

Retirement home in Oshawa draws fire

COMPATIBILITY QUESTIONED

By Edward LaRusic

A revised proposal for a retirement home in Oshawa is drawing criticism from the neighbours, who say the proposed five-storey, 129-unit retirement home with medical clinic is not compatible with the low-rise residential neighbourhood it sits in.

Development services committee vice-chair Councillor **Nester Pidwerbecki** said that the revised application by **Hillsport Developments Inc.**—presented at a public meeting January 12—looks “pretty good” at first blush. However, the community has some concerns that need to be addressed.

“[Most residents are] obviously against it for the obvious things that come up in any project such as this that is located in an established area—the noise, the traffic—and of course the clinic and pharmacy and what that is going to bring [to the neighbourhood]... Stevenson Road and Bond are very busy thanks to the [Oshawa Centre] shopping centre and the connection to [Highway 401] from the north that goes through there now. It is a very busy area, and there are some very legitimate complaints that will need to be addressed.”

In 2011 Hillsport had applied for zoning by-law amendment to permit a four-storey, 129-unit retirement home and five-storey, 58-unit seniors apartment building for its site at 550 Bond Street, 57 Elizabeth Street and 56 Stevenson Road North. That proposal drew heavy criticism

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Plan for Unionville

NEW VISION FOR MAIN STREET

By Leah Wong

Markham council is looking to transform the Main Street commercial corridor in Unionville, injecting new life into the area to create a vibrant and successful heritage village.

On Tuesday development services committee considered staff recommendations on a plan for mainstreet Unionville based on a two-year study by the city, consulting firm **Torti Gallas and Partners** and architect **Michael Morrissey**. Committee approved the plan, in principle, and provided directions on how staff should move forward.

The plan proposes future development for the area over the next 30 years. It looks at how retail could be enhanced, how underutilized space can be transformed and where there are opportunities for residential growth. Though local residents are concerned about increased intensification, the plan has received broad community support.

“The short story, from [**Unionville Ratepayers Association** and **Unionville Villager Association**] is that we strongly support this vision for Unionville,” Unionville Ratepayers Association president **Peter Miasek** told committee. “This report builds on a great deal of success that

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UPCOMING DATES

JANUARY 15

Halton Region Administration & Finance Committee, 1:30 p.m.

Peel Region Council, 9:30 a.m.

York Region Committee of the Whole, 9:00 a.m.

York Region Rapid Transit Corporation, (immediately following)

Durham Region Finance & Administration Committee, 9:30 a.m.

Oshawa Community Services Committee, 9:30 a.m.

Oshawa Finance Committee, 1:30 p.m.

JANUARY 19

Burlington Development and Infrastructure Committee, 1:00 p.m.

Oakville Community Services Committee, 7:00 p.m.

Mississauga Council, 9:00 a.m.

Richmond Hill Committee of the Whole, 4:30 p.m.

Whitby Council, 7:00 p.m.

Newmarket Council, 7:00 p.m.

East Gwillimbury Committee of the Whole Council, 1:00 p.m.

East Gwillimbury Council, 7:00 p.m.

Ajax Community Affairs and Planning Committee, 7:00 p.m. *CANCELLED

Brock Council, 10:00 a.m.

Brock Finance Committee, (immediately following council)

Clarington General Purpose and Administration Committee, 9:30 a.m.

Hamilton steps outside the box

AGGRESSIVE PARKING RATIO

By Edward LaRusic

A proposed 30-storey development in downtown Hamilton is being hailed by city hall for its progressive parking ratio. But the proposed ratio of about one parking space for every two units is drawing concern from the local neighbourhood association.

Developer **Stanton Renaissance** has applied for a zoning by-law amendment to permit the adaptive reuse of a heritage property at 98 James Street (James Street Baptist Church). The proposal is for a 30-storey mixed-use development, better known as The Connolly. The first two floors would be used for commercial retail, with a multi-level 122-space parking stacker system below and 259 residential units above.

Stanton president **Louis Santaguida** told *NRU* that The Connolly will have a dramatic impact on the redevelopment of Hamilton's downtown core. He said condominium living without a car is going to be the future norm in places like Hamilton.



Rendering of proposed 30-storey tower at 98 James Street South, Hamilton

“The Connolly is basically about 100 feet away from the Hunter GO Station and about 10 feet away from Hamilton public transit. Our studies and our developments and all the knowhow that we have is that we are catering to a different demographic that wants to live and work within a city centre, that is actually using public transit and eliminating vehicular stress on their lifestyle.”

The parking ratio is being justified on a number of grounds. In addition to the proximity to public transit, [CONTINUED PAGE 4](#)



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Durham Region

COMMITTEE HANDBOOK

By Leah Wong

Durham Region council is in full swing with a complete schedule of standing committee meetings this month. After proving successful in Durham's first at-large chair election, **Roger Anderson** returns to his seat.

In addition to council meetings, Durham representatives deal with finance, social services and planning issues through standing committees. Committee chairs are appointed for the council term. Each council member sits on one committee, with the exception of Anderson who is a member of all standing committees.

Oshawa councillor **Bob Chapman** is chair of finance & administration committee and Whitby councillor **Lorne Coe** chairs health & social services committee. Uxbridge mayor **Gerri Lynn O'Connor** heads up planning & economic development and Oshawa councillor **Nester Pidwerbecki** is chair of the works committee.

The local municipalities all have different standing committee structures.

In Ajax there are two standing committees—community affairs and planning committee and general committee. All councillors sit on both committees and they are chaired on a rotating basis. The four ward councillors rotate in chairing general government committee, while the two regional councillors chair community affairs and planning committee.

Brock council members discuss items through six standing committees, which are chaired by councillors appointed for the duration of the term. **Lynn Campbell** is chair of public works, **Mike Parliament** chairs parks and recreation, **Terese Miller** chairs protection to persons and property, **Randy Skinner** chairs administration and personnel, **Gord Lodwick** chairs finance and **Ted Smith** chairs planning.

Clarington, Uxbridge and Scugog councillors discuss municipal issues at their respective council and general purpose and administration committee meetings, although Scugog calls it a general purpose committee.

Oshawa council organizes its committees into community services, corporate services, development services and finance. Mayor **John Henry** sits ex-officio on all committees and a chair and vice-chair is appointed to each.

Community services comprises councillor **Bob Chapman**

Durham Region Standing Committees

WHO SITS WHERE

Finance & Administration Committee

Chair: Bob Chapman (Oshawa)
 Shaun Collier (Ajax)
 Nancy Diamond (Oshawa)
 Bobbie Drew (Scugog)
 Adrian Foster (Clarington)
 Jennifer O'Connell (Pickering)
 Elizabeth Roy (Whitby)

Health & Social Services Committee

Chair: Lorne Coe (Whitby)
 Dan Carter (Oshawa)
 Joe Drumm (Whitby)
 Amy England (Oshawa)
 Joe Neal (Clarington)
 David Pickles (Pickering)

Ted Smith (Brock)

Planning & Economic Development Committee

Chair: Gerri Lynn O'Connor (Uxbridge)
 John Aker (Oshawa)
 John Henry (Oshawa)
 Steve Parish (Ajax)
 Tom Rowett (Scugog)
 Don Mitchell (Whitby)
 Dave Ryan (Pickering)

Works

Chair: Nester Pidwerbecki (Oshawa)
 Jack Ballinger (Uxbridge)
 John Grant (Brock)
 Colleen Jordan (Ajax)
 Bill McLean (Pickering)
 John Neal (Oshawa)
 Willie Woo (Clarington)

(chair), **John Neal** (vice-chair), **Rick Kerr**, **Nester Pidwerbecki** and **John Shields**. Corporate services comprises councillors **Amy England** (chair), **Doug Sanders** (vice-chair), **Nancy Diamond**, Kerr and Neal. Development services comprises councillors **John Aker** (chair), Pidwerbecki (vice-chair), **Dan Carter**, Chapman and Sanders. Finance comprises councillors **Diamond** (chair), England (vice-chair), Aker, Carter and Shields.

Pickering operates with two standing committees—planning and development and executive—which regularly meet on the same day. While Mayor **David Ryan** chairs council meetings, the standing committees are chaired by councillors on a rotating basis.

Whitby has three standing committees—management, operations and planning & development—to which councillors are appointed for set terms. Management

COMMITTEE HANDBOOK

CONTINUED FROM PAGE 3

committee is chaired by Mayor **Don Mitchell**. Membership comprises all regional councillors—**Lorne Coe**, **Joe Drumm** and **Elizabeth Roy**—and one local councillor. Regional councillors remain on management committee for the duration of the council term, while local councillors rotate after a one-year term. Ward 2 councillor **Derrick Gleed** is first up.

Both the operations and planning & development committees comprise three members who serve for two-year

terms. The mayor and deputy mayor are ex-officio members for the duration of the council term. Whitby appoints a new deputy mayor every two years—Drumm is currently deputy mayor. For the first term ending March 31, 2016, the operations committee comprises councillors Gleed (vice-chair), Roy and **Steve Yamada** (chair) and the planning & development committee comprises councillors Coe (chair), **Michael Emm** (vice-chair) and **Chris Leahy**. [nru](#)

AGGRESSIVE PARKING RATIO

CONTINUED FROM PAGE 2

all unit owners within the building would be provided with subsidized transit passes for two years, three car share spaces would be available within walking distance and bicycle storage would be provided.

Santaguida noted that the parking stacker system—which he said was common in Europe, but rare in North America—is a solution to the tight constraints of the 0.13 ha. site, in part due to the former James Street Baptist Church on the site.

Durand Neighbourhood Association director **Yonatan Rozenszajn** told *NRU* that the association has concerns with the amount of parking that is being proposed. He said that the traffic consultant for Stanton Renaissance, **Paradigm Transportation Solutions Ltd.**, hasn't made the case that this aggressive parking ratio proposed won't lead to future problems.

"[Paradigm] used an aerial survey to [show] that there's quite a bit of parking available, and that a lot of the parking is being used during business hours as you would expect. What's problematic is that it didn't actually obtain utilization data from the private lots [nearby]. So [Paradigm] can't actually say what the availability is overnight or during the day, [it doesn't] have that data. It's simply an observation it made from a satellite [photo]. And it seems to be contradicted by the data the city has for its own [parking] lots, which shows that they're effectively at capacity."

Rozenszajn said that given the lack of parking currently available, adding a large development with reduced parking will cause problems: increasing the demand—and potentially

the costs—of parking in the area. He said that this is still Hamilton, and even if an unit owner in The Connolly doesn't drive to work, he or she will likely want a parking space for a car they can use on weekends.

Rozenszajn said the association isn't asking for a one-to-one parking ratio and would be fine with the minimum the by-law requires, which for The Connolly would be 193 spaces, not 122.

Santaguida said that the neighbourhood association doesn't have access to the sales data his company does. That data shows that having a parking spot just isn't as desirable as the Durand Neighbourhood Association believes it to be and the neighbourhood can support a development such as The Connolly.

The proposal is supported by both staff and local Ward 2 councillor **Jason Farr**. Yesterday it was unanimously endorsed by the planning committee and will be considered by council at its meeting January 21.

"Staff considers the development to represent a significant opportunity to consider innovative and sustainable measures in which to accommodate increased residential and employment uses within the downtown," said Hamilton project manager **Edward John** at the public meeting.

Farr praised the proposal, noting that the building will be reusing a cultural heritage resource and encouraging people to take transit is a trend in other urban growth centres in the GTA. Farr said that this proposal will clearly market to a different kind of buyer. [nru](#)

COMPATIBILITY QUESTIONED

CONTINUED FROM PAGE 1

from the neighbourhood and ended with Hillspport withdrawing its application before staff submitted a final report to the development services committee. The current application for official plan and zoning by-law amendments reflects some revisions to Hillspport's previous proposal.

Hillspport planner **Michael Fry (D.G. Biggle & Associates Limited)** spoke at the public meeting Monday. He said the revised proposal is an attempt to address resident concerns with the previous application.

"With [the 2011] proposal, there were a number of concerns from the local neighbourhood that included the density, the bulk and height of the buildings, concerns about privacy and property values, the traffic on the site, the overflow parking, concerns about safety, loss of green space and access to the site."

Fry noted that the proposed density has been dropped to about half of that of the 2011 application with the removal of the 58-unit seniors building. As a result there is a larger buffer between the retirement home and the neighbourhood to the north and west, which helps to address privacy concerns. Fry added that the Oshawa zoning by-law requires 87 parking spaces to accommodate the retirement home and medical clinic, while Hillspport proposes to add 120.

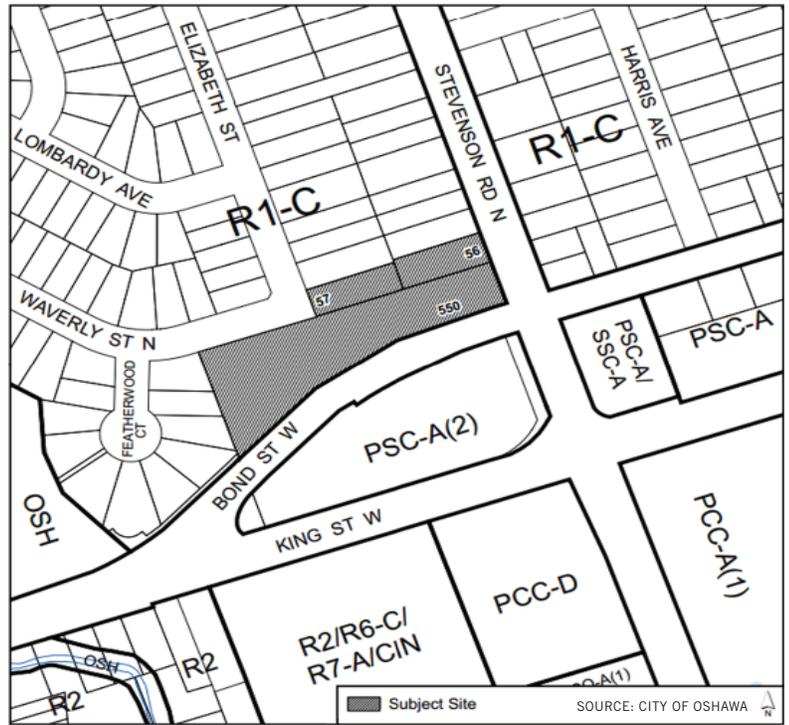
Fry also spoke to the benefits the proposed development would bring to the neighbourhood.

"The building is proposed as a retirement home and residence. This provides for a more holistic community. As the population ages, there's an opportunity to stay inside the neighbourhood and age comfortably. This actually increases the desirability of the neighbourhood and will increase the property values."

Despite the revisions to the original proposal, the complaints from residents remain similar, said Oshawa planning services director **Paul Ralph**.

"[Residents] just don't think that this is the right location for a project of this scale and density. They would prefer that the property be redeveloped for single-detached dwellings."

Ralph said that the major planning issues to be examined are the proposal's impact, including privacy, shadowing on neighbouring properties, traffic, parking and the appropriateness of allowing a medical clinic and pharmacy on site. .



Zoning map locating development at 550 Bond Street West, Oshawa

For the most part, residents at Monday's meeting voiced opposition to the Hillspport proposal. While there was some recognition that this version was an improvement over the 2011 proposal, the overall opinion was certainly negative.

Pidwerbecki said that he shares some of the residents' concerns. He is seeking more information about the traffic the proposed pharmacy and clinic would bring and whether parking would overflow into the community at peak periods such as Easter and Christmas. Pidwerbecki added that he thought there are some positive aspects to the proposal.

"The majority of people are retired or close to retirement in this area... One lady said to me, 'I live in this area. I think it's going to be great, I can move from there into the seniors home and still have my community to visit or to come visit me.' And of course we have the huge shopping centre that's kitty-corner from [the site] that makes it convenient to a lot of people and is within walking distance."

Ralph could not say when staff would be submitting a final report on the Hillspport application to the development services committee. [nru](#)

NEW VISION FOR MAIN STREET

CONTINUED FROM PAGE 1

already exists and is an opportunity to make something that already exists so much better.”

The plan targets eight focus areas for in-depth study, which include proposals for future development. Heritage planning manager **Reagan Hutcheson** told committee that while the proposals are conceptual, they are implementable.

The proposals for each area differ and include redeveloping the Highway 7 corridor to mimic the character of Main Street, looking at underutilized spaces behind existing buildings in Unionville’s core and redeveloping the area around the Crosby Community Centre. Intensifying the area behind commercial properties on the street’s west side could add around 100 new residential units. Adding residential units would create new customers for local businesses.

One of the big challenges in moving forward with the plan will be getting buy in from the business community.

“The vision is wonderful but there has to be understanding upfront that parts of the vision rely on certain organizations and individuals [for implementation]. The reality is it will take the desire of property owners to create [this],” said Mayor **Frank Scarpetti**. “We’ve done our part in creating the vision and we’ll do our part in changing policy.”

In order to promote cooperation between property owners, development services commissioner **Jim Baird** has been instructed to ask **Unionville BIA** to contact local commercial property owners to gauge interest in hiring a development coordinator to help with implementation. The consultants suggested that a coordinator be hired by the BIA to help with the commercial and residential development process.

There was some disagreement at committee over the coordinator position, as some councillors seemed to assume the city would be hiring the coordinator. Meanwhile, staff is consulting with the BIA on the creation of this position, so the role has yet to be defined.

“The intent [for the coordinator] is not for a city staff position, but for someone out there working directly with the landowners,” said Baird. “If this is to move forward it will take the cooperation of landowners.”

In preparation for the final plan the city and consultants undertook an extensive consultation process comprised of walking tours, open houses, public information meetings and a project website. Hutcheson said landowners participated

in the consultation process and the BIA has been an active participant throughout the process.

Residents and stakeholders raised a number of concerns in relation to earlier drafts of the plan. Early versions of the plan proposed relocating the area’s sporting facilities, including the city-owned arena and privately-owned curling club, which residents opposed. While this concern was addressed and the facilities have been incorporated into the final plan, intensifying the area continues to concern residents.

“There are concerns about intensification and what it means for the area,” said Hutcheson. “Also, what impact it would have on the heritage character and [the area’s] charm.”

There are concerns about intensification and what it means for the area. Also, what impact it would have on the heritage character and [the area’s] charm. • Reagan Hutcheson

Once council gives the green-light, staff will start preparing a new secondary plan for the Unionville Heritage Conservation District and a pattern book. Hutcheson said the pattern book will help guide the development of new infill to ensure it is more contextual and relatable to the existing design.

“The pattern book for infill will look at how to infill multi-unit, multi-storey buildings that will not be detrimental to the look of surrounding buildings,” said Hutcheson.

Markham council voted on the committee recommendations at its meeting Tuesday night. The meeting started after *NRU* went to print. [nr](#)

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GTA IN BRIEF

[Cornerstone Standards released](#)

The **Cornerstone Standards Council** has reached a consensus among its members and has released the final version of its [responsible aggregate standard](#). A two-year pilot phase is to follow after which the standard will be revised based on practical experience. Developed through a collaboration among stakeholders, including environmental groups

and aggregate operators, the voluntary standard is intended to help focus and improve conversations between communities and the aggregate industry. (See *the February 19 issue of NRU GTA*.)

HALTON

[Mississauga multi-res development considered](#)

At its January 12 meeting, **Mississauga** planning and

CONTINUED PAGE 8 



The Sorbara Development Group is seeking a **Development Manager** to join its land development team as it continues to develop and expand its properties in the Greater Golden Horseshoe area.

Candidates should have the following skills and attributes

- A minimum of 5 years of experience working for a Developer in a project management role.
- A proven record of delivering projects on time and budget.
- An ability to manage all aspects of multiple, large scaled, multi phased, residential development.
- A superior knowledge of the current and emerging regulatory environment within which the land development industry currently operates.
- A thorough understanding of the interrelationship between development, construction and marketing in a developer/builder environment.
- Excellent interpersonal skills and a professional, personable, and collaborative attitude.
- Strong organizational, research and analytical skills.

Interested candidates should forward their resume and covering letter, in confidence, via email only, to: sdgcareers@sorbaragroup.com

We thank all candidates for their interest, however only selected applicants will be contacted. No phone calls please.

Senior Planner, Policy (Contract/Job Rotation until April 2016) Planning and Building Department

Job Number: PB-197-14

Employment Status: Contract/Job Rotation

Position Overview

This position will undertake planning work to provide an advanced level of planning knowledge and expertise assisting with formulating long range plans and policies. The Senior Planner will manage major policy and land use studies and projects while assisting the manager in coordination of the work of a team of planning staff. The Senior Planner works as a member of the Development and Infrastructure Division team to achieve the City's land use and growth objectives.

Responsibilities

As a key member of our team, the Senior Planner will:

- Undertake background research and analysis on land use, growth management, demographic, economic, environmental, and development related issues.
- Monitor, evaluate and respond to existing and emerging Provincial, Regional and other planning initiatives.
- Prepare comprehensive and general amendments to the Official Plan and Zoning By-law.
- Develop public and stakeholder engagement and communication programs related to planning studies, including statutory notification.
- Appear before the Ontario Municipal Board and other tribunals to give expert evidence on the City's behalf as it relates to planning matters.
- Prepare reports and recommendations for consideration by Committee/Council.
- Represent the City on inter-agency committees.
- Direct the work of consultants on planning studies.
- Be responsible for one or more the following speciality areas:
 - Intensification and growth management
 - Urban design
 - Municipal land use inventory budgets
 - Public engagement and communication
- Other areas of planning specialization including: housing; sustainable development; natural heritage; rural area; transportation; growth management population projections; heritage; infrastructure.
- Provide assistance and advice to other planners on policy proposals and development applications, including proposals for Official Plan and Zoning amendments, plans of subdivision, condominium, minor variance, consents and site plan.
- Perform other duties as assigned.

Requirements

The successful applicant will possess a university degree in Planning or a related field, membership in the Canadian Institute of Planners or equivalent and at least five years of professional planning work experience at the municipal level with an emphasis in policy formulation and implementation. Excellent organizational, analytical, problem-solving, written/verbal communication and customer service skills are required to be successful in this position. Thorough knowledge of the Ontario Planning Act regulations and procedures, Places to Grow Growth Plan, the Provincial Policy Statement and other related legislation is an asset.

Rate of Pay: \$72,048 to \$90,060 (Grade 11)

Posting Closing Date: January 26, 2015

How to Apply

To apply please visit www.burlington.ca/careers and click on "View Jobs". Please note, applications are only accepted on-line. If you require assistance, please contact Human Resources at 905-335-7602.

We thank all applicants and advise that only those to be interviewed will be contacted.

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GTA IN BRIEF

CONTINUED FROM PAGE 7

development committee considered an application by **Baif Developments Ltd.** for the development of an 18 storey, 424-unit apartment building and a three-storey, 31-unit townhouse horizontal multiplex on a vacant parcel of land at 0 Webb Drive. The development will require amendments to the official plan and zoning by-laws. Comments from the public community meeting held January 7 will be considered and addressed in the upcoming recommendation report.

DURHAM

[Aggregate pit expansion considered](#)

Durham Region planning and economic development committee considered an application by **SASE Aggregate Ltd.** to amend the region's official plan at its January 6 meeting. SASE is looking to expand its existing 20.2 ha. aggregate pit operation by an additional 29.4 ha. The site is located at 4869 Concession Road 4 in the **Township of Uxbridge**. The committee will undertake the appropriate studies and make a

recommendation to council at a future meeting.

[Retirement home and townhouses await approval](#)

At its January 5 meeting, **Whitby** planning and development committee recommended that council approve subdivision and zoning applications by **Courtice North Inc.** for its property at the southwest corner of Gordon Street and Whitby Shores Greenway. Courtice North is proposing to develop a two-storey, 54-unit, common-element condominium, block townhouses and a seven-storey, 156-unit retirement home.

[Oshawa's heritage cemeteries](#)

Heritage **Oshawa** is recommending to the development services committee that three cemeteries be designated under *Part IV* of the *Ontario Heritage Act* as discussed at its December 18 meeting. Research [reports](#) highlight the cultural heritage value of the Pioneer Memorial Garden Cemetery, Bible Christian Cemetery and Methodist Cemetery.

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Planner II- (up to April 2016) Planning and Building Department

Job Number: PB-202-14

Employment Status: Contract/Job Rotation

Position Overview

This position is responsible for planning studies, research, analysis, preparation and authoring of reports and recommendations to Council on matters relating to the City's land use policy, development applications, Official Plan amendments, rezoning and subdivision applications, including general Official Plan amendments, and for reviewing and making recommendations on policy initiatives of senior levels of government. This position has knowledge and experience with Heritage and works as a member of the Development and Infrastructure Division team to achieve the City's land use and growth objectives.

Responsibilities

The successful applicant will be responsible for:

- Assessing all pertinent information in Official Plan Amendments and Planning/ Development Application and preparing reports and recommendations for the consideration of Committee and Council and, carrying out on-going consultation with applicants, and undertaking public consultation as required including statutory public notification.
- Provide assistance and information to property owners and the public concerning cultural heritage matters.
- Participating on and leading Department, Division and Corporate teams in the review of issues and establishment of positions and strategies on matters of division and corporate interest, and representing the Department or City on external project teams and committees.
- Support the Heritage Committee and assists in the implementation of the Committee's workplan.
- Advise City Council and the Heritage Burlington Committee with respect to cultural heritage matters including the designation of new heritage properties under the Ontario Heritage Act, the designation, establishment and administration of Heritage Districts and provide advise on archaeology, cultural heritage landscapes and other cultural heritage management matters.
- Undertaking, coordinating or reviewing studies, research projects and data analysis relating to land use, environmental assessments, delegated approvals, secondary plans, feasibility and market studies, demographics and other statistical analysis related to land use policy issues, including agency circulation, public consultation and monitoring of status, and where necessary, preparing reports and recommendations for the consideration of Committee and Council.
- Making presentations on planning matters at neighbourhood meetings, open houses and meetings of standing committees of Council as required.
- Managing the activities of consultants carrying out work related to planning studies.
- Providing planning advice and responding to inquiries from the public, development industry, various levels of government, media, staff, applicants and elected officials with respect to planning matters and other planning issues.
- Appearing before the Ontario Municipal Board and other tribunals to give expert evidence on the City's behalf as it relates to planning matters.
- The incumbents in this position share the responsibility for covering off the absences of the Supervisors.

Requirements

The successful applicant will have a university degree in Planning or a related field and membership in the Canadian Institute of Planners. A Masters degree in Planning and/or Urban Design as well as Heritage experience would be considered an asset. The incumbent will also have 4 years of relevant planning work experience, preferably in the municipal environment. Familiarity with the Planning Act, other Planning legislation and development processes are desired. Additionally, the Planner II must possess a strong working knowledge of computer applications, such as Microsoft Office. Experience with ArcGIS or Amanda are also preferred.

Rate of Pay: \$64,391 to \$80,489 (Grade 10)

Posting Closing Date: January 23, 2015

How to Apply

To apply please visit www.burlington.ca/careers and click on "View Jobs". Please note, applications are only accepted on-line. If you require assistance, please contact Human Resources at 905-335-7602.

We thank all applicants and advise that only those to be interviewed will be contacted.

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GTA OMB NEWS

Appeal for parkland dedication dismissed

In a December 3 decision, board members **John Atcheson** and **Justin Duncan** dismissed an appeal by **Rosart Properties Inc.** concerning the amount assessed by the **City of Hamilton** for cash-in-lieu of parkland for the property located at 257-267 Parkside Drive. Rosart proposes to demolish four existing single-family homes on the 0.79 ha. site and replace them with 44 residential units.

Rosart and the city agree on the value of the land and the parkland dedication fee but not on the applicable offset amount.

The board found the city's calculation to be more appropriate to the provisions in the *Planning Act* and dismissed the appeal.

Solicitors involved in this decision were **Nancy Smith (Smith, Nancy Professional Corp.)** representing Rosart Properties Inc. and **Brian Duxbury (Duxbury Law Professional Corp.)** representing the City of Hamilton. (See *OMB Case No. MM140013.*)

Hamilton retirement home complex approved

In a December 3 decision, board vice-chair **Susan de Avellar Schiller** approved an appeal, in part, by **1804487 Ontario Inc.** of the **City of Hamilton's** failure to enact by-law amendments to permit development of its lands at 1041 West Fifth Street.

1804487 seeks to develop a place of worship and associated community centre, as well as a four-storey, 48-unit retirement

home with at-grade medical and service uses. A portion of the property will accommodate a storm water management facility to serve the site and surrounding neighbourhood.

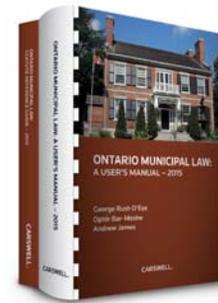
Planner **Edward Fothergill (Fothergill Planning & Development Inc.)** gave evidence on CONTINUED PAGE 10 ▶

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George Rust-D'Eye, Ophir Bar-Moshe, and Andrew James



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GTA OMB NEWS

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behalf of 1804487. He noted that the proposed development contributes to the creation of a complete community and conforms to the objectives of provincial and municipal policies.

The board agreed with Fothergill; it allowed the appeal and approved the zoning by-law amendments.

Solicitors involved in this decision were **Nancy Smith (Smith, Nancy Professional Corp.)** representing 1804487 Ontario Inc. and **Michal Minkowski** representing the City of Hamilton. (See OMB Case No. PL131311.)

Hamilton townhouses approved

In a December 2 decision, board vice-chair **Susan de Avellar Schiller** approved appeals, in part, by **DiCenzo Construction Company Ltd.** of the **City of Hamilton's** failure to approve zoning by-law amendments, a draft plan of subdivision and an associated list of special conditions for draft plan approval for its lands at 1125 West Fifth Street. DiCenzo sought to develop two single-family homes and about 130 block townhouses on the site.

Planner **Stephen Fraser (AJ Clarke and Associates Ltd.)** gave evidence on behalf of DiCenzo. He noted that the lands are within a settlement area and the proposed development is consistent with the PPS and Growth Plan.

The board allowed the appeal, and approved the zoning by-law amendments and plan of subdivision, subject to conditions.

Solicitors involved in this decision were **Steven Zakem**

(**Aird & Berlis LLP**) representing DiCenzo Construction Company Ltd. and **Michal Minkowski** representing the City of Hamilton. (See OMB Case No. PL130909.)

Concrete business allowed in Brampton home

In a December 16 decision, board members **John Atcheson** and **Justin Duncan** allowed an appeal, in part, by **Gurmit Lally, Jagvinder Lally, Jatinder Lally** and **Sajjan Lally** regarding the **City of Brampton** committee of adjustment's refusal to authorize minor variances. The Lally's own and operate a concrete forming business and are seeking to carry out part of their business at their residential property located at 10705 Torbram Road.

The Lally's amended the variances originally requested and reached a settlement with the city. The amended variances limit the outside storage on the property and increase the height of the front yard fence.

City planner **Jennifer Morrison** provided the board with uncontested evidence that the agreed-upon variances are minor and consistent with provincial and municipal planning policies. The board approved the amended variances subject to conditions.

Solicitors involved in this decision were **Daniel Artenosi (Overland LLP)** representing Gurmit, Jagvinder, Jatinder and Sajjan Lally, and **Matthew Rea** representing the City of Brampton. (See OMB Case No. PL131028.) [nru](#)

GTA IN BRIEF

CONTINUED FROM PAGE 8

Proposal for new aggregate pit in Uxbridge

An application by **VicDom Sand and Gravel (Ontario) Ltd.** was discussed at **Durham Region's** planning and economic development committee meeting January

6. VicDom is seeking an amendment to the regional official plan to permit development of a new aggregate resource extraction area at 3900 Lake Ridge Road in **Uxbridge**. The site is currently

under active agricultural cultivation and surrounded by other extractive land uses, as well as a large wooded/plantation area and rural residential homes. [nru](#)

Erratum

In the January 7 issue NRU incorrectly spelt Bradford-West Gwillimbury CAO Geoff McKnight's name. NRU regrets the error.