

Novæ Res Urbis

GREATER TORONTO AREA EDITION

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LAKE SCUGOG

Undermined and misunderstood

By Amy Lazar

It took a combination of poor lake conditions, dead fish and a ton of bad publicity to make **Scugog** residents and business owners realize the importance of the body of water to their local economy.

“It took something like that nightmare that we lived last year to really bring home how important the lake is to us,” said Scugog Township mayor **Marilyn Pearce**.

“The lake is a huge generator of economic activity for Scugog and for this part of the GTA.”

Part of the economic benefit comes from being the most southern access point to the Trent Severn waterway system for the GTA, she added.

Marrying the two concepts will be one focus of a day-long conference taking place at the Scugog Community Centre in Port Perry tomorrow. The keynote speaker will be **Doug Downey**, lawyer and former Orillia city councillor, who also delivered a report recently to environment minister **John Baird**, as the chair of the panel on the future of the Trent Severn waterway.

Among the panel's 26 recommendations was the request for funding to support improved development permit administration, regulatory enforcement and co-ordination among planning agencies. Also, the panel requested funds to support community and citizen water quality stewardship and the big-ticket item was \$170 million over the next 10 years for maintenance, repair and replacement of the physical infrastructure along the waterway.

To bring it closer to home, a panel discussion on programs, policies and practices for lake management will open the Scugog conference. On the panel will be **Mark Majchrowski** (Kawartha Region Conservation Authority), **Peter Frood** (Parks Canada), **Tammy Tellier** (Ministry of Natural Resources) and **Shyrin Hirji** (Ministry of the Environment).

CONTINUED PAGE 5

OUTRAGEOUS DCS

The high cost of housing

Yesterday the **Building Industry and Land Development Association** released a report critical of development charges in the GTA. Developed in collaboration with economist **Will Dunning**, the report insists that homeownership is becoming increasingly unaffordable due to a sharp rise in development charges since 2001.

“These hidden taxes are pushing the cost of a new home out of reach for many homebuyers while eroding affordability and choice for others,” BILD president **Michael Moldenhauer** stated at yesterday's press conference. “We recognize that GTA municipalities require revenues from development charges to help offset infrastructure costs resulting from new growth, but we fear municipalities are beginning to view these charges as a revenue tap.”

The report states that development charges in 21 of the 25 GTA local municipalities are in excess of \$25,000 and that since 2001, charges in several municipalities have doubled or tripled.

“We've concluded that the dramatic increase in development charges across the GTA is excessive, they're unsustainable and they're counter-productive,” Moldenhauer said. He continued by calling on the provincial government to help remedy the situation.

“The root problem is inadequate municipal funding,” he said. “Cities are engines of economic growth. We recognize

CONTINUED PAGE 4

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Coming Up

MAY 7

Mississauga Council, 9:00 a.m.

Durham Region Council, 10:00 a.m.

Halton Region Council, 9:30 a.m.

MAY 8

Peel Region Council, 9:30 a.m.

MAY 9

GO Transit Board Meeting, 20 Bay Street, Suite 600, Toronto, 10:00 a.m.

MAY 12

Oshawa Council, 6:30 p.m.

Whitby Planning & Development Committee, 7:15 p.m.

Richmond Hill Council, 7:30 p.m.

Oakville Planning & Development Council, 7:00 p.m.

Mississauga Planning & Development Committee, 1:30 p.m.

Ajax Council, 7:00 p.m.

MAY 13

ULI Toronto—Infrastructure 2008: Transportation as a Catalyst for Smart Growth, St. Andrew's Conference Centre, 150 King Street West, 27th Floor, 5:30 - 7:30 p.m. Register at www.toronto.uli.org.

Markham Council, 7:00 p.m.

Markham Development Services Committee, 9:00 a.m.

Durham Region Planning Committee, 9:30 a.m.

MAY 14 - 16

Oshawa Town & Gown Symposium: Bringing Communities Together, Durham College and University of Ontario Institute of Technology. Register at www.oshawa.ca. For more info call 1-800-667-4292.

MAY 14

Brampton Council, 1:00 p.m.

York Region Council, 9:30 a.m.

MAY 20

Pickering Council, 7:30 p.m.

A NEW VAUGHAN

Reconsidering suburbs

“A place like Vaughan needs to be taken as seriously as any city south of Steeles.”

In an interview with *NRU*, **York University** professor **Roger Keil** asserted that the **City of Vaughan** is an integral part of the GTA and “plays a role in the regional economy that serves the global economy.”

Keil spoke last night at an event entitled “Vaughan as a 21st Century City,” which forms a part of the city’s growth management strategy, *Vaughan Tomorrow*.

Saying that, to a certain extent, “suburbanization is over,” Keil noted that development in the suburbs is shifting away from the urban sprawl that was once seen, to a more polycentric concept.

“Rather than thinking of itself as the city above Toronto, Vaughan will have to start thinking of itself as the city in between,” Keil told *NRU*. “Vaughan has to be looked at as more than just an add-on to an existing centre.”

Keil spoke of major challenges that Vaughan and other suburban cities will face in the near future, singling out climate change, sustainability, human security and economic prosperity.

On the issue of Vaughan’s economy, Keil called for a shift in perception, stating that Vaughan needs to reassess current employment opportunities in the city to adequately address the growth

that is anticipated in the next 20 years. The city needs to make better use of premium network spaces, particularly those in close proximity to important sites, such as Pearson Airport and York University.

“The division of labour in metropolitan areas is now very complex and there are certain things that Vaughan does that are very much there for the entire urban area,” Keil said. “People in downtown couldn’t ever drink a latte

PEOPLE IN DOWNTOWN COULDN'T EVER DRINK A LATTE IF THERE WEREN'T A RAIL DISTRIBUTION YARD IN VAUGHAN WHERE THE COFFEE BEANS PROBABLY ARRIVE. THERE ARE CERTAIN RELATIONSHIPS HERE THAT ARE OFTEN NOT SEEN IN THE DICHOTOMY THAT PREVAILS IN THE DISCUSSION ON THESE THINGS IN TORONTO.

• Roger Keil

if there weren’t a rail distribution yard in Vaughan where the coffee beans probably arrive. There are certain relationships here that are often not seen in the dichotomy that prevails in the discussion on these things in Toronto.”

Greg Baeker (AuthentiCity) addressed cultural planning in Vaughan and encouraged the city to determine its identity. Baeker told *NRU* that Vaughan must work on “identifying cultural assets in the community and figuring out how to leverage them for economic development and community building.”

Baeker also noted that Vaughan would benefit from diversifying its economy and encouraging creative industries. “We’re still in a kind of industry paradigm and it’s hard to switch over to a different way of looking at the economy,” Baeker told *NRU*.

Pino Di Mascio (Urban Strategies) and **University of Toronto** professor **Mark Kingwell** also spoke at last night’s event. **NRU**



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MARK OF A LEADER

Investing in green

Honda Canada's new headquarters, currently being built in **Markham**, is just one example of sustainable building and design, said **HOK's Greg Allen**.

In partnership with **ZAS**, the firm known for sustainable design has worked on the project to integrate storm water management devices, innovative cooling techniques and minimal construction waste with the use of recycled material.

the future is in making municipalities more knowledgeable about the LEED credits that produce the most benefits.

"There is starting to be more of the right questions asked," he said. "I think we're getting into the next stage of understanding...they're starting to understand what they can actually be asking for related to sustainable principles."

Another pressure will be the demand for depleting resources, Allen added.

"We have no time to waste on this and we need to be within 20 years an entirely different kind of built environment if we're not going to have a lot of suffering," he said. **NRU**

Honda Canada headquarters is currently under construction in Markham. Source: HOK



"Sustainability was never a question for them, (Honda) recognizes the value it brings to the workplace, to the employees, to the operational efficiencies...and (Honda) knows there are significant benefits," Allen said, adding that the 500,000-square-foot campus is aiming for LEED-gold certification and should be complete next summer.

Winner of the Green Toronto Award for leadership, Allen was recognized for his work as a sustainable design strategist on many projects across the GTA. However, he said, the challenge of educating and changing the way people think about return on green investment still remains.

"Things are a lot better over the last few years than they were a decade ago but we've got a long way to go," he said.


"It's a lot of work, it's a lot of risk and a lot of learning but any of the means of doing these things is already known. Somewhere in the world we've already established the means of achieving buildings that are actually net-benefit to the environment."

HOK's vice president of sustainable design **Richard Williams**, who held a LEED seminar a few weeks ago, said

THERE IS STARTING TO BE MORE OF THE RIGHT QUESTIONS ASKED. I THINK WE'RE GETTING INTO THE NEXT STAGE OF UNDERSTANDING...THEY'RE STARTING TO UNDERSTAND WHAT THEY CAN ACTUALLY BE ASKING FOR RELATED TO SUSTAINABLE PRINCIPLES.

• Richard Williams


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TALKING TRANSIT

Experts chat with media

When it comes to regional transportation planning, “what is the overall goal?” asked former TTC chief general manager, **David Gunn**.

“It’s pretty hard to get a coherent statement,” he told reporters during an intimate seminar reviewing the reports authored by **Richard Soberman** and **Harry Kitchen**, commissioned by the **Residential and Civil Construction Association of Ontario**.

Soberman’s reports looked at transportation challenges in the GTA, Toronto Transit City and MoveOntario 2020. Kitchen’s went a step further and looked at financing transportation infrastructure, including controversial suggestions like toll highways and user fees.

Living in Nova Scotia now but insisting he keeps abreast of TTC and other transportation news, Gunn said he

believes the time is now to move forward with a regional transportation plan but said the weakest point is governance.

The line between management and politicians is blurring, he said.



As for the firm charged with fixing the region’s transportation woes, **Metrolinx** should hold the purse strings for municipal transportation agencies, Gunn said. Also, it should be the referee watching what is being spent on new infrastructure, maintenance of the existing systems and tallying the cost recovery, he added.

NRU

Outrageous DCs continued from page 1

that they should not be burdened with funding social programs that the province once paid for. These costs must be uploaded back to the province. Local property taxes should mainly be used for local needs and not to pay for provincially mandated social service programs.”

The five recommendations contained within the report call on the provincial government to upload funding for social programs, increase municipal infrastructure funding and reduce its dependency on municipal property taxes. The report also asks that the province not re-open the *Development Charges Act* and that the three levels of work together to fund municipal infrastructure.

The **City of Toronto** is cited as the chief culprit, with development charges for single-family homes rising 342 per cent in the past seven years, according to the report. However, the report does note that Toronto’s charges remain the lowest in the GTA.

The report also endorses **Mississauga** Mayor **Hazel McCallion**’s Cities Now! campaign for municipal fiscal reform.

When asked whether or not BILD would seek to discuss the report with the province, Moldenhauer said that “we have active dialogue with various ministries on a regular basis.”

Adam Grachnik, press secretary for municipal affairs and housing minister **Jim Watson**, said the minister will read and consider the report, but could not yet offer specific comments.



THESE COSTS MUST BE UPLOADED BACK TO THE PROVINCE. LOCAL PROPERTY TAXES SHOULD MAINLY BE USED FOR LOCAL NEEDS AND NOT TO PAY FOR PROVINCIALY MANDATED SOCIAL SERVICE PROGRAMS.

• Michael Moldenhauer



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INCOME CHANGE IN THE 905

The disappearing middle and growing bottom

Changes in average individual income in “905” area census tracts within the Toronto Census Metropolitan Area portray an interesting story, challenging the image of the suburbs as communities dominated by the middle-class.

Income trends are not always obvious due to land use changes which have converted lands from agricultural to urban uses in recent years.

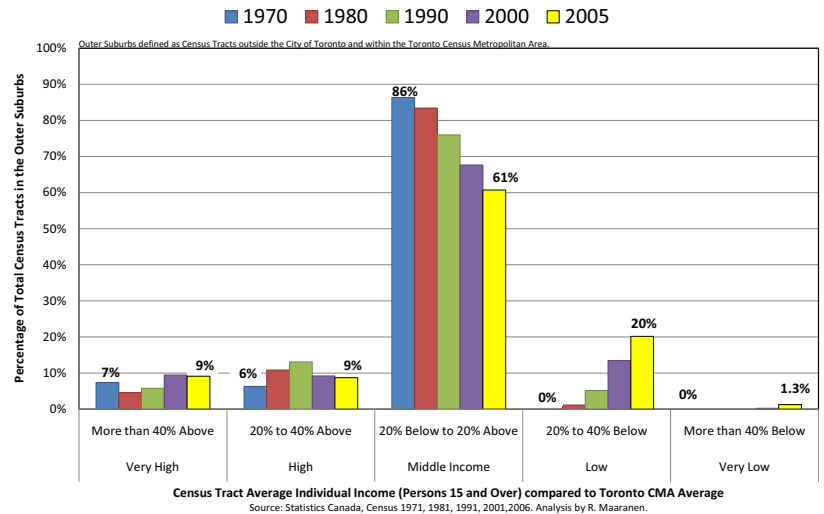
There is now greater income diversity in the “905” with a 25 per cent reduction between 1970 and 2005 in census tracts where middle income individuals live as compared to the Toronto CMA average. While the proportion of higher income individuals has only increased by 2-3 per cent, the proportion of lower income has emerged, rising to 20 per cent in 2005 from 0 per cent in 1970.

Very low income is emerging in the 905 region—

one census tract in south Markham, a couple of tracts in Malton of Mississauga beside the airport and one tract in south west Brampton.

Provided by David Hulchanski and Richard Maaranen, Cities Centre, University of Toronto. For related Toronto area demographic trends, go to the Greater Toronto Urban Observatory, www.gtuo.ca. **NRU**

Change in Neighbourhood Income Distribution in Toronto's Outer Suburbs (the "905 Region"), 1970 to 2000
Source: Statistics Canada



CONTINUED PAGE 6

Misunderstood continued from page 1

Many lessons can be learned from the agencies that work for the preservation of Lake Simcoe, said Pearce.

So in the afternoon, **Lake Simcoe Conservation Authority** CAO **Gayle Wood** will talk about successes and lessons learned, followed by a panel discussion on land stewardship and economic development initiatives. On that panel will be **Carole Seysmith (Durham Land Stewardship)**, **Barbara Karthein (Scugog Lake Stewards Incorporated)**, **Ivan Dejong (Durham Region Agricultural Advisory Committee member)**, **Jim Dymant (Meridian Planning Consultants partner)** and **John Mackey (Port Perry Marina)**.



“We’re trying to bring some acknowledgement to the value of this lake, its economic importance, its importance to the community and do it in proactive way that people will have a chance to come out and hear what all the agencies are doing,” Pearce said.

Following the conference, there will be a public open house, where a summary of the day’s discussions will be presented. **NRU**

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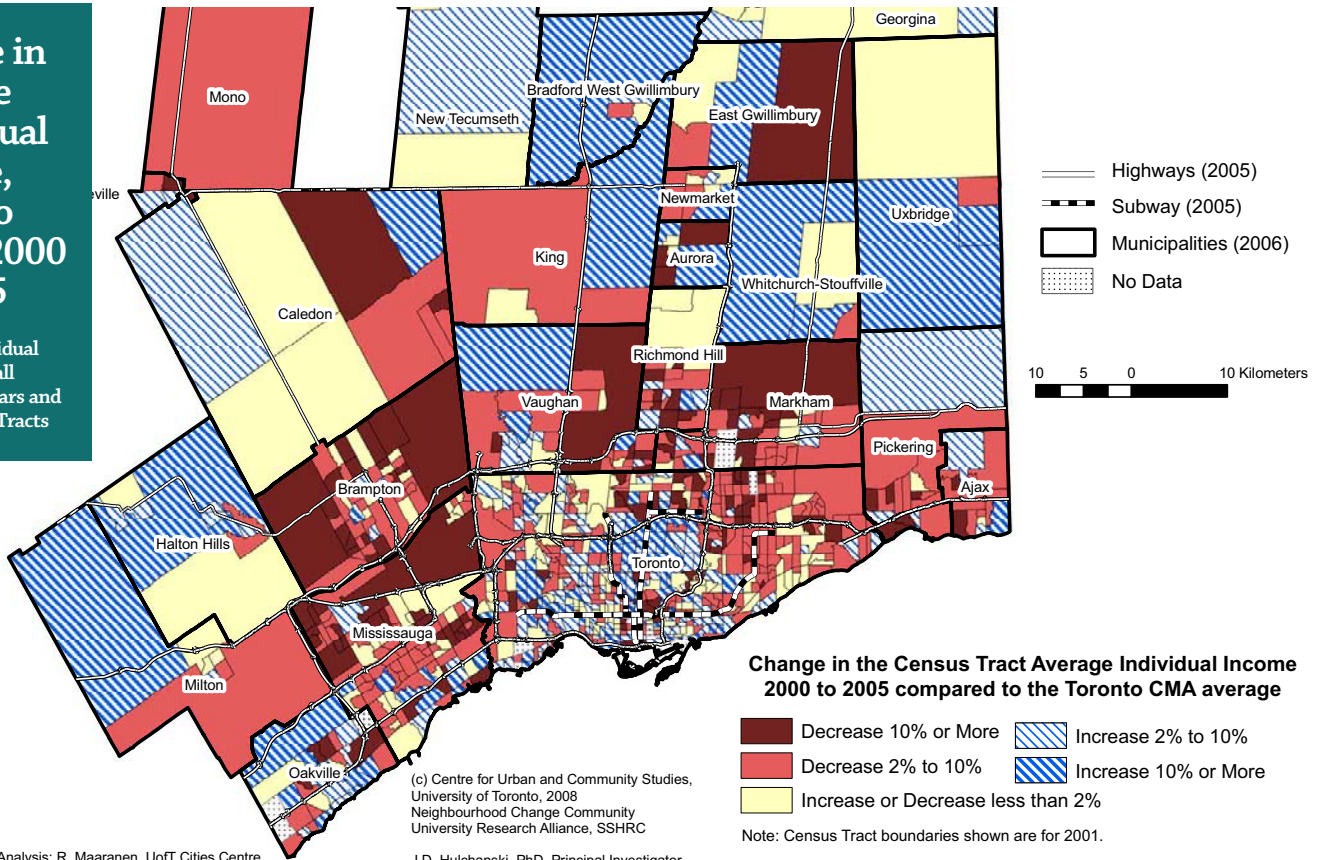
Excellent hand drawing and computer graphic skills as well as knowledge of Photoshop, InDesign, Archicad, Illustrator, other drafting, graphic design and layout software, and MS Office suite including PowerPoint is essential.

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Change in Average Individual Income, Toronto CMA, 2000 to 2005

Average Individual Income from all sources, 15 Years and Over, Census Tracts



Change in the Census Tract Average Individual Income 2000 to 2005 compared to the Toronto CMA average

- Decrease 10% or More
- Decrease 2% to 10%
- Increase or Decrease less than 2%
- Increase 2% to 10%
- Increase 10% or More

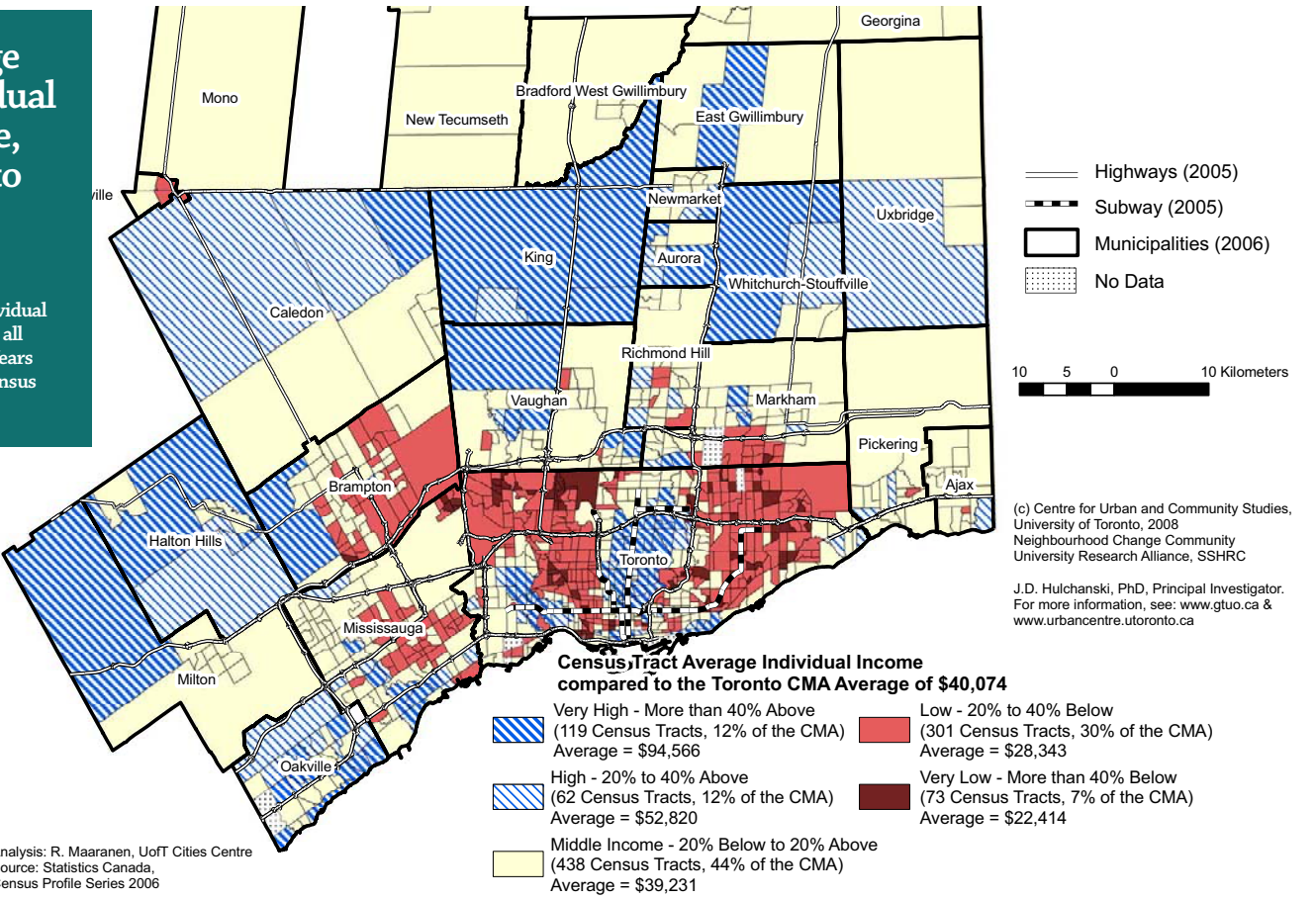
(c) Centre for Urban and Community Studies, University of Toronto, 2008
Neighbourhood Change Community University Research Alliance, SSHRC
J.D. Hulchanski, PhD, Principal Investigator.
For more information, see: www.gtuo.ca & www.urbancentre.utoronto.ca

Analysis: R. Maaranen, UoT Cities Centre
Source: Statistics Canada, Census Profile Series 2006

Note: Census Tract boundaries shown are for 2001.

Average Individual Income, Toronto CMA, 2005

Average Individual Income from all sources, 15 Years and Over, Census Tracts



Census Tract Average Individual Income compared to the Toronto CMA Average of \$40,074

- Very High - More than 40% Above
(119 Census Tracts, 12% of the CMA)
Average = \$94,566
- High - 20% to 40% Above
(62 Census Tracts, 12% of the CMA)
Average = \$52,820
- Middle Income - 20% Below to 20% Above
(438 Census Tracts, 44% of the CMA)
Average = \$39,231
- Low - 20% to 40% Below
(301 Census Tracts, 30% of the CMA)
Average = \$28,343
- Very Low - More than 40% Below
(73 Census Tracts, 7% of the CMA)
Average = \$22,414

(c) Centre for Urban and Community Studies, University of Toronto, 2008
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Analysis: R. Maaranen, UoT Cities Centre
Source: Statistics Canada, Census Profile Series 2006

GTA in Brief

Announcing stops

The **Ontario Human Rights Commission** announced that 31 provincially-regulated transit providers will begin announcing all stops by this fall. The commission launched an inquiry into transit stop announcements in the fall of 2007 to help riders with disabilities. When the inquiry first launched, only the TTC was announcing all stops, in accordance with a **Human Rights**



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Tribunal of Ontario ruling, according to the commission's report, *Next Stop, Accessibility*. The report states that 25 of the 38 provincially-regulated transit providers have committed to begin announcing all stops on their routes by June 30. **Brampton, Durham, Owen Sound, Sault St. Marie and Toronto** were compliant as of March 2008. Brampton does manual call-out of stops while waiting for the automated system to be phased in and Toronto has been announcing all stops since July 2007. Both Brockville and Cornwall advised that they will only announce stops when mandated by the *Accessibility for Ontarians with Disabilities Act*.

Merging energy

The local electricity distribution company owned by **Vaughan and Markham** has agreed to negotiate a non-binding letter of intent to pursue a merger with **Barrie Hydro Distribution Inc.** If the merger between **PowerStream Inc.**, which also serves customers in **Aurora and Richmond Hill**, and Barrie Hydro goes through, it would create the second largest local electricity distribution company in Ontario. Also, the merger agreement would include the need for a head office and two centres, one located in Barrie. A joint steering committee has been appointed and will finalize the letter of intent. The committee will also review the impact of the merger on distribution rates, dividend payments to

shareholders, employees, relative ownership, operating costs and service reliability. The business case will be completed prior to August and any agreement must be approved by the **Ontario Energy Board**.

Preferred Detroit River international crossing

The Detroit River International Crossing study team, led by the **Ontario Ministry of Transportation and Transport Canada**, selected the Windsor-Essex Parkway as the technically and environmentally-preferred alternative for the access road extending Highway 401 to a new inspection plaza and river crossing in the west-end of **Windsor**. The parkway will be the most expensive highway ever built in Ontario, with an estimated price tag of \$1.6 billion and will be a six-lane below-grade roadway with 11 tunnels. An estimated 12,000 project-related jobs will be created as a result, with the majority in the Windsor-Essex region.

The public wants more input

A recently released report from **Accenture** notes that residents of major cities are becoming increasingly aware and vocal about public service agencies and seek a more sophisticated relationship with local governments. The report, "Exploring People's Perspectives on the Role of Government," released as part

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Global Leaders in Executive Search

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of Accenture's Global Cities Forum, states that people want to have greater input into public services, and wish to seek more active roles in improving them. The report found that citizens want governments to improve their education of the public, as well as improved accountability.

Brownie nominations

The deadline for submitting nominations for the **Canadian Urban Institute's** annual brownfield awards, the Brownies, is June 1. Awards are to be announced in October. For more information, visit www.canadianbrownfields.ca.

Marketing Ontario

Ontario has opened a marketing centre in **Mexico City**, with the intent of attracting investment and promoting the province's interests. Ontario has 10 other such centres in major urban areas across the globe, such as **Munich, New Delhi** and **Los Angeles**.

DURHAM

Give them some credit

Last week it was announced that **Durham Region** maintained a Triple-A credit rating with **Moody's Investors Services of New York**. Among the regions strengths are financial planning, a strong and diversified local economy and Durham's maintenance of its reserve funds.

HALTON

Kerr Village up for debate

The **Town of Oakville** will host two public workshops to discuss the Kerr Village revitalization and the Kerr Street area traffic studies. The first meeting, scheduled May 14, will focus on opportunity and potential for the area and will take place at the Oakville Arena, 133 Rebecca Street. The second meeting,

scheduled June 17, will consider planning options and will be held in the auditorium at the Oakville Central Library, 120 Navy Street. Both meetings will run from 7:00 to 10:00 p.m.

HAMILTON

Rapid transit feasibility

The **City of Hamilton** will host a public information centre to discuss its rapid transit feasibility study. The meeting is scheduled May 8 and will be held at the Board of Education, 100 Main Street West, from 6:30. to 8:30 p.m.

Hamilton's urban structure considered

Hamilton's economic development and planning committee will consider a report regarding a draft urban structure study at its May 9 meeting. The report recommends consultation with land owners and the public, as well as a further report in September regarding their input. It is also to include policies and designations in the new official plan.

PEEL

Townhouse development

The **City of Mississauga** has received an application from **Cabot Trail Estates Ltd.** for a zoning by-law amendment to permit development of 78 townhouses at **7090 Benjamin Court**, north of Derry Road West and east of McLaughlin Road.

Mississauga architecture

The **Royal Architectural Institute of Canada** and the **Canada Council for the Arts** announced the recipients of the Governor General's medals in architecture for 2008 and a **University of Toronto** at Mississauga building was recognized. Designed by **Montreal** firm, **Saucier + Perrotte Architectes**, the university's communication, culture and technology building was given the nod.

Detached houses in Mississauga

Mississauga staff will host a public meeting to discuss an application submitted by **Tupelo Investments Limited** for rezoning to permit development of eight-detached houses at

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Toronto Community Housing



Requests for Proposal – Regent Park Revitalization, Phase 2

- **Servicing Engineering Services for Regent Park Revitalization, Phase 2 RFP# 07/08**
- **Traffic Engineering Services for Regent Park Revitalization, Phase 2 RFP# 08/08**
- **Landscape Architecture Services for Regent Park Revitalization, Phase 2 RFP# 09/08**

Sealed bids will be received for the above tenders until Thursday, May 22, 11:00am by TCHC at Main Floor Reception, 931 Yonge St; Toronto, Ontario M4W 2H2.

Questions related to the RFP should be directed to:

Liz Root, Project Director, Regent Park Revitalization, email: liz.root@torontohousing.ca. The deadline to submit questions is Tuesday May 13, 2008.

Documents can be obtained from http://www.torontohousing.ca/doing_business_toronto_community_housing

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1629 Blenheim Road, southwest of the QEW and Cawthra Road. The meeting is scheduled May 26.

YORK

No new power in Georgina

At last week's meeting, council for the **Town of Georgina** supported a motion stating the town does not want a proposed gas-fired power plant developed at McCowan Road and Glenwoods Avenue. The **Ontario Power Association** has proposed a 350-megawatt station for **York Region**, citing future electricity needs in the region. The **Town of Aurora** held a public meeting last week regarding the proposal.



Newmarket to hire green consultant

The **Town of Newmarket** has set aside \$30,000 to hire an environmental consultant. The consultant will help the town develop a plan to reduce emissions as part of the **Federation of Canadian Municipalities' Partners for Climate Protection** program.

Developing Markham

At its May 6 meeting the **Town of Markham's** development services committee considered an application submitted by **Markham Centre Development Corporation** for amendments to the official plan and zoning by-law. The proposed amendments would permit development of six-residential towers, measuring between 10- and 39-storeys in height, with 1,227 units, 11,200-sq.m. of retail space and a 10-storey, 17,200-sq.m. office building on Enterprise Boulevard, west of Kennedy Road. The report recommends staff continue discussions with the applicant.

The committee also considered a report recommending the town state its intention to designate the Abraham Koch House, located at **7085 14th Avenue**, east of Box Grove Bypass, and the George R. Cowie House, at **5933 14th Avenue**, west of Markham Road, under the *Ontario Heritage Act*.

An application for site plan approval submitted by **Angus Glen Developments** was before the committee. The application proposes a 4,200-sq.m. retail / commercial development on the southwest corner of Kennedy Road and Major MacKenzie Drive.

A preliminary report was also considered regarding official plan and zoning by-law amendment applications submitted by **Markhamgate Summit (Bayview Summit Development Ltd.)**.

The proposal calls for seven-residential buildings, between 10-and-32 storeys in height, with 2,057 units, 18,990-sq.m. of retail space, and 2,617-sq.m. of office space. The development site is located at **2900 Steeles Avenue East**, east of Don Mills Road.



Another report before the committee proposes expanding the **three-stream waste collection system** to high-rise apartment and condo buildings. The town is working towards at 75 per cent waste diversion rate and last year initiated a pilot program for organic waste collection in one high-rise building. A further 10 buildings will receive service this year and the rest of Markham's high rises are to receive organic waste collection by 2010.

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We have a position available immediately. The preferred candidate will have graduated from a Planning or Engineering program, and have 1 to 3 years relevant work experience related to the following position:

Project Co-ordinator (Full Time)

Qualities

- independent, able to undertake tasks with minimal supervision
- excellent interpersonal and communication skills
- comfortable in a fast paced, dynamic work environment
- computer literate in Outlook, Word, Excel, Autocad, etc.
- provisional member of Canadian Institute of Planners, or CET preferred but not required
- valid G drivers license with automobile a requirement

Tasks

- provide support and assistance to all staff in the office on a variety of tasks
- work with multiple clients on a variety of projects
- monitor latest provincial, regional, and municipal planning initiatives
- update meeting minutes and agendas
- attending and participation at project meetings
- research land opportunities inside and surrounding the GTA
- other tasks as may be assigned

Please forward your resume by **May 31, 2008** to Travis Nolan at travisn@deltaurban.com or fax to **(905) 660-7076**.

GTA OMB News

Biologist denied access to land under appeal

In a decision issued April 29, board member **James McKenzie** denied a motion put forward by the **Blue Mountain Watershed Trust Foundation** calling for the board to grant one of its consultants access to lands owned by **Consulate Developments (Ontario) Inc.** The motion is with regard to appeals by Consulate against the failure of the **County of Simcoe** to approve a plan of subdivision and enact a proposed zoning by-law amendment to permit development of a residential subdivision in the **Town of Collingwood**. Consulate has also appealed several provi-



sions of the existing Collingwood zoning by-law and, along with **Peter Stransky, Denis Martinek, Bass Bay Cottagers Corporation, West Black Bass Bay Owners Corporation, Elderland Developments Inc., Ann Wall, Roy Fisher, Pretty River Academy, Synergies Inc., Yeo Ho Ho Inc., Robert Fumo and Piero Basile**, Consulate has appealed Collingwood's new official plan.

Blue Mountain's motion requests that its consultant biologist **Sarah Mainguy**, be granted access to Consulate's lands to contribute information to the peer review of environmental studies submitted by Consulate. Evidence to be presented at the hearing would also be gathered.

The town and the county supported the motion.

Consulate counsel **J. Pitman Patterson (Borden Ladner)** asserted that if Blue Mountain's consultant deems the environmental study inadequate, there is no need to visit the site.

The board denied the motion, citing Mainguy's own affidavit evidence outlining her definition of a peer review, which the board interpreted as requiring no need for field research.

Solicitor **Leo Longo (Aird & Berlis)** represents the Town of Collingwood. Solicitor **Robyn Carlson (Graham,**

Wilson) represents the County of Simcoe. Solicitor **J. Pitman Patterson (Borden Ladner)** represents Consulate Developments (Ontario) Inc. **Don Kerr** acted as agent for the Blue Mountain Watershed Trust Foundation. (See OMB Case No. PL040510.)

Date set for Orillia condo appeal

In a prehearing decision issued May 2, board member **Jason Chee-Hing** set the date for the hearing of appeals by **Orchard Point Development Corporation** against the failure of the **City of Orillia** to approve a plan of con-

CONTINUED PAGE 11

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dominium and amend the official plan and zoning by-law to permit a residential development at **63-80 Orchard Point Road** and **55 Clifford Street**, southwest of Rama Road and Highway 12.

Orchard Point Development Corporation proposes to re-designate the site from employment area and environmentally sensitive to living area and to rezone the lands to permit high-density residential development. The site is currently zoned second-density residential, environmental protection and tourist commercial. Orchard Point Development proposes developing three condominium buildings with 164 units, as well as recreational and service accessory buildings.

Orchard Point Community Association was granted party status. The board set the date for the nine-day hearing, to begin September 15. July 8 was set aside for mediation discussions.

Solicitor **David Bronskill (Goodmans)** represents the Orchard Point Development Corporation. Solicitor **Marshall Green (Graham, Wilson & Green)** represents the City of Orillia. Solicitor **Eric Gillespie (Cunningham & Gillespie)** represents Orchard Point Community Association. (See OMB Case No. PL071142.)

New parties to Vaughan trucking appeal

In a prehearing decision issued April 29, board member **James McKenzie** provided an update on appeals by **Amar Transport Inc.** against the failure of the **City of Vaughan** to enact official plan and zoning by-law amendments to permit additional uses at **7290 Major Mackenzie Drive**, east of Highway 50.

Amar Transport proposes to re-designate the site from agricultural to employment area and rezone the land from agricultural to general industrial. The proposal calls for the development of a trucking terminal and associated uses, include processing, warehousing, storage, transportation and distribution facilities.

The **Region of Peel** and the **City of Brampton** were



granted party status. Abutting property owner **Jim Fraser** was granted participant status.

The board set the date for the eight-day hearing, to begin September 2.

Solicitors **Christopher Williams** and **Patrick Harrington (Aird & Berlis)** represent Amar Transport Inc. Solicitor **Claudia Storto** represents the City of Vaughan. Solicitor **Stephen Garrod (Garrod Pickfield)** represents the Region of Peel. Solicitor **Christopher Cooper** represents the City of Brampton. (See OMB Case No. PL070994.) **NRU**

CASE CLOSED...



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GTA People

Peter Crockett, Halton Region's commissioner of planning resigned from his position last month, stating that he will be pursuing

other career interests. The region is actively searching for a replacement to fill the post.

Francesco Valente has been appointed a judge to the Ontario Court of Justice effective May 14. Valente was called to the

Bar in 1984 and has been a director of the Thunder Bay Law Association serving on a number of its committees.