

3

Council sides with developers in Oakville

Development News

4

Mixed-use in Markham

Growing municipalities turn to surcharges

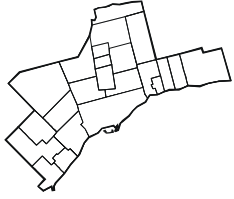
6

Smart growth criticism

Plus

Regional News

OMB News



# Novae Res Urbis

## GREATER TORONTO AREA EDITION

formerly GTA Municipal News

Wednesday, June 5, 2002 • VOL 5 • No 23

### A new name, a new look

BY IAN GRAHAM, PUBLISHER

As we approach our fifth year in business and the fourth anniversary of our Greater Toronto Area newsletter, I am pleased to launch a new name and look for GTA Municipal News. *Novae Res Urbis* - literally translated from the Latin as New Things of the City - used as our flagship banner for our Toronto newsletter for the past five years, is now a registered trademark with **NRU Publishing Inc.** With this week's edition, we have decided to rename GTA Municipal News to *Novae Res Urbis Greater Toronto Area Edition*. Effective Friday, June 7, our Toronto newsletter will become *Novae Res Urbis City of Toronto Edition*.

The name change also comes with a new and improved look. Our involvement with publications in the United Kingdom (through **Greater London Publishing**) and our recent venture into the Montreal market with *Novae Res Urbis Montréal*, has enabled us to develop a new layout style that we believe enhances the content. Love it (or hate it) *Novae Res Urbis* has been established as our quirky trademark, and one I believe will pass the test of time. We have recently invested in new design software to allow more opportunities for charts, pictures, tables and diagrams to complement our stories. We have also committed more resources to our graphic design and layout functions. With the introduction of colour in the design, we hope more of our subscribers consider switching to email, from the fax version. We believe the new format is not only an aesthetic change, but makes the content more accessible and easier to read. We appreciate the comments from our readers that spurred this metamorphosis.

continued page 2

### GTA campaigns boosted by developers

BY KAREN WIRSIG AND MAYA HARRIS

Companies in the development industry, such as builders, developers and planners, contribute significantly to municipal campaigns. For **Robert MacDermid**, a political scientist at **York University** who is researching campaign donations from the 2000 elections in several GTA municipalities, the situation is not surprising since municipal councils make the decisions on the raw material of the development industry: land.

MacDermid told *NRU GTA Edition* that politics needs to be viewed according to how candidates are funded. "There is a relationship between the money you can spend (as a candidate) and your success," he said. "Money matters."

*NRU GTA Edition* has examined the financial returns of successful candidates in **Ajax**, **Pickering** and **Oakville** in light of concerns raised about the influence of the development industry in recent planning decisions in those municipalities. (See *GTA Municipal News*, May 29, 2002.)

continued page 2



ASSOCIATION of ONTARIO LAND ECONOMISTS presents

### Thirty Years of Public Real Estate Some Reflections

with guest speaker

**Ira Gluskin**

President and Chief Investment Officer of Gluskin Sheff & Associates Inc.

Tuesday, June 25, 2002

Ontario Club, Cocktails at 6:00, Dinner at 7:00 for more information call 416-934-5166 or visit our website at [www.aole.org](http://www.aole.org)

## A new name, a new look (FROM PAGE 1)

Our attention to improvement is not limited to design but includes content. With the advent of the provincial Central Ontario Smart Growth Panel and the refocusing of GO Transit on the Golden Horseshoe, decision-making and municipal initiatives from beyond the GTA boundaries are increasingly relevant to GTA decision-makers. To keep our readers better informed, *Novae Res Urbis Greater Toronto Area Edition* will begin to cover relevant news from neighbouring municipalities, such as Barrie, Hamilton, and Niagara and Waterloo regions, which impact the GTA region. This is in addition to the regular weekly coverage that includes municipal activities, development applications, and OMB News.

As always, we like to hear from our readers - whether it's about story leads, people changing careers, upcoming events or feedback on our coverage. •

## GTA campaigns boosted (FROM PAGE 1)

Companies readily identifiable as being part of the development industry contributed nearly half of the \$25,000 raised in Ajax, at least 38 per cent of the \$188,242 raised in Pickering, and about 20 per cent of the \$60,350 raised in Oakville.

In **Vaughan**, nearly all the money donated was from corporations, according to MacDermid. He said more than 61 per cent of the money raised by all candidates in the election, a total of \$677,289, was contributed by companies in the development industry. In all, 92 per cent was donated by all types of corporations, leaving only 8 per cent from others, including individuals and trade unions. The proportions suggest it is very difficult to fund a campaign without taking money from developers and other businesses.

A minority of candidates in Oakville and Ajax reported no external fundraising activities and minimal campaign expenses, indicating they financed their own campaigns. **Joe Dickson** and **Pat Brown** of Ajax did not fundraise. Oakville's **Kevin Flynn**, who was acclaimed as a regional councillor, did not raise any funds, while **Linda Hardacre**, elected as a local councillor, spent \$4,135 of her own money on campaign expenses. **Mayor Steve Parish** of Ajax raised \$4,700 for his campaign primarily from individuals living in Ajax. **Mayor Ann Mulvale** of Oakville, who raised \$26,440, also received the bulk of her contributions from individuals and small businesses in Oakville.

North Oakville councillor **Jeff Knoll**, who beat an incumbent in 2000, raised more than one-third of his \$8,099 campaign from developers. The incumbent, **Liz Behrens**, raised \$1,100. The ward is at the centre of the controversy over future growth in the town, which approved OPA 198 last week allowing urban development on much of the 7,600 acres north of Highway 5 that now hold a rural designation. Knoll, who voted in favour of OPA 198, lists and defends his campaign contributions on his website, [www.jeffknoll.org](http://www.jeffknoll.org).

You will note that, yes I did accept money from developers. But also from businesses and individuals," Knoll's website states. "What does a contribution to my campaign get a developer - NOTHING special - other than the satisfaction of knowing that they have supported a candidate who is going to weigh all the facts and make decisions that are in the best interests of the people that elected me.

"Elections are expensive to operate and the only way to level the playing field so that all candidates have an equal opportunity, is to set up expense limits and allow candidates to accept contributions."

However, Oakville council newcomer **Allan Elgar**, who has been leading opposition on council to OPA 198, won the last election after raising about one-fifth of the money raised by his opponent, incumbent **Stephen Sparling**. It was the only upset in an election that saw seven of thirteen council members acclaimed, including the mayor. Elgar told GTA Municipal News he believes the public opposition to OPA 198 and the proposed urbanization of the last remaining rural land in Oakville will translate into "a little more action in local politics" during the next election. "I think people are starting to wake up," he said.

*continued page 3*

**NOVAE RES URBIS**  
**GREATER TORONTO AREA**

**Ian A.R. Graham, Publisher**  
(iang@nrupublishing.com)

**Lynn Morrow, Editor**  
(lynnm@nrupublishing.com)

**Karen Wirsig, News Reporter**  
(karenw@nrupublishing.com)

**Maya Harris, Planning Reporter**  
(mayah@nrupublishing.com)

**Jeff Payette, Layout**  
(jeffp@nrupublishing.com)

### **SALES/SUBSCRIPTIONS**

(circulation@nrupublishing.com)  
Annual subscription rate is \$299.  
Complimentary trial subscriptions are available.  
Advertising rates available upon request.

**NRU Greater Toronto Area Edition** is not to be redistributed without the written consent of the publisher.

**NRU Greater Toronto Area Edition** is published 50 times a year by fax or e-mail by NRU Publishing Inc.  
12 Mercer Street, Suite 400  
Toronto, Ontario, M5V 1H3  
Tel: 416.260.1304 Fax: 416.979.2707

## Council sides with developers in Oakville

Oakville council approved last week the controversial official plan amendment that will bring urban development north of Highway 5, in a move opponents have called a puzzling reversal. OPA 198 brings 7,600 acres into the town's urban envelope, despite the fact that the environmental studies council requested last March before approving the amendment are not yet completed.

"What is council doing passing an OPA now?" asked **Renée Sandelowsky** of resident group **Oakville Green**. "One has to wonder what kind of pressure they are getting from developers, and why they are so scared of developers and the OMB." Developers launched appeals to the **Ontario Municipal Board** earlier this year, wanting to go ahead with planned developments in the area. With the passage of OPA 198, the town's position will be similar to that of the developers, **Bressa, Trinison, Mattamy Homes and Green Ginger Developments (Great Gulf) Company**.

Lawyer **Jeffrey Davies** of **Davies Howe**, who represents Bressa, said he hopes a settlement can now be reached with the town. "We expect that the town's approval (of OPA 198) will help to inform its position at the hearing," he told GTA Municipal News, adding that the issue will likely come down to what the opposition groups decide to do.

Oakville Green, which has "hundreds of supporters" from all across Oakville, is in the midst of weighing its options, Sandelowsky told GTA Municipal News. The group is being supported by **Environmental Defense Canada**, a non-governmental organization with legal staff. "We will do whatever we need to do to conserve those lands," she said.

However, Sandelowsky added, the group is now hoping the provincial government will step in, perhaps through the smart growth policy or through new legislation. Toronto **MPP Mike Colle** introduced a bill last week to protect the Trafalgar Moraine, situated within the disputed lands, which is similar to the act that now protects the Oak Ridges Moraine. Oakville Green is also circulating a petition asking the **Ontario Realty Corporation** not to sell any of the 1,100 acres it controls in the area to developers.

"We feel betrayed," Sandelowsky said "We don't have the time and energy to waste on our council anymore." •

## Development News

### Richmond Hill

#### Site amendments for residential subdivision

**Monarch Construction Ltd.** has submitted a rezoning application for a 13.44 ha. site located east of **Bathurst Street**, off of **Rideau Street**. The proposal would permit a minimum lot area of 189 sq. m. for street townhouse lots zoned RM1, a minimum lot frontage of 17 metres for two semi-detached blocks zoned RD2, and an increase in the maximum lot coverage from 40 per cent to 43 per cent for 126 single detached residential lots zoned R2, R3, R4 and RWS1 in the Elmway subdivision. The proposal would result in a net increase of two residential units. •

### GTA campaigns boosted (FROM PAGE 2)

For MacDermid, who has looked at campaign contributions at the provincial and federal levels and has studied other jurisdictions, "the level of disclosure is deplorable" for municipal campaigns, where he also said there is "less uniformity and oversight." He pointed out that, in the U.S., candidates must disclose their contributions as they receive them, even before the election. The municipal returns in Ontario were only available in April 2001, nearly 4 months after the elections took place. As well, MacDermid said, the fact that candidates can retain their campaign surpluses for future elections can serve to scare off potential rivals. •

## ADVISORS

REAL ESTATE CONSULTANTS AND APPRAISERS.  
SOLID ADVICE BASED ON REAL WORLD EXPERIENCE.

For updated market information, visit [royallepage.com/advisors](http://royallepage.com/advisors)

T 416.359.2363 F 416.359.2602

[advisors@royallepage.com](mailto:advisors@royallepage.com)



# Mixed-use, pedestrian oriented downtown for Markham

The proposed new Markham centre, to be located southeast of **Warden Avenue** and **Highway 7**, fulfills goals outlined by the town and York Region by providing a transit supportive, pedestrian oriented mixed-use development. As detailed in plans released last week, the development by the **Remington Group** of a 98 ha. property located between **Highway 407** and the Rouge Valley, between Warden Avenue and the GO Transit line west of **Kennedy Road**, would form a major portion of the new downtown.

The proposal is to house 8,120 residents living in 3,450 apartments and townhouses, and provide 16,200 jobs in 349,412 sq. m. of commercial, retail and institutional space. Overall, the proposed downtown is to be home to 25,000 people, and provide 17,000 jobs.

At the centre of the site will be Park Lake, a 2.37 ha. man-made lake that will link the community to the Rouge Valley. As well, the Civic Mall, a tree-lined promenade, will provide an east-west pedestrian route through the entire development, from Warden Avenue to the Unionville GO Station. Both are highlighted as key features of the development.

Buildings are proposed to range from three to 12-storeys, with the largest located in the centre of the development. The downtown core, located just west of Park Lake, will be a Market Square adjacent to a 26,884 sq. m. commercial and leisure complex

with 286 apartments, located on the upper storeys. West of the square, is a high street district, typical of an English town's shopping centre. The southern portion of the site is to be the employment district, and residential neighbourhoods will be located east and west of the downtown core. The western neighbourhood will contain 235 freehold townhouses of three- to five-storey and about 855 apartments in eight-storey buildings. The eastern neighbourhood will contain 128 townhouses and 568 apartments in a variety of forms, including conventional townhouses, brownstones with rear-lane parking, and prominent six- to eight-storey apartments lining the Civic Mall.

Less than two-thirds of the development site will be built up, with the remainder given over to parks, open spaces and roads. The plan is designed to be transit supportive and friendly to pedestrian and cyclists. For increased access, **Birchmount Road** will be extended through the site, and the future **Enterprise Boulevard** will be the main east-west connector road.

**Rudolph Bratty**, president of Remington, describes the project as very different and challenging. "Over the past two years, we have revised this plan many times to accommodate the needs of the town and the region and to meet growing public demand for development that doesn't lead to more urban sprawl and more traffic congestion." •

## Growing municipalities turn to surcharges

BY BILL WINEGARD

Faced with the challenge of building new facilities while maintaining old ones, more municipalities are adding surcharges onto their existing fees and user charges. And, like the famous temporary income tax of 1917, surcharges are here to stay.

Non-tax revenues from fees and charges account for a large proportion of the operating budget of area municipalities around the GTA. For example, in 2001, 18 per cent of **Orangeville's** operations was funded by various fees and charges. In **Halton Hills**, that figure was similar, and in **Caledon** it was 27 per cent, up from 21 per cent in 1997.

A 1997 Survey done by **CN Watson and Associates** for the **Municipal Finance Officers Association** showed over 125 specific categories of user charges,

excluding utilities, each being used by a minimum of six municipalities. Most were quite common, such as bus fares, arena and soccer field rentals, library overdue book fines, building permit and rezoning fees, parking fines, dog tags, and fire department charges for Ministry of Transportation call-outs. During the "social contract era," most municipalities looked hard at such sources of non-tax revenue.

Now, faced with service demands that could translate into large tax increases, municipalities are looking again at the potential for non-tax revenue. The news is that several municipalities are adding surcharges, on top of their basic fees, to help pay for construction, repairs, and other one-time costs. The most fertile breeding ground for surcharges around the GTA, is in parks and recreation.

*continued page 5*

## Growing municipalities (FROM PAGE 4)

In **Burlington**, an ice-rental surcharge of \$24 per hour (youth) and \$38 per hour (adult) took effect in 1998. After opposing the city's call for private proposals to build a new twin-pad arena, the ice user groups agreed to the surcharge to pay off the city's 15-year \$5.5 million loan for the new twin-pad. The amount of the surcharge is adjusted annually to match the debenture payment.

The new **Tansley Woods** pool/gym/community centre, in Burlington, has surcharges ranging from a few cents per swim lesson up to \$70 per wedding reception space rental, which are put aside in a repair and renovation account. The same principle has been applied at other facilities including a seniors centre and a heritage mansion. According to city facilities and sports manager **Dennis Sisko**, "It's not an official policy, but council has now approved enough examples that the community can see a general direction that council would like to go." At the same time, adds Sisko, the ability to raise money for the future through surcharges has to be balanced by the level of fees that the market will bear.

**Ajax** has recently placed a surcharge on its sports field rental rate to help pay the cost of the outdoor Sportsplex now under construction. **Newmarket** has a \$1 per ticket surcharge at its theatre, the proceeds going to a reserve for repair and renovation. **Orangeville** is considering a debt-repayment surcharge on user fees at the pool/arena complex that is now in the planning stages.

**Oakville** has been a pioneer in the use of surcharges that are used to build reserves to repair, renovate and replace equipment. "The first one, in 1992, was a surcharge on tickets at our theatre," remembers resident **Frank Cooney**. "In 1996, we added a \$10 per hour surcharge on ice-time, which puts about \$150,000 a year into a specific reserve for arena projects and equipment. Since then we have reserves and surcharges for fitness centres and aquatics facilities. The users are happy to know that at least the money will go directly into the facility they use and not into a big pot." Caledon has developed the surcharge concept more fully than most. A 10-year add-on of \$10 per dog licence will help pay for the new animal shelter. A three-year surcharge at each of the town's three arenas will fund the replacement of ageing zambonis. The building permit fee is designated both to the development of the AMANDA computerized tracking system, and to fund litigation costs and the up-front costs of repair or tear-down orders. A portion of the

revenue from its new pool and fitness centre will pay off the \$900,000 10-year loan.

There are obvious constraints to boosting fees, such as retaining recreation participation rates and compliance with permit requirements. Nonetheless, the surcharge concept is likely to grow, based on the experience of those municipalities that have tried it. It is accountable and transparent to users and generally more popular than not having either the new facilities built or older facilities renovated. Also, it can promote a sense of partnership between users and the municipality. Since the 1997 amendments to the *Development Charges Act*, many growth-related facilities would require hard-to-come-by tax dollars, unless increased user charges fill in the gap. To many, the move toward fuller cost-recovery is more equitable than asking the property taxpayer to subsidize hockey players, golfers, and builders. Finally, in the relatively prosperous GTA, the market will generally bear it.

Trends in provincial legislation and municipal accounting are supporting a better awareness of program and facility costs, and therefore supporting fuller cost-recovery. The new Municipal Act will require municipalities to account specifically for and report to the public on the cost of administering and enforcing their business licenses. The proposed Bill 124 amendments to the *Building Code Act* will require the same with respect to building code enforcement costs in 2004. The regulations for the 2001 Municipal Performance Measures submissions require that indirect costs, such as IT and payroll, be allocated to program costs. Municipal treasurers, under the aegis of the **Ontario Municipal CAOs Benchmarking Initiative**, have developed conventions for allocating the depreciated cost of infrastructure toward the cost of services. Project manager **Michael Boggs** remarks, "Those councils that want to look at fuller cost-recovery will be better equipped to do so when they know what it really costs to run their facilities and maintain their infrastructure."

A number of municipalities will be considering all of these factors in the near future as they review their cost-recovery objectives and pricing policies for municipal facilities. **Innisfil**, **Newmarket**, and **Burlington** are among the many with such reviews underway. Surcharges in **Oakville**, **Caledon**, and elsewhere are likely to be just the beginning of fuller cost recovery from user charges among the growing municipalities on the edges of the GTA. •

*Bill Winegard consults across the province in areas of municipal management, finance and economic development.*

# Regional growth plan sparks smart growth criticism

A regional growth plan by the **City of Toronto** that was recommended last week by the city's **Planning and Transportation Committee**, sparked some critical comments about the differing views as to what exactly is smart growth and what the Smart Growth Panel is doing in its closed door meetings to provide advice to the province regarding development in central Ontario. By the end of 2002, the panel is to develop a vision for central Ontario, identify the growth-related priority issues, and recommend strategies for addressing those priorities.

The report, "Components of a Regional Growth Strategy to Improve the Quality of Life in the Toronto Region", recommends eleven elements that should be included in a regional growth strategy. Councillors **Brian Ashton** and **Peter Milczyn** both supported the recommendations and used the opportunity to question the setting up of the Smart Growth Panel. Ashton was critical of the shift from the **Greater Toronto Services Board** to the panel, saying those appointed were generally on side with the views of the province. He added that the

smart growth movement was encouraged by private sector ventures that saw similar projects occurring stateside and had the ear of the province. Milczyn said the panel is "developer driven." Ashton added that if the region is to be successful, "we are going to need the tools outlined in this report."

Previously, Toronto Council had requested the province to establish a body of elected representatives with the mandate to concentrate on major regional growth issues including: development of a regional growth strategy, planning and delivery of major transportation systems, co-ordination and delivery of major water, sewer and storm water infrastructure, and co-ordination of plans to address region-wide environmental concerns.

If endorsed by council, the plan is to be submitted to a number of provincial, federal and private sector agencies, as well as the Mayors and Regional Chairs of the Greater Toronto Area, the **Toronto Board of Trade** and **GO Transit**.

## REGIONAL NEWS

### GO Transit wins transportation awards

GO Transit has won two transportation industry awards of excellence for an innovative anti-lock braking training program, and for the safety and skill of one of its best drivers. GO won the Transportation Program of the Year Award for its training video, *Bus Airbrakes: Going with the Future*, which introduces professional bus drivers to the unique features of buses equipped with disc and anti-lock braking systems. The video was created and produced by GO staff. GO bus driver **Fred Flisnik** was honoured for his exceptional work and commitment, receiving the prestigious Passenger Transportation Employee of the Year Award. Flisnik, who began with GO in 1990 and now drives in the Brampton corridor, also holds a 25-year collision-free Safe Driving Award and the Ontario Motor Coach Association's 2001 Driver Hall of Fame Award.

### Durham Region

#### Regional OPA for expansion of aggregate resource extraction in Brock

Staff is recommending adoption of OPA 79 submitted by **Brock Aggregates Inc.** to permit expansion of two aggregate extraction areas in the **Township of Brock** subject to conditions. Conditions, that the **Ministry of Natural Resources** requested be included in the licence, include protection of the **Beaverton River Wetland Complex**, dust and noise control measures, groundwater monitoring, comprehensive well monitoring, development of a specific spills program and an emergency action plan and purchase of environmental insurance with the region being co-insured. The matter is to be considered by council June 19.

#### Growth in building permit activity in Durham

The region experienced growth in total building permit activity during the first quarter of 2002 by 64.4 per cent from \$124.9 million in 2001 to \$205.3 million in 2002. The bulk of the increase is attributed to strong growth in the residential sector, in particular in the **Town of Ajax** and the **City of Oshawa**. Non-residential building permit activity increased by

*continued page 7*

33.7 per cent from \$33.6 million in 2001 to \$45 million in 2002, due primarily to construction activity in the institutional and government sectors, including a new long-term care facility in **Pickering** and additions to Durham College in **Oshawa**. The commercial, industrial and agricultural sectors did not perform as well, experiencing a decline of 33.7 per cent over the same period last year. The largest decrease occurred in the industrial sector that fell 69.9 per cent over last year. This is in part due to a high concentration of warehouse construction in the first quarter of 2001 that was not repeated this year. The GTA experienced a decrease of 9 per cent in total building permit value during the first quarter of 2002, attributed to a 35.8 per cent decrease in non-residential activity. Residential building permit activity increased by 5.5 per cent, although new unit production decreased by 3.9 per cent.

## Peel Region

### Peel charges residents for garbage over three-bag limit

Last week, Peel Regional Council endorsed the implementation of a fee for garbage tags effective September 16. The region will apply a one-dollar fee to each tag resident's place on garbage bags or containers over the weekly three-bag standard. The new one-dollar garbage tags will be available for purchase in mid-August at various locations throughout the region or by calling the region's WASTELINE. "Council has taken the necessary steps to ensure the region delivers reliable, cost-effective and environmentally responsible waste management services," says **Emil Kolb**, regional chair. "This program is integral to reducing the region's reliance on landfill for waste disposal. Our long-term goal is to divert 70 per cent of Peel's waste from landfills by 2016."

Since the introduction of the three bag standard program last June, the region has noted a significant increase in waste diversion. Garbage collected by the region has decreased by seven per cent; recyclable containers collected in the blue box program have increased by 38 per cent, while the recovery of paper-based products in the grey box program has increased by nine per cent. These results are attributed to the re-introduction of weekly blue and grey box collection, the launch of the three bag standard program and increased public awareness.

### Peel's Britannia sanitary landfill closes June 29

Having served as the Region of Peel's primary landfill site for more than two decades, the Britannia Sanitary Landfill, located at **5700 Terry Fox Way** in **Mississauga**, will close June 29, when it is projected to reach full capacity. Under a five-year contract with **Wilson Logistics Inc.** and **Republic Services Inc.**, the region will begin hauling waste to Michigan on July 2, 2002. All waste not directed to KMS Peel, the energy from waste facility serving the region, will be delivered to the **City of Toronto's Disco Road Transfer Station**, where it will be loaded and transported to **Michigan's Carleton Farms Landfill**. In preparation for the closure of Britannia, the KMS Peel facility has been expanded to process an additional 36,000 tonnes of garbage per year.

### Brampton testing use of biodiesel fuel

"Testing is now under way on 16 of our trucks over the next three months," said **Alex MacMillan, Commissioner of Works and Transportation** with the City of Brampton. "If this pilot goes well, and we are anticipating it will, we hope to expand the use of biodiesel fuel to most of the city's 415 vehicles and up to 130 Brampton Transit buses."

The city vehicles that are part of the testing are fuelled with a B20 blend of diesel and virgin soybean oil, reducing emissions from the vehicles' exhaust by about 27 per cent. The city hopes to increase the soybean content of the fuel in the summer to a B50 blend, which is half diesel and half soybean oil. This mixture is said to reduce emissions by about 70 per cent.

A supplier in Toronto has committed to bringing the fuel to Brampton's vehicles during the test period, and more permanent arrangements will be made if Brampton chooses to expand its use of biodiesel fuel. Biodiesel is in use in the private sector with Toronto Hydro, in some American states, and in large U.S. transit and transport fleets.

### Brampton businesses win marketing awards

**eBiz Toronto**, a non-profit organization led by Brampton businesswoman **Anya Colussi**, and **Flachsmann Canada Limited**, a Brampton-based flavouring and botanical extracts manufacturer, have received **Greater Toronto Marketing Alliance** Awards of Excellence. Flachsmann, a multinational company with its North American headquarters in Brampton produces flavourings and herbal extracts for manufacturers of food, beverages, health foods, dairy products, and pharmaceuticals. eBiz is a non-profit organization that promotes e-business.

*continued page 8*

## Brampton wins FCM-CH2M Hill award

The **City of Brampton** has won a Federation of Canadian Municipalities FCM-CH2M HILL Sustainable Community Award for excellence in municipal service delivery, contributing to sustainable community development. The FCM-CH2M HILL award was presented to the City of Brampton for improving transit ridership and accommodating growth. In 1996, Brampton Transit implemented a program to develop safe, efficient and appealing services. From 1996 to 2001, the city was successful in increasing ridership by 41 per cent while reducing operating costs for the transit system.

## Mississauga to study lower parking standards for affordable housing

The **City of Mississauga** has been awarded a grant of \$10,000 to undertake a parking demand study to determine whether parking standards can be reduced for affordable rental housing as a means of increasing the affordability of these dwellings. This grant was funded by **Canada Mortgage and Housing Corporation's** affordability and choice today program.

"Apartment buildings with reduced parking cost less to develop and these savings can be passed on to the people who will be living in them. The cost savings are significant - one underground parking space in a high rise apartment costs approximately \$20,000," said planning and building Commissioner **Tom Mokrzycki**. The study will help to understand the amount of parking necessary at a given building. The grant will be used to hire a qualified parking consultant who will gather vehicle ownership rates, conduct field survey work, and determine the parking demand for both residents and visitors at given sites.

The project will be carried out under the direction of city planning staff. The **Greater Toronto Homebuilders Association** will provide input to the study and act as a liaison to the building industry to assist in publicizing the results of the study. Mississauga Council will consider recommendations for amendments to parking standards that result from the study.

## York Region

### York Region gets honourable mention for water conservation efforts

The region received an honourable mention in the FCM-CH2M Hill awards. Launched in 1998, the region's six-year water for tomorrow program is designed to reduce water consumption through the free installation of water conservation devices in homes and businesses. The program's major goal is to save more than 19 million litres of water each day.

That is enough water to supply a town of 50,000 people. Currently York Region is saving 13.2 million litres of water per day.

## Markham to expropriate lands abutting German Mills Settlers Park

On May 28, **Markham Council** authorized the town to begin the process of expropriating lands that abut **German Mills Settlers Park**. The expropriation of the **Jessamyn Holdings** property on the west side of **German Mills Road**, immediately south of **John Street**, will preserve the community's supply of forest lands as well as public access to the park. The province is to assist with the funding through an **Ontario Realty Corporation** land transfer, subject to the Jessamyn property being retained by the town as parkland. The province's contribution, along with the financial support from **York Region**, the **Evergreen Foundation** and **Friends of Settlers Park** through a public fundraising campaign, enabled the town to proceed with the acquisition. The town will soon file the application for approval to expropriate. The vacant 1.83 acres Jessamyn property was treated by residents as parkland for at least 30 years. In 1999, Jessamyn Holdings approached the town with a development proposal for the lands. The owner appealed to the **Ontario Municipal Board**, which approved the development application subject to certain revisions. In July 2001, council directed that discussions be held with the owner for the purchase of the property and funding partnerships be explored.

## Hamilton

### Smoking by-law in effect

With the new smoking by-law in effect June 1, the City of Hamilton will monitor establishments that are not complying and ensure that its requirements are understood properly. The announcement follows an extensive campaign to educate affected businesses and the public about the impending change. Businesses that do not comply will receive additional education along with a warning. Further action will be taken as necessary. "From what we have seen in other municipalities with new smoking by-laws, we know that most workplaces and public places will comply from the outset," said **Dr. Monir Taha**, acting medical officer of health. "There will be some places that won't be in compliance. We will sort out whether the problem is due to a lack of information or understanding or if it is intentional. We are prepared to take all necessary steps."

*continued page 9*

### Waterloo Region

#### Waterloo receives award for water resource protection

The **Regional Municipality of Waterloo** has been awarded a FCM - CH2M HILL Sustainable Community Award. The award is in recognition of a strategy that is being implemented by three program areas: new business development policies, the rural water quality program and the business water quality program.

With the combination of the rural business water quality programs, the region has been progressive in promoting environmental responsibility and sustainable land use. These innovative programs have been the result of a series of studies that have helped develop a better understanding of the region's water resources and what is required to save them. This approach fulfils economic, environmental and social aspects of the region's water management responsibilities and helps to improve source water quality for all of the region's residents.

In 1994, Waterloo adopted a water resources protection strategy that established a ten-year, comprehensive program to improve the quality of water resources and of the Region's drinking water supplies. The core programs are at various stages of completion. Planning policies for new business development near water supply wells were adopted in the regional official plan policies in November 2000.

The rural water quality program, initiated in 1998, is in its fifth and last year of implementation, and the first year of a five-year business water quality program was initiated in 2001. Together these programs contribute to implementing one of the first and most comprehensive source-water protection programs in Canada.

### Barrie

#### City implements next phase of restructuring

In November of 2001, council adopted a new organizational structure to streamline current departments and divisions into three core business units. The works and community services unit will deliver all physical operations and services by consolidating municipal works, parks and recreation, and fire and emergency services. The planning and development services unit will merge planning with economic development to improve response time, streamline the approval process and improve "one window" customer services. The corporate services unit will support all internal business functions of the corporation, including the clerk's office, treasury, information systems and human resources. This new organizational structure reinvents a 30-year-old structure and will allow the city to join the municipal mainstream.

## ONTARIO MUNICIPAL BOARD NEWS

### Hearing for quarry adjourned

In a decision issued May 21, board members **James Mills** and **Calvin Beach** permitted a motion to adjourn the appeals by **Stan** and **Barbara McCarthy**, referred by the **Minister of Natural Resources**, to allow a quarry on lands located on part of lot 1, concession 1 in the **Township of Ramara**. The adjournment allows more time for the parties to review new traffic and hydrogeological information. Solicitor **Ed Veldbloom** represents the Township of Ramara. **David White** is the solicitor for Stan and Barbara McCarthy. Solicitor **Quinto Annibale (Loopstra, Nixon)** represents **Brock**

**Township**. **Steven Karnay** is the solicitor for the **Region of Durham**. Solicitor **Juli Abouchar (Birchall Northey)** represents the **Trent Talbot River Property Owners Association**. **William Koughan (Russell, Christie, Miller, Koughan, Winnitoy)** is the solicitor for the **Municipality of Kawartha Lakes**. Solicitor **Joan Brennan (Brennan & Brennan)** represents **Jodi McIntosh** and **Marchand Lamarre**. **C. Laing** represents the **Ministry of Natural Resources**. (See *OMB Case No. PL010623*.)

*continued page 10*

## Peel Region

### Development allowed in appeals regarding Mississauga city centre

In a decision issued May 21, board member **Robert Beccarea** set a further pre-hearing date and considered a number of motions related to the appeals by **1432997 Ontario Ltd., Acktion Capital Corporation, Baif Developments Ltd., 1077022 Ontario Inc., and Rogers Telecommunications Ltd.** against a decision by the **City of Mississauga** to approve OPA 20 and *Zoning By-law 0005-2001*. Additional applications by Baif for a rezoning to permit a six-storey office building and by 1077022 for a rezoning to permit 13 townhouse units were also appealed. OPA 20 introduces new policies for Mississauga city centre. The board considered a settlement reached by the city and Baif Developments Ltd. for its property located on the south side of **Burnhamthorpe Road**, north of **Webb Drive**, abutting the east side of the non-assumed **Palgrave Road** allowance. City planner **James Doran** advised the board that the proposal constitutes good planning and is consistent with the land use planning vision expressed for the city centre. The board allowed the appeal. The board also considered allowing partial approval of *Zoning By-law 0005-2001* for a 2.17 ha. property located at the southwest corner of Burnhamthorpe Road West and **Duke of York Boulevard**. The motion brought forward by **Dorsay (Mississauga) Limited and Deltera Inc.** was allowed. The board also granted a motion by Rogers Telecommunications Ltd. requesting the city to provide all transportation and related studies prepared by or on behalf of the city for the City Centre Plan Review and OPA 20. Solicitor **Michael Minkowski** represents the City of Mississauga. **John Keyser (Keyser, Mason, Ball)** is the solicitor for 1432997 Ontario Ltd. and Acktion Capital Corporation. Solicitor **Allan Leibel (Goodmans)** represents **Omers Realty Management Corporation** and **1331430 Ontario Inc.** Solicitors **Stanley Stein and Michael Walker (Osler, Hoskin & Harcourt)** represent Rogers Telecommunications. **Susan Rosenthal (Davies Howe Partners)** is the solicitor for **Baif Developments**. Solicitor **John Alati (Davies Howe Partners)** represents 1077022 Ontario Inc. **Stephanie Simmons** and **Gerald Swinkin (WeirFoulds)** are the solicitors for **City Centre Plaza Limited**. **Edgecombe Realty Advisors** is represented by solicitor **Lynda Townsend-Renaud (L. Townsend-Renaud Law Offices)**. Solicitor **Bruce Ketcheson (Reble, Ritchie, Green & Ketcheson)** represents Dorsay and Deltera. **Robert Freeman** represents **210 and 240 Burnhamthorpe Road West Inc.** and **Daniels Elm Corporation**. (See OMB Case Nos. *PL010184, PL010920 and PL010921*.)

### **Meeting the Needs of Our Community... Now and In The Future!**

The Town of Newmarket offers the best of residential, business and leisure life. Strategically located in the heart of York Region between Toronto and northerly cottage country, we are known for our outstanding amenities including scenic Fairy Lake and Holland River, both of which provide a sprawling environmental haven in the midst of a compact urban centre.



#### **EXECUTIVE DIRECTOR Newmarket Downtown Development Corporation**

Are you energetic, looking to be an agent of growth and prosperity, willing to experiment and work with a dedicated and futures oriented business core? Then the Newmarket Downtown Development Corporation (NDDC) is looking for you as our new EXECUTIVE DIRECTOR.

With your natural abilities to seek out new opportunities, promote our assets and draw new customers and retailers, you will be part of the continued rebirth of the downtown Newmarket Business Core.

Your degree in business commerce/ economics or land-use planning/geography or equivalent experience will complement your knowledge of any relevant statutes. In addition, your strong communication and presentation skills will help spread the word that downtown Newmarket is an active and growing business community.

Challenges abound in this newly created term position which allow you to draw on your experience developing growth, attraction and retention strategies; administering business components for the Board of Directors and established working committees; preparing and executing business plans and related budgets; managing the NDDC office; liaising with existing owners and operators in the downtown core; supporting expansions opportunities; and facilitating further residential, office, commercial investment/development.

For those up to the challenge, this position offers an initial six (6) month contract with a total compensation package of up to \$30,000 for this period. Success during this initial term is critical to the establishment of a more long term role and/or relationship. Resumes must be received quoting file number EX02-023 no later than 11:00 a.m. on **June 14, 2002** with initial interviews to commence June 19th for finalization on June 21st.

We thank all applicants for their interest in this position, however, only those selected for an interview will be contacted.

Human Resources Division, The Corporation of the Town Of Newmarket, 395 Mulock Drive, Box 328, Stn. Main, Newmarket, Ontario L3Y 4X7, Fax: (905) 953-5337 or email: [hr@town.newmarket.on.ca](mailto:hr@town.newmarket.on.ca)

[www.town.newmarket.on.ca](http://www.town.newmarket.on.ca)

Personal information is collected under the authority of the Municipal Act and will be used to determine eligibility for potential employment. Questions about this collection of personal information should be directed to Human Resources.

# COMING UP

## Saturday to Wednesday June 8-12

Canadian Urban Transit Association Annual Meeting, Crowne Plaza Hotel, Ottawa. Call 416-365-9800, ext. 116.

## Tuesday June 11

Oakville Green: public meeting with Mike Colle, Knox Church (Lakeshore Blvd. & Dunn), Oakville, 7:30 p.m. Call 905-847-9990.

## Thursday June 13

Judy Sgro on urban strategy, forum sponsored by the Canadian Urban Institute, Metro Hall, 55 John St., Toronto, 7:45 a.m. to 9:45 a.m. Call 416-365-0816, ext. 234.

## Friday June 14

GO Transit Board, 20 Bay Street, 10 a.m.

## Wednesday June 19

Halton Region Council, 1151 Bronte Road, Oakville, 9:30 a.m. Durham Region Council, 605 Rossland Road East, Whitby, 10a.m.

## Thursday June 20

Peel Region Council, 10 Peel Centre Drive, 5th Floor, Brampton, 9:30 a.m.

## Thursday June 27

Growing retail in the new economy, conference sponsored by the Canadian Urban Institute, Toronto Colony Hotel, 89 Chestnut St., Toronto, 8 a.m. to 4:30 p.m. Call 416-365-0816, ext. 234.

York Region Council, 17250 Yonge Street, Newmarket, 9:30 a.m.

Alan Wells Retirement Party, Le Parc Dining and Banquet Hall (Langstaff Rd. west of Dufferin), 6 p.m. Call 905-830-4444, ext. 1101.

# OMB NEWS (FROM PAGE 10)

## Durham Region

### Hearing set for Uxbridge subdivision

In a pre-hearing decision issued May 29, board member **Marilyn Eger** set the hearing date for phase II of the appeals by **863935 Ontario Inc. (Homefounders Development Joint Venture)** for OPA, rezoning and plan of subdivision for a residential development on lands known as part of lots 8 and 9, Concession 4 in the **Township of Uxbridge**. Phase II of the appeal deals with detailed design and implementation. The four day hearing is set for August 6. By June 21, the Homefounders are to provide all parties with a revised draft plan of subdivision, draft conditions and preliminary engineering submission. Solicitor **Michael Melling (Davies Howe Partners)** represents 863935 Ontario Inc. (Homefounders). **Quinto Annibale (Loopstra, Nixon)** is the solicitor for Uxbridge. Solicitor **Andrew Allison** represents **Durham Region. J. Fraser** is the solicitor representing **Vidcom Sand and Gravel (Ontario) Ltd.** The **Toronto and Region Conservation Authority** is represented by **D. Lewis.** (See OMB Case No. PL956309.)

## HEMSON

Consulting Ltd.

Providing a broad range of services

Planning & Long Range Strategy

Transportation Analysis

Forecasting

Municipal Finance

Municipal Management

Real Estate Analysis

Land Economics

30 St. Patrick Street, Suite 1000  
Toronto, Ontario M5T 3A3  
Telephone 416-593-5090 Fax 416-595-7144  
e-mail [hemson@hemson.com](mailto:hemson@hemson.com)  
[www.hemson.com](http://www.hemson.com)

**5th Annual Bedford Breakfast,  
July 11, 2002  
See page 12 for details**

# 5th Annual Bedford Breakfast

Paul Bedford, Chief Planner, City of Toronto

THURSDAY, JULY 11, 2002

7:45 - 9:45 a.m.

**Metro Hall**

Room 308

55 John Street, Toronto

Hosted by

**urban  
intelligence**

In association  
with

## “Getting Behind The City of Toronto’s New Plan”

The momentum behind Toronto's new official plan has built from year to year. Hear from Toronto's chief planner what it took to get it ready for release—and what it will take to get it approved.



Please reserve your seat early by faxing the form below to: Urban Intelligence Inc. at 416.979.2707. For more information, please call 416.979.3360.

Please make your cheque payable to:  
Urban Intelligence Inc  
12 Mercer Street, Suite 400  
Toronto ON M5V 1H3  
GST# 874346960

**FAX to: 416.979.2707**

July 11, 2002, 07:45 - 09:45 a.m., Room 308, Metro Hall

NAME \_\_\_\_\_ POSITION: \_\_\_\_\_

ORGANIZATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ PROV: \_\_\_\_\_ P.CODE \_\_\_\_\_

PHONE: (\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_ E-MAIL: \_\_\_\_\_

- NRU TORONTO EDITION OR NRU GTA EDITION SUBSCRIBER \$26.00  NON-SUBSCRIBER \$35.00  
(PRICES INCLUDE GST)
- CHEQUE ENCLOSED  CHEQUE TO FOLLOW