

# NOVÆ RES URBIS

## GREATER TORONTO & HAMILTON AREA

WEDNESDAY,  
AUGUST 10, 2022

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■ BROCK WEIGHS IN ON PROPOSED EXPANSION OF 60-YEAR-OLD GRAVEL PIT

# ROCKY ROAD

**Matt Duran**

A building materials producer and supplier that is seeking to expand a Brock Township gravel pit that has been in operation since the 1960s and is now nearing the end of its life cycle has been hearing a range of concerns from area residents about potential impacts of the expansion. But the proponent has noted that new impacts on the expanded site will be minimal, as the volume of aggregate being extracted and processed will not change as extraction at the existing gravel pit will be phased out as extraction at the expanded site is phased in, adding that the existing processing plant will be used for extractions from the expanded site and no new processing plant will be built.

At a public meeting July 25, **Township of Brock** council heard from land use planners and town residents on the proposed Sunderland gravel pit expansion, which includes a proposed license area of 35

hectares and an extraction area of approximately 22.4 hectares on land that is currently zoned as 'Rural' (RU).

**CBM Aggregates**, a subsidiary of **Votorantim Cimentos**, is seeking a zoning by-law amendment to have the land re-zoned as 'Extractive Industrial' (M4) in order to permit the expansion of the existing active gravel pit that is located along Concession 2 in Brock Township.

The pit produces around one million tons of aggregate annually, depending on market demand, and the gravel extracted from the site is used to provide materials for everything from hospitals to roads, houses, bridges and more.

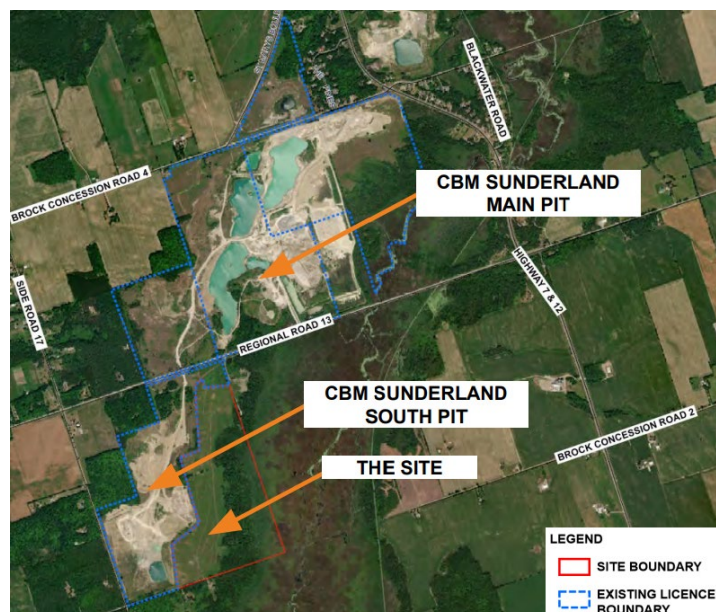
When applying for a new gravel pit or a pit expansion like the one in Brock Township, there are three levels to the application process; the first is obtaining an *Aggregate*

*Resources Act* license through the provincial **Ministry of Natural Resources and Forestry** (MNRF), followed by securing a regional official plan amendment (ROPA) (in this case, through **Durham Region**), and finally, by securing a zoning by-law amendment at the municipal level.

The *Aggregate Resources Act* application was submitted last July and deemed complete by the MNRF in August of 2021.

Durham Region is in the process of arranging peer

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Map of the existing CBM Sunderland gravel pit in Brock Township. CBM Aggregates is seeking a zoning by-law amendment to permit expansion of the pit that would include 35 hectares of land and an extraction area of approximately 22.4 hectares. The proposed site (outlined in red and marked 'THE SITE') is currently zoned 'Rural'. CBM is seeking to have the zoning changed to 'Extractive Industrial'. The existing pit comprises nearly 345 hectares of licensed aggregate lands, of which approximately 258 hectares is suitable for extraction.

SOURCE: TOWNSHIP OF BROCK

## UPCOMING DATES

### AUGUST

10 Brampton Council, 9:30 a.m.  
Georgina Council, 9:00 a.m.

Mississauga Council, 9:30 a.m.

11 Hamilton Design Review Panel, 1:30 p.m.

12 Hamilton Council, 9:30 a.m.

15 Brampton Council Special Meeting, 9:00 a.m.

16 East Gwillimbury Special Council, 6:00 p.m.

17 Whitchurch-Stouffville Council, 3:00 p.m.

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

Milton Council, 7:00 p.m.

Newmarket Committee of the Whole, 1:00 p.m.

24 Georgina Council, 7:00 p.m.

29 Newmarket Council, 1:00 p.m.

### SEPTEMBER

6 Ajax Community Affairs & Planning Committee, 7:00 p.m.

Hamilton Planning Committee, 9:30 a.m.

King Council Public Planning, 5:00 p.m.

Markham General Committee, 9:30 a.m.

Oakville Planning & Development Council, 6:30 p.m.

Pickering Planning & Development Committee, 7:00 p.m.

## PROPOSAL PRESENTS NEW VISION FOR VILLAGE AT VAUGHAN MILLS

# REMAKING A VILLAGE

Rahul Gupta

A proposal to redevelop the Village at Vaughan Mills at 255-299 Bass Pro Mills in Vaughan would transform a significant section of the 7.2-hectare site from its current incarnation as a retail 'power centre' consisting largely of home décor merchandisers and other large retail businesses into a mixed-use residential community adjacent to mass transit, retail amenities and green space.

The proposal for the 5.5-hectare site, which lies to the south of Vaughan Mills outlet mall, had its first review before the **City of Vaughan's** Design Review Panel in late July. The design concept for the proposed three-phase redevelopment of **Bentall GreenOak's** Village at Vaughan Mills would add 2,860 new residential units to the property on existing surface parking and retail space. This would include 1,500 purpose-built rental units geared for housing affordability, presenters for the proposal told members of the design review panel at the meeting.

Design concepts shared with the review panel envision a mix of low, mid and high-rise residential, retail and office buildings ranging from two to 39 storeys in, with the tallest of the future structures to be staggered by height from a proposed 'central park' in an effort to prevent excessive shadowing on open space. Also proposed for the 255-299 Bass Pro Mills site proposal are tree-lined 'green fingers' or pathways which provide active transportation connections to and from the park area and other areas on the site.

These and other design features shared with the panel are all part of a masterplan proposal that is consistent with the city's planning vision for the area to create a 'complete community' that is close to transit, retail, with abundant areas for greenspace and public animation, presenter and **Urban Strategies** principal **Mark Reid** said.

"This is an exciting project, a large project," Reid told the design review panel during the July 28 meeting. "It's a sufficient size that can actually create a

complete community, which is very exciting to us."

As presented to the design review panel, the concept proposes an integrated public realm network consisting of three new public streets — currently referred to as Street A, B, C — plus a new private service road for deliveries and other commercial activities. The new public areas would provide space for active transportation and connections to amenities off-site such as a location for proposed higher-order transit planned for the intersection of Bass Pro Mills and Jane Street, approximately a 10-minute walk east of the Village at Vaughan Mills site.

The showcase feature of the proposed green space would be the new park space. The park is an existing city project under development. The Village at Vaughan Mills proposal seeks to re-locate the park area from its current proposed location at the western part of the site to an area which would better directly accommodate a future residential community. The

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# REMAKING A VILLAGE

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2.64-hectare park would be completed within the first phase of the project. While the park is currently proposed to consist of two separate land parcels to the north and south of proposed Street A, it is possible to elevate the new roadway to allow for the park space to be unified, Ferris Landscape Architects principal Paul Ferris said.

“One of the things that we’re proposing is to elevate the street section to unify the two park blocks to the north and south [of street A] by carrying the same paving and the same grade through,” Ferris told the design review panel. “That will allow us the opportunity to close Street A for certain events, festivals or markets, during the year.”

Several specially designated Privately-Owned Publicly-Accessible Spaces (POPS) would be distributed throughout the site, which according to Ferris,

could provide new areas for gatherings, as well as creating additional opportunities for open space.

“Many of them are large spaces; some of them are small corner plazas, but they are public spaces, privately-owned publicly-accessible spaces that provide other opportunities of open space throughout their residential community,” Ferris told the review panel.

Not included within the proposal are 1.7-hectares of lands to the west of the Village,

which are currently occupied by the retailer **Leon’s Furniture**. Conversations are underway with the furniture retailer, but there is no breakthrough as of yet regarding how the Leon’s lands would fit within the Village at Vaughan Mills proposal.

“There is, of course, a need for ongoing communication and coordination with Leon’s and we recognize that,” Reid told the panel.

Vaughan Design Review Panel chair and DTAH principal **Megan Torza** said the redevelopment proposal for the Village at Vaughan Mills site has great potential, particularly with regard to creating new affordable rental housing and establishing needed green space.

But Torza also pointed to some design issues also highlighted by her fellow panel members. During the meeting, some on the review panel noted concerns for the proposed level of intensification, worrying that it might be too much for the area, as well as expressing concern around the prospect of vehicular and pedestrian traffic sharing road space. Torza also noted the distance of parts of the site from transit connections.

“We would hope that perhaps in future iterations, the adjacency to transit might help to change one’s approach... allowing for employment or office spaces to have a better direct access, so that not everybody has to take a car to come to the site,” Torza said during the meeting. 🌱

## BentallGreenOak Proposal

The BentallGreenOak OPA proposal applies to 5.5ha and will deliver approx. 2,800 residential units, 0.88ha of open space, and approx. 2.7 million sq.ft of GFA.



- Approx. Gross GFA 2.7M ft<sup>2</sup>
- Approx. Net GFA 2.3M ft<sup>2</sup>
- 2,860 residential units
- 1,500 rental residential units
- Podium and slender point tower form
- Heights ranging from 2-39 storeys
- Grade related townhouses forming parts of the building base podium
- Approx. 0.64 ha of park
- Approx. 0.24ha of POPS
- Population: approx. 5,300 ppl
- Retail: 47,545 ft<sup>2</sup> GFA
- Commercial: 34,035 ft<sup>2</sup> GFA
- The site achieves an overall FSI of approximately 4.1

Above: Presentation slide from Vaughan Design Review Panel July 28 showing a proposed site map for Bentall GreenOak’s redevelopment of a good portion of its Village at Vaughan Mills retail site in Vaughan. The developer is proposing a phased redevelopment to create a mixed-residential community adjacent to transit and with significant green space, including a central park area and other public amenities.

ARCHITECTS: HARIRI PONTARINI ARCHITECTS AND FERRIS LANDSCAPE ARCHITECTS  
PLANNER: URBAN STRATEGIES

Below: Presentation slide from Vaughan Design Review Panel July 28 showing a site map of potential built-forms for a redevelopment proposal for a significant part of Bentall GreenOak’s Village at Vaughan Mills retail site. The proposal calls for a mix of low, midrise and high-density development for residential, retail, employment and other uses. The Leon’s Furniture lands to the west are not included within the proposal.

ARCHITECT: HARIRI PONTARINI ARCHITECTS  
SOURCE: VAUGHAN DESIGN REVIEW PANEL



# BUILDING ON SUCCESS

Matt Durnan

The **Region of Peel** has opted to continue to encourage the development of more affordable and middle-income housing units in the region by making permanent its affordable rental incentives program, originally launched in May 2021 as the region's affordable housing incentives pilot program.

During its July 7 meeting, Region of Peel council approved the Peel Affordable Rental Incentives Program as an annual program, following a successful pilot that saw the region receive six applications in 2021 that resulted in three housing development projects receiving \$7.48 million in funding for 130 affordable units in Brampton and Mississauga.

The 2021 round of funding helped support the development of affordable units at 40 Lagerfield Drive in Brampton, 4094 Tomken Road in Mississauga and 18-24, 28 Elizabeth Drive and 31-33 George Street North and 25-27 Nelson Street West in Brampton.

"The pilot program generated a lot of interest from both the private and non-profit development sectors and we were very pleased with the number of applications we received," Region of Peel manager of development

systems and services **Naheeda Jamal** told *NRU*.

"In 2021, the Region of Peel hosted a launch event as well as a Q&A session on the program application prior to pilot launch; both events were well-attended and positively received by interested applicants and residents. The events allowed us to have a better understanding of who was interested in applying to the program and raised overall awareness of the program's implementation."

Now approved as an annual program, the affordable rental incentives program serves as a capital grant program that is designed to support private and non-profit developers building affordable housing, with a focus on larger, family-sized units geared towards middle-income individuals or families.

In Peel, middle-income refers to individuals or families making a combined annual income of between \$61,600 and \$110,500.

The Region is anticipating a fall launch of the ongoing program and \$2.5 million in total funding will be available this year to any private or non-profit developer seeking to build affordable rental housing in Peel, with a minimum of five affordable dwelling units.

"The Peel Affordable Rental Incentives Program is designed

to be combined with other available sources of funding," Jamal said.

"In addition, the Region is aiming to stack additional incentives with local municipalities in future rounds [of funding] to continue supporting the development sector to build affordable rental housing in Peel."

In order for applicants to the program to be eligible, they must meet a set of requirements, including proposing a minimum of five affordable units.

The affordable units must be two and three-plus bedroom units, in accordance with the region's greatest middle-income housing needs.

Units receiving the incentives must be maintained as affordable for a minimum of 25 years and the entire building must operate as rental for the duration of the agreement. Applicants must also have experience developing housing and managing rental housing or must retain the services of an organization with expertise in that field.

Ontario has been experiencing a significant housing crisis for all housing types, and affordable housing and rentals have been lagging behind other forms significantly with respect to the rate at which

they're being built.

Incentive programs like the one being implemented by the Region of Peel are important, as building rental properties doesn't hold the same level of revenue certainty for developers as building market housing does.

"When you're building a condo, you're borrowing against the down payments of the condo purchasers, and there's revenue certainty right when they start construction on a condo project; typically, 70 per cent of the units are sold—or at least 70 per cent of the revenue has been established for that project," **Bullpen Research and Consulting** president **Ben Myers** told *NRU*.

"On the rental side, your pro forma may look great at the start of construction, but as we just saw over the pandemic, rents are down 20 and even 25 per cent in some places. We've seen some unfathomable declines. There's also huge government risk because a new government could come in and say that they want rent control on all new buildings, so to say you can only increase rent by 1.5 or two per cent while inflation is at six, seven or eight per cent—it's just not a good investment for anyone to put their capital into a rental

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# BUILDING ON SUCCESS

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project when there's so much uncertainty in the marketplace.”

Certainty, or at least some modicum of predictability, is what the Region of Peel hopes to see from the implementation of this program, as they look to work with developers to create more affordable housing.

“Now that the program is permanent, it creates more consistency and predictability for the development sector and provides the opportunity to strengthen the Region's working relationship with the development industry,” said Jamal.

“It also allows us to undertake continuous program improvement and observe and respond to successes and challenges over time to ensure the program remains viable and effective. We will also be seeking an increase in capital funding for the program

starting next year.”

Incentives to build rental units have the potential to go beyond just the financial side of things, though at the end of the day, developers are looking out for their bottom line, and that has historically been at the forefront of why rental units aren't being built at the same rate as market housing.

“In land use planning, the Official Plan designations for high-density residential and then your zoning will put in place the regulations of the type of use you can build; multi-use high-density doesn't legislate in terms of the tenure,” **Toronto Metropolitan University Centre for Urban Research and Land Development** director **David Amborski** told *NRU*.

“So, a site that's zoned 'high-density residential' can either be used for condos or rental;

if you look at the pro forma or the financial analysis of the two, the return on the pro forma for the condominium is higher. For years those sites have been used for condo development rather than rental development, so that's kind of the history of why we've fallen behind, because the rental market had been so strong.”

Amborski explained that Vancouver adopted something of an incentive program based in land use rather than strictly financial terms in order to create more rental housing, although he doesn't foresee that type of program taking hold in Ontario any time soon.


“The *Planning Act* doesn't allow you to designate tenure, it only allows you to designate land use, which is the issue, and I don't see a possibility of that changing in the short run,” Amborski said.

“There were some exceptions in Vancouver...where if you wanted to get a higher density development around a transit station, if you're doing rental, you'd get a higher density where if you're building owner-occupied you couldn't. The idea was that if you wanted a re-zoning, they'd give you a re-zoning for higher density if you're doing rental.”

While creating more affordable rental housing certainly requires a multi-faceted approach, the Region of Peel feels they are well positioned moving forward and that in making the program permanent, they have added a valuable tool to their arsenal

for creating more affordable housing in Peel.

“We recognize that there is no singular way or 'silver bullet' to end the affordable housing crisis,” said Jamal.

“The Peel Affordable Rental Incentives Program is one tool that enables us to work with the experts in the development industry to assist us with building more affordable rental housing, creating livable, sustainable and complete communities.” 

HAVE A STORY TIP OR  
IDEA RELATED TO YOUR  
MUNICIPALITY?

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# MAKING PLAY INCLUSIVE

**Rahul Gupta**

A new research guide released by **Holland Bloorview Kids Rehabilitation Hospital** Bloorview Research Institute in collaboration with researchers at the **University of Toronto** and the **University of Alberta** seeks to provide guidance to municipalities on the establishment and operation of inclusive playgrounds that welcome children of all abilities. The report's authors hope that the 141-page document can serve as a useful tool for civic planners, designers, community groups and families in the planning and development as well as the operation of accessible playground spaces over the long-term.

Released late last month as part of an ongoing initiative from **Canadian Tire** to develop accessible children's play areas, the **Inclusive Playgrounds Playbook** provides direction not only for the building of such spaces, but also for the specific types of facilities and amenities needed to ensure that children with accessibility considerations and their caregivers can enjoy their surroundings as much as their able-bodied peers, report co-author and Bloorview Research Institute scientist and University of Toronto assistant professor **Tim Ross** said.

"It's not just about plunking

a playground in place that is accessible," Ross told *NRU*. "We really need to go back and emphasize that we need to design [accessible play space] with people's different embodied differences in mind."

As part of their research in formulating the Playbook, Ross and co-authors University of Toronto associate professor **Kelly Arbour-Nicitopoulos**, inclusive playground designer **Ingrid M. Kanics** and University of Alberta director of The Steadward Centre for Personal & Physical

Achievement in the Faculty of Kinesiology, Sport and Recreation, Dr. **Jennifer Leo** consulted with dozens of municipalities and accessibility specialists in Canada and internationally specializing in inclusive playground design and implementation. The information collected through their research informs the playbook's four central questions for creating accessible playgrounds. The first, 'How do we start?' focuses on matters such as selecting an ideal location for an

accessible playground, methods of securing community engagement and sources to approach for project funding.

The second question, 'Can I get there?' deals with removing existing communication and accessibility barriers—such as language barriers—to ensure that all area residents are aware of and can access inclusive playgrounds. 'Can I play?' addresses the selection of design considerations like types of play surfaces to consider to maximize mobility options, types of accessible play equipment and other features needed to establish inclusive playgrounds. Finally, 'Can I stay?' looks at how to ensure families with members with disabilities, whether physical or cognitive, can linger at an inclusive playground for as long as possible, without need of interruption. This section examines how to incorporate community amenities such

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Infographic showing four main questions municipal planners should ask when implementing accessible play areas according to a new guide released by Holland Bloorview Research Institute. The **Inclusive Playgrounds Playbook** shares best practices gleaned from research for planning, designing and developing accessible play areas for children with various disabilities.

ILLUSTRATOR: SERENA SONNENBERG  
SOURCE: HOLLAND BLOORVIEW RESEARCH INSTITUTE

# MAKING PLAY INCLUSIVE

CONTINUED FROM PAGE 6

as accessible washrooms into playground areas so that playtime isn't cut short for preventable reasons.

"As we've consulted with municipalities and learned about people's experiences, it just seemed like this is the type of resource that was required," Ross told *NRU*. "I don't like using the term 'one-stop shop,' but if a [municipality] or community group is trying [to establish an inclusive playground], [the playbook] will give them a pretty good foundation."

"My hope with this book is it might nudge planners, designers and municipalities to further engage with families living with disability and disability groups."

More municipalities are establishing public play spaces with accessibility in mind. The **City of Brantford** announced recently that it was the co-recipient of an award given out by **Landscape Ontario** for recent renovations to its Mohawk Park. Those improvements included installing rubber playground surfacing for greater traction, and adding ramped equipment and accessible play areas to the playground.

The **Town of Ajax** has long been successful in implementing accessibility initiatives within new and existing playground spaces. After undergoing a public consultation in 2012, based on community feedback the

Town established an outdoor inclusive playground at the Audley Recreational Centre which includes features such as accessible swing sets, an expanded splash pad and even a special seated zip-line apparatus. Located at the town's southern point overlooking Lake Ontario, Ajax's Rotary Park has also had inclusive playground equipment dating back to the 1990s according to Town of Ajax supervisor for infrastructure design and construction **Andrew Jackson**.

"Many of our playgrounds will have accessible elements, so we've tried to make them inclusive so that everyone can go and get some play value," Jackson told *NRU*.

"We have swings with accessible seats and we're starting to install park benches with an extra arm-[section]—an extra arm so that you can easily can transition ... for example ... you can transition from a wheelchair. That's become a new

standard for the town. So, we are trying to include all of these projects throughout the town."

In addition to providing equipment enabling more universal physical access, Ajax has also installed play areas to benefit children with intellectual disabilities. 'Mind climbing walls' allow for tactile and sensory interactions. Plans are also in place to establish digital playgrounds accessible through mobile devices like smartphones, unlocking an additional layer of sensory experience. The town is also working to install 'communication boards' in its public parks. Developed

CONTINUED PAGE 8

Photograph showing an accessible zipline apparatus at the Audley Recreation Centre's outdoor play area in Ajax. Prompted by community feedback, the Town of Ajax has made a point of including a wider range of accessibility options within children's playgrounds in public parks and community centres

SOURCE: TOWN OF AJAX



# MAKING PLAY INCLUSIVE

CONTINUED FROM PAGE 7

through consultation with a speech-language pathologist, the walls feature various pictograms as well as a QR code which when downloaded can provide auditory cues to allow for play outside of traditional outdoor or indoor recreational surroundings.

When planning accessible improvements for playgrounds, it's essential to listen to community feedback, Town of Ajax legislative specialist **Sarah Moore** said, noting that the municipality has established a special advisory

committee to provide feedback on accessibility improvements, including for play equipment. Allowing for that level of feedback, according to Moore, will give municipal planners a greater understanding of a community's accessibility needs.

"The community really knows what it needs, and having that channel of communication with the municipality, and the openness to accept that feedback and incorporate it into your design, is going to create that successful space for play," Moore told *NRU*.

Ross hopes the playbook will provide municipalities with usable advice to ensure that community play spaces are not exclusionary.

"I suspect that if you walk around your community, or a number of communities, you're going to run into playgrounds that are exclusionary to some kids," Ross told *NRU*.

"These are really important spaces, with tremendous benefits with respect to mental health, social development, having opportunities to interact with others, taking risks, challenging yourself. To exclude families living with disability from those experiences is pretty problematic, in my opinion."

Town of Ajax staff members Moore and Jackson say they are aware of the playbook and

intend to review its findings in detail.

"Andrew and I look forward to seeing how we can incorporate some of the [playbook's] suggestions into the planning we're already doing to take our spaces to the next level," Moore told *NRU*.

The Inclusive Playgrounds Playbook can be downloaded at the Holland Bloorview website

[here.](#) 🌱

Photograph showing the Mayan Wall installation at the Audley Recreation Centre in the Town of Ajax. The equipment, which provides for sensory and tactile experiences, is one of several installed at the recreation centre intended to provide play options for children with various disabilities.

SOURCE: TOWN OF AJAX





# ROCKY ROAD

CONTINUED FROM PAGE 1

reviews for the technical reports and will host a public meeting regarding CBM's ROPA application in the fall of this year.

"We have proposed this expansion for Sunderland because the existing site is close to depletion and new, high-quality reserves are needed to continue to supply customers working to complete new construction, modernizations and infrastructure improvements," Votorantim Cimentos director of land, resource and environment **David Hanratty** told *NRU*.

"Ontario has laid out an infrastructure plan to ensure residents continue to have available housing, hospitals, transit systems, and aggregates are required in order to build these. The CBM Sunderland pit is required in order to meet these needs."

Township of Brock council and Votorantim Cimentos heard a number of concerns from area residents, ranging from concerns around noise impacts, dust, impacts on well water, natural environment, property values, impacts of

increased truck traffic through the area, impacts on views, climate change impacts and concerns around the final rehabilitation of the site once mined and concerns around land use compatibility with the surrounding area.

In her presentation to council on July 25, **Esher Planning** president **Melanie Horton** addressed a number of

the concerns that were raised by residents. Horton advised the meeting that the impacts of hauling aggregate from the expanded site will be negligible as there is no planned change in the amount of annual tonnage that will be extracted from the pit as there will be a phased approach where the old site is gradually taken offline as operations at the new site ramp up.

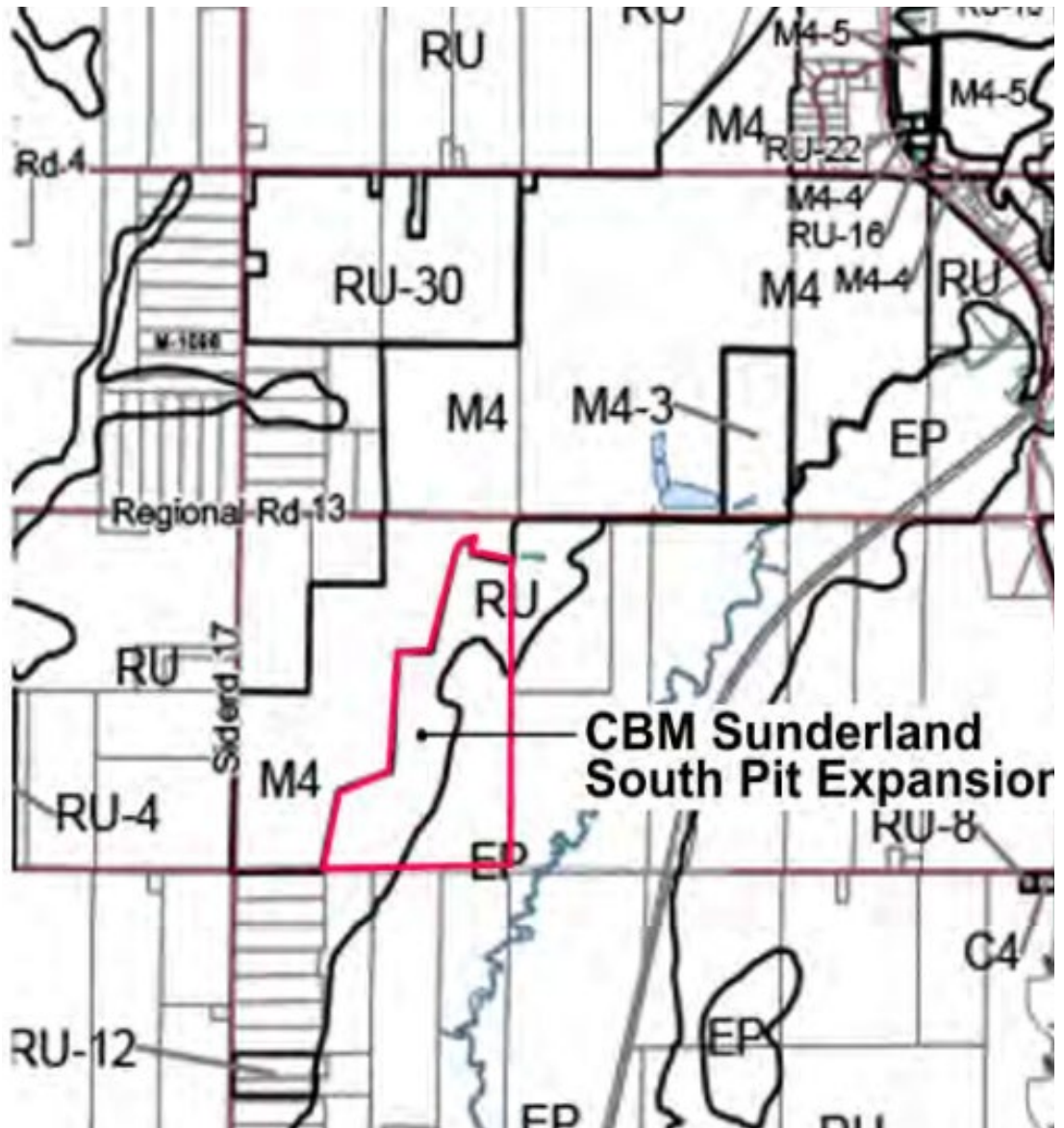
"In terms of increase in traffic, this is really an extension of the existing operation, so

there's no proposal to increase the volume of material that's going to be processed and shipped from the site," Horton told council.

"The expansion would continue to use the existing entrance on to Regional Road 13 and the haul routes would be the same as the haul routes that the [existing] operation has used for many years."

This point was touched on by **Ontario Stone, Sand and Gravel Association** vice-president of communications

CONTINUED PAGE 10



Zoning map of the proposed CBM Sunderland pit expansion in Brock Township. The area outlined in red is a 35-hectare area that is currently zoned 'Rural'. CBM Aggregates is seeking to have the land re-zoned as 'Extractive Industrial'. Of the 35 hectares, roughly 22.4 hectares are suitable for extraction.

SOURCE: TOWNSHIP OF BROCK

# ROCKY ROAD

CONTINUED FROM PAGE 9

and operations **Sharon Armstrong**, who noted the importance of having aggregate operations like this located in areas that minimize hauling distance.

“Obviously with climate change, everybody is mindful of how we can do things better, so it’s important that [aggregate] is sourced close to market,” Armstrong told *NRU*.

“The most significant environmental impacts [of aggregate operations] are the truck emissions, so you want to be making sure that wherever the sand and gravel pit is and where your construction job is, that you’re minimizing that distance as much as possible.”

Armstrong explained that in order to keep up with construction demand, the province is going to require four billion tons of aggregate over the next 25 years.

“That’s in order to build hospitals, schools, roads to support new Ontarians and of course, [to] support fixing infrastructure,” Armstrong said.

“There’s been a lot of focus lately on highways and aggregate, and a lot of aggregate is used to build highways but I think sometimes people forget that it’s used to build everything.”

The **Reform Gravel Mining Coalition** has been an outspoken advocacy group that has been pushing for the province to press the pause

button and take a closer look at gravel mining operations, while highlighting the importance of protecting farmland and groundwater and preventing greater impacts to the climate.

The term “disturbed land” is common among advocates at the coalition, and the amount of disturbed land in Ontario has been ever increasing over the past 20 years.

“The records kept by the industry show that for the 20 years from 2001 to 2020, the amount of disturbed land in the province increased by 42.8

per cent, that’s new sites being developed minus any sites that are rehabilitated,” Reform Gravel Mining Coalition spokesperson **Doug Tripp** told *NRU*.

“There’s significant growth in these [disturbed] lands that sometimes just become legacy scars on the landscape. ‘Disturbed land’ is anything that’s been worked on as a pit or a quarry and [has] not [been] rehabilitated [subsequently]. I’m giving some leeway to the industry because what they call ‘rehabilitation’ isn’t by definition rehabilitation at all, it’s not land being restored to its former use or an equally valuable use. The lands that have been excavated

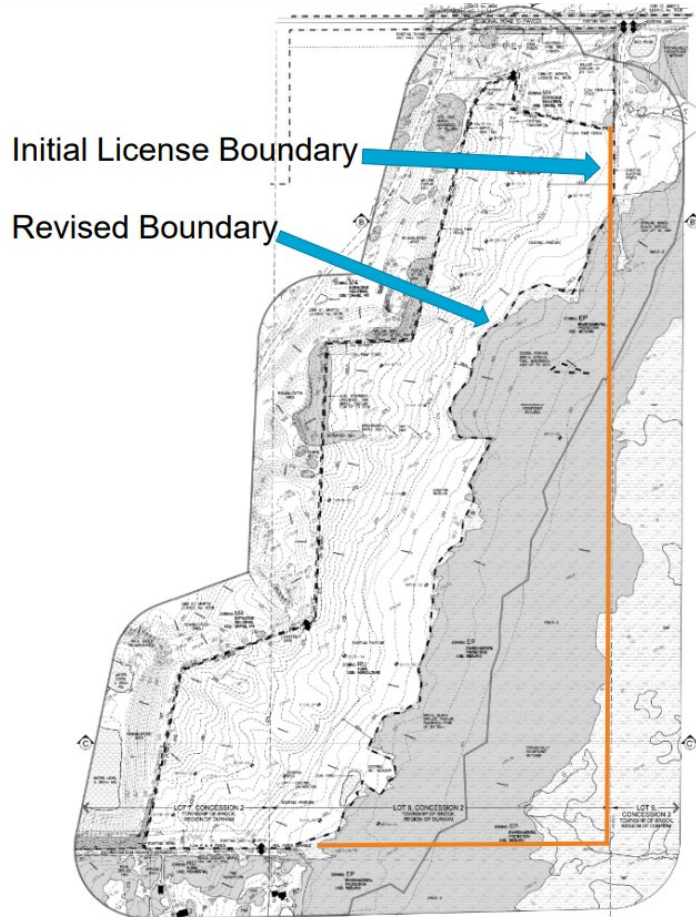
either as pits or quarries, that haven’t been rehabilitated in any way, the quantity of land has increased by almost 50 per cent in 20 years.”

Rehabilitation plans are in place to rehabilitate the existing Sunderland site as it is brought offline and operations transition to the proposed expanded area.

“The rehabilitation plan for the proposed site will include three large ponds and an overall naturalized area that will blend well with the adjacent wetland complex and Beaver River. Rehabilitation efforts would be progressive on site, initiated once final extraction has taken place in a given area,” Hanratty told *NRU*.

“The existing [gravel pit] site will similarly have fully extracted areas rehabilitated to a naturalized state, similar

CONTINUED PAGE 11



Map of the licensing area for the proposed expansion of the Sunderland gravel pit in the Township of Brock next to the existing Sunderland gravel pit. The license application was deemed complete last year through the Aggregate Resources Act. The initial licensing area (yellow outline) caused Brock residents to raise concerns that the gravel pit license boundary included a portion of provincially significant wetland (shaded grey). Provincially significant wetlands are zoned ‘Environmental Protection’ and have some of the highest levels of protection from development under provincial policy. CBM Aggregates, which is seeking to have the land re-zoned to permit expansion of their existing gravel pit, has stated that it is amenable to changing the license boundary (dashed lines) so that the wetland area is excluded.

SOURCE: TOWNSHIP OF BROCK

# ROCKY ROAD

CONTINUED FROM PAGE 10

to what is currently [found] in many areas of the property where final rehabilitation has already taken place. The [gravel] plant site would remain 'as is' since material from the [new] expansion [site]

would be transported to the plant rather than setting up a [new] plant on the expansion, which will enable us to further minimize the impacts to the surrounding area."

Minimizing impact is

something that has already been taken into account, as the proposed expansion area has already been subject to some changes in response to concerns from local residents with respect to the protection of area wetlands.

The initial license boundary for the pit expansion included a portion of provincially significant wetland (PSW), which are the wetland areas that have the highest levels of protection in provincial policy, and the area is zoned as environment protection (EP), with no proposed changes to that zoning.

"Development is very strictly prohibited in a provincially significant wetland, there's virtually no opportunity to do any type of development, but we recognized that there was a perception that by having the license include that feature, there was some concern raised," Horton said.

"CBM is amenable to changing that boundary so that the license boundary will exclude the wetland feature, so that's certainly one of the major changes that we're introducing."

With the *Aggregate Resources Act* application stage out of the way, it's now down to Durham Region and Township of Brock to work through the official plan amendment and zoning by-law amendment stages in order to move the proposed pit expansion forward.

With this specific proposal there is something of a unique caveat, as the Region has made

it clear that they won't move forward with the official plan amendment without first hearing Township of Brock's position on the proposal.

"It's kind of a 'chicken and egg' situation, where the Region doesn't want to make a decision that Brock wouldn't be happy with, but the whole point of going through an elaborate process and review period is that we'll get to a point, hopefully, where all of the reports have been peer reviewed and everyone has had an opportunity to look through them and be satisfied with the findings. At that point, we'd be looking to get a staff position if we can't get a council position to indicate that the township is satisfied with everything that's happened to date and they feel it would be appropriate for us to move forward with the regional official plan amendment," Durham Region principal planner **Heather Finlay** told Township of Brock council on July 25.

"If staff feels it's necessary to go to council, we would also take a council recommendation from the township. We'll just kind of wait and see how it all unfolds." 🌸



**Senior Planner – Senior Planner – Site Plan Review Community Planning Department**  
**Full Time opportunity – Burlington, ON**

**Salary Range:** \$92,766 - \$115,958 (Grade 11 – Under Review)  
**Posting Closing Date:** August 19, 2022

**Position Overview:** Reporting to the Coordinator of Site Plan Review, this position will be responsible for planning studies, research, analysis, preparation and authoring of reports and recommendations to the Committee of Adjustment and/or Committee/Council on matters relating to land use and development applications (i.e. Site Plan Control Approval, Minor Variance/Consent, Part Lot Control Approval, Plan of Condominium, Niagara Escarpment Development Permit Applications, Removal of Holding (H) Symbol and Sign Variance).

**Requirements:** Qualified applicants will have a university degree in Planning or a related field and be a Registered Professional Planner (RPP). A Master's degree in Planning and/or Urban Design would be considered an asset. Qualified applicants will also have 5 years of relevant planning work experience, preferably in the municipal environment. Familiarity with the Planning Act, other Planning legislation and development processes are desired. Experience with review and implementation of binding development agreements (i.e. Site Plan Control Agreements) may be considered an asset. Must possess a strong working knowledge of computer applications, such as Microsoft Office. Experience with ArcGIS or Amanda7 software are also preferred. This position may require occasional travel between sites and/or City facilities and must provide own transportation.

**Additional Information:** All City of Burlington staff are required to be fully vaccinated as a condition of hire in accordance with the City's COVID-19 Staff Vaccination Policy. To learn more about the policy, please click on the following link:  
<<https://www.burlington.ca/en/your-city/career-opportunities.asp>>

**How to Apply:** please visit [www.burlington.ca/careers](http://www.burlington.ca/careers) and click on "View Current Opportunities".

# IN BRIEF

## World Architecture Festival recognition

A project based in Sault Ste. Marie will be receiving a **2022 World Architecture Festival (WAFX)** award in Lisbon and is among of 20 projects selected from submissions around the world to be shortlisted for the overall WAFX prize, to be announced and presented live at the festival in December.

The WAFX festival celebrates architectural excellence from around the world and will take place this year in Lisbon, Portugal from November 30 to December 2. The WAFX awards recognize proposals for architectural projects from around the world that embrace cutting-edge design in order to address significant international issues, from responding to the climate emergency to reinforcing community

resilience

The **Mukwa Waakaa'igan Indigenous Centre for Cultural Excellence**, under development at **Algoma University** in Sault Ste. Marie is receiving a WAFX award in the category of future project: education and is shortlisted for the overall WAFX prize. **Moriyama & Teshima Architects** and **Smoke Architecture** are the designers

Mukwa Waakaa'igan Indigenous Centre for Cultural Excellence, under development at Algoma University in Sault Ste. Marie, has won a World Architecture Festival (WAFX) award in the category of future project: education and is shortlisted for the overall WAFX prize. The WAFX Award is an international architecture award that celebrates cutting-edge design approaches to addressing major world issues from tackling the climate emergency to building resilience in communities.

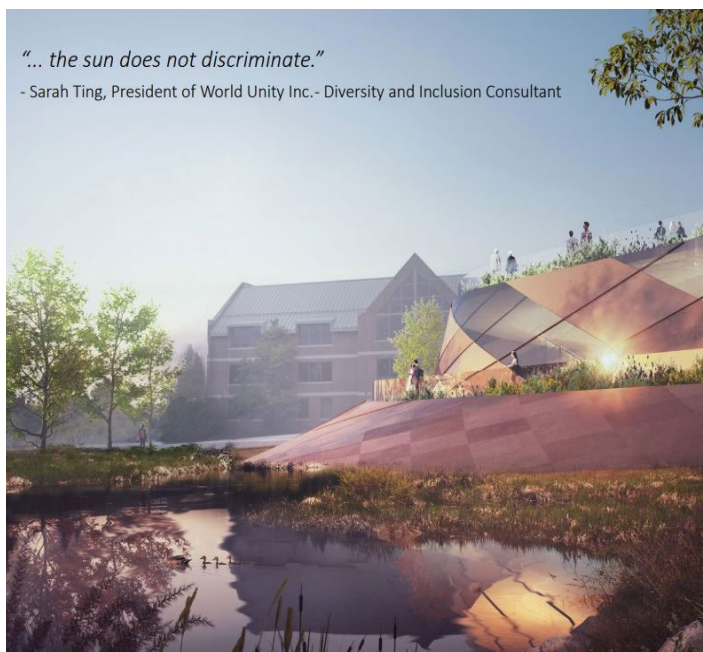
PROJECT DESIGN TEAM: MORIYAMA & TESHIMA ARCHITECTS AND SMOKE ARCHITECTURE  
SOURCE: WORLD ARCHITECTURE FESTIVAL

of the project.

Three Toronto-based projects also won a WAFX award and are shortlisted for the overall WAFX prize under the broad category of future projects.

For more information about the World Architecture Festival

and to view all project entries, award winners and shortlisted projects, please visit the WAFX website [here](#). 🌱



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## WE'RE HIRING

### Senior Project Manager

Apply today at [halton.ca/jobs](https://halton.ca/jobs)



Join our **Planning Services** team as a **Senior Project Manager** to lead the coordination of all aggregate-related land use planning in Halton Region. You will be responsible for coordinating and overseeing technical reviews of proposals for mineral aggregate extraction and making recommendations to senior management and Regional Council on all aspects of these proposals. You will also be responsible for the oversight and monitoring of conditions of approval related to mineral aggregate extraction licenses as well as monitoring provisions of agreements with license holders where Halton Region is a party and engaging members of the public related to specific requests and issues on mineral aggregate proposals and operations.

The successful candidate must have a degree in Urban Regional Planning or related field with a minimum of seven years of progressively responsible experience in land use (development review) planning or project management. Membership or eligibility for membership with OPPI is required.

Halton Region serves more than 610,000 residents throughout Burlington, Halton Hills, Milton and Oakville. We are committed to delivering high quality programs and services that make Halton a great place to live and work. As an employee, you will be part of a progressive, service focused and award winning employer with a diverse and inclusive work environment.

To learn more and apply for the position, please visit [halton.ca/jobs](https://halton.ca/jobs).

 Please contact us, as soon as possible, if you have any accessibility needs at Halton Region events or meetings.

# HAMILTON DESIGN REVIEW

## PANEL AGENDA

The panel will consider the following matters at its meeting Thursday, August 11 in a virtual meeting hosted by Webex at 1:30 p.m.

**1:30 P.M.**

**639 Rymal Road West**—Panel will undertake its review of **DiCenzo Construction Company Ltd.**'s official plan and zoning by-law amendment applications for 639 Rymal

Road West. DiCenzo proposes to demolish the existing vacant single-detached dwelling on the site to develop a 12-storey residential building containing 165 dwelling units.

The development would include 198 parking spaces in a mix of below-grade and surface parking, with direct vehicular access from Upper Paradise Road.

Public realm improvements would be introduced to the site

through landscaping, including the retention of three existing trees along Upper Paradise Road and the addition of two additional street trees on that road and three new street trees along Rymal Road West. Along both street frontages and the perimeter of the building, coniferous and deciduous plantings are proposed.

Presentations will be made by **Bousfields** senior planner **Ashley Paton**, and **KNYMH Architecture Solutions** vice-president, project/operations manager **Wayne Harrison** and KNYMH architectural manager **Marc Begin**. 🌿

Clockwise from bottom left: Location of DiCenzo Construction's proposal for a 12-storey residential building at 639 Rymal Road West in Hamilton. The proposal will be reviewed at a meeting of Hamilton Design Review Panel this week.

SOURCE: CITY OF HAMILTON

Photo of an existing vacant single-detached dwelling at 639 Rymal Rd. W. in Hamilton. DiCenzo Construction is seeking official plan and zoning by-law amendments to develop a 12-storey residential building on the site. Hamilton Design Review Panel will undertake review of

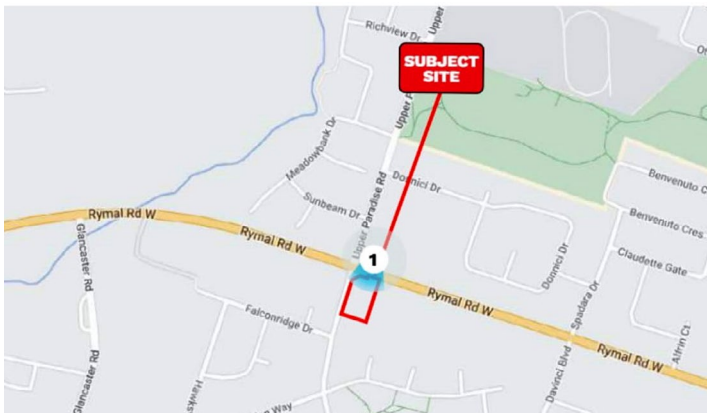
the proposed development at its meeting Thursday, August 11.

SOURCE: CITY OF HAMILTON

Rendering of DiCenzo Construction's proposal for 639 Rymal Rd. W. in Hamilton. DiCenzo proposes to develop a 12-storey residential building containing 165 dwelling units on the site. Hamilton Design Review Panel will undertake review of the proposed project at its meeting Thursday, August 11.

Architect: KYMH Architecture Solutions

SOURCE: CITY OF HAMILTON



# COMMITTEE AGENDAS



## DURHAM

### Condominium subdivision proposed in Uxbridge

At its August 8 meeting, **Uxbridge** public planning committee considered a public meeting [report](#) regarding an OLT-approved draft plan of vacant land condominium by **Mosaik (Uxbridge) Inc.** for 62 Mill Street. Mosaik seeks to develop 23 new single-detached residential dwellings and to relocate an

existing heritage house on site. The proposed development would accommodate a total of 24 dwellings on a site to be connected by a condominium road.

### Residential subdivision proposed in Brock

At its August 8 meeting, **Brock** council considered a public meeting [report](#) regarding draft plan of subdivision and rezoning applications by **Simcoe 16700 Inc.** for 16700 Simcoe Street. The proponent seeks to develop 31 single-detached residential lots and a

stormwater management pond.



## HAMILTON

### Three-storey mixed-use building proposed in Ancaster

At its August 3 meeting, **Hamilton** planning committee considered a [report](#) recommending approval of official plan and zoning by-law amendment applications by **2632902 Ontario Inc.** for 327 & 335 Wilson Street East. The proponent seeks to

develop a three-storey mixed-use building, accommodating two commercial units on the ground floor and five residential units above.

### Stacked townhouses proposed in Hamilton

At its August 3 meeting, **Hamilton** planning committee considered a [report](#) recommending approval of a zoning by-law amendment application by **Empire Communities Ltd.** for 0 Gowland Drive and 3435 Binbrook Road. Empire seeks

CONTINUED PAGE 15

Offers Due: Wednesday, September 14, 2022 by 3PM (EST)

## 700 Progress Avenue Scarborough, ON

CBRE's Land Services Group is pleased to offer for sale 700 Progress Avenue located within Scarborough City Centre in Toronto. The property is 2.4 acres in total and currently has a 53600 SF freestanding industrial building that is fully tenanted.

The site provides the opportunity for future development as it is designated Mixed Use and is within the current Scarborough Centre Secondary Plan, which allows for high density, mixed use development within the area. The City is currently going through a Secondary Plan review. It is expected that a draft will be provided with updated maps in Fall 2022 with approval in Q1 2023. The site benefits substantially from close proximity to Highway 401, as well as the McCowan TTC Station and the future Scarborough Subway Extension just west of the property.

[VIEW BROCHURE & CA](#)

**CBRE** | LAND SERVICES GROUP

## Mixed Use Redevelopment Opportunity WITH HOLDING INCOME



## Get in Touch

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[www.cbre.ca/mclsg](http://www.cbre.ca/mclsg)

\*Sales Representative \*\*Broker | All outlines approximate

# COMMITTEE AGENDAS

CONTINUED FROM PAGE 14

to develop four residential stacked townhouse blocks accommodating a total of 72 dwelling units.

## Townhouses proposed for Beach Boulevard

At its August 3 meeting, **Hamilton** planning committee considered a [report](#) regarding a rezoning application by **John Cheung** for 1117, 1121, 1129 & 1133 Beach Boulevard to

permit the development of 10 three-storey townhouses.

## Six-storey residential dwelling proposed in Stoney Creek

At its August 3 meeting, **Hamilton** planning committee considered a [report](#) recommending the approval of official plan amendment and rezoning applications by **Taha Group of Companies Inc.** for 136 & 144 Upper Mount Albion

Road. Taha seeks to develop a six-storey residential building accommodating 145 dwelling units.

## Townhouse development proposed for Ancaster

At its August 9 meeting, **Hamilton** planning committee considered a [report](#) regarding a zoning by-law amendment application by **T. Valeri Construction Ltd** for 154 Wilson Street East. T. Valerie seeks to develop 10 three-storey townhouse dwellings on a condominium road.

## 13-storey mixed-use building proposed on King Street East

At its August 9 meeting, **Hamilton** planning committee considered a [report](#) regarding an official plan and zoning by-law amendment applications by **New Horizon Development Group** for 1842 King Street East. New Horizon seeks to develop a 13-storey mixed-use building, accommodating 1,341 residential dwelling units and four ground floor commercial units.

## 447-unit development proposed for James Street North

At its August 9 meeting, **Hamilton** planning committee considered a [report](#) recommending approval of

CONTINUED PAGE 16

UNMATCHED INFILL DEVELOPMENT OPPORTUNITY STEPS TO LAKE ONTARIO

## Seven Twenty Seven

SHOAL POINT ROAD

Ajax

CBRE's Land Services Group is pleased to offer for sale 727 Shoal Point Road in Ajax, representing a landmark development opportunity situated minutes to Lake Ontario. The site has an OMB (now OLT) approved Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision, with conditions, that allows for a substantial infill residential development comprised of 53 single detached units, 22 semi-detached units and 3 medium density blocks with 488 townhouse units. The development includes both a 7-acre school block and 8-acre community park. Depending on the size of the Stormwater Management (SWM) Pond an additional 15 single detached lots may be available for a total of 68 units.

The offering provides an unmatched opportunity for an approved residential development of scale within the GTA that is less than a 3-minute drive and 20-minute walk to Lake Ontario.

OFFERS DUE: TUESDAY, AUGUST 30, 2022 BY 3PM (EST)

Contact our team for more information:

<p><b>Mike Czestochowski**</b> Vice Chairman Land Services Group, Toronto North +1 416 495 6257 mike.czestochowski@cbre.com</p>	<p><b>Lauren White*</b> Executive Vice President Land Services Group, Toronto North +1 416 495 6223 lauren.white@cbre.com</p>	<p><b>Michael Bellissimo*</b> Senior Vice President Special Properties Group, Toronto West +1 416 798 6257 michael.bellissimo@cbre.com</p>
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[WATCH THE VIDEO](#)

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# COMMITTEE AGENDAS

CONTINUED FROM PAGE 15

official plan and zoning by-law amendment applications by **Jamesville Redevelopment L.P.** for 405 James Street North. Jamesville Redevelopment seeks to develop 14 three-storey stacked townhouses and two seven-storey residential towers, accommodating a total of 447 dwelling units.



## PEEL

### [Inclusionary zoning policy proposed in Mississauga](#)

At its August 8 meeting, **Mississauga** planning & development committee considered a staff [report](#) recommending approval of city-initiated official plan and zoning by-law amendment applications regarding its inclusionary zoning policy. The policy will update the affordability term for affordable rental units to 30 years and the affordability term for affordable ownership to 99 years.

### [10-storey apartment proposed for Lakeshore Road East](#)

At its August 8 meeting, **Mississauga** planning & development committee

considered a public meeting [report](#) regarding official plan and zoning by-law amendment applications by **1407 Lakeshore Developments Inc.** for 1041 Lakeshore Road East. 1407 Lakeshore Developments seeks to develop a 10-storey apartment building accommodating an undetermined number of units and ground floor commercial space.

### [Nine-storey apartment building proposed in Mississauga](#)

At its August 8 meeting, **Mississauga** planning & development committee considered a public meeting [report](#) regarding official plan amendment and rezoning applications by **1407 Lakeshore Developments Inc.** for 1407 Lakeshore Road East. 1407 Lakeshore Developments seeks to develop a nine-storey apartment building accommodating an undetermined number of dwelling units and ground floor commercial space.

### [Rental apartment building & townhouses proposed in Mississauga](#)

At its August 8 meeting, **Mississauga** planning &

development committee considered a public meeting [report](#) regarding official plan and zoning by-law amendment applications by **Blackrock Aquitaine Ltd.** for 6719 Glen Erin Drive. Blackrock Aquitaine seeks to develop a 12-storey rental apartment building, accommodating 184 dwelling units, and 28 rental townhouses.

### [14-storey apartment proposed on Dundas Street West](#)

At its August 8 meeting, **Mississauga** planning & development committee considered a [report](#) regarding official plan amendment and rezoning applications by **2683340 Ontario Inc.** for 255 Dundas Street West.

The proponent seeks to develop a 14-storey apartment building with a six-storey podium. The development would accommodate an undetermined number of dwelling units and ground floor commercial space.

### [Townhouse subdivision proposed on Hurontario](#)

At its August 8 meeting, **Mississauga** planning & development committee considered a [report](#) regarding official plan and zoning by-law amendments by **10422967 Canada Corp.** for 1575 Hurontario Street. The proponent is seeking to develop 18 townhouse units on a common element condominium road. 🌸

**Corporation of the City of Welland**

## Surplus land for sale

**882 Schisler Road, Welland ON**

**Area:** 6,767 square meters or 1.67 acres

**Zoning:** A1 – Agriculture; ECA - Environmental Conservation Area

**Services:** Municipal Services are not currently available (roadside ditches are present)

**Frontage:** Frontage on Schisler Rd

The City of Welland has surplus lands totaling 6,767 square meters or 1.67 acres in the City of Welland. It is the intent to dispose of these lands in accordance with City policies.



**Location Map**  
882 Schisler Road



**For more information contact:**  
 Lina DeChellis, Manager, Economic Development  
 City of Welland, Economic Development Department  
 Lina.DeChellis@welland.ca  
 905-735-1700 x2110

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# OLT NEWS

## APPEAL DISMISSED AGAINST MISSISSAUGA TWO-STORY DWELLING

In a July 26 decision, OLT members **Steve DeBoer** and **Dale Chipman** dismissed an appeal by **Ewa Nieborowska** and **Ryszard Nieborowska** against the **City of Mississauga** Committee of Adjustment's approval of **Jayne Frutti's** minor variance application for her property at 2035 Stonehouse Crescent.

Frutti is seeking to demolish an existing one-storey dwelling and to construct a two-storey dwelling, triggering the need for by-law relief for setbacks, lot coverage, and gross floor area. The application for by-law relief was approved by Mississauga's committee of adjustment on October 14, 2021, and was subsequently appealed by the Nieborowskas.

The Nieborowskas submitted photos of their property, as well as images of nearby properties, as evidence in support of the appeal, stating that the proposed development is incompatible with the character of the surrounding neighbourhood, especially in terms of size of the proposed dwelling and distance to neighbouring properties. They also stated that the approved setback would result in significant overlook from the second storey and rear yard porch of the new dwelling

onto their property located directly beside the proposed development.

The Nieborowskas called architectural expert **Dragan Kljenak** to provide evidence in support of the appeal, but the Tribunal determined that as Kljenak only holds a designer licence, is retired and is not a practicing architect, and that therefore his testimony would be taken through contextual evidence only regarding the proposed development.

The Nieborowskas called land use planning expert **Daniel Borrelli (GSP Group Inc.)** to testify in support of the appeal. Borrelli stated that the development was situated in a low-density residential area that is not appropriate for significant intensification. He argued that the reduced side yard setback and elevated rear yard porch will create overlook and would reduce the privacy of neighbouring properties. Borrelli opined that the setback reductions requested are not keeping with the character of the neighbourhood.

Borelli opined that the neighbourhood was developed with expansive setbacks and that the proposed structure would introduce a new built form in the area that would be undesirable and would have negative impacts on the appellants, the Nieborowskas, sense of place and enjoyment of their property.

Frutti called **Jesse Auspitz**

(**NPG Planning Solutions Inc.**) to testify in opposition to the appeal of the approved minor variance. Auspitz opined that existing neighbourhoods are not static in nature and that redevelopment does occur, adding that redevelopment is not always intensification. He noted that two-storey dwellings have already been built in the neighbourhood, and that the proposed dwelling provides setbacks that will provide an appropriate transition to neighbouring properties.

Auspitz also stated that city staff were in favour of the requested side yard setback and provided examples of similar side yard setbacks in redevelopments in the city. He opined that the proposed dwelling is well designed and reduces potential overshadowing and privacy impacts.

Auspitz further stated that there were no proposed windows on the sidewall facing the appellants' property and that the rear porch height had been reduced to accommodate the neighbours' concerns.

Both Borelli and Auspitz agreed that the proposed structure is consistent with the *Provincial Policy Statement*, conforms with the *Growth Plan for the Greater Golden Horseshoe* and meets the purpose and intent of the city's Official Plan.

The Tribunal preferred the evidence of the applicant,

Frutti's, land use planning witness, Auspitz, and determined that the variances consider the issues of privacy and overlook in the design of the new dwelling. The Tribunal considers the proposed dwelling to be complementary to the surrounding neighbourhood.

The OLT ordered that the appeal be dismissed and that the variances be authorized.

Solicitors involved in the decision were **Meredith Baker (Turkstra Mazza)** representing Ewa and Ryszard Nieborowska and **Marc Kemerer (Devry Smith Frank LLP)** representing Jayne Frutti. [See *OLT Case No. [OLT-21-001687](#)*]

## APPEAL OF CONSENT AND VARIANCES ALLOWED IN MARKHAM

In a July 22 decision, OLT member **Eric Crowe** allowed an appeal by **Hui Liu** against the **City of Markham** Committee of Adjustment's refusal of her minor variance and consent applications for 14 Ramona Boulevard.

The subject property is located with Markham Village Heritage Conservation District and accommodates a heritage property known as Robinson House. The site was once a large farm property that was severed for new developments over the years, beginning in the

CONTINUED PAGE 18 ■

# OLT NEWS

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1960s and ending in 2010.

Liu seeks to sever the existing lot into two individual parcels of land to facilitate the construction of a detached garage on the parcel of land containing Robinson House and the construction of a new single-detached dwelling on the parcel of land containing an existing detached garage. The consent and minor variance applications were initially submitted to the Committee on July 11, 2018, and were subsequently refused.

The original proposal for the property was not supported by city staff nor by **Heritage Markham** due to the proposal for the dwelling to be constructed in front of Robinson House, and in addition, because the proposed severance of the site did not maintain the variation in lot sizes of the neighbourhood.

The Committee considered the appellant's revised proposals a total of three separate times over the course of 2021, with the final revised application being supported by Markham city planning staff, but being refused by the Committee of Adjustment on December 8, 2021. Subsequently, Liu appealed. The Committee's refusal was due to the potential loss of trees on the site, concerns around the preservation of the heritage house, the Committee

not supporting allowing another severance on the property and the Committee not supporting having two dwellings on the subject property.

The Tribunal heard from **Jonathan Benczkowski (Sol-Arch)** who was called by the appellant, Liu, to provide land use planning evidence in support of the appeal. He stated that after completing visits to the site, touring the neighbourhood, and participating in discussions with City staff members regarding their concerns around the proposal, he subsequently provided direction to the project designer to revise and improve the design for submission to the Tribunal.

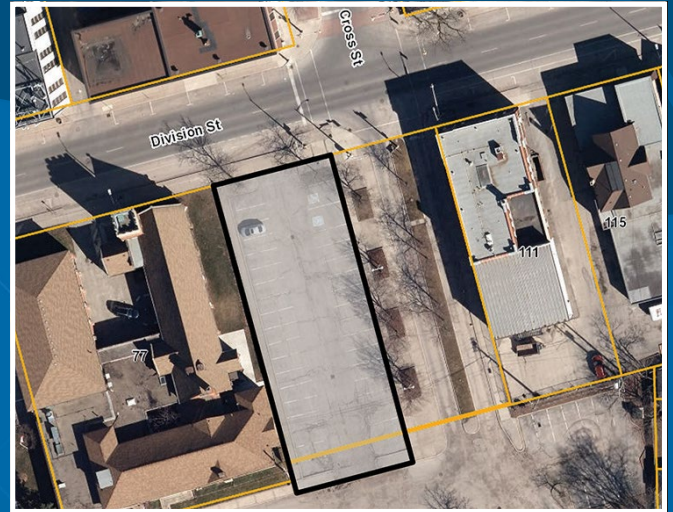
Benczkowski opined that the proposed consent has regard for provincial planning interests; that it seeks to facilitate the creation of a new residential lot and new dwelling consistent with the mandates of the *Planning Act*, and consistent with the *Provincial Policy Statement*, which encourages intensification through infill development on vacant and underused land parcels.

He testified that the proposed dwelling respects and reflects the existing physical character of the

CONTINUED PAGE 19

## Corporation of the City of Welland EXPRESSION OF INTEREST DOWNTOWN MIXED USE LOT

### DIVISION AND CROSS STREET



**AREA:** 0.261 acres.

**ZONING:** DMC – Downtown Mixed-Use Centre.

**SERVICING:** Municipal Services available in the immediate vicinity.

**ACCESS:** Excellent transportation access with Highway 406 in close proximity with frontage on Division Street.

**TRANSPORTATION:** Welland Transit Bus Service is available on Division Street and Cross Street.

**INCENTIVES:** This parcel is subject to several financial incentives for development : 1) Urban Design Study Grants; 2) Façade Improvement Grants; 3) Building Improvement Grants; 4) Residential Grants; 5) Tax Incentive Grants for up to 10 years based on eligibility; 6) Planning and Development Fee Grants; and 7) Development Charge Reduction Program Grants.



**Note:** Expressions of Interests and offers are to be submitted by no later than 4 p.m. on September 30, 2022

**To obtain a copy of the expression of interest contact:**

Lina DeChellis, Manager, Economic Development  
The Corporation of the City of Welland  
Economic Development Department  
60 East Main Street, Welland, ON L3B 3X4  
Lina.DeChellis@welland.ca

[www.welland.ca](http://www.welland.ca)

[www.madeinwelland.ca](http://www.madeinwelland.ca)

# OLT NEWS

CONTINUED FROM PAGE 18

neighbourhood and maintains the unique building pattern on the site, while emphasising the prevalence of the existing farmhouse dwelling and maintaining the general intent and purpose of the City and Region's Official Plans.

Benczkowski stated that the proposed severance would ensure the protection of the

heritage value of the severed parcel of land containing the Robinson House. He also opined that the proposed rear yard setback is numerically insignificant, and that the side yard driveway provision would not cause adverse impacts to adjacent properties given the building placements.

Benczkowski testified that

the proposal is appropriate and in the public interest, with the revised plans most recently submitted substantially improving the design that was before the Committee previously and resolving previous concerns of city planning staff.

The OLT accepted the uncontested evidence provided by Benczkowski and ordered that the appeal be allowed, that provisional consent be given, and that the minor variances be authorized with standard conditions.

Solicitors involved in the decision were **Amber Stewart (Amber Stewart Law)** representing Hui Liu and **Maggie Cheung-Madar** representing the City of Markham. [See *OLT Case No. OLT-22-002408*] 

## PEOPLE

The **City of Niagara Falls** has appointed **Shelley Darlington** as general manager of corporate services, effective August 12. Previously, Darlington was general manager, corporate services for **Norfolk County**.

**City of Markham** regional councillor **Jack Heath** has announced that he will not be seeking re-election in the October 24 municipal election. Heath has served as a Markham councillor since 1997, as a regional councillor since 2003,

and as deputy mayor of Markham from 2008 to 2018. He also serves as vice-chair of **Toronto & Region Conservation Authority (TRCA)**.

**Town of Aurora** Mayor **Tom Mrakas** announced yesterday that he will be seeking re-election in the upcoming fall municipal election. Mrakas served on Aurora town council from 2014 to 2018 before being elected mayor in 2018.

**City of Brampton** wards 3 & 4 regional councillor **Martin**

**Medeiros** announced yesterday that he will be seeking re-election in the October 24 municipal election. Medeiros has served as regional councillor for the wards since 2014.

**Environment Hamilton** executive director **Lynda Lukasik** has announced her intention to run as a candidate for **City of Hamilton** council in the upcoming fall municipal election. Late last month, Lukasik registered as a candidate for Ward

5 Hamilton for the October 24 municipal election.

Former **Town of Newcastle** mayor and councillor **Marie Hubbard** passed away August 2. Newcastle is now a community within the **Municipality of Clarington**. Hubbard was elected a local councillor for the town in 1980. Subsequently, she served as a regional councillor from 1982 to 1992, serving as Mayor of Newcastle from 1988 to 1992. After her retirement from political

life, Hubbard was appointed to the **Ontario Municipal Board (OMB)** in 1997, and appointed OMB interim chair in 2003 by then-attorney general **Michael Bryant**, serving as chair of the OMB from 2003 to 2007. In 2019, Hubbard was appointed interim associate chair of the **Local Planning Appeal Tribunal (LPAT)**, then appointed executive chair of the **Ontario Land Tribunal (OLT)** in July of 2020.