

# NOVÆ RES URBIS

## GREATER TORONTO & HAMILTON AREA

2 INTENSIFICATION

Picking your sites

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Commercial mix

WEDNESDAY,  
APRIL 24, 2019

Vol. 22  
No. 17

### ■ WATERFRONT REVITALIZATION

# INVESTING IN SCUGOG

**Rachael Williams**

**W**ith limited options to spur economic development in Scugog, the township is issuing a request for proposals to redevelop a portion of its waterfront.

The economic development advisory committee voted to issue an RFP for the development of a Waterfront Action Plan that will provide short and long-term land use recommendations for a swath of prime waterfront land. Located in Port Perry, the township's largest urban centre, the study area will include the one-kilometre swath of waterfront land from Birdseye Park on Water Street to a commercial site adjacent to Highway 7A.

The area currently benefits from its close proximity to Port Perry's historic downtown and the presence of recreational facilities, including a playground, baseball diamonds, tennis court and a marina. The RFP submissions are expected to provide recommendations that will encourage active

and passive recreation, protect and enhance the area's cultural heritage elements and generate potential investment opportunities.

"We are looking for a proponent who has expertise in these kinds of waterfront projects and that company or individual will use all of the designs and ideas that have come forward in the last 15 years during community consultations, as well as the parks and recreation master plan that we just completed last year," said Scugog mayor

**Bobbie Drew.**

Adjacent to the lands, between Perry Street and Water Street, are a number of commercial shops and boutiques. Town staff is requesting that the RFP submissions address greater connectivity between the waterfront and surrounding commercial uses, including a municipal parking lot. The township also plans to issue a Request for Expressions of Interest to seek an adaptive reuse for the Port Perry Grain elevator, a massive 140-year-old

historic building adjacent to the waterfront that is currently being used for storage.

The Waterfront Action Plan will be completed in conjunction with the Lake Scugog Enhancement Project, a \$3-million dredging project that will increase the navigational depths of localized areas of the lake and improve water quality through the construction of a wetland.

Poor water quality has defined Lake Scugog for decades, as the rivers that feed into the lake carry heavy concentrations of pesticides and fertilizers from nearby farms and other developments. This is exacerbated by the presence of invasive species, as well as high

CONTINUED PAGE 7 ■



The Township of Scugog is issuing a request for proposals for a consultant to prepare a waterfront action plan that will promote recreation, natural and cultural heritage elements, as well as economic development opportunities along the waterfront. The study area spans roughly one kilometre, from Birdseye Park to Highway 7A.

SOURCE: TOWNSHIP OF SCUGOG

## UPCOMING

### APRIL

- 24 Aurora Public Planning Committee, 7:00 p.m.  
Brampton Council, 9:30 a.m.  
Durham Region Council, 9:30 a.m.  
Hamilton Council, 5:00 p.m.  
Mississauga Council, 9:00 a.m.
- 25 Peel Region Council, 9:30 a.m.  
Vaughan Design Review Panel, 9:00 a.m.
- 29 Brampton Planning & Development Committee, 1:00 p.m.  
Clarington Council, 7:00 p.m.  
King Council/Committee of the Whole, 6:00 p.m.  
Mississauga Planning & Development Committee, 1:30 p.m.  
Markham Development Services Committee, 9:30 a.m.  
Newmarket Committee of the Whole, 12:30 p.m.  
Newmarket Public Planning Committee, 7:00 p.m.  
Oakville Council, 7:00 p.m.  
Oshawa Council, 6:30 p.m.  
Richmond Hill Council, 7:30 p.m.  
Scugog Council, 6:30 p.m.  
Vaughan Council, 1:00 p.m.
- 30 Caledon Council, 7:00 p.m.  
Hamilton Planning Committee, 9:30 a.m.  
Markham Council, 6:00 p.m.  
Mississauga Urban Design Advisory Panel, 12:45 p.m.

### MAY

- 1 Brampton Committee of the Whole, 9:30 a.m.  
Georgina Council, 9:00 a.m.



## ■ BARRIE INTENSIFICATION

# LOCATING DENSITY



**Rob Jowett**

**A** development proposal in Barrie that would intensify a forested waterfront area has raised concerns as to whether density is appropriate for the location.

**Fernbrook Homes** has applied for zoning by-law and official plan amendments to change a 2.88-hectare site's designation from low-density to medium-density residential and increase heights from 10 to 12 metres. Called Pioneer Shores, the proposal for 70 Pioneer Trail includes eight buildings of two-to-three storeys with 43 townhouse units to be built along a new private road. It also includes a 980 square metre amenity space for a park along the shoreline on the northeast portion of the site.

"This will be a condominium unit that will be marketed more toward a seniors' population," **Jones Consulting Group** partner **Brandi Clement** told public meeting participants April 15 during a meeting of the committee of the whole. Jones Consulting Group is the planning consultant for the project.

"The idea is that a person who is located on the waterfront somewhere already, whether it be [in] Barrie or some other location, that does want to downsize... and is perhaps a snowbird that is only here for six months of the year, could buy a unit like this, still be in an area that is accessible to the waterfront where they're used to being today, but they're downsizing."

While city planning policies specify how density can be added outside intensification areas, Barrie planning and building services director **Andrea Bourrie**, says staff has not yet determined whether this area is appropriate for that density and whether the proposed development would be acceptable.

Pioneer Trail is a small road at the end of a cluster of developments in southeastern Barrie. It serves large, single-detached homes along the southern shore of Kempenfelt Bay. The road is forested on the north side.

Area residents have

expressed a number of concerns with the proposal, particularly related to over-intensification. There are four areas where intensification is encouraged in Barrie, and 70 Pioneer Trail is not close to any of them.

In fact, the proposed development site is not even close to transit and shopping. The nearest neighbourhood amenities are on Big Bay Point Road, which is more than 700 metres away.

"Typically with good planning, it should be near amenities and shopping and bus stops and things like that. And it's not... anywhere near anything. You would have to drive," **Allandale Neighbourhood Association** member **Cathy Colebatch** told *NRU*. The development site is close to the Allandale neighbourhood in an area referred to by the city as Innis-Shore.

In addition to the distance from services, that lack of direct access raised concerns about the amount of traffic going

CONTINUED PAGE 4 ■

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# PROTECTING COMMERCIAL USES



**Rachael Williams**

**A**s Mississauga sees a rapid influx of residential development applications, the city has proposed changes to its official plan that will result in a greater percentage of non-residential uses in mixed-use designations.

At the April 15 planning and development committee meeting, councillors approved a number of city-initiated official plan and zoning by-law amendments intended to increase the percentage of non-residential uses in mixed-use designations from 10 to 20 per cent. This amendment is in response to an increasing number of applications submitted to the city on mixed-use sites with less than 10 per cent of the building designated for commercial uses.

“The change to the mixed-use policy is a really important policy that we are bringing forward. ... We were having a lot of commercial plazas redevelop and a lot of the local commercial services were being lost because our [mixed-use] policy, as it was written, was weak and it did not give council enough weight to really adequately address it,” said planning and building commissioner **Andrew Whittemore**.

A recent example is a

development application submitted by the **Collegeway Mississauga Holdings Limited** that proposes to demolish a commercial plaza on a mixed-use site and replace it with 344 back-to-back stacked townhomes within 12 four-storey residential blocks and 36 stacked townhomes within a four-storey mixed-use building containing some ground-floor commercial uses. Although the area is starved for commercial amenities, the policy language in the official plan did not prioritize non-residential uses as part of mixed-use sites and as a result, an official plan amendment was not required.

“The other thing that this does, is we’re looking at mixed commercial sites where people are coming in with ground-floor retail only, but we’re not getting a true mixing within the buildings. It would be nice to have a second and maybe a third floor dedicated to office [instead of] a residential building with some token commercial on the ground floor. If you’re actually designated mixed-use we want to see a greater percentage of those other uses,” said Mississauga’s development and design director **Lesley Pavan**.

The official plan amendments are timely,

given the planning initiatives being undertaken by the city including Dundas Connects, Inspiration Lakeview and Reimaging the Mall. These comprehensive studies envision changing land use designations and policy frameworks across the city to support future population and employment growth.

“We’re going to want some mixed-use [in these areas]. We’re also looking at major transit areas within the city. We don’t want them to strictly go just to residential only, so that’s really what this is about, is getting that mix of uses so that you’re using transit more efficiently,” said Pavan.

**Building Industry and Land Association** policy and government relations planner **Carmina Tupe** said the 20 per cent requirement is equivalent to a one size fits all approach to developments within mixed-use land designations.

“Twenty per cent is high and to have it in every single building is concerning because as a blanket provision, it doesn’t take into consideration the rest of the neighbourhood, what’s already provided in the surrounding context, or whether or not the project could accommodate that type of provision,” she said. She also

said the market may not be able to absorb the increase to 20 per cent, given the changing nature of work places less emphasis on bricks and mortar.

**Glen Schnarr & Associates** partner **Glen Broll** also raised concerns about the applicability of the 20 per cent requirement per building, claiming that mixed-use sites on mainstreets and mixed-use sites in major nodes are very different in character. He suggested on larger mixed-use sites where commercial uses already exist, the city consider a minimum requirement for the entire site instead of 20 per cent per building.

“When we’re looking at developing one acre out of 10 acres, now I have to bring forward an official plan amendment application and we’re asking for residential high density on a key corner with mixed-use around it? I’m not sure if it’s the intent of what planning is looking for,” he said.

The official plan amendment would not prohibit an applicant or landowner from applying for an official plan amendment from mixed-use to high-density residential, as the latter does not require non-residential uses. Each

CONTINUED PAGE 4 ■

# COMMERCIAL USES

CONTINUED FROM PAGE 3

application will be assessed on its own merit, based on context and other relevant planning assessments including local need to access retail stores and services, according to the staff report.

Mississauga mayor **Bonnie Crombie** told *NRU* in an email that the proposed changes to the official plan would help ensure neighbourhoods are properly serviced with

adequate retail space, professional services and offices to help the city achieve its vision of building complete communities.

“The intent behind this proposed change to the official plan is to ensure that we strike the right balance of residential and non-residential development,” reads the email.

Mississauga is currently home to nearly 800,000

residents and 91,000 businesses which employ just over 475,000 people. By 2041, the city’s population is expected to rise to 920,000 people and 565,000 jobs.

“We’re one of the strongest non-residential employment markets in the GTA,” said Mississauga’s planning strategies director **Jason Bevan**. “We’d like more downtown office for sure, but in terms of our employment numbers, Mississauga has done quite well compared to other GTA municipalities.”

Mississauga’s 2021 employment target is 500,000, a target Bevan says the city is

on pace to achieve. He told *NRU* the city benefits from having multiple employment clusters including the Airport Corporate Centre, Mississauga Gateway Centre and Meadowvale Business Park. But in areas that are losing the small-scale commercial amenities to intensification, the official plan amendment will add greater policy protections and give council greater power and authority to negotiate around those commercial plazas.

The official plan amendments are expected to be approved by council on April 24<sup>th</sup>. 🌱

# LOCATING DENSITY

CONTINUED FROM PAGE 2

through those residential neighbourhoods.

“Transportation is one of the key issues that was raised by the community because there is only really one access in and one access out of that area,” says Bourrie. She adds that as all the land in the areas is privately owned, it is not possible to construct a new municipal road to the site.

Ward 10 councillor **Mike McCann** told *NRU* that he is waiting for planning staff to prepare a report before he makes a decision about

the application. However, he says that it is important that the development respect the character of the neighbourhood and that it not significantly increase the traffic volume in the area.

“What matters is that this development is going to be able to integrate well with the existing community,” he says, adding that another major issue identified by residents was environmental protection.

“Obviously, the wildlife is a major concern of mine too,” he says. “A big part of that

culture is lots of birds, lots of small animals that call that place home.”

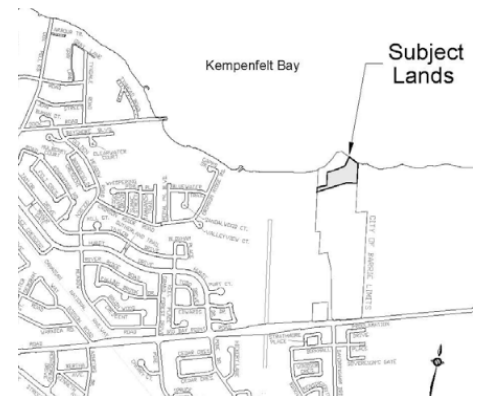
A staff report is expected

in September.

Fernbrook Homes did not respond to an interview request before deadline. 🌱

Location of Fernbrook Homes development proposal for 43 condominium townhouses.  
SOURCE: CITY OF BARRIE / JONES CONSULTING

Rendering of Fernbrook Homes’ proposed townhouses.  
SOURCE: CITY OF BARRIE / JONES CONSULTING



# PLANTING SUSTAINABILITY



**Rob Jowett**

**E**ngaging residents to protect and strengthen the local natural heritage system is the goal of the Fletcher's Creek Sustainable Neighbourhood Action Plan (SNAP).

At its meeting April 17, the Brampton committee of the whole adopted the implementation plan for Fletcher's Creek community SNAP, which was developed by **Credit Valley Conservation**.

Fletcher's Creek is a 258-hectare neighbourhood in western Brampton, which is home to 8,800 people.

"The goal is to plan for environmental sustainability and build climate change resilience at the neighbourhood scale where local residents, businesses, schools, and community groups can get involved in taking action," CVC sustainable neighbourhoods senior program coordinator **Karen Bannister** told *NRU*. "SNAP aligns municipal and watershed priorities with the interests and needs of local residents as a way to build community support and realize shared benefits."

The project is the first SNAP program undertaken by CVC. The SNAP program was originally developed by the **Toronto and Region Conservation Authority**, which

currently operates SNAPs in six neighbourhoods, including Brampton's County Court.

A SNAP is similar to an environmental secondary plan for a specific neighbourhood.

"In this particular neighbourhood, there's a focus on three priority actions for

the short term," says Bannister. "The first is planting trees, and that's to replenish the canopy... [that has] been badly damaged by emerald ash borer and [the 2013] ice storm."

She says that the natural heritage system in the area is in poor condition and in need

of immediate restoration. The built environment in the area has a lot of hard surfaces, such as large paved parking lots and rooftops that do not contribute to that natural heritage at all. And the creek itself has eroded along its banks. There is also

CONTINUED PAGE 6

Below: Map displaying the location and Sustainable Neighbourhood Action Plan (SNAP) for the Fletcher's Creek community, Brampton.

Illustration of potential streetscape improvements to the public realm along McLaughlin Road in Brampton.

Illustration of potential improvements to Fletcher's Creek Trail.

Illustration of potential improvements to Fletcher's Creek neighbourhood homes to enhance the natural environments through green retrofits and sustainable landscaping.

SOURCE FOR ALL IMAGES: CITY OF BRAMPTON / CREDIT VALLEY CONSERVATION



# PLANTING SUSTAINABILITY

CONTINUED FROM PAGE 5

issues with stormwater runoff from the streets directly into the creek.

“The second [priority] is working with homeowners to promote sustainable landscaping... because there was particular interest in this neighbourhood in gardening,” Bannister says. “So this is a way to beautify residential yards and allow homeowners to save money, but also to support the natural heritage system.”

The third priority is to increase social cohesion among residents, who said there is no real sense of community. SNAP programs actively involve the community in implementing the resulting action plan. To do this, the facilitators create a community association to enable residents to meet and learn about sustainability, and what improvements they can make on their own properties.

CVC has identified 27 action items to implement the Fletcher’s Creek plan. Most are very specific, such as retrofitting parks with green stormwater infrastructure, building an interpretive trail along the creek, and installing butterfly gardens on school grounds. The intent is for municipal government to take the lead on these projects as way to help engage residents. The goal is for the residents to then begin to take over implementation of other elements of the plan and take ownership of the neighbourhood.

“Our end result is that in 5 to 10 years the community is running the action plan and they’re advocating for its implementation,” Brampton environmental planner **Michael Hoy** told *NRU*. “But also in the meantime [that it] serves as a framework upon which, when

we do capital projects within the neighbourhood, we incorporate the recommendations into it.”

He says the SNAP allows the city to achieve its broader sustainable development goals by engaging residents and addressing local, immediate concerns to provide a strong foundation on which to build sustainability.

“The city and the region and the conservation authority—we only have a certain amount of land that we can influence,” says Hoy. “But if we can get every homeowner and business owner doing things on their own property, that’s where we really get the big bang for the buck.”



## IN BRIEF

### Regional review consultation extended

Ontario is reviewing eight regional governments—Durham, Halton, Muskoka District, Niagara, Oxford

County, Peel, Waterloo and York—Simcoe County and their lower-tier municipalities. The consultation deadline has been extended to May 21.

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# INVESTING IN SCUGOG

CONTINUED FROM PAGE 1

phosphorus levels in stormwater runoff, which feeds the algae found in the lake and deters recreational uses for tourists and residents.

The Lake Scugog Enhancement Project will involve the dredging of approximately 17 acres of the lake bed, construction of a 245-metre berm to contain a wetland area and a new pedestrian bridge.

“The stormwater will pass through this engineered wetland and be purified before it goes into the lake, thereby cutting down on future phosphorous loading and other nutrients going into the lake,” said Drew.

With tourism a major economic driver for Scugog, second only to agriculture, Drew told *NRU* having a revitalized waterfront will allow the township to maximize tourism-related revenues that will be generated in part due to the close proximity of the downtown. She also expects Scugog to capitalize from the Great Blue Heron Casino expansion, which is proposed to include a new hotel, live entertainment venue and 20,000 square feet of additional space for more slots and table games on Scugog Island.

“People may stay and hopefully take advantage of the great shopping and the

historic downtown and have a look around all through Scugog Township,” she said. “We are a Greenbelt community. We’ve got to make the most of what we’ve got.”

Approximately 95 per cent of Scugog is Greenbelt land that is protected by provincial legislation. This includes 31,420 hectares of prime agricultural land and 23,420 hectares of designated greenlands. With only 1,470 hectares of urbanized area, the township struggles to generate significant investment opportunities which are needed to increase its tax base and move forward with necessary infrastructure upgrades.

Development services director **Kevin Heritage** said there are 385 hectares of employment lands in Scugog, of which 20 per cent have been

developed for industrial uses. Although there is municipal water servicing on the southern portion, there is no sanitary servicing on the employment lands. The township has been pushing for the construction of a \$10-million sanitary sewer pumping station, but Heritage said the price tag and other regional priorities are holding up the process.

Additionally, Heritage said the town is hampered by the absence of whitebelt lands. These lands typically lie between the outer edge of the urban settlement area boundary and the inner boundary of the Greenbelt, and offer municipalities some potential for future expansion.

“In Port Perry, there is no such thing as a whitebelt. So the greenbelt immediately abuts our urban boundary,” he said, adding the township is limited to intensification and infill development.

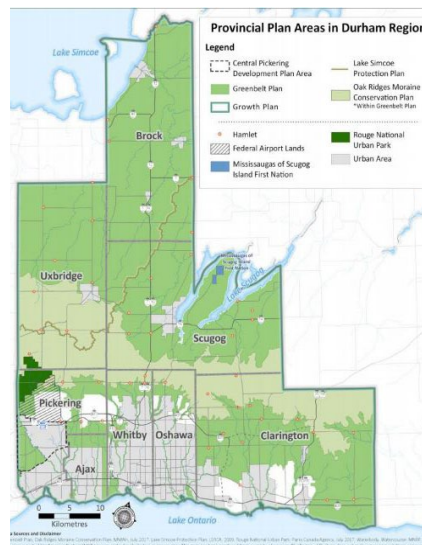
There have been a number of development applications for single-detached dwellings,

condominiums and commercial space across Scugog in the past few years, including eight development projects in Port Perry that will add 752 units to the area. The region is currently undertaking an environmental assessment to determine a future location for the Water Street pumping station and upgrades that will be needed to accommodate the additional growth.

**Scugog Chamber of Commerce** executive director **Kenna Kozac** told *NRU* the area also suffers from a lack of transit connectivity, with one regional bus servicing Durham’s northern municipalities.

“That is our one cog in the wheel...We are on the echelon of that soft spot, where we have businesses opening but not everyone can afford to live here. It’s not as affordable for the workforce to be here, so we need that transit system to work more efficiently if we want that workforce here,” she said.

The draft terms of reference for the Waterfront Action Plan RFP are expected to be approved at council on April 29.



Approximately 95 per cent of Scugog’s land is protected by the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. Map shows lands in Durham Region governed by these provincial plans. SOURCE: DURHAM REGION

Map of employment lands in Scugog. The lands are generally bounded by Reach Street, Highway 7, Old Simcoe Road and Highway 7A. SOURCE: NEPTIS FOUNDATION

# COMMITTEE AGENDAS



## DURHAM

### Approval recommended for Newcastle subdivision

At its April 23 meeting, **Clarington** Planning & Development Committee considered a final [report](#) recommending approval of zoning by-law amendment and draft plan of subdivision applications by **Brookfield Residential (Ontario)** for 879 Regional Road 17.

Brookfield proposes to develop a subdivision with 25 single-detached dwellings. The proposed subdivision includes lands for environmental protection and reforestation.



## PEEL

### Caledon estate subdivision proposed

At its April 23 meeting, Caledon Planning & Development Committee

considered a preliminary [report](#) regarding rezoning and plan of subdivision applications by **Tropical Land Development** for 0 Mount Pleasant Road. Tropical proposes an eight-lot estate residential subdivision accessed by a new road and serviced by municipal water and private septic systems.

### Approval recommended for Caledon cannabis by-law

At its April 23 meeting, Caledon Planning & Development Committee

considered a final [report](#) recommending council adopt a town-wide zoning by-law amendment to permit and regulate cannabis production facilities in prestige industrial and service industrial zones.



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# LPAT NEWS

## WATERDOWN VARIANCES SETTLED

In an April 11 decision, LPAT member **Paula Boutis** allowed an appeal, in part, by **Basingstoke Enterprises** against the **City of Hamilton** committee of adjustment's approval of a minor variance application by **Farm Del Monte** ("FDM") for 295 Dundas Street East.

FDM sought variances to develop the vacant property with a two-storey mixed-use building, with a 219 m<sup>2</sup> commercial unit on the ground floor, and two two-bedroom residential units above. The variances relate to FDM's failure to provide front and rear planting strips as required by the zoning by-laws, side setbacks, insufficient parking supply and deficient driveway and parking stall widths.

FDM originally proposed no parking spaces for the commercial use, which was the reason for Basingstoke's appeal. At the outset of the hearing the tribunal was advised that a settlement was reached between the parties on the basis of one parking space being provided for the commercial use, as well as three for the residential units.

Planner **Gerry Tchisler** (MHBC) testified in support of the settlement, advising that the proposed development is appropriate for the site, identified as being within a "community node" under the Urban Hamilton official plan. He described the site plan which places the building at the street line along Dundas, identified as a "pedestrian predominant street." Parking will be located in the rear of the property, with fences and

plantings to provide screening.

Based on Tchisler's uncontroverted evidence, the tribunal allowed the appeal, in part, and authorized the variances, subject to a condition requiring construction in substantial accordance with the updated plans.

Solicitors involved in this decision were **Kailey Sutton** (McMillan) representing Basingstoke Enterprises Inc. and **Jennifer Meader** (Turkstra Mazza) representing Farm Del Monte Incorporated. [See LPAT Case No. [PL180695](#).]

## GEORGETOWN VARIANCES APPROVED

In an April 9 decision, LPAT member **Hugh Wilkins** allowed appeals, in part, by **Erin Longworth** and the **Town of Halton Hills** against the Halton Hills committee of adjustment's approval of a minor variance application by **Nicole Knutson** for 14 Church Street.

The property contains a townhouse dwelling, constructed in the 1850s and listed on the town's heritage register. Knutson

sought variances to construct a 55 m<sup>2</sup> addition. The town's heritage advisory committee had recommended refusal of the variances, as the addition would disrupt the roofline of the townhouse. However, the variances were approved at the committee of adjustment.

Prior to the hearing a settlement was reached among Knutson, Longworth and the town. Knutson has agreed to revise her plans so that there is no impact on the front of the townhouse, placing the addition at the rear and requiring any new dormer feature to be lower in height than the existing heritage building.

Town planner **Tony Boutassis** testified in support of the settlement, stating that the revised proposal satisfies the four *Planning Act* tests and appropriately conserves the cultural heritage value of the property.

The tribunal allowed the appeals, in part, authorizing the variances subject to several conditions.

Solicitor **Jeffrey Wilker** (Thomson Rogers) represented the Town of Halton Hills. [See LPAT Case No. [PL180800](#).] 🌱



14 Church Street,  
Halton Hills  
SOURCE: GOOGLE STREETVIEW

## PEOPLE

Craft Development president **Carmine Nigro** has been appointed chair of the **Liquor Control Board of Ontario** for

a term of no longer than three years. Nigro replaces **Ed Clark**. **Andrew Sidnell** has

been appointed chief of staff to the Minister of Environment, Conservation and Parks **Rod Phillips**, replacing

**Rick Roth** who is returning to the private sector. Currently, Sidnell is executive director of legislative affairs and

issues management for Finance Minister **Vic Fedeli**. These changes take effect Monday April 29.