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CHANGING TIMES CIP CONFERENCE 1988

Winnipeg, July 10 to 13
by Diana Jardine

First impressions can ruin a conference. On that Saturday evening when I first arrived in Winnipeg, there was no pollution in the air, the temperature was a pleasant 24C and there were no pushy people trying to grab a cab at the airport.

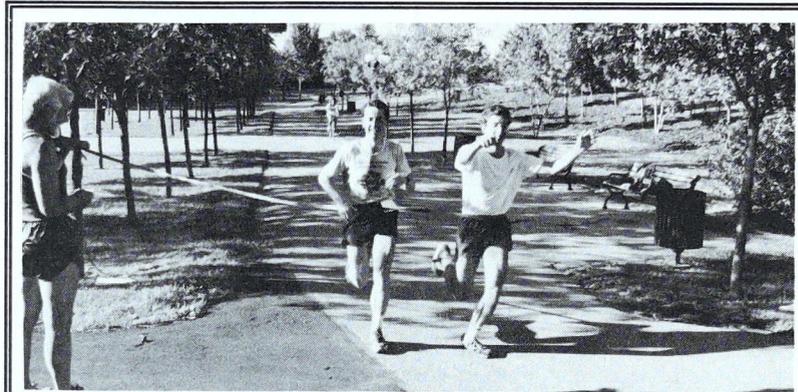
Things got off to the right start!!! Of note in Winnipeg is Portage Place, which has, rather dramatically, revamped downtown.

Skywalks connect ten of the new commercial buildings, as well as Eaton's and the Bay (those Winnipeg institutions). Endless road construction crews appear to be a cross Canada phenomenon.

Nevertheless there is an air of modesty about Winnipeg the new buildings, roads and public facilities are not visibly ostentatious in the use of materials or design (not like the new Metro Police headquarters, for example!).

The conference itself was held downtown, right at Portage and Main. The theme was Changing Times/Les Temps Changeant, with five very different keynote speakers:

Ann Medina, Former CBC foreign correspondent, talked about the importance of small events and small units. She saw these as the main ingredients of the "big plan" and she was pointing out the value for planners of the view from the street. One of the analogies she used was a piece she scripted on mainland China before actually arriving. Within a day she realized a rewrite was essential as the China she expected



Max Bacon Run Winners: Andy Hope, left. The Regiona Municipality of Ottawa Carleton. Scott Slocombe, right, Phd. candidate, University of Waterloo
Max Bacon holds the tape

to find was quite different from her observations on location.

Roberta Jamieson, Commissioner, Indian Commission of Ontario, in a moving speech presented a challenge to the audience to use its land use planning and conflict resolution skills on a voluntary basis to aid Indian communities.

Dian Cohen, economist, author and broadcaster, had the new politics as her topic, although she mostly spoke about the emerging information-based economy. She talked about the need for restructuring and for developing new trading rules, e.g. recognizing the value of trade in professional services. The implications for planners were evident with the need to include economic development as part of what we do, the need to reconsider the separa-

tion of uses as a fundamental land use principle and so on.

Dr. Akin Mabogunje, Policy Research Consultant, Pro Chancellor and Chairman of the Council of Okun University, Ibadan, Nigeria, addressed the important role which CIP now has as the Secretariat for the Commonwealth Association of Plan-

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ners. He indicated that we should be approaching this role with empathy as a developed nation for the less developed, with expeditiousness to ensure consultation with all members and with effectiveness to do things such as collaborative projects in the third world. A number of smaller workshops dealt with a range of topics from planning on the prairies, rural environments and native concerns. My overall impression was that social issues received a presence at this conference that I had not seen for a long time.

This social thrust was reinforced by the more active role of the CIP organization generally. The AGM was actually interesting, since the discussion centred on new initiatives:

Strategic Plan

CIP will have its first plan by the end of 1988. The plan will set out clear corporate objectives for the Institute and will provide a framework for choosing where to spend our resources. The affiliates will have an opportunity to input over the next few months.



Honour Award to Mark Gladysz and Joanne Egan, City of Toronto Parks and Recreation Dept. presented by Gary Davidson

International Exchanges

In collaboration with CIDA, CIP will be arranging for nine planners to spend some volunteer time working in the Caribbean and for two planners to go on an exchange to China.

Healthy Communities

CIP will spearhead a national project on healthy communities funded by National Health and Welfare. This is in collaboration with the Canadian

Federation of Municipalities and the Canadian Public Health Association. CIP has hired a coordinator, Susan Berlin, to develop the program.

Cycling Task Force

CIP will be nominating a representative for the task force, sponsored by Fitness Canada. Next year's conference will be held in Saint John, New Brunswick from August 6 to 10.

ENVIRONMENT

How Would Climatic Change Affect Ontario?

by Tony Usher

It's 35° again today. By the time you read this, the worst of the long hot summer of 1988 should be over. Climatologists, good scientists that they are, warn us that 1988 is within historic ranges of variation, and isn't necessarily proof of the global changes they have hypothesized. But this summer, extreme in terms of the 19th and 20th centuries, has told us something about what might be typical in the 21st.

Suddenly climate change is news. The likely impacts of the atmosphere of increased combustion and carbon dioxide production have been predicted for several decades, and the impacts of chlorofluorocarbons on the ozone layer have been anticipated since the 1960's. These theories have been known to anyone with a smattering of geography or environmental science, presumably including most planners.

However, it is climatologists, not planners, who can take the credit for making climate change an everyday concern. They have doggedly researched and publi-

economic and social impacts of global warming and ultraviolet radiation intensification.

They have done this so well that by mid-summer of 1988, noted environmentalist Brian Mulroney was addressing an international climate change conference in Toronto, while the Financial Post headlined "Global storm warning: business takes new, active role in preparing for a hotter world".

What kind of impacts might climate change have on Ontario? In tandem with air pollution impacts, a disastrous decline in Ontario's hardwood forests and their environmental and economic benefits.

Much greater demands by Ontario farmers for irrigation water to keep agriculture viable, and also take advantage of the opportunities afforded by higher temperatures and longer growing seasons.

The decline of water-hungry amenities now taken for granted in urban Ontario, such as lawns, gardens, and swimming pools. Long-term, significant declines in Great Lakes water levels.

Tremendous pressures to divert

diminishing Great Lakes waters into the U.S., and in turn to replenish the Great Lakes by large-scale diversions of northern Ontario waters and disruption of the northern environment. Possibly, the final collapse of the lower Great Lakes as environmental systems, wiping out all our achievements of the last twenty years in starting to turn the lakes around.

Much increased pressures by southern Ontario residents of sufficient means on south Shield cottage country, as the last refuge of the 20th century good life as defined in post-war Ontario. For the growing numbers without the means to hang onto the past, increasing orientation towards an indoor lifestyle, leading to the decline of summer outdoor recreation in southern Ontario, and to air conditioning becoming a norm for urban residences. Growing perception of exposure to the sun as dangerous to human health. The disappearance of downhill skiing, and a drastic decline in cross country skiing opportunities, in southern Ontario.

planning in Ontario: environmental, resource, land use, economic development, and community design. They will also shake up the public, which despises nothing more than uncontrollable disruption of the few remaining constants in their lives. A furious debate will erupt. Do we

choke on, or try to adapt to, climate change, or do we try to do something to minimize it? If we want to get at the source of the problem, how do we do it? Swallow our fears, and go nuclear? Make the consumption and lifestyle cutbacks we have always shied away from in the past? Stop

exporting our environmental problems to, and demanding cheap consumables from, the Third World?

So where are the planners?

Tony Usher is a Toronto-based planning consultant, specializing in rural, resource, environmental and recreational issues.

MANAGEMENT

Alternatives To "Leave Alone - Zap Management"

by John Farrow

Managers have two choices when hiring staff. They can hire winners and leave them alone, or hire potential winners and train them to be winners. The problem is that hiring winners can be prohibitively expensive. Thus, a critical issue for most organizations is learning how to train potential winners.

This training responsibility usually falls to managers, and unless they understand their role, an organization will be soon staffed by frustrated people with fading potential. This point was strongly brought home to me as a result of working simultaneously with two organizations, one of which generally lost its professional staff after three to five years, while the other had much higher retention rates. After some enquiry, I discovered that the first organization gave its professionals plenty of room but little support, and then held them accountable for their relatively poor results (the "leave alone - zap" syndrome). In the second, I traced one of the critical success factors to the manager of human resources, who ran internal training courses on situational leadership.

The approach that had been developed was a distillation of a number of methods, but drew primarily on the work of Robert Blake and Paul Hersey. The approach is flexible, and seems useful for most managers of professionals. As one manager put it, "Before I took the course I had only one management

option; now I've got four".

The essential elements of the approach are that managers must suit their style to the needs of the people they are managing, and second, must recognize that these needs follow a fairly predictable pattern. What follows is a brief description of the alternate styles and how they can be applied.

The Four Basic Leadership Styles The four basic styles result from different combinations of directive and supportive leadership behaviour. Directive behaviour is characterized by the extent to which the manager engages in one-way communication addressing the employee's required role and performance - what to do, when to do it, where to do it, and how to do it. On the other hand, supportive behaviour involves two-way communication - listening, responding, advising, encouraging, facilitating, and inviting participation in decision-making. There are four different combinations and four different basic styles, designated S1 through S4.

In S1, characterized as DIRECTING, the manager defines the roles; explains what, how, when and where; announces decisions; and

initiates what is largely a one-way communication.

S2 is a COACHING style, in which the manager still provides a great deal of direction, but also listens to the feelings of those being managed, as well as to their ideas and suggestions. Two-way communication exists, but control over decision-making clearly remains the manager's.

In S3, SUPPORTING, the manager provides recognition; is available to advise on and solve problems, most often communicating the objectives; but leaves the initiative in the hands of the subordinate.

S4, DELEGATING. In this approach, the manager discusses the problems until agreement is reached, and then delegates the solution of the problem to the staff member, who must decide on the necessary tasks and how they are to be accomplished.

Which Style When?

One leadership style is not always best. Each is appropriate for different circumstances. The factors that influence the selection of a style include the environment, the deadline, the job, and the demands of the task. However,

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important factor is the "development level" of the person being managed.

Development level is defined as the Competence and Commitment of a follower to perform a particular task without supervision. Individuals will likely pass through various development levels, from the point at which they take on a new task for the first time, to the point the task they face has been undertaken successfully many times before.

At D1, they have enthusiasm but little skill; by D2, they know a little more but are experiencing self-doubt; at D3, they move back and forth between feelings of competence and insecurity; and by D4, they are performing well and know it. Even from this simplified description of the complex evolution of staff members, it is obvious that each stage requires a different level of management response.

Directing is for the low development level (S1 for D1). Coaching is for the low to moderate development level (S2 for D2). Supporting is for the moderate to high development level (S2 for D3). Delegating is for staff members at a high development level (S4 for D4).

In determining what development level a person is at, remember that it is always specific to a particular task. Professional experts may be at D4 for a technical task, but when facing their first management role, may be back to D1 in terms of competence; they will therefore need the appropriate management support.

The important lesson I learned from examining this approach is that management must be flexible and responsive to the needs of staff members. The secret is to know what staff members need to help them with each new role, and then to do what works best. This model is the starting point for developing a customized approach to management. Using it should help us all to develop more winners.

Hersey and Blanchard, Management of Organizational Behaviour: Utilizing Human Resources, Prentice Hall, 1982.

John Farrow is a partner responsible for strategic management at the Coopers Lybrand consulting Group

O.M.B. ACCEPTS THAT GRIMSBY BY CONSENT MAY "GENERALLY CONFORM" WITH NIAGARA ESCARPMENT PLAN

A consent in the Town of Grimsby was appealed by the Niagara Escarpment Commission on the grounds it conflicted with two policies in the Niagara Escarpment Plan. The application conformed with both the local and regional official plans.

Firstly, the NEP permits a maximum of one new lot where there has been no previous severance from an original township lot. There have been numerous severances from the subject township lot. Secondly, one development criterion states that "new lots to meet residential needs should be created primarily in Designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas".

The Board quickly dealt with the second objection by noting that the use of the words "should" and "primarily" left room for discretion, which it was prepared to exercise in the applicant's favour.

The first objection took somewhat longer. The Board examined Section 14 of the Niagara Escarpment Planning and Development Act, which gives the NEP precedence over local official plans and zoning by-laws. Section 13(1) of the same Act prohibits any development in conflict with the NEP. However, Section 52(2) of the Planning Act provides for a certain discretion in stating that the approving agency must "have regard to" certain matters, including conformity with the official plan.

The board decided that the NEP should be considered comparable to an OP. It was satisfied that the application represented a classic infilling situation with the support of common planning sense, if there is such a thing. It decided that the consent would "generally conform" with the NEP and dismissed the Commission counsel's concern that approval would open the floodgates to other consent applications.

The Commission's appeal was rejected on July 15, 1988.

Source: Decision of the Ontario Municipal Board Gordon, Niagara L.D.C. file B 397187 File: C 870604

SOO RESIDENTIAL CONSENTS ON PRIME AGGREGATE LAND APPEALED -

Excerpt From: Ministry Of Municipal Affairs Planning Supplement July 11, 1988

The owner of about 30 ha of high-lying land on the outskirts of Sault Ste. Marie agreed to sell the Public Utilities Commission a 6 ha parcel for a reservoir site. She sought a consent to sever the parcel and decided to also ask for two additional similar-sized parcels to convey to her nephews for residential use. Her requests were granted by the Committee of Adjustment, but the decision was appealed by the Ministry of Natural Resources. The Municipal Board defined the issues as whether the Provincial Government's Policy Statement on Mineral Aggregate Resources should prevent the granting of these consents and whether the application conformed to the official plan policies. The reservoir lot was not controversial. Everyone agreed it should be created. Evidence was presented to show that the applicant's land was in a high quality sand and gravel deposit of some 5,000 acres (2,000 ha). About one fifth of that area was licensed for gravel pits; seven such pits were in operation in the vicinity of the applicant's property. One fifth was unavailable because of incompatible development, and between 25 and 30 per cent of the remainder was constrained by topography, swamp or hard rock outcroppings.

A City planner stated that the residential consents would be in contravention of the Rural Residential Policy in the official plan, which prohibited such development on lands having potential for mineral extraction. He also thought the large size of the lots was particularly unsuitable.

The Board agreed that the consents for residential lots were contrary to the public interest, and were not in conformity with the official plan. In discussing the application of the Provincial Mineral Aggregate Policy, the Board commented that a test of need (for aggregate) does not determine if the policy should apply in any given situation. The Board allowed the appeal against the two residential lots, and confirmed the P.U.C. on May 27, 1987.

Source: Decision of the Ontario Municipal Board, Edith Young, P.U.C. and M.N.R., File: C 860556.

NOISE: THE SOCIAL AND COST IMPLICATIONS OF THE VARIOUS ALTERNATIVES

by John Coulter

It has been ten to twelve years since the Ministry of the Environment (MOE) took on the task of aggressively reviewing noise concerns for new residential development. The results of the noise policies are visible, particularly in the fast growth suburban areas of the Toronto Centred Region. It is perhaps time to consider the effects of this work and the areas where the policies might warrant alteration.

The first significant reaction to the noise policies was the horror of the politicians as the reversed lot frontages on arterial roads turned into a series of 8' high walls. The streetscape was often bleak. Some of the walls were poorly constructed, others used faulty materials. By 1983, "Find another way" was (and still is) the instruction of town planners to the noise consultants.

The "other way" took one of the following forms:

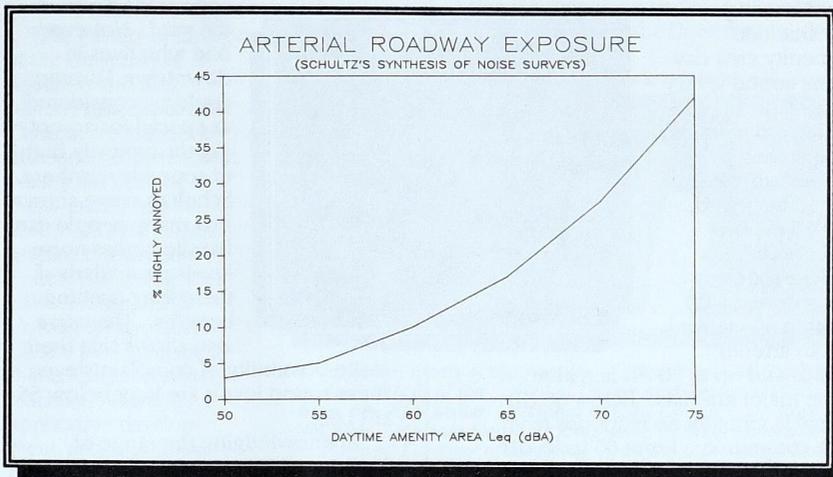
1. Single Loaded Service Roads as buffers,
2. Front yard privacy areas,
3. Reduced barriers, (in spite of high noise levels),
4. Portions of the barrier height being made up of berms.

Front Yard privacy areas are not popular. Various municipalities pick from the menu of the three preferred methods as they see fit, often without understanding the implications of each scheme. This series of three articles is intended to provide gener-

al information on the social and cost implications of the various alternatives, that is, to talk about noise in planning terms. The balance of this article discusses some of the background information. The second and third articles will discuss the relative merits of the various schemes and suggest approaches to resolving the issues.

DECREASING SOUND LEVELS - INCREASING TRAFFIC

One of the positive notes is that the Federal Noise Limits for new trucks seem to be having an effect.

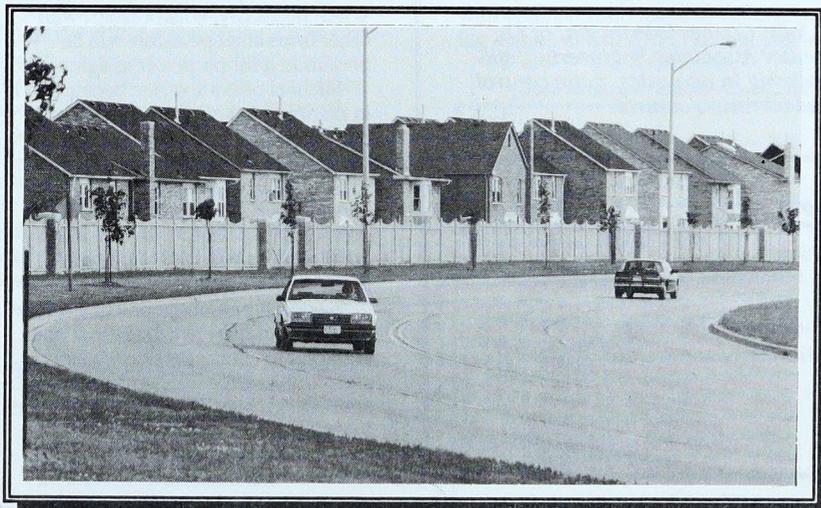


The City of Toronto reports that the City's environmental noise is down 2 dB on average. Field monitoring of roadways and individual trucks indicates that the trucks are 5 to 6 dB quieter than before. This improvement has not yet worked its way into the noise prediction schemes.

On the negative side, traffic in some areas has grown much faster than anticipated ten years ago, such that the mitigation installed is no longer sufficient to meet the criteria.

WHERE DID THE CRITERIA COME FROM?

The MOE 55 dB Leq criterion for daytime outdoor amenity space is the standard that applies to private yards. Leq is a form of sound averaging that reasonably correlates to human response according to a synthesis of sociological studies prepared by Schultz (Figure 1). At 55 dB, about 15% of the population is annoyed. In this case, "annoyed" could be inter-



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preted as these persons being unlikely to use the amenity area due to the noise. The author has taken the liberty of adjusting the Shultz's original curve which was based on a slightly different noise descriptor to relate it directly to arterial road daytime noise.

The range of unshielded amenity area daytime sound levels runs from 40-45 dB Leq daytime in the archetypal, suburban, sheltered backyard, 50-55 dB Leq where there is minor roadway exposure, 55-60 within 60 meters of an arterial

roads and up to 70 dB Leq along 6 lane major arterials. Below 50 dB there is virtually no response from the community. From 50 to 55 dB Leq, a few people object and occasionally there is some interference with speech. From 55 to 60 dB the speech interference increases considerably, while above 60 dB, the interference with speech at distances between speaker and listener beyond 1 meter is serious. In short, as the sound exceeds 55 dB, it becomes less and less likely that people will use their rear yards for recreational purposes.

On the other hand, there are a



MICHAEL S. MANETT PHOTOGRAPHY

number of people who do not consider the availability of a quiet outdoor environment as a priority item. There are large numbers of people who have chosen to live in relatively noisy environments, trading off access to transportation, lower cost or other factors against the noise in the yard. Not everyone who lives in downtown Toronto could be considered as special for accepting the typically higher sound levels there. Schultz's curve shows that many people can handle higher noise levels particularly if there are offsetting benefits. The curve also shows that there

is the possibility of complaints even if the sound levels are kept below 55 dB Leq.

Acknowledging the range of human response to noise, it has become the practice in most jurisdictions to attempt to achieve the 55 dBA level, but if the barrier heights or other costs become too high, then up to 60 dB is permitted provided that warning on title regarding the noise accompanies the lot's approval. There are a number of cases where the warnings have been missed, ignored or misunderstood but the system has been reasonably workable, at least up until the MOE prediction procedures were altered about two years ago.

In the next article the discussion will cover the pros and cons of the 3 remaining mitigation methods. The last article will suggest alternative assessment methods for residential design and the recent history of MOE noise policy.

John Coulter is Principal of J.E. Coulter Associates Engineering, specializing in acoustics, noise control and vibration control.

New G & S Group Opening In Cambridge, Ontario

Derek J. Coleman, Ph.D., has been appointed Manager of Gore & Storrie's new Environmental Planning Services Group. Based in Cambridge, Ontario, the new office provides services in ecology, forestry, and landscape architecture, as well as environmental planning for Federal, Provincial, Municipal, and private sector clients. Gregory W. Scheifele, senior forester and environmental planner, and Allan P. Sandilands, senior biologist, are key professional staff that will work with Dr. Coleman in the provision of this new service.

The group has a wide background in environmental impact studies, ecological planning and design, land development, pits and quarries, pipelines, and environmental planning methodologies and research. These services will supplement Gore & Storrie's traditional engineering expertise in the water supply, wastewater collection and treatment, and solid waste management fields.

Mike Manett launches private practice

Michael Manett has left Walker, Wright, Young Associates Ltd to start his own planning practice, Michael S. Manett Planning Services Ltd. The firm will be located in Richmond Hill and will concentrate on land development planning in the Metro Toronto Region.

As a sole-consultant practice, Michael Manett's new firm will provide policy advice, application assistance and the preparation of special studies requiring professional planning expertise. A direct working relationship with the client will be emphasized. When necessary, collaboration with other firms and specialists will be undertaken for particular assignments.

Michael offers a varied background in planning, with 14 years experience in the private and public sectors. Having worked with provincial and municipal planning agencies and in private consulting, he understands both the problems associated with the development process and variety of issues involved.

A special part of the practice will be the ability to offer site and aerial photography to clients for presentation and exhibit purposes. Michael will continue his role as photo editor of the Journal.



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Glenn Tunnock Enters Private Practice

Mcneely Engineering is pleased to announce the establishment of an associate firm, Mcneely-Tunnock Ltd. This new company will provide a full range of community planning, building management and educational services to compliment the current range of consulting activities in the fields of transportation, structural, municipal and agricultural engineering. Mcneely Engineering has branch offices in Cornwall, Kingston, Renfrew and North Bay, serving clients in eastern and northeastern Ontario.

Glenn Tunnock, MPA, MCIP, PMM, principal of the new firm, brings experience as a municipal planner and building official, as well as extensive provincial experience as a community planner with the Community Planning Advisory Branch and as a Building Administration Advisor with the Ontario Buildings Branch. More recently, as Manager of the Municipal Administration and Education Section of the Buildings Branch, Ministry of Housing, Mr. Tunnock directed the design and development of a comprehensive education program for municipal building officials and the building industry across Ontario. In all, Mr. Tunnock brings 15 years experience in public administration to the new firm.

As a consultant to senior governments and to municipalities, client services will bring a unique focus to the integration of the planning and building approvals process. Services will include community planning and housing issues; planning and building administration; plans examination (Ontario Building Code); adult education and training strategies; education and training course development; local government organization; environmental assessment; and project management.

Services will be offered in both official languages.

Mr. Tunnock has actively served in CIP at the affiliate and national council levels in particular, as chairperson of the National By-Law Review Committee and as Treasurer of the 1982 National Conference.

Mcneely-Tunnock Ltd. will be operational as of July 18, 1988 and will initially be located in Nepean, Ontario (39 Robertson Road, K2H 8R2) prior to moving to new quarters in late September. The new offices are currently under con-

struction in the Township of Cumberland's Taylor Creek Industrial Park. Inquiries on services may be directed to (613) 820-6438.

University Of Waterloo And ESRI Canada Signs Major GIS Software Agreement

The Faculty of Environmental Studies at the University of Waterloo and Alex Miller, President of ESRI Canada, are excited to announce that the University has become a major installation of ESRI's ARC/INFO Geographic Information System (GIS). Together ESRI Canada and the University have developed a joint agreement that embraces research, teaching, planning application development, and long distance computing.

ESRI's world-leading GIS will run at the University on both the personal computer and mini-computer versions. The pc ARC/INFO will be supported by a Compaq 386 model 300, while the multi-user mini installation will be run on a VAX 11-785. The system will be housed both in the Mapping Analysis and Design Laboratory and the Faculty of Environmental Studies' new High-end Computer Graphics Laboratory. Specific application development projects will emphasize land parcel data automation through the Province of Ontario Land Registry Information System (POLARIS), statistical modeling and networking, and natural resource planning.

A GIS intelligently stores, manipulates, and analyses geographic information by combining tabular attribute data with computerized maps. A distinguishing feature of ARC/INFO is its ability to

create topology, the spatial relationships among features. ESRI Canada has had extensive experience with ARC/INFO, and offers full support, training, and application development using this revolutionary GIS.

The University of Waterloo's reputation for computing and for environmental studies makes the University an ideal



Dr. Jim Baier, Dean of the Faculty of Environmental Studies, Dr. Brent Hall, of the School of Urban and Regional Planning, Mr. Alex Miller, President of ESRI Canada, Dr. Ross Newkirk, Associate Dean of Computing in Environmental Studies and Director of Mapping, Analysis and Design Lab

site for GIS development, teaching, and research. Dr. Brent Hall of the School of Urban and Regional Planning and the Geography Department will be liaising between ESRI and the University of Waterloo, to co-ordinate the installation and oversee teaching and research.

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ECONOMIC DEVELOPMENT, BIG APPLE STYLE

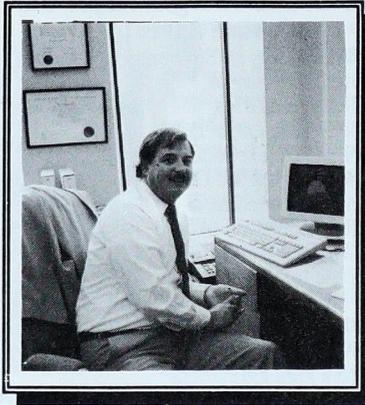
by Glenn Miller

The Office of the Canadian Consulate General in New York City is an imposing place. Sitting in the vast reception area, a visitor sinks into plush leather and tries to see over the coffee table, fingering National Film Board brochures and a glossy rendering of the Elgin Theatre re fit. The halls are quiet, except for the occasional burst of security staccato. I look at some more brochures.

Eventually, a door clicks open and John Morand's secretary fetches me into the protected office area, leading me through two locked entry points. "Security's very tight here," she comments. No kidding. We pass into the heart of the operation. As we get further away from the tomb-like reception, signs of a pulse are getting stronger.

I am ushered into a bright corner office, completely unlike the formal rooms before it. Perched on the edge of a cluttered desk is my host, John Morand, who offers a cheerful handshake and proof that two years in the Big Apple haven't changed him one little bit.

"D'you know, this office has generated 1,141 jobs in the past year, and projected investment is forecast at more than half a billion dollars U.S.," he adds for emphasis. "And what do they do? They cut my budget for next year by 81% - but I'm fixing that." As Consul and Senior Investment Advisor for the New York operation, John Morand is obviously at the sharp end of the economic development spectrum, channeling enquiries and generating investment interest on many different levels throughout the country. No fewer



John Morand

than 88 organizations and individuals have confirmed their plans to relocate, expand or start up new operations in Canada as the direct result of an information trail that began in the Consulate.

As we work our way out through the maze of security and indulge in a bit of New York style jay-walking to reach our restaurant, Morand cheerfully admits that he's ruffled a few diplomatic feathers among people who are more at home on the golf courses of Long Island than exploring new pastures. "I'm not your career diplomat type," he acknowledges. "I've had a wonderful time here, and I think I've been able to make a difference, but I'm ready to go home." Home is the City of Scarborough, from where he took a leave of absence as Commissioner of Economic Development to take on his current role. He has introduced new techniques and fresh approaches to

the job, including a computerized lead tracking system which allows for precisely targeted marketing.

Another innovation was Morand's decision to allow Canadian economic development officials open access to his files, letting them see at first hand what opportunities exist. Not surprisingly, this has been popular with economic developers but not with his diplomat colleagues.

After the initial shock, the policy has now taken root and is practiced in other Canadian consulate offices around the world. "Finally, the senior officials stopped telling me I couldn't do it long enough to figure out that it is in everyone's best interests," he grins. "To hell with tradition. Besides, if the files are open, that means I can use the information in them freely when I go back to Scarborough, or wherever." 'Or wherever' is the operative word. At the time of writing, John Morand is assuming that as of February 1989 he will be back in Canada, most likely in Scarborough. He keeps in touch with colleagues back home and remains active in IDAC and OIIC.

Scarborough may not have had the benefit of his services directly in the past two years, but inevitably John Morand's contacts with senior bankers and business people who populate the Fortune 500 and the like can only help develop the kind of international perspective the City is seeking.

Back in his office we look out over a steamy Manhattan skyline. "Look at that new tower going up," he complains. "Damn thing has ruined my view."

Glenn Miller is Development Manager for KG Land Corporation.

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OPPI Position Paper On Housing

By: Lorne V. Mccool

Context, decisive action and a shift in direction differentiate turning points from continuing crises. Only by challenging the legitimacy of the current course, discarding ineffective or counter-productive approaches; and re-thinking long-held conventions and values can successful responses to crises be mounted.

Stability is never achieved by preventing change but, rather, by embracing it. Adaptation and accommodation, not entrenchment, maintain equilibrium and balance. Stability implicitly demands the replacement or reversal of some of what has been.

Actions that steadily lead out of difficulty are those guided by a clear strategy. Balanced by humanist concerns, adopted tactics will ensure that those in severest difficulty are not overlooked in favour of the greatest political, bureaucratic, or other expedient advantage.

It is within this context that the housing crisis must be addressed.

Provincial Development Strategy

The housing crisis is not solvable within the limited mandate of a single Ministry. Social, fiscal, economic, transit, and growth policy must be integrated into a cohesive provincial development strategy which recognizes four basic realities.

Housing market conditions including affordability, supply, and quality vary greatly across the province. Actions must therefore be targeted and prioritized to address areas or groups experiencing the greatest stress.

Those in severest difficulty including the homeless, working poor, unemployed, single youth, handi-

capped, and single parent households, will never be served by the private sector or, for that matter, the bulk of existing government programs. Direct intervention in the provision of housing and dramatically increased funding is required.

Unless a complete restructuring of the economic system is contemplated, housing prices will only be significantly lowered by building where land is less expensive, or by providing increased subsidies.

Institutionalizing "temporary" market distorting controls and regulations inevitably fails and, more often than not, creates spin-off problems as detrimental as the original, if not more so. In addition, it tends to give birth to unwieldy bureaucracies; devious and complex methods of subverting the effect of the controls; and ever increasing enforcement nightmares. Success therefore hinges on shifting the strategic approach away from control and toward enablement.

The Approach

Suggestions as to the kind of initiatives that should be pursued in this context include: Directing residential development to areas where land costs and, thus, accommodation costs are lower concurrent with intensifying development in existing built-up areas.

Linking targeted peripheral areas to employment centres with advanced, not archaic, rapid transit like the "bullet" trains of Europe or Japan that can move people across



MICHAEL S. MANETT PHOTOGRAPHY

great distances in less time than it currently takes many commuters to travel across town.

Imposing land speculation taxes to halt destructive, market-distorting price escalation due solely to speculation.

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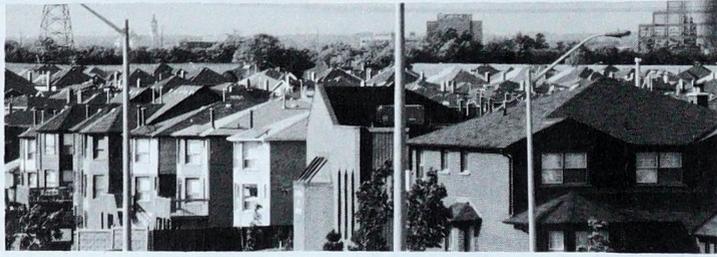
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saved from "de-institutionalization" programs to the construction of special needs housing.

Providing substantially increased funding and higher funding ceilings for publically sponsored or non-profit housing projects geared to serve those disadvantaged who will never be able to afford even the most "affordable" market housing.

Eliminate tax disparities between rental and condominium buildings.

Get middle and upper income tenants out of affordable rental units by permitting them to leverage their RRSP funds. For example, allow RRSP funds to be de-registered tax-free if applied to the purchase of a principal residence, conditional upon the applicant releasing a rental unit within an established "affordable" rental range. This could then be tied

into a central registry whereby the unit would be made available first to local housing agencies on a "first right of refusal" basis. If the unit was not claimed within a specified time, the landlord could release it to the broader rental market.

Eliminate rent controls in favour of income supplements, guaranteed minimum income, or other initiatives geared to increase the purchasing power of low-income households.

Provide universal, affordable, non-profit daycare particularly to permit low-income, unemployed, parents access to job opportunities which, in turn, will decrease their reliance on continued social assistance.

Adopt a Provincial Housing Policy statement which gives clear direction to other levels of government, the OMB, and the courts on the matter of

the provision of affordable housing. This could include mandating the allocation of land or new units for affordable housing, reducing the range of matters which can be referred to the OMB with respect to housing, and intervening directly to support and expedite local policy or development proposals geared to increasing the availability of housing.

Revise the Landlord Tenant Act to lessen the "rights" of destructive or delinquent tenants.

Revise the Rental Housing Protection Act giving municipalities the choice to implement any or all of a broad range of measures appropriate to local circumstances, if needed, for so long as they may be required.

Change the role of the Ministry of Housing away from control and toward facilitation. This would include being the "central clearing house" for the allocation of vacated rental units under the previously mentioned RRSP leverage proposal and developing relocation strategies with local municipalities, including funding, to permit demolition and replacement of existing poor quality rental stock or the redevelopment of under-utilized land.

Give municipalities the jurisdiction to legislate tenure in two respects: to designate land for rental or non-profit tenure; and to require owner-occupancy of any unit which has been further subdivided to provide affordable housing within existing communities through intensification.

Municipalities should adopt proactive housing strategies and action plans to make things happen as opposed to adopting benign policy statements that wait for things to happen or that, in some cases, prevent action.

Editor's Note: Since this position paper was drafted, several initiatives have been taken, notably within Metro Toronto.

Lorne McCool is Commissioner of Planning at the City of York.

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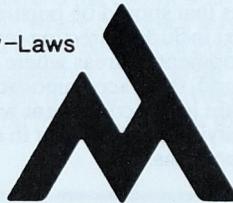
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Northern

Landfill Site Selection Headaches In The Gateway City

By: *Bernie Brooks*

One would think that searching for a new landfill site in an area as large as the City of North Bay with

its population concentrated between Lake Nipissing and Trout Lake would be a relatively simple task.

First of all, the Ministry of the Environment has published guidelines for the establishment and operation of landfill sites. A step-by-step procedure. There are also several types of evaluation methodology that could be used in a landfill selection process, such as: constraint mapping, dynamic programming,

Delphi Method, checklists, etc.

The City of North Bay, on the recommendation of the consultants, followed a constraint mapping and comparative evaluation approach, which approach considers three levels of detail leading to the selection of a preferred site. Each level represents a degree of priority, and increasingly greater level of evaluation detail and a point of decision, as well as consultation with public and government review agencies. In terms of the relative degree of priority, the three levels are:

Level One -

Evaluation of Candidate Landfill Areas.

Level Two -

Evaluation of Candidate Sites.

Level Three -

Selection of a Preferred Site.

This appears to be relatively straight forward, especially when one considers that each ministry and agency is more than willing to supply all the information imaginable. They provided information with respect to the location of every nesting area, every bog that has an historical significance, and the importance of the definition of an "area" compared to a "site". Even with all this help and the existence of vast tracts of remote land within the city boundaries, it has been difficult to locate a landfill site.

Sitting in the geographic centre of the City of North Bay is a large air base shared by civilian operations and National Defense. The runways are long enough to handle the largest military airplanes. An example of a primary constraint is Transport Canada's AK-75-10-000, which states that "garbage dumps containing food garbage should not be located within an 8 kilometer radius of an airport boundary". Unfortunately, this eliminated almost all of North Bay from consideration.

Almost all of what land remained



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was excluded by a primary municipal constraint which removed all of the Trout Lake watershed from the landfill selection process. Three areas remained: a lightly populated area in the east which lacked any significant potential cover material; a small area in the south which offered inadequate buffer zones separating the expanding population settlement of Callander and the adjacent vehicle traffic corridor, Pinewood Park Drive; and a large tract of land in the sparsely populated northwest corner of the City of North Bay.

The study concluded that this tract of land had the most potential. There was adequate sand cover available for landfill cover, and a large down-gradient buffer zone was available for natural attenuation. The anticipated process would be by dilution and dispersion, but also by precipitation and absorption in the silt fraction of the soil. But not everything was rosy. The local community college maintained a helicopter base approximately 2 1/2 kilometres away. In

addition to modern craft, the college has a few old model helicopters Bell 47G-2, with wooden (balsa wood) blades which require precise balancing. A bird may alter the balance of the blades or break it. A metal blade can take a bird strike with relatively little effect to the flight of the helicopter. Although the college has a program to replace the old craft, it is not within the timeframe of the City of North Bay Landfill Program. The study of this potential site was put on hold.

The City of North Bay Landfill Site Search was expanded to cover lands with a 50 kilometer radius of the junction of Trout Lake Road and the North Bay By-Pass. The project seemed so simple in the beginning!! *Bernie Brooks is Project Manager, Special Environmental Studies, with Proctor & Redfern Ltd. in North Bay.*

Architect Working On Largest Project In Timmins' History -

Abridged From An Article In The July, 1988 Edition "Northern Ontario Business" - By: Jeff Celentano

Stewart Smith has been an architect in Timmins for nearly 30 years. He's seen the city grow, and he and his firm have had a hand in shaping what Timmins looks like today. But Smith believes the city will change more in the next few years than in the last 30.

Smith says that Timmins hasn't seen the quantity of change experienced by more southerly communities like Sudbury and North Bay, partly due to the lack

of public sector projects and jobs.

Smith sees this changing. His firm (Stewart Smith Architect & Planners) is currently working on the largest architectural project in Timmins' history.

"We're doing a \$78 Million hospital right in Timmins. That's about as large as they come," explains Smith. "This is the largest single project, outside of the mines, this city has seen." This isn't the first occasion Smith has been asked to put a landmark in Timmins. His work already includes two of the larger buildings in Timmins - the new Daily Press building, and a large French-language high school (a \$25 Million project in current dollars) are among the better pieces of modern architecture in Northern Ontario.

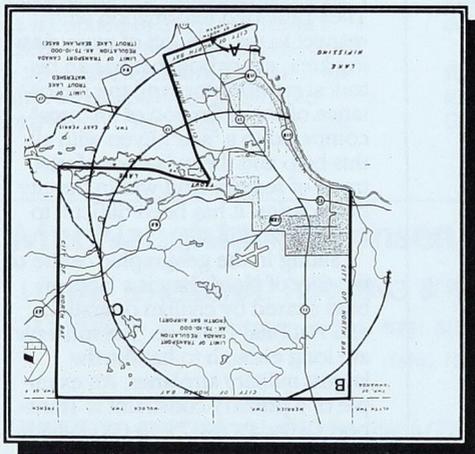
Smith, who came to northern Ontario from Scotland in 1957, has thrived by working outside of Timmins. Smith's buildings are in Moosonee, Kashechewan, Cochrane, Kirkland Land, Bracebridge, Port Carling, Glenn Orchard, Huntsville, Elliot Lake and Sudbury.

When Timmins was established just 75 years ago, it was a gold camp, and people weren't particularly interested in the permanence of buildings. But Smith has a sense that history is now, and he and his firm are putting the pages on the city's street corners.

Put This On The Front Burner - Northwestern Ontario Planning Conference - 1988

Where does the time go??? Believe it or not, registration for the 1988 Planning Conference to be held at the Valhalla Inn, September 8th and 9th in Thunder Bay, is already underway. This year's conference is bigger and better in many ways, than any other held in the past.

We have expanded the agenda to include more presentations dealing with topical and current planning issues affecting Northwestern



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Ontario. Unlike in past years, NWOPC-88 will begin on Thursday morning, and conclude shortly after lunch on Friday, offering those travelling a long distance an early start back.

This conference has been designed with you in mind. Along with an educational opportunity such as this, you'll again have the chance to meet and share experiences with others involved in community planning in Northwestern Ontario and be challenged, no doubt, by some stimulating discussions of current issues.

Interested??? We hope you are, and that you will register as soon as possible. Since this year's conference is longer than any in the past, we have been forced to increase the registration to the tune of one additional meal. A full registration fee is \$80.00.

If you have any questions or require further information, please give us a call at (807) 475-1651 or toll-free at 1-800-465-5027, or write to Ian D. Smith, Northwestern Regional Manager, Community Planning Advisory Branch, Ministry of Municipal Affairs, 435 James Street South, P.O. Box 5000, Thunder Bay, Ontario, P7C 5G6.

Crown Land As A Development Tool

Abridged From An Article By M. Swan In July, 1988 Edition Of "Northern Ontario Business"

By: Jeff Celentano

Northern Ontario's biggest economic development tool is more than four times the combined size of England, Scotland and Wales.

At the 1986 Premier's Conference on Northern Development in Sault Ste. Marie, delegates called for the Provincial Government to put its 929,666 square kilometres of crown land to use in the north's economy (a theme that was also pursued in the May, 1986 Rosehart Report on Northern Ontario Communities). This spring the Province's "Crown Land As A Development Tool" program was unveiled in a series of newspaper advertisements offering land to entrepreneurs for small hydro projects, lodges and other tourism-related development, peat extraction, agriculture, aquaculture and cottaging.

So far the most enthusiastic response has been from would-be cottagers, according to Paul King of the Land Management Branch of the Ministry of Natural Resources. After

cottaging, peat extraction has attracted the most attention, says King. There have also been a number of inquiries about agriculture, including a proposal to grow cranberries at Bingle Lake, northeast of Iroquois Falls, after a peat extraction operation clears the land.

The re-opening of crown land has rekindled interest in about 60 small hydro generation (less than 20 megawatts) projects.

The Ministry of Natural Resources is also holding talks with the Northern Ontario Tourist Outfitters (N.O.T.O.) about camps and lodges to be developed on crown properties. The problem for tourist outfitters on crown land, says N.O.T.O. spokesman Bob Mckercher, is the term of the operator's tenure on the land.

While cottaging does bring investment into an area both in terms of construction costs and tourism dollars, the government would like to see the weight of interest fan on areas like aquaculture.

The crown land as a development tool program marks a change of direction for the Land Management Branch of MNR. The Ministry is halfway through a review of crown land policy that will determine under what circumstances leases will be granted, and what kinds of supervision the Ministry should exercise over crown land.

While no limit has been set on the amount of land that the MNR might eventually dispose of under this program, it is not likely to be a significant percentage. More than 85 percent of the land area of Ontario is crown land, and most of it is not accessible by road.



Southwestern

Role of Hinterland Parks Under Study By University of Waterloo Team

For several years three University of Waterloo students will be investigating the evolution and role of the national parks and protected areas in hinterland regions of the world.

The research is supported by a Social Sciences and Humanities Research Council grant to the Departments of Geography and Urban and Regional Planning of the University of Waterloo, and scientific training grants by the Department of Indian

and Northern Affairs.

The project will examine the interactions of large wilderness parks with neighbouring people, cultures, economies, and landscapes. This involves collection of detailed abiotic, biotic, cultural and institutional data on the past and present structures and processes of the parks in order to understand how biophysical and cultural characteristics have affected the region. The research used the "ABC Resource Survey Methodology", which was developed by Professors J.G. Nelson and John Theberge and their students, as a framework and guide for data collection and organization in the context of planning for environmentally significant areas (ESA's) in northern Canada.

In the first season a detailed case study of Kluane National Park Reserve, Yukon, was undertaken as well as preliminary studies of Wood Buffalo National Park, NWT and Wrangell-St. Elias National Park and Preserve, Alaska. In 1988 work will continue in the Kluane/Wrangell-St. Elias area, and begin on Kakadu National Park, Australia and Taman Negara National Park, Malaysia. These parks provide for a range of single and multiple use, regional integration, and native joint management.

For more information, contact: J.G. Nelson, Department of Geography, University of Waterloo, Waterloo, Ontario, N2L 3G1.

University of Waterloo Library Receives SSHRCC Grant To Purchase Historical British Planning Material

The University of Waterloo Library has received a grant of \$8,000.00 from the Social Sciences and Humanities Research Council of Canada to purchase early British city plans and works by the early pioneers of British planning. The award, made under the Council's "Support to Specialized Collections in University Libraries Program", provides support to strengthen well-established research collections that are of national significance.



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that are of national significance.

These funds will be used to purchase the early city plans of London, Manchester and Edinburgh and works by early British town planners such as Thomas Adams (1871-1940), Patrick Geddes (1854-1932), Patrick Abercrombie (1879-1959) and Raymond Uniwinn (1863-1940).

This award is one of three made to the University of Waterloo Library in this year's competition.

A second award of \$15,000.00 was made to purchase women's studies microfilm material, while a third grant was made for the purchase of rare architectural materials to be added to the Rosa Breithaupt Clark Collection in the Doris Lewis Rare Book Room.

For further information contact Margaret Aquan-Yuen, Collections Librarian, Planning, at Extension 3783.

SWOD Program Dinner Meeting

On Thursday, June 23, 1988, the SWOD membership met in Stratford for what was regarded by those in attendance as a most successful and intriguing program dinner meeting. The topic issue was about the impacts of microclimates on land use planning, and was addressed by Mr. Colin J. Williams of Rowan Williams Davies and Irwin Inc., Guelph. RWDI Inc. is one of only three consulting engineering and microclimate specialists in North America.

Mr. Williams gave an enthusiastic slide presentation on a variety of environmental conditions and concepts which planners and architects confront on a regular basis via the urban design process.

Topics discussed included wind patterns and pedestrian comfort zones, downtown sun reflection, remedial measures of snow drifting in both urban and rural settings, and effective use of vegetation in downtown core revitalization schemes. A selection of microclimate projects undertaken by RWDI Inc. was discussed, including the City of Waterloo "Uptown Wind Study".

The talk was very well received, and it was suggested by those in attendance that Mr. Williams should be invited for a return engagement at a future SWOD program dinner meeting.

1988 SD Annual General Meeting

September 23-25, 1988

The Inn on the Bay in Owen Sound will be the host facility for the

Southwestern District AGM this year. This new facility presents a delicious menu and a harbour view from every room. The theme of the Saturday morning session is "The Media and Planners". Many free time events are available for Saturday afternoon, with lots of opportunity for water-related activities. Registration packages will be mailed out in mid-August, with a registration deadline of September 7th. Costs for the weekend will be approximately \$275.00 per couple, \$135.00 per single sharing, and \$205.00 for single.

For further information, please call Bruce Curtis at 1-661-4980 in London.



Central

Program Committee Update

By: Gord Buckingham

Central Ontario District's Program Committee has now produced the upcoming fall "lineup" for program evening events. A schedule of dates and topics is included with this short article. Note the dates and keep them open, because we want to see you there! While we think everyone enjoyed the atmosphere of the Elmwood Club, we did find it rather small at times, so we are looking for slightly larger facilities. You will be kept informed as to any new location.

The new program schedule should prove interesting and challenging. The timing is generally to be the same, with the bar opening at 6:00 p.m., and the session beginning at 6:30 p.m. A chance to discuss the topic amongst yourselves will be offered after the formal presentation, and questions starting usually at 7:30 p.m.

This year we are pleased that the Toronto Society of Architects has expressed a strong interest to share in our program evenings and reciprocate by opening their sessions to our members. Of particular note is their Arts Week program, which will be held for one month starting around mid-September. This is a major exhibition held at Harbourfront in which international projects are displayed and discussed by the professionals who worked on them. Another feature is the Toronto Arts Awards which is presented at this forum. (Jane Jacobs is a recent recipient of the Award).

For more information, contact Antra Roze of the Toronto Society of Architects at (416) 363-9343.

The Toronto Society of Architects occasionally conduct tours of large building projects. They are currently arranging a tour of the Sky Dome, and will advise us of the particulars as they are confirmed. The tour is held through the day, so it means time off from the office, but if you can attend, you get a thorough inside look at the project with accompanying discussion on the technical aspects of building such an incredible structure.

We have asked the Society to especially target the October 12th "Community Development in the Railway Lands" program, and the January 17th "Excellence in Planning Outside Canada" program for their co-sponsorship and attendance.

So read the schedule, circle the dates in your calendar, and keep your eyes open for the advance notices. **PLAN TO ATTEND!**
Schedule for 1988-89 September 13 (Tuesday):
Cineplex Developments Trends and Impacts October 12 (Wednesday):
Community Development in the Railway Lands November 17 (Thursday):
Affordable Housing "Making it Acceptable" December 8 (Thursday):
Annual Christmas Party January 17 (Tuesday):
Excellence in Planning Outside Canada

Greater Toronto Planning

There has been tremendous growth in the Greater Metropolitan Toronto Region in the past 5 years, and similar growth pressures are projected for the next 5 years. The Government of Ontario has recognized that many programs, services, and facilities cross the various municipal boundaries.

Some vehicle was required to assist in inter-municipal co-operation, without affecting the jurisdiction



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and responsibilities of existing government structures.

The Greater Toronto Co-Ordinating Committee (G.T.C.C.) has been formed to provide provincial/regional/municipal liaison, to co-ordinate policies and programs, and to develop a comprehensive source of information about the plans and developments taking place in Metro Toronto and the Regions of Durham, Halton, Peel, and York.

Members will be the Chief Administrative Officers of the five regions, and representatives from each local municipality bordering on Metropolitan Toronto. Other local representatives will be co-opted when a major issue affecting a particular municipality is discussed. Its Chairman is Eric Fleming, formerly Acting Deputy Minister of Municipal Affairs.

The responsibility for programs and policies will continue to rest with individual ministries, regions, and local municipalities. The G.T.C.C. will be responsible for an improved interface between ministries; between ministries and regions; between regions; and between regions and municipalities.

The Committee will identify developments and trends that have a major impact on the policies and programs of the Province and its municipalities in the G.T.A. It will constitute a forum where the programs and services of different jurisdictions may be harmonized one with another.

Examples of some of the projects which will be considered by the Committee in the next few months are: developing a composite of the existing official plans; projecting public sector investments; developing data banks; and, organizing seminars, disseminating information, etc.

Toronto's Newest Neighbourhood

The most newsworthy planning item of late is the City of Toronto's plans to create new affordable housing units. Toronto City Council recently gave unanimous approval to a plan under which the City will redevelop 26.6 hectares of industrial land as a new residential neighbourhood. The plan had been secretly prepared by senior political aides and bureaucrats at the City and the Province, with City Councillors only learning of the plan the afternoon it was adopted. The secrecy was deemed necessary as the land would have to be expropriated, and it was important to keep word of the project from speculators who could have increased land values in the area.

The new neighbourhood, to be

called St. Lawrence Square, will include 6,000 to 7,000 housing units of mixed tenure, which will house about 12,000 people. Housing targets include a minimum of 35% subsidized units, and 60% of the units "affordable" to persons earning \$40,000 or less. The neighbourhood will be modeled after the successful St. Lawrence neighbourhood immediately to the east, which was developed in the 1970's on formerly industrial land.

Ontario Planners' Conference 1988 October 19-21 King Edward Hotel, Toronto

Community Vision is the theme of the Ministry of Municipal Affairs annual Ontario Planners' Conference. Traditionally, the conference has looked at ways and means for planners and communities to prepare for the future. We've explored the forces within and outside of our communities that will shape the future and talked about the tools and techniques that will "get us there". OPC 88 remains committed to this concept, but will have a much greater emphasis on traditional planning tools and their relevance in shaping our communities of tomorrow. We'll be exploring a wide range of topics from waste management to social planning.

In addition to five concurrent tours that will take place on Thursday afternoon, the programme will feature two day-long Mobile

Learning Labs. Limited to 15 participants, the first lab will focus on creative communication and will be facilitated by Chuck Bens who is an expert in innovative management techniques for municipalities. In cooperation with the City of Burlington, delegates will spend the day with City staff learning more about the GIS work they have undertaken.

Our Friday morning plenary speaker will be Myles Rademan, the Planning Director of Park City, Utah.

The theme of Mr. Rademan's address is *Conjuring Visions - Mastering Change*, and promises to be a thought provoking and enlightening presentation. The CN Tower's Tour of the Universe, an evening at Second City and our traditional Friday Morning Breakfast, this year at Harbourfront will round out the agenda.

The early registration fee for this year's conference is \$185.00 (until October 11). The room rate at the King Edward Hotel is \$130.00 per evening.

For more information contact Elizabeth Lea, the Conference Co-ordinator at (416) 585-6238.



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FIRST CLASS

URBAN DESIGN

Mississauga Urban Design Awards 1988

The City of Mississauga is pleased to announce the 8th Annual Urban Design Awards. The event is a statement of the City's continuing commitment to design excellence and recognition of the significance of urban design in establishing a young, dynamic city.

The competition is open to architects, planners, landscape architects, engineers, and developers for residential, commercial, institutional, industrial, recreational facilities, as well as street improvement and public utility projects.

The Mississauga Urban Design Awards will be announced on November 22, 1988 in the Council Chambers of the Mississauga Civic Centre. Jury Chairman and Members will be announced in August.

Submission forms will be available after August 26, 1988 from the City of Mississauga Planning and Building Department, Design Division. Submissions deadline is October 4, 1988. Further details are available from the City of Mississauga Planning and Building Department, Design Division, at 896-5511.

Designs On Montreal 2 -

Biennial International Conference On Urban Design In October 1988, Montreal will host the second edition of Designs On Montreal. This major international event will present three types of activities: Lectures - presented by urban design and housing experts from North America and Europe; Charrettes - in which teams of design professionals, real estate developers, and municipal planners will prepare urban design concepts for four sectors of downtown Montreal; and Partnership Roundtables - will bring together leaders from both the private and public sectors to launch projects at Montreal's 350th anniversary in 1992.

Luncheons and expositions will complete the program. This year the Designs

On Montreal speakers program will focus on the following topics. Housing: How to ensure a fair share of affordable housing in the city. Urban design planning for key sectors of the city. Place-making: Public-private partnerships for public spaces.

Designs On Montreal 2 is organized by the Association de promotion d'art et architecture de Montreal, with the collaboration of the Chambre de commerce de Montreal.

Designs On Montreal 2 will be held at the Old Port, from October 5th to 8th, 1988.

Call For Entries, City of North York Design Awards '88

The North York Design Awards are presented by the Mayor and City Council to those individuals and corporations who have made outstanding achievements in the development of properties in North York. Awards will be presented in three categories as follows. Urban Design Awards will be given for developments which make the greatest contribution to making North York a better City. Beautify North York Awards recognize outstanding improvements in commercial, industrial and institutional properties. House Design Awards will be given for the first time for design achievements for new houses and exterior improvements to existing single family and two family properties.

Submission requirements are as follows: Name and telephone number of the owner and the designer(s) of the property; the address of the project; and a minimum of four 8" x 10" coloured photos of the project.

Deadline for entries is Friday, September 30, 1988, at 4:00 p.m. Send submissions to: Design Awards '88, City of North York Planning Department, 5100 Yonge Street, North York, Ontario, M2N 5V7.

ONTARIO PLANNING JOURNAL

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