 councillor Debbie Schaefer says that she is supportive of exploring this avenue and the opportunity it presents for the Town to be proactive in its planning for these two areas.

“The areas defined in the planner’s report includes the area where we have a community rink, a community centre and also a building that was once our King City seniors’ home centre. Both of those buildings have already been replaced or are going to be replaced. The seniors’ centre is now in a new facility that we built adjacent to our new library, so that building is being used temporarily for various things,” Schaefer told *NRU*.

“We’re in the process of building a wonderful new township-wide recreation centre, which certainly makes the arena obsolete, and we have been very open with the public that it will be demolished. So the question is, ‘What do we do with these spaces? Do we just sit back and wait for someone to come along and make an offer, or do we define what do we want to have?’”

Defining the best and most desirable use for these spaces will occur through a visioning process that will be largely informed by community and

stakeholder consultation. King Township staff are in the very early stages of this visioning process and are seeking to procure a third-party planning consultant to help establish the best path forward.

“As part of the RFP (request for proposals) and retaining the consultant, we’d be looking for a consultation plan to be established that would outline all the different steps in the community engagement, stakeholder meetings, workshops with different agencies and departments,” Dreher said.

“First would be to retain the consultant, and then we would be able to move ahead. We’re hoping to retain a consultant in the next few months and to be

reporting back to council in the fourth quarter of this year with a plan and next steps.” 🌱




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FEELING THE RIPPLE EFFECTS

Lana Hall

Ontario's rising housing prices are impacting more than just potential homeowners, they also have negative impacts on businesses and the broader economy, a new report finds. As potential employees are priced out of cities and residents and visitors curb their spending, Ontario communities will continue to see a ripple effect of housing unaffordability on the economy unless a broader range of housing options is built. And developing sustainable public-private partnerships to make this development feasible will be key to addressing the housing and economic crises the province is facing.

Late last month, the **Ontario Chamber of Commerce** (OCC) released the report "Home Stretched: Tackling Ontario's Housing Affordability Crisis Through Innovative Solutions and Partnerships." After consulting with many of the 60,000 Ontario business members the OCC represents, the report authors determined that it is not just potential homeowners who are impacted by rising home prices throughout the province. It is also businesses who find themselves struggling to fill labour gaps as potential employees find themselves priced out of cities or spending less

money in their communities.

"For those business themselves, we're seeing that they are really having challenges in the midst of ongoing labour gaps and an aging workforce," says OCC senior policy analyst **Sara Beyer**. "The high cost of housing is actually directly impacting businesses' ability to attract and retain talent because people are being priced out of their communities and oftentimes priced out of the province altogether."

Those that can afford to stay in cities might do so at a cost, as the more money people spend on rent and mortgage payments, the less disposable income they might have to spend on goods and services in their communities. This causes a ripple effect across the broader economy, says **University of Toronto** Factor-Inwentash faculty of social work professor of housing and community development **David Hulchanski**.

"That is the core of the

economy: money changing hands," he told *NRU*. "If

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Left: Infographic showing the percentage of businesses in Ontario that report experiencing labour shortages in their respective industries. A new report released by the Ontario Chamber of Commerce warns that the province's housing affordability crisis impacts the broader economy, as organizations struggle to find and retain local labour, while those that can afford to remain living in cities have less disposable income to spend on goods and services in their communities.

SOURCE: ONTARIO CHAMBER OF COMMERCE

Below: Infographic showing the continuum of housing types required to establish and sustain prosperous, complete communities. To address housing unaffordability and support the broader economy, a new report from the Ontario Chamber of Commerce says, a broader range of housing types is required in Ontario towns and cities, including transitional and supportive housing to affordable and attainable housing, in addition to market housing.

SOURCE: ONTARIO CHAMBER OF COMMERCE



FEELING THE RIPPLE EFFECTS

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most of the money is paying a mortgage or going to a financial institution, then what is left over for entertainment, quality food and going out to restaurants and all that? A lot less, and the whole economy slows down.”

Housing serves many needs, notes Hulchanski, including the need for economic viability.

“Housing is many things: social, cultural, economic ... but it’s also physical infrastructure,” he told *NRU*. “... You don’t have much of an economy if people are not adequately housed. If you don’t have the full range of talent and types of employee and types of trained people in your community to do what’s needed, from the librarian to the firefighter, [that’s a problem].”

Another significant part of this housing unaffordability challenge, says Beyer, is the cost of providing emergency healthcare and justice services to Ontario residents, the need for which is often exacerbated by homelessness or housing precarity.

“From a moral perspective, that’s something we really need to tackle to ensure everyone has housing that’s affordable and meets their needs,” Beyer told *NRU*.

“But from an economic

perspective, it’s also very costly the way that we tackle homelessness right now because often those people experiencing homelessness are relying on emergency rooms in our healthcare system or are interacting with the justice system or other social services, which are all much more costly than just providing affordable housing. All of those pieces together really underscore the fact that absolutely, it’s an individual issue, but businesses and the broader economy are really being impacted at the same time.”

The OCC report offers several solutions for tackling the housing crisis in a way that also benefits communities and businesses, including clearing the backlog of immigration applications and prioritizing workforce development, particularly in the skilled trades, supporting the development of affordable, student and seniors’ housing, and exploring technologies that could help streamline development applications.

These kinds of solutions, according to **Federation of Rental Housing Providers of Ontario** (FRPO) president & CEO **Tony Irwin**, can only be developed successfully through collaborative efforts, including from both private and public sector organizations.

“We have [rental housing provider] members who have been building rentals for decades and would like to do much more ... but they need an environment that is receptive to purpose-built rentals, where there’s a desire to collaborate, to encourage and incentivize building all housing types,” he says.

“If we’re really going to tackle this in a meaningful way ... we all need to work together, including all levels of government as well as industry ... It’s a huge task, but failure is not an option.”

[Read the full report, “Home Stretched: Tackling Ontario’s Housing Affordability Crisis Through Innovative Solutions and Partnerships” on the Ontario Chamber of Commerce website.](#) 

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MAKING A SPLASH

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tourism capacity is one that Halton Hills Mayor **Ann Lawlor** is excited to see.

“This is the entranceway to the southern part of Halton Hills right off the 401, and one of the key entry points of course, is Toronto Premium Outlets,” Lawlor told *NRU*.

“For us, this is a beautiful welcome mat to our community. A waterpark would have a similar kind of value to the general public. It’s going to be physically attractive, it’s going to bring high levels of employment and it’s going to have positive activity attached to it. This ticks a lot of boxes as far as a spot that we as a community would like to have in our midst.”

Talk of a potential waterpark in Halton Hills dates back as many as six years. A previous landowner had come to the Town with a concept for a waterpark and entertainment complex that would include a hotel and convention centre on the site in 2016.

Fast forward to 2023 and the lands have a new owner in Gilbach Inc., but the plans for an entertainment complex featuring a waterpark remain.

Despite the Mayor’s optimism about the potential employment and tourism benefits that a waterpark could bring to Halton Hills,

Town staff still wanted some assurances from the developer in case market demand did not support the notion that an entertainment complex was the best path forward.

Contingency plans have been put in place to ensure that in the event that an entertainment complex is not the land use that will activate the property, the community and the economy, the site will still accommodate significant

employment, even if it is not in the form of a hotel, convention centre and waterpark.

“So staff, just to make sure that the Town’s interests in achieving those employment targets are maintained, established some holding provisions that at the time of the zoning by-law amendments, we would need to demonstrate how we achieve those employment provisions,” **Corbett Land Strategies** vice-president of development planning **Nick Wood** told *NRU*.

“Whether it’s a waterpark or a distribution facility. Those were the concerns of the Town as far as ‘What level of employment do those

[distribution facilities] generate, what is their impact on infrastructure?’ and those kinds of things.”

While the entire site measures roughly 20 hectares in area, the developable land is closer to seven hectares, with around 11 hectares of land on the site designated as “Natural Heritage System” that would remain untouched.

“This site is kind of constrained from an environmental perspective. Gilbach had to undertake a scoped sub watershed assessment of the property to delineate the various reaches and headwaters that flow through the site, and that’s obviously pushed back the developable limits of the site,” Wood said.

Halton Hills has been working very much ahead of the development of its premier employment gateway along the Highway 401 corridor, with roadways in the area being expanded from two to three lanes in order to ensure that the town’s road networks can handle the projected increase in employment numbers in the area.

Despite the fact that the

■ CONTINUED PAGE 10



Map showing the location of the 20-hectare site at 8079 Eighth Line in Halton Hills that Gilbach Real Estate Development is seeking to redevelop with a hotel, a convention centre, restaurants and waterpark. Kitty corner to the site is Toronto Premium Outlets, a popular outlet mall at the southern gateway of Halton Hills.

SOURCE: TOWN OF HALTON HILLS

MAKING A SPLASH

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proposed entertainment and employment complex could add as many as 2,000 jobs to the area, the impact to Halton Hills’ overall resident population is not expected to be nearly that high, as the town has historically been somewhat of a commuter hub, something that Lawlor does not see changing dramatically.

“Currently, our employment and jobs are very fluid, and the movement of people to jobs is very fluid. About 50 per cent of our population and 50 per cent of our jobs involve people

transitioning in and out of our community every single day,” Lawlor said.

“Now with hybrid work that’s changing, but a good percentage—almost half of our workforce—works outside of Halton Hills. Similarly, about half the people who work in Halton Hills come from outside of our community. Anything along that Steeles Avenue Premier Gateway corridor could easily have a workforce from Brampton or Mississauga or Milton or Oakville.”

With the official plan

amendment approved, the developer and planners will now move into the zoning by-law and site plan approval phase, to start determining the specifics of the site as far as what will actually be built and how it will look in terms of building heights and site layout.

Most of the specifics of the planned redevelopment are still up for discussion and market trends and desires will factor into how plans evolve moving forward.

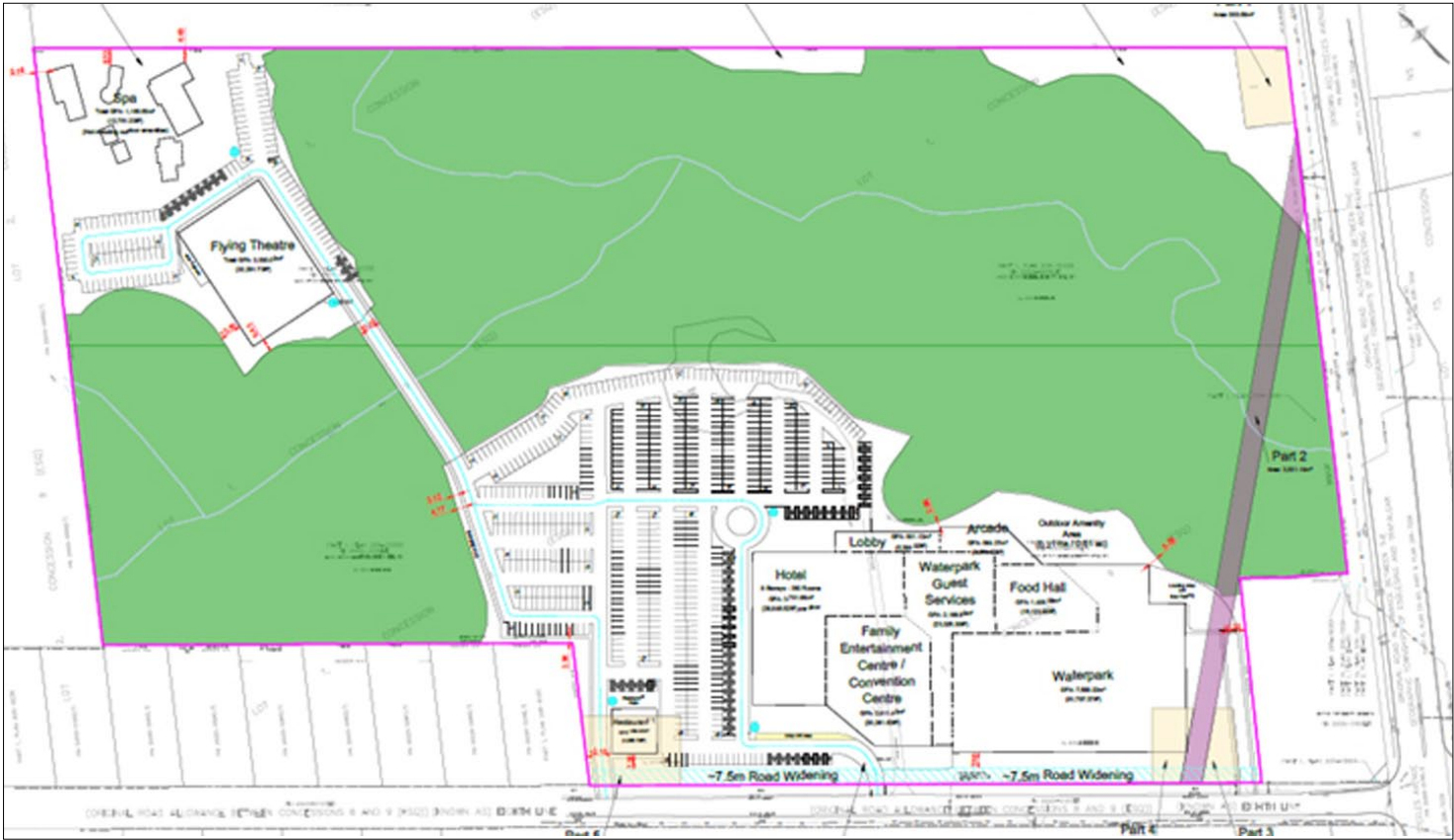
“It’s always been the intention to establish the highest and best use that aligns with the premier employment zone’s intentions and guidelines,” Wood said.

“The site has always had some useful market attributes that lends itself to a waterpark

and hotel obviously. Whether one can go without the other remains to be seen. We’re still working with the client [Gilbach] to figure out what’s next, but they know what the approvals process is, and they’ve made it clear what their expectations are, and this whole area is evolving quite a bit.”

Site plan concept for 8079 Eighth Line in Halton Hills where Gilbach Real Estate Development is proposing to build a hotel, convention centre and waterpark. The vacant site is roughly 20 hectares in area, but only seven hectares of it are developable. The majority of the site (11 hectares) is designated as “Natural Heritage System”.

SOURCE: TOWN OF HALTON HILLS
PLANNER: CORBETT LAND STRATEGIES



IN BRIEF

The **Province of Ontario** has appointed a transition board to help facilitate the dissolution of **Peel Region** on January 1, 2025. Members of the five-person transition board are as follows:

- Former **City of Toronto** deputy city manager **John Livey** (chair). Previously, Livey also served as **Town of Markham** (now City) chief administrative officer (CAO) and **York Regional** planning commissioner.
- Former City of Toronto deputy city manager of infrastructure & development services **Tracey Cook**. Previously, Cook served the City of Toronto as executive director of the municipal licensing & standards division.
- **Fasken Martineau LLP** business law partner and member of the firm's global infrastructure & projects practice group **Sean Morley**.
- Former York Region police chief Eric Jolliffe.
- Former Province of Ontario financial accountability officer (2018-2023) **Peter Weltman**.

Led by John Livey, the

transition board will make recommendations to the **Ministry of Municipal Affairs and Housing** across a range of restructuring matters pertaining to the dissolution of Peel Region and the municipal independence of **City of Mississauga, City of Brampton**, and **Town of Caledon** by January 1, 2025.

These will include matters pertaining to:

- The winding down of the financial operations of the Regional Municipality of Peel.
- The transfer of assets of the Regional Municipality of Peel.
- The assigning of liabilities, debt, and other financial obligations of the Regional Municipality of Peel.
- Employment matters, including pension and benefits obligations.
- The allocation, governance, use and control of services provided by the Regional Municipality of Peel, including whether joint municipal service boards or other entities should be established, or whether shared servicing arrangements would be advisable.

- Potential impacts on any municipality that may be affected by the dissolution of the Regional Municipality of Peel.
- The long-term economic sustainability of Mississauga, Brampton and Caledon as single-tier municipalities.
- Any additional matters that the transition board deems relevant or that the Minister of Municipal Affairs & Housing may direct. 🌱

Residential Real Estate Development Opportunity Invitation for Offers to Purchase

LAND PARCEL INTENDED FOR RESIDENTIAL DEVELOPMENT AT YONGE STREET AND MAJOR MACKENZIE DRIVE IN RICHMOND HILL, ONTARIO

RSM Canada Limited, in its capacity as Court-appointed receiver (the "Receiver") of Richmond Hill Re-Dev Corporation (the "Debtor") invites offers for the purchase of the Debtor's right, title and interest in the properties municipally known as 115 & 119 Church Street South and 64 & 72 Major Mackenzie Drive East in Richmond Hill, Ontario (collectively, the "Property"). The Property is comprised of an approximately 1.03-acre parcel of land, which is zoned for residential condominium project use and intended for the construction of a total of 55 residential condominium units in four buildings.

All offers must be received by the Receiver at the address set out below, on or before 12:00 noon (EST – Toronto), September 12, 2023.

For further information and in order to obtain a confidentiality agreement, please contact:

RSM Canada Limited
Licensed Insolvency Trustee
11 King St W, Suite 700, Box 27
Toronto, ON M5H 4C7
Attn: Mr. Jeffrey Berger
T: 647 726 0496 | F: 416 480 2646
E: jeff.berger@rsmcanada.com



Visit www.rsmcanada.com/aboutus for more information regarding RSM Canada Limited.

HAMILTON DESIGN REVIEW

PANEL AGENDA

The Hamilton Design Review Panel will consider the following matters at its meeting Thursday, July 13 in a virtual meeting hosted by Webex at 1:30 p.m.

1:30 P.M.

73 Hughson Street North—
Hamilton Design Review Panel will undertake review of **73 Hughson Project GP (Core Urban Development**

Group)'s site plan control and minor variance applications for 73 Hughson Street North in Hamilton.

73 Hughson Project

Rendering of 73 Hughson Project GP's proposal for 73 Hughson Street North in Hamilton, Ontario. The Hamilton Design Review Panel will review the proposal for the site at its meeting Thursday, July 13.

ARCHITECT: MCCALLUMSATHER
SOURCE: CITY OF HAMILTON



GP proposes a 31-storey mixed-use condominium development consisting of one six-storey podium and one 12-storey podium containing 412 square metres of commercial gross floor area at. Three hundred-and-eighty residential units are proposed for the second to 30th floors, with an amenity area proposed for the rooftop. A total of 176 vehicle parking spaces would be accommodated within four underground levels of parking.

Presentations will be made by **McCallumSather** senior associate and architectural design lead **Ashraf A. Abdullah** and principal **William Neal**.

The following project team members will be in attendance at the meeting: **McCallumSather** senior professional, heritage specialist and project manager **Kanika Kaushal** and senior technologist **Ajdin Mehanovic**; **Core Development Group** development manager **Stephanie Bacani** and vice-president of development **Andre Robichaud**; and **A.J. Clarke and Associates** principal **Franz Kloibhofer** and senior planner **Liam Doherty**.

2:45 P.M.

428 Main Street West—
Hamilton Design Review Panel will undertake review of **428 Main Street West Joint Venture's (New Horizon Development Group)** site plan control application for 428 Main Street West in Hamilton.

428 Main Street West Joint Venture is proposing to develop a nine-storey residential building containing 182 dwelling units and accommodating 102 vehicle parking spaces within an underground garage.

Presentations will be made by **Urban Solutions Planning & Land Development Consultants** principal **Matt Johnston** and planner **Scott Beedie**, **Whitehouse Urban Design Landscape Architects & Urban Designers** principal architect **Le'Ann Whitehouse Seely**, and **Graziani + Corazza Architects** principal **Berardo Graziani**. 🌿

COMMITTEE AGENDAS



HALTON

Modified approval recommended for Burlington mid-rise development

At its July 10 meeting, **Burlington** Community Planning, Regulation & Mobility Committee considered a [report](#) recommending approval of official plan and zoning by-law amendments, as modified by City staff, for 688, 694 & 698 Brant Street. Applicant **Elite 688 Brant Holdings Inc.** has submitted applications to permit an 11-storey mixed-use development (inclusive of a retail mezzanine and rooftop amenity area) accommodating 1,592 m² of retail space and 305 residential units, including 12 two-storey townhouses at the rear of the property. Burlington planning staff are recommending a modified approval to allow a

building of up to 13 storeys in height, subject to the relocation of the rooftop amenity area in order to ensure that the building fits within a 45-degree angular plane from the adjoining *Residential Low Density* land use designation to the rear.

Appleby-Hwy 407 warehouse proposed

At its July 10 meeting, **Burlington** Community Planning, Regulation & Mobility Committee considered a [report](#) regarding a rezoning application by **Appleby 407 Limited Partnership** for 3402 & 3416 Appleby Line. The applicant proposes to develop a one-storey 30,224 m² building

Proposal by Enirox Dundas 3015 Inc. for two towers of 27 & 30 storeys at 3005 & 3015 Dundas St. w., Oakville. Oakville Planning & Development council considered a public meeting report on the proposal at its meeting July 10.

ARCHITECT/SOURCE: WZMH

for warehousing, logistics and ancillary office uses. The application will undergo further technical review and public consultation, with a recommendation to be made by staff on a future date.

Approval recommended for Oakville rental housing protection by-law

At its July 10 meeting, **Oakville** Planning & Development Council considered a [staff report](#) recommending that Oakville town council pass new rental housing protection and demolition control by-laws, and that it approve [related staff report](#) on the Town's Housing Strategy and Action Plan. The proposed by-laws would implement local rental housing demolition controls, which staff say are needed following a recent application proposing demolition of a rental apartment building at 50 Speers Road containing 59 affordable units, and its replacement with a 309-unit market rate apartment building. The Housing Strategy and Action Plan also includes an application by the Town for the **Canadian Mortgage and Housing Corporation's** Housing Accelerator Fund.

Dundas-Bronte Rd towers proposed

At its July 10 meeting, **Oakville** Planning & Development

Council considered a [public meeting report](#) regarding official plan and zoning by-law amendment applications by **Enirox Dundas 3015 Inc.** for 3005 & 3015 Dundas Street West. Enirox proposes to develop two towers of 27 and 30 storeys. The proposed development would contain 690 residential units as well as 570 m² of ground-floor commercial retail space.



HAMILTON

Local policy framework recommended for Hamilton Urban Expansion Areas Secondary Planning

At its July 11 meeting, **Hamilton** Planning Committee considered a [staff report](#) recommending that council enact a City-initiated official plan amendment to establish a policy framework to guide the preparation of secondary plans for the Urban Expansion Areas. The proposed policy framework is in response to the Provincial decision on the City's Official Plan Amendment 167 (through its municipal comprehensive review) that added approximately 2,200 hectares of rural land to the Hamilton Urban Area within six new urban expansion areas.



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COMMITTEE AGENDAS

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Approval recommended for Sunninghill mid-rise development

At its July 11 meeting, **Hamilton Planning** Committee considered a [final report](#) recommending approval of official plan and zoning by-law amendment applications by **2650494 Ontario Inc.** for 1093 Fennell Avenue East. The applicant proposes to develop a 12-storey, 394-unit mixed-use

building in addition to 34 townhouses.

Approval recommended for Binbrook subdivision

At its July 11 meeting, **Hamilton Planning** Committee considered a [final report](#) recommending approval of applications by **Palmel Developments Inc.** for official plan and zoning by-law amendments and draft plan of

subdivision for 3479 Binbrook Road. Palmel proposes to develop the 31.1-hectare greenfield property, which is located within the City's urban boundary, with 196 single-detached and 42 semi-detached dwellings, 388 street townhouses, up to 146 multiple dwelling units, a neighbourhood park, a naturalized drainage channel and stormwater management pond and new public roads.



YORK

Approval recommended for Richmond Hill tower

At its July 5 meeting, **Richmond Hill** Committee of the Whole considered a [final report](#) recommending approval of official plan and zoning by-law amendment applications by **Sabella Ridge Estates Inc.** for 10684 & 10692 Yonge Street. Sabella Ridge proposes a 25-storey mixed-use development containing 185 m² of ground floor commercial space and 247 residential units.



2.5 ACRES

PRIME COMMERCIAL BLOCK

IN THE GLEN ABBEY ENCORE COMMUNITY

CBRE's Land Services Group and National Retail Group are pleased to offer for sale a ± 2.5 acre commercial block located at the north west corner of Bronte Road and Charles Cornwall Road in the Town of Oakville. The property is located adjacent to the ± 140 acre subdivision known as "Glen Abbey Encore", which is being developed by a number of the GTA's most prominent builders and will add over 1,200 new housing units upon completion. To accommodate this new housing stock, the surrounding area will greatly benefit from new commercial uses which are currently limited in the neighbourhood. Based on the site's flexible Neighbourhood Commercial (C1) Zoning, this offering represents an outstanding development opportunity with permitted uses including, amongst others, retail store, school-private and commercial, service commercial establishment, medical office, day care, restaurant, drive through facility, food production, sports facility, and many more.

ADVISORS

Mike Czestochowski**
Vice Chairman
+1 416 495 6257
mike.czestochowski@cbre.com

Lauren White*
Executive Vice President
+1 416 495 6223
lauren.white@cbre.com

Evan Stewart
Sales Representative
+1 416 495 6205
evan.stewart@cbre.com

Emelie Rowe
Sales Representative
+1 416 495 6306
emelie.rowe@cbre.com

VIEW BROCHURE
MLS#: E6202160

OFFER SUBMISSION DATE:
TUESDAY, AUGUST 1ST BY 3PM (EST)

NW CORNER OF BRONTE RD AND CHARLES CORNWALL RD, OAKVILLE, ON

CBRE | LAND SERVICES GROUP
NATIONAL RETAIL GROUP

*Sales Representative **Broker | All outlines are approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

www.cbre.ca/mcslg

OLT NEWS

SETTLEMENT APPROVED FOR WESTON-MAJOR MACKENZIE DEVELOPMENT

In a June 27 decision, OLT members **Carolyn Molinari** and **Steve DeBoer** allowed appeals, in part, by **NJS Developments Inc.** against the **City of Vaughan's** failure to make a decision on its official plan and zoning by-law amendment applications for 3836-3850 Major Mackenzie Drive West.

NJS originally proposed to develop the property with a 12-storey residential apartment building containing 348

dwelling units. In June 2022, NJS appealed its applications to the OLT due to a lack of decision by Vaughan city council.

Subsequently, NJS submitted a modified proposal for a residential development broken into two separate buildings of four and 12 storeys, containing a total of 367 dwelling units. The revised proposal was deemed to be acceptable by the City and was presented to the Tribunal as a settlement between the parties.

Planner **Ryan Mino-Leahan** (KLM Planning Partners) provided evidence

on behalf of NJS, in support of the settlement, testifying that the modified development proposal is an appropriate use of the site, a portion of which is designated as being within the Vellore Centre 'Local Centre' in the City's Official Plan. He advised that the massing of the development had been refined to ensure that the height and bulk of the proposed development transitions downward to the west and north where there are lower-scale uses.

After considering the statements of several participants who raised

concerns around height, density and traffic impacts, the Tribunal found in favour of the revised proposal based on Mino-Leahan's planning evidence, allowing the appeals, in part, and approving the requested amendments.

Solicitors involved in this decision were **Steve Ferri** (**Loopstra Nixon**) representing NJS Developments Inc., **Marc Kemerer** (**Devry Smith Frank**) and **Candace Tashos** representing the City of Vaughan, **Bola Ogunmefun** representing **York Region** and **Matthew Helfand** and **Andrea**

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Dentons Municipal Planning, Land Use and Development Law Group welcomes Isaiah Banach. Unlock your land development potential with our solutions-focused strategic advice. We help clients turn challenges into opportunities.

Katarzyna Sliwa

Dentons Canada Municipal Planning,
Land Use and Development Law Group
kat.sliwa@dentons.com

大成 DENTONS

Skinner (Aird & Berlis) representing **G Group Major Mackenzie Inc.** [See *OLT Case No. OLT-22-004049*.]

SETTLEMENT APPROVED FOR WOODBRIDGE MID-RISE DEVELOPMENT

In a June 28 decision, OLT member **Jatinder Bhullar** allowed appeals, in part, by **Pristine Homes (Pine Grove) Inc.** against the **City of Vaughan's** failure to make decisions on its official plan and zoning by-law amendment applications for 8337, 8341, 8345, 8349, 8353 & 8359 Islington Avenue.

Also before the Tribunal, and consolidated with the site-specific development applications, were **Pristine's** appeals of the **City of Vaughan's** new Comprehensive Zoning By-law and its related transition provisions.

The Tribunal was advised that **Pristine** and the **City** had reached a settlement of the appeals, and it convened a settlement hearing to receive evidence from **Pristine's** planner **Rosemarie Humphries (Humphries Planning Group)** in support of the requested approvals.

As part of its settlement with the **City**, **Pristine** proposes to develop the Islington Avenue site with a six-storey residential building, which has been reduced in height

from an earlier proposal for a seven-storey building. The development would have an increased building setback from Islington Avenue, a density reduction from the original proposal of 2.63 floor space index (FSI) to 2.42 FSI, with revised access arrangements, and an overall residential unit count increase from 122 to 125.

Humphries testified that the proposal represents transit-supportive development, with the site's convenient access to bus transit along Islington Avenue, as well as other transit options in the area. She reviewed the applicable planning policy context and found the proposal to be consistent with the *Provincial Policy Statement* and to be in conformity with the **Growth Plan** and regional and local official plans.

The Tribunal accepted **Humphries' uncontested** evidence and allowed the appeals, in part.

Solicitors involved in this decision were **Quinto Annibale** and **Brendan Ruddick (Loopstra Nixon)** representing **Pristine Homes (Pine Grove) Inc.** and **Piper Morley (Borden Ladner Gervais)** and **Effie Lidakis** representing the **City of Vaughan**. [See *OLT Case No. OLT-22-004629*.]

OAKVILLE LAKESHORE CONSENT AND VARIANCES APPROVED

In a June 26 decision, OLT members **David Brown** and **Gregory Ingram** allowed appeals by **Cindy Cottrelle** against the **Town of Oakville** Committee of Adjustment's refusal of her consent and minor variance applications for 492 Lakeshore Road East.

The property is a corner lot with frontage along Lakeshore Road East to the north, and along Park Avenue to the west. It contains an existing historic residence known as **Symmes House**. **Cottrelle** wishes to sever the property and to relocate the **Symmes House** on the severed lot closer to Lakeshore Road East, and to construct a new single-detached dwelling on the retained lot.

The consent and variance applications were supported by **Town of Oakville** planning staff, subject to conditions, however the Committee subsequently denied both applications. The **Town** attended the hearing indicating that it would not be taking a position on the appeals, but it requested that should the Tribunal approve the applications, it impose the same conditions that were originally recommended by planning staff.

Planner **Paul Demczak (Batory Urban Planning & Project Management)** provided evidence on behalf

of **Cottrelle**, in support of the appeals. **Demczak** described how the proposal will contribute to compatible, infill intensification in the area, as well as to the conservation of an existing heritage resource. He noted that the proposal will result in the conveyance of a road widening along Lakeshore, and will preserve a large number of existing trees on the property.

The Tribunal accepted **Demczak's** uncontroverted planning evidence and allowed the appeals, granting the consent and variances subject to conditions recommended by planning staff.

Solicitors involved in this decision were **Denise Baker (WeirFoulds)** representing **Cindy Cottrelle** and **Dennis Perlin** representing the **Town of Oakville**. [See *OLT Case No. OLT-23-000112*.] 🌸

Erratum

In the July 5 GTHA issue, the story "Raising the Roof on Housing Affordability" included a quote by **Simcoe County** implementation manager of social housing, **John Connell** referencing an affordable housing building in Brantford. **Connell** actually referenced an affordable housing building in Bradford. *NRU* regrets the error in last week's issue.