

# NOVÆ RES URBIS

## GREATER TORONTO & HAMILTON AREA

WEDNESDAY,  
JULY 2, 2025

Vol. 28  
No. 27

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BIG IMPACTS  
Georgina Releases  
its First-Ever Climate  
Action Plan
- 4 IDENTIFYING  
HOUSING NEEDS  
Assessment Will  
Help Shape Future  
Housing Policies for  
Newmarket

■ PROPOSED CLARINGTON SUBDIVISION WOULD BRING OVER 1,700 NEW DWELLING UNITS TO WILMOT CREEK

## BACK AT THE HELM

Matt Durnan

A subdivision proposed for a large vacant site in Clarington's Wilmot Creek community would bring significant housing in a variety of housing types and densities to an area that sits in close proximity to the waterfront of Lake Ontario and that

currently accommodates little more than an established gated seniors' community. And it is the developer of that seniors' community over the course of almost three decades that has returned to develop that last piece of vacant land, after more than a decade-long hiatus from

ownership of the site.

At its June 16 meeting, Clarington planning and development committee held a statutory public meeting for **Rice Development Corp's** proposed subdivision for 6 Wilmot Creek Drive. The proposal would bring around

1,755 new residential units to the 30.7-hectare site, along with roughly 1,700 square metres of retail space, two parkettes, and three open space blocks.

"To support this development, a portion of Wilmot Creek Drive

CONTINUED PAGE 6 ■

Aerial image showing the location of the site (highlighted red) at 6 Wilmot Creek Drive in Clarington where Rice Development Corp is proposing to develop a new subdivision that would bring more than 1,700 new homes to the area. The area highlighted blue is the location of a potential future subdivision by another landowner that would accommodate a medium-density residential block and a park block. To the south of this site is the existing Wilmot Creek adult lifestyle community, which Rice developed over the course of nearly three decades. That adult lifestyle community accommodates 960 single-detached homes geared towards adults aged 55 and older.

SOURCE: MUNICIPALITY OF CLARINGTON



## UPCOMING DATES

### JULY

- 7 Brampton Planning & Development Committee, 7:00 p.m.
- Burlington Committee of the Whole, 9:30 a.m.
- Halton Hills Council, 3:00 p.m.
- Oakville Council, 6:30 p.m.
- 8 Aurora Committee of the Whole, 7:00 p.m.
- Caledon Planning & Development Committee—Public Meeting, 7:00 p.m.
- Hamilton Planning Committee, 9:30 a.m.
- Markham Development Services Committee, 9:30 a.m.
- Markham Council, 1:00 p.m.
- Oakville Planning & Development Council, 6:30 p.m.
- Richmond Hill Council Public Meeting, 7:00 p.m.
- 9 Brampton Council, 9:30 a.m.
- Georgina Council, 9:00 a.m.
- Halton Regional Council, 9:30 a.m.
- Hamilton General Issues Committee, 9:30 a.m.
- Richmond Hill Council, 9:30 a.m.
- 10 Peel Regional Council, 9:30 a.m.
- 14 Milton Council, 7:00 p.m.
- Newmarket Special Council, 1:00 p.m.
- 15 Aurora Council, 7:00 p.m.



## ■ GEORGINA RELEASES ITS FIRST-EVER CLIMATE ACTION PLAN

# SMALL CHANGES, BIG IMPACTS



Lana Hall

**T**he Town of Georgina has released its first climate action plan, designed to protect the community from the impacts of fluctuating temperatures, which also threaten the future of Georgina's tourism economy, local agriculture, and the health of nearby Lake Simcoe.

Approved by town council on June 4, the Georgina climate action plan identifies 40 action items, such as increasing shade at beaches and parks, ensuring new tree species are climate resilient, creating educational campaigns advocating sustainability practices, performing energy efficiency assessments and retrofits on buildings producing the greatest carbon emissions, and advocating for electric vehicle usage.

Those involved in the action plan's development say the top climate threats facing

Georgina include extreme heat events, warmer and rainier winters, extreme storms, as well as fluctuating salt and phosphorous levels in Lake Simcoe, which borders the town. The latter puts the lake at risk for biodiversity loss and impacts lake-related recreation conditions. These risk factors also inform the climate action plan's six key objectives: promoting safe summer recreation, reducing nutrient loading in Lake Simcoe, adapting winter recreation to warmer and rainier winters, ensuring Georgina's infrastructure can handle more intense, concentrated storms, reducing corporate greenhouse gas (GHG) emissions (including from buildings), and reducing community-wide GHG emissions, primarily from transportation, by increasing bus service and electric vehicle options.

"Climate change is not a distant threat; its impacts are already being felt right here in our own backyard, from extreme weather events to hotter summers to milder winters. As Lake Simcoe is at the centre of our community identity and well-being, it's essential that we continue to steward it for future generations," says Town of Georgina Mayor **Margaret Quirk** in a statement. "Each of us has a role to play. Whether it's choosing active transportation, buying local, or planting pollinator gardens, small changes add up to big impacts."

One of the most unique elements of the climate action plan, says Town of Georgina strategic initiatives program manager **Simone Lopreiato-Weinstein**, is a strong focus on the health of Lake Simcoe. As climate change introduces more unpredictable temperatures in

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# SMALL CHANGES, BIG IMPACTS

CONTINUED FROM PAGE 2

the winter, leading to more frequent freeze-thaw cycles, the amount of salt used to combat icy roads and sidewalks will inevitably increase.

“With the rain in the wintertime, that just runs that salt right into the wetlands and lakes,” says Lopreiato-Weinstein.

This is also the case for phosphorous, a by-product of agricultural fertilizer and human waste from municipal sewage systems. Both sudden storms and excess rainfall can cause a spike in salt and phosphorous levels in the lake because the soil becomes too saturated to absorb them. Lake Simcoe is already struggling with higher-than-normal phosphorous levels, which lead to algae blooms that threatens the lake’s oxygen supply, and in turn, its cold-water fishery.

In 2023, a number of municipalities bordering Lake Simcoe, including the Town of Georgina, wrote to the **Province of Ontario**, requesting a provincial plan and budget to reduce Lake Simcoe’s phosphorous pollution by 55 per cent by 2030. Both salt and phosphorous contamination are likely to get worse with climate change, threatening native species within the lake, as well as negatively impacting

the water quality for recreation, says Lopreiato-Weinstein.

“It threatens aquatic life, and there have been beach closures,” Lopreiato-Weinstein tells *NRU*. “...Actions like low-impact development, public education, outreach to farmers to help them create [pollutant] buffers and best-management practices, all of that is important under climate change.”

The Town of Georgina, which counts both summer and winter tourism as a significant part of its economy, also has to contend with climate change’s potential impacts on its recreational

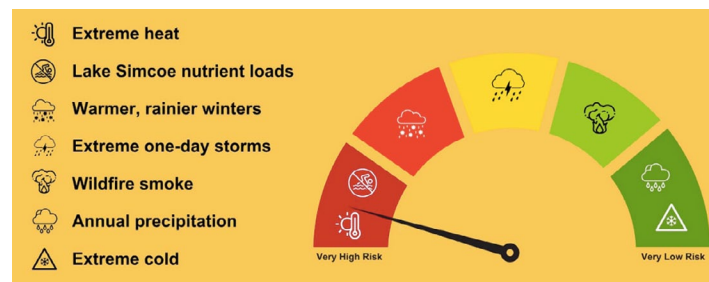
opportunities. These impacts could range from beach closures due to extreme heat or lake pollution, to threats to the town’s ice fishing and ski industry economies resulting from warmer winters.

“If the lake doesn’t freeze properly, which we’ve seen in recent years, or there’s not enough snow to operate the [ski hill] for many days, things like that, it impacts tourism,” says Lopreiato-Weinstein.

While the climate action plan calls for some mitigation efforts, such as increasing the town’s tree canopy, introducing shade structures and bolstering Georgina’s ice-rescue plans, it also recommends “diversifying tourism opportunities” related to water activities, in the event that these temperature fluctuations worsen and existing tourism opportunities are no longer feasible.

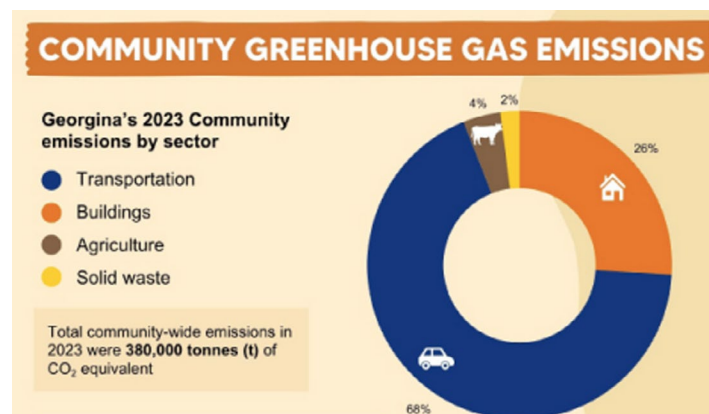
Lopreiato-Weinstein credits the involvement of Town of Georgina climate initiatives advisor **Neil Comer**, who consulted on the climate action plan. With experience working globally as a climatologist, Comer’s combination of international and hyper-local expertise helped shape the plan into something “locally-grown and specific” to Georgina.

“Not many municipalities can say they have that kind of expertise on staff and who really know the community,” says Lopreiato-Weinstein. “So rather than talking to staff in a way that’s generic, we can be super-specific and say, ‘what about the flooding on that road last year?’... I think that resonates with people.” 🌱



Infographic showing the estimated top climate-change-related hazards for the Town of Georgina by 2050, ranked by severity from higher to lower risk, with the most pressing threats being extreme heat, fluctuating nutrient loads in Lake Simcoe, and warmer, rainier winters. These threats are addressed in Georgina’s first-ever climate action plan, which was approved by town council earlier this month.

SOURCE: TOWN OF GEORGINA



Infographic showing the percentage of community-generated greenhouse gas emissions in the Town of Georgina by sector, with buildings and transportation making up the majority. Georgina’s first climate action plan recommends increasing public transportation options in the town and advocating for greater use of electric vehicles, as well as incentivizing climate-friendly building retrofits and “low-impact development” options.

SOURCE: TOWN OF GEORGINA



# IDENTIFYING HOUSING NEEDS



**Matt Durnan**

**T**he **Town of Newmarket** has undertaken action to identify its current and emerging housing needs and gaps by conducting a comprehensive analysis of its housing needs that will inform its housing action plan, a critical step towards establishing an inclusionary zoning framework that will help the Town ensure that more affordable housing is being developed in Newmarket.

At its May 26 meeting, Newmarket committee of the whole received a report on its housing needs assessment and inclusionary zoning assessment, with councillors authorizing staff to move forward with the development of a Housing Action Plan for the town.

“This document provides a comprehensive analysis of various demographic trends in the town. It looks at housing supply and demand and affordability gaps, and all of this work is required under [provincial] regulations if you’re looking to implement an inclusionary zoning framework,” Town of Newmarket senior policy planner **Andria Sallesse** told **NRU**.

“Essentially, there were three main housing gaps that were identified in the housing needs

assessment: we need more purpose-built rental housing, we need more housing for seniors and youth in the town. We have quite a large number of seniors here in Newmarket, but we also have youth who are looking to enter the market, be it rental or maybe less so, in terms of ownership. The third gap we found was housing options for diverse household sizes. So, for families, but also for people who are single, like the seniors I mentioned, and also youth.”

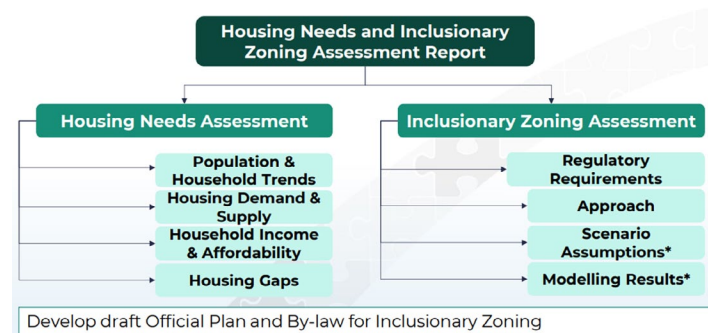
In addition to the provincial

requirements for this assessment to be completed in order for the Town to move forward with implementing inclusionary zoning policy, there are federal requirements for municipalities to conduct a housing needs assessment in order to qualify for federal funding under the Canada Community-Building Fund (CCBF).

Similar to the **City of Mississauga’s** response to the findings of its own recently-completed housing needs assessment (See: “Needs

*Assessment: On the House*”, *Novae Res Urbis GTHA*, June 6, 2025), rather than coming as a surprise to Newmarket staff and members of council, the findings of Newmarket’s assessment confirmed much of what staff and councillors had already been hearing anecdotally.

CONTINUED PAGE 5 ■



Rental Affordability			Newmarket Rental Market (2024)			
	2024 Income (Renter HH)	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms
			**	\$1,590	\$2,010	\$1,334
<b>Low Income</b>	\$26,535	\$553	N/A	NO	NO	NO
Deciles 1-3 (Less than \$48,844)	\$36,163	\$904	N/A	NO	NO	NO
	\$48,844	\$1,221	N/A	NO	NO	NO
<b>Moderate Income</b>	\$63,403	\$1,585	N/A	NO	NO	YES
Deciles 4-6 (From \$48,845 to \$93,343)	\$78,667	\$1,967	N/A	YES	NO	YES
	\$93,344	\$2,334	N/A	YES	YES	YES
<b>High Income</b>	\$112,717	\$2,818	N/A	YES	YES	YES
Deciles 7-9 (Greater than \$93,344)	\$135,025	\$3,376	N/A	YES	YES	YES
	\$177,294	\$4,432	N/A	YES	YES	YES

Infographic showing the project components of Newmarket’s housing needs and inclusionary zoning assessment. The report provides a comprehensive analysis of demographic trends in the town, while identifying existing housing supply and affordability gaps. The assessment identified three main housing gaps in Newmarket: a need for more purpose-built rental housing, a need for more housing suitable for seniors and youth, and a need for more housing options across a broader range of household sizes.

SOURCE: TOWN OF NEWMARKET/SHS CONSULTING INC.

Table illustrating rental housing affordability in Newmarket, as shown in the Town’s housing needs assessment report that was presented at a committee of the whole meeting on May 26. This table shows the average rent prices in Newmarket for different dwelling unit types (bachelor unit price data unavailable), and whether or not the units are affordable to existing Newmarket residents, based on household incomes and the Canada Mortgage and Housing Corporation (CMHC) affordability threshold of no more than 30 per cent of household income spent on shelter.

SOURCE: TOWN OF NEWMARKET/SHS CONSULTING INC.

# IDENTIFYING HOUSING NEEDS

■ CONTINUED FROM PAGE 4

“We have heard that there has definitely been an increase in multi-generational homes and an increase in rental housing. You’ll see in the assessment that it’s identified that there are more people [in Newmarket] entering the rental market,” said Sallèse.

“Because we don’t have quite enough primary rental housing, folks are having to look at market rental, which is typically more expensive. In various forums and meetings, we’re hearing different things, but I don’t know that any of this is really a surprise. It’s just solidifying what we’ve been hearing.”

While the housing needs assessment for the town identified rental housing as representing a key priority in Newmarket, the report goes a step further, breaking down where in the town those needs are most prevalent, and analyzing household sizes.

While the average size of households in Newmarket was higher than that of Toronto and the Greater Toronto Area in 2021, gaps exist in the supply of affordable housing for households of various sizes.

One and two-person households accounted for 65.2 per cent of Newmarket’s household growth from 2016 to 2021, while one-person households show the greatest

need for affordable housing across all measures.

Larger households in Newmarket are also facing challenges, such as lone-parent households, which face housing affordability issues disproportionately. The housing needs assessment report indicates that there is a lack of three-bedroom or larger dwelling units available in Newmarket’s rental housing market, and that the ownership market in the town is currently unaffordable to many households.

What all of this information will do is provide an important reference when the Town starts its work to establish its inclusionary zoning policy, which would give the Town of Newmarket the ability to require the inclusion of affordable units within all new residential developments within areas where the inclusionary zoning policy is applicable. That inclusionary zoning policy is currently being modeled to target both rental and ownership units, with a minimum of five per cent of units to be set as affordable for a period of 25 years, at a price of 80 per cent of market value.

“One of the tools that we have at our disposal that we can implement through the official plan, is an inclusionary

zoning framework. That’s one of the things that we’re going to discuss more in depth at a workshop on October 20, where we’re going to talk about the recommendations that came out of the report for those enabling policies, and whether or not council wants us to explore certain components in a bit more detail,” Sallèse said.

“Our mayor [John Taylor] is very passionate about housing, so we’re excited to talk more about this in October. After that would be a Housing Action Plan, which would then look at incentives and other tools, like a community improvement plan (CIP), to help deepen affordability in our town. Then finally, there’s a policy directions report for the official plan review that is using these statistics [in the housing needs assessment] as a reference point to help build more detailed policies and try to address the issue.

The housing needs assessment determined that ownership housing in Newmarket is not affordable to households outside of the “high-income group”, a group with household incomes greater than \$152,628. The average home price for a single-detached dwelling in Newmarket is \$1,253,224, while townhouses and semi-detached homes range in price from \$873,825 to \$880,549, respectively.

Apartments are the most affordable ownership housing type in Newmarket at an average price of \$564,783, but are the least common dwelling

type in the town.

On the rental housing side, Newmarket’s average rental prices were found to be unaffordable for the “low-income group”, defined by the Town as having a household income of less than \$48,844. And while average rental prices for one, two, and three-bedroom units were found to be mostly affordable to moderate and high-income Newmarket households, the supply of rental units has been insufficient for the existing demand.

“The housing needs and inclusionary zoning assessment for the Town of Newmarket identified key gaps in the town’s existing housing supply, highlighting the need for a diverse range of housing to match the emerging population trends and the need for purpose-built rental housing,” SHS Consulting Inc. manager of housing policy and research Matt Pipe told NRU.

“To ensure there is appropriate housing for all residents of Newmarket in the future, coordination between the Town, York Region, the development and construction sectors, and the not-for-profit housing sector will need to be a key focus to enable success moving forward.” 🌸

# BACK AT THE HELM

CONTINUED FROM PAGE 1

is proposed to be closed, rerouted, and transferred to accommodate the new layout,” Municipality of Clarington principal planner **Nicole Zambri** told *NRU*.

“A new road, referred to as ‘Street B’, is also planned through the hydro corridor, to connect with the land to the south of the subdivision. This proposal reflects Clarington’s ongoing efforts to manage growth responsibly while providing new housing options and community amenities.”

Wilmot Creek is a small community sandwiched between two of Clarington’s

larger communities – Bowmanville to the west and Newcastle to the east – located not far from Lake Ontario to the south, and just south of Highway 401.

Rice Development Corp is at the helm of the first major development proposal in Wilmot Creek since it built out a large adult lifestyle community for adults aged 55 and older along the shores of Lake Ontario over the course of nearly three decades, starting in the 1980s.

“We built that adult lifestyle community over 25 years or so, from scratch. We sold it about 12 or 13 years ago, and there’s 960 homes that are all single-family bungalows,” Rice Development vice president of planning and development

**Roger Howard** told *NRU*.

“So that has been in place since the 1980s. And these lands where this subdivision is being proposed were part of that Wilmot Creek community back when we sold them. So, we sold this vacant parcel and the whole 960-home community, but we retained the development rights for these lands. And the original plan was to build them out as the final phase of this adult lifestyle community.”

The planning for the final phase of that adult lifestyle community at 6 Wilmot Creek actually progressed beyond the concept phase, and work was underway to establish a secondary plan for the area that would permit residential uses on the site, when the developer decided to change course.

It turns out that the residents of the existing community weren’t on board with the idea of bringing an additional 500 homes to the area, and a significant number of new residents that would

be making use of the local golf course and recreation centre.

“The residents felt it would sort of become overrun with new people and it would be too crowded with everyone having to share those existing facilities,” said Howard.

“So we made a deal to buy those lands back and develop them as a separate, unassociated subdivision, which is what’s being proposed today.”

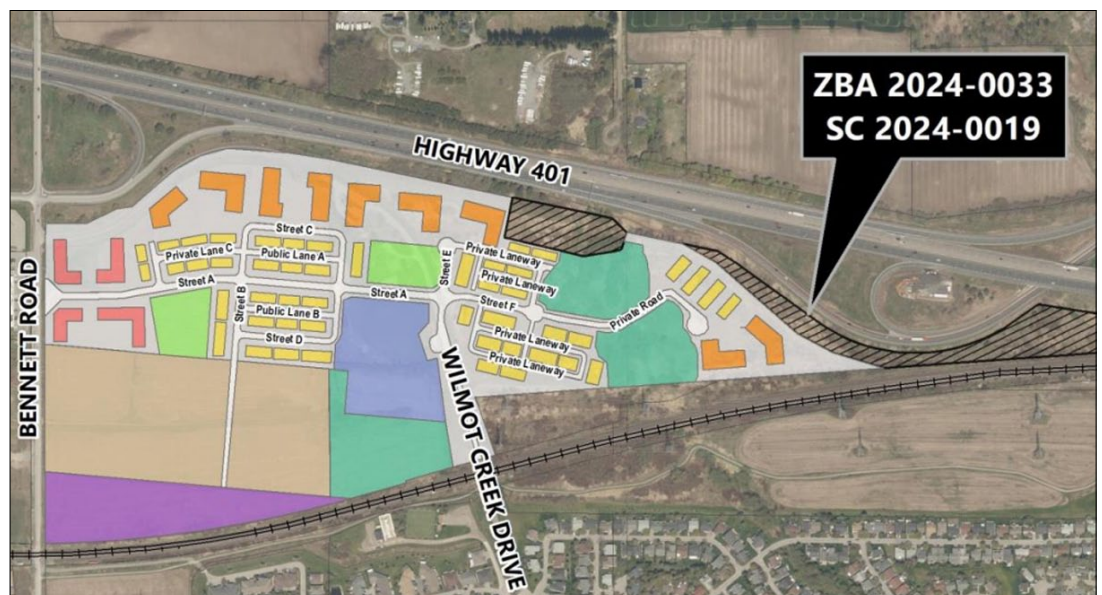
While existing residents weren’t too fond of the idea of having to share their recreation facilities with more people, the municipality had been at work establishing the Wilmot Creek secondary plan. The secondary plan and official plan amendment were adopted by Clarington council in April of 2023.

That secondary plan lays out plans for the entire area, including the site at 6 Wilmot Creek Drive, highlighting the fact that municipal staff and council wanted to see more

CONTINUED PAGE 7

Concept draft plan of subdivision for the site at 6 Wilmot Creek Drive in Clarington where Rice Development Corp is proposing to develop a new subdivision on the more than 30-hectares property. The proposed development would bring a total of 1,755 residential units to the site, including 114 street townhouses and 269 condominium townhouses (indicated in yellow) and 1,372 apartment units across a number of apartment (indicated in orange) and mixed-use buildings (indicated in pink). The mixed-use buildings would accommodate at least 1,700 square metres of retail space at grade. The subdivision would also include two parkettes (shown in light green) and new open space blocks (shown in dark green). The area shaded blue represents a stormwater management pond, while the area shaded beige represents the hydro corridor.

SOURCE: MUNICIPALITY OF CLARINGTON





# BACK AT THE HELM

■ CONTINUED FROM PAGE 6

than just a continuation of single-family homes in the area resembling those that currently exist within the adult lifestyle community.

“The previous proposal was kind of looking at an extension of that seniors’ lodging, and that went away. So now we’ve got higher density, which is in line with what we’re looking at in our secondary plan and official plan for the area,” Clarington mayor **Adrian Foster** told *NRU*.

The proposed subdivision would bring a variety of different housing types to the site, including 114 street townhouses, 269 condominium townhouses, and 1,372 apartment units in buildings as tall as eight storeys.

The proposal also envisions developing mixed-use buildings at the entry point to the site that would accommodate up to a total of 1,700 square metres of retail space at grade, spread across four buildings, with residential uses above.

“We haven’t really got to the point yet of determining exactly how tall the apartment buildings will be, and we’re not really apartment builders to be honest, so we would likely sell off a chunk of those apartment blocks to guys that are more in that business of building apartment buildings than we are,” said Howard.

“We’re more in the low-rise housing business, so we would hang on to those townhouse blocks and probably sell off a good chunk of those apartment blocks to get some early land sales to help pay for all of the servicing required and get that money flowing earlier than later.”

Early concept plans for the site would have the taller apartment buildings located towards the northern portion of the site, closest to Highway 401, with heights scaling down as you move south into the site. Townhouse blocks would make up much of the interior of the site, along with two new parkettes and three open space blocks.

The introduction of mid-rise buildings to the area would be completely new to the Wilmot Creek community. And while the municipality is working to increase housing density where possible, the Mayor notes that it’s important to remember that each of Clarington’s communities—Bowmanville, Courtice, Newcastle, Orono, and the smaller hamlets like Wilmot Creek—has its own unique character that needs to be respected.

“Clarington is very much a community of communities, so you look at the distinction between Courtice, Bowmanville,

Newcastle. And you know where growth is occurring. And there is greenspace that we want to maintain, and a ton of Clarington has to stay green,” Foster said.

One concern noted by Foster is the access to retail, or lack thereof, that exists in Wilmot Creek presently, and what the ripple effects might be of bringing more than 1,700 new homes to the area without any major retail centres located within walking distance.

“There’s limited access to retail down there, so if you look at the existing Wilmot Creek, you have to drive from there, and it’s about eight or nine minutes to drive to downtown Newcastle [to the northeast], or a few minutes to drive to Bowmanville [to the west],” said Foster.

“It’s a valid observation from members of the public that we’re putting people here that are going to have to jump in their cars to go somewhere, and that’s something that we have to look at. It’s a challenge because if you don’t have that critical mass, businesses can’t survive, so you’re pulling on opposite ends of the same string.”

The large site has sat vacant for decades, and although it has been the subject of a number of different development concepts, Howard says that the community has been largely receptive to this planned subdivision, and that he is pleased to see plans for the lands making progress.

“The first homes here were built in 1984, and the last

phase was completed around 2005. And nothing has really happened here since those seven phases were built, so we’re going on 20-plus years,” said Howard.

“In that time, *Places to Grow* [*Growth Plan for the Greater Golden Horseshoe*] came into effect, we had to wait for **Durham Region** to amend their plan, and then it was four-plus years to do this secondary plan. But now, we’ve had the public meeting and that’s great, and we’re getting our full set of comments from the municipality and we’ll address those. I’d hope that by the end of this year we’ll have resolved any outstanding items from staff and we’re moving towards a recommendation report with draft plan conditions and zoning, and then through 2026, we’re moving to our detailed engineering design and be in a position to register the subdivision, and getting shovels in the ground by 2027.” 🌱

# OLT NEWS

## AMENDED HERITAGE DESIGNATION BY-LAW APPROVED FOR PORT CREDIT CHURCH

In a June 20 decision, OLT Member **Jennifer Campbell** allowed an appeal, in part, by the **Anglican Diocese of Toronto** against the **City of Mississauga's** enactment of a by-law designating the property at 26 Stavebank Road under Part IV of the *Ontario Heritage Act*.

The property contains the Trinity Anglican Church, constructed in 1950s in a contemporary architectural

style. In 2024, the City designated the property under the *Ontario Heritage Act* as being of cultural heritage value or interest. The Anglican Diocese appealed the designation by-law.

Further discussions between the Anglican Diocese and the City subsequent to the appeal led to a settlement involving modifications to the heritage attributes described in the designation by-law. Modifications include:

- Greater specificity regarding views of the church, the location of the stone walls,

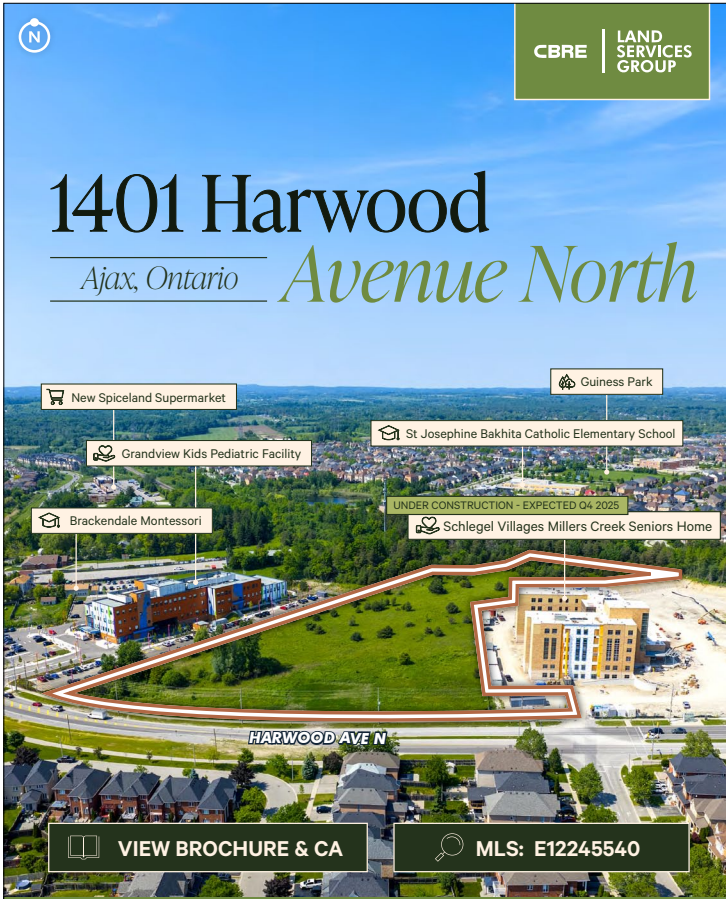
and the elevations containing rectilinear windows;


- Removal of glass blocks as being identified as a heritage attribute;
- Addition of the dated cornerstones as comprising associative attributes;
- Removal of the general contextual description of the property and its surroundings; and
- The removal of reference to the stone walls as being dry laid stone walls.

The Tribunal held a settlement hearing where it received evidence from City of

Mississauga heritage planner **John Dunlop** in support of the amended designation by-law. The Tribunal accepted Dunlop's evidence and allowed the appeals, in part, approving the amended by-law.

Solicitors involved in this decision were **David Tang (Miller Thomson)** representing the Anglican Diocese of Toronto and **Katie Pfaff** representing the City of Mississauga. [See *OLT Case No. OLT-24-001080*.] 







**CBRE** | LAND SERVICES GROUP


# 1401 Harwood


Ajax, Ontario


# Avenue North


 New Spiceland Supermarket


 Grandview Kids Pediatric Facility

 Brackendale Montessori


 Guinness Park


 St Josephine Bakhita Catholic Elementary School

 UNDER CONSTRUCTION - EXPECTED Q4 2025

 Schlegel Villages Millers Creek Seniors Home

**HARWOOD AVE N**

 **VIEW BROCHURE & CA**

 **MLS: E12245540**

All outlines and information to be verified by purchaser | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | [www.cbre.ca/mcsg](http://www.cbre.ca/mcsg)

## ± 7.4 Acres of Infill Land Designated as Community Area

CBRE's Land Services Group is pleased to offer for sale ± 7.39 acres of development land at 1401 Harwood Ave N in the Town of Ajax. Given Ajax has a fixed urban boundary, the site offers a rare opportunity for infill residential development within a stable, amenity-rich neighbourhood.

In September 2024, the Region of Durham's new Official Plan was approved and redesignated the property from Employment Area to Community Area. The Community Area designation encourages a range of residential, commercial, institutional and public uses. Ajax plans to incorporate the policies from Durham Region's Official Plan into the Town's Official Plan, offering a unique opportunity to collaborate with the Town of Ajax and obtain approvals<sup>1</sup> that reflect any purchaser's preference for built form and yield.

Situated in a neighbourhood with a multitude of amenities, the site is just a 3-minute drive from Rossland Landing, which features retailers such as Longo's and Dollarama, along with numerous restaurants. The property is also a 5-minute drive from the Ajax Sportsplex, Library and Recreation Centre, and is in close proximity to Millers Creek, which provides a trail system connecting to Lake Ontario and multiple parks.

<sup>1</sup>ZBLA and Draft Plan of Subdivision and/or Site Plan

**OFFER SUBMISSION DATE TO BE ANNOUNCED**

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# IN BRIEF

## Clarington developing vision and strategy for future of its waterfront

The **Municipality of Clarington** is developing a new vision for its 34-kilometre waterfront along Lake Ontario to ensure that as the town grows, it will serve its residents and visitors as a vibrant, accessible, sustainable space that protects the environment for generations to come.

Members of the public are invited to review presentation materials on Clarington's draft waterfront vision and guiding principles and to participate in an online survey collecting feedback on it. To learn more about the draft vision and principles proposed to guide Clarington's new waterfront strategy and to participate in an online survey on them, please visit the Town website [here](#) by Monday, July 28. 🌱

## Clarification

In the June 25 issue of *NRU GTA*, the story "A Call to Action: Royal Architectural Institute of Canada Releases Climate Action Plan for Practitioners" reported the majority of 619 heat-related deaths during the 2021 heat dome event in British Columbia as occurring in private residences. In fact, most of those deaths occurred "indoors," more generally.

## Erratum

In the June 25 issue of *NRH GTHA*, the story "Going the Extra Mile" indicated an incorrect number of units that are proposed in the Region of Peel's affordable purpose-built rental development in Caledon. The story should have indicated that the proposed development would include 80 purpose-built rental units, 40 per cent of which will be deeply affordable units. *NRU* regrets the error.

## PEOPLE

**Metrolinx** has appointed **Michael Lindsay** as the new president and chief executive officer (CEO) of the organization, effective July 1. Lindsay has been serving in the role on an interim basis since December 16, 2024, after the December 2024 resignation of previous Metrolinx president and CEO **Phil Verster**. Prior to his tenure with Metrolinx, Lindsay served as **Infrastructure Ontario** president and CEO since November 2020.

**City of Mississauga** chief administrative officer **Hassaan Basit** has been

appointed the **Province of Ontario's** first-ever chief conservation executive, effective August 4, 2025. Basit, who has been with Mississauga since May 2024 previously served **Conservation Halton** in a series of increasingly senior roles for over 20 years, culminating in his role as the conservation authority's president and CEO from September 2020 to May 2024. The Province says that the creation of the new chief conservation executive role and Basit's appointment to the position "will support the government's commitment to protect Ontario's

economy by speeding up critical infrastructure and housing development while safeguarding the environment."

The **City of Port Colborne** has appointed **Daniel Rodgers** as its new chief building official (CBO), effective July 7. Rodgers comes to Port Colborne after serving as **Town of Wasaga Beach** general manager of development services and CBO, where he led redevelopment initiatives along the town's waterfront.

The **Region of Waterloo** council has opted to fill the

vacant Kitchener council seat previously held by **Kari Williams** through an application (rather than through a by-election) process. Williams passed away in April following a battle with cancer. Applications to fill the vacant seat will be open on July 1 and will close August 1. Eligible applicants will be offered the opportunity to present their qualifications for the position to regional council at a special meeting on August 14, after which council will vote on their desired candidate. The successful appointee will attend their first meeting as a councillor on August.