

# ONTARIO Planning

JOURNAL

MARCH/APRIL 2005, VOL. 20, NO. 2

## Design Guidelines for Niagara

How Do Farmers  
Get On With Their  
Neighbours?

Japanese Cities

Problems  
With Human  
Services Funding



ONTARIO PROFESSIONAL PLANNERS INSTITUTE  
The Ontario Affiliate of the  
Canadian Institute of Planners

INSTITUT DES PLANIFICATEURS  
PROFESSIONNELS  
DE L'ONTARIO  
L'Association affiliée ontarienne  
de l'Institut canadien des urbanistes



ONTARIO PLANNERS:  
VISION • LEADERSHIP • GREAT COMMUNITIES

**Editor**  
Glenn Miller

**Deputy Editor**  
Philippa Campsie

**Contributing Editors**  
*Communication*, Philippa Campsie  
*Environment*, Steve Rowe  
*In Print*, David Aston  
*Management*, John Farrow  
*The New Economy*, Jeff Lehman  
*The OMB*, Paul Chronis  
*People*, Thomas Hardacre & Lorelei Jones  
*Planning Futures*, Paul Bedford  
*Professional Practice*, T.J. Cieciora  
*Provincial News*, Marcia Wallace  
*Transportation*, David Kriger  
*Urban Design*, Anne McIlroy and Alex Taranu  
*Technology*, George Lysenko  
*Sustainability*, Karen Gregory  
*Legislative News*, Jason Ferrigan

**District Coordinators**  
Carlos Salazar, *Northern* 705-673-2171;  
Amanda Kutler, *Southwest*  
519-576-3650 x728;  
Don Maciver, *Eastern* 613-692-3571;  
T.B.A., *Central*

**Art Director**  
Brian Smith

**Subscription and Advertising Rates**  
Please visit the OPPI website at  
[www.ontarioplanners.on.ca](http://www.ontarioplanners.on.ca)  
<<http://www.ontarioplanners.on.ca>>  
and click on **Ontario Planning Journal** and  
then **Journal Subscription Information**.

**How to Reach Us**  
To reach the Journal by e-mail:  
[editor@ontarioplanning.com](mailto:editor@ontarioplanning.com)  
To reach OPPI by e-mail:  
[info@ontarioplanners.on.ca](mailto:info@ontarioplanners.on.ca)  
Visit the OPPI web site:  
[www.ontarioplanners.on.ca](http://www.ontarioplanners.on.ca)

The Journal is published six times a year by the  
Ontario Professional Planners Institute.  
ISSN 0840-786X

## CONTENTS

### Cover / 3

*Urban Design Guidelines for Niagara* ..... p.3

### Features / 5

*How do Farmers Get On  
With Their Neighbours?* ..... p.5  
*Japanese Cities: Ingenious & Frustrating* .... p.7  
*Problems with Human Services Funding* .... p.10

### OPPI Notebook / 12

*Connections 2005* ..... p.12  
*Policy Development in Action* ..... p.12  
*Good News for School Planners* ..... p.13  
*So You're Looking for a Job!* ..... p.13

### Commentary / 18

*Editorial Getting to First Base* ..... p.14  
*Letters* ..... p.14

### Districts & People / 14

*Eastern* ..... p.16  
*Southwest* ..... p.16  
*People* ..... p.16

### Departments / 21

*Bedford Unplugged* ..... p.19  
*Environmental Assessment* ..... p.20  
*Environment* ..... p.21  
*Transportation* ..... p.25  
*Management (Dr Foresite)* ..... p.26  
*OMB* ..... p.27  
*Sustainability* ..... p.28

### In Print / 32

*Terra Incognita*:  
*Vacant Land and Urban Strategies* ..... p.30

## BILLBOARD

### APRIL 14

#### BIG IDEA...BIG PLANS...BIG DIG!

University of Toronto,  
Friends of Planning Spring Social  
Feature speaker: Michael Lewis,  
Project Director, "Big Dig"  
Great Hall, Hart House, University of  
Toronto

London, Ontario  
Keynote speakers  
Charles Landry and  
Glen Murray  
Contact John Fleming  
at [jmflemin@london.ca](mailto:jmflemin@london.ca)



Glen Murray

### JULY 17-20

#### FRONTIERS IN PLANNING & DESIGN

CIP National Conference  
Calgary, Alberta  
[www.cip-icu.ca](http://www.cip-icu.ca)

### OCTOBER 13-14

#### CANADIAN BROWNFIELDS 2005

Presented by The Canadian Brownfields  
Network,  
Chateau Laurier, Ottawa  
[www.canurb.com](http://www.canurb.com), or  
[www.canadianbrownfieldsnetwork.ca](http://www.canadianbrownfieldsnetwork.ca)

### MAY 28-JUNE 1

#### CUTA 2005 ANNUAL CONFERENCE

Gatineau, Québec  
[www.cutaactu.ca/content](http://www.cutaactu.ca/content)

### MAY 31

#### RYERSON PLANNING ALUMNI RECEPTION

6:00 pm at the Arcadian Court  
401 Bay Street, 8th Floor,  
Toronto  
Contact Paula Tenuta 391 3438 for registra-  
tion

### JUNE 8-9

#### EXPLORING THE TOOLKIT: CREATIVE CITIES SEMINAR

### OPPI CONFERENCE

SEPTEMBER 28-30, 2005  
HAMILTON/BURLINGTON

### CONNECTIONS 2005



HAMILTON-BURLINGTON

Contact [alysone.will@absolutevents.com](mailto:alysone.will@absolutevents.com)

For a listing of more events and additional information,  
check the OPPI web site at [www.ontarioplanners.on.ca](http://www.ontarioplanners.on.ca),

# Model Urban Design Guidelines for Niagara

Anne McIlroy, Michael Powell and Antoine Beliaeff

**T**he message is clear. Starting with efforts made by the Sewell Commission in the early 1990s to reconsider community design in Ontario, the former provincial government's Smart Growth program, and, more recently, the current government's revisions to the Provincial Policy Statement and the addition of the Greenbelt Act, creating healthy, vibrant communities and conserving natural resources is important to Ontario's future.

## Smart Growth in Niagara

A dilemma has arisen. How can intensification be encouraged while avoiding backlash? The Region of Niagara has a head start. In 2000, the Region began looking into developing "livable communities." This led to the Smarter Niagara initiative and the decision to establish incentives. The Region nevertheless recognized that adopting Smart Growth principles was not enough; something more tangible was needed. Few outside the regional administration understood what Smart Growth meant "on the ground." Smart Growth was also being seen by others as a way to solve additional problems, threatening to dilute the message and potentially confuse the public. The Regional Public Health Department, for example, embraced Smart Growth in a bid to make a connection between community design and health, particularly on the incidence of respiratory diseases and obesity among seniors and children. Concurrently, discussions were taking place about the impact of greenfield development on agricultural lands and natural environments, particularly the loss of tender fruit and grape lands and the need to focus development in existing urban areas. All of this thinking led to the question: what should Smart Growth look like?

Following a study involving the Region and local municipalities in 2001 to set out a framework for Smart Growth in Niagara, the Region commissioned a Visual Inventory of Smart Growth, mostly gathered within Niagara and comparable Southern Ontario municipalities. In addition, the principles were used in a revitalization study in St. Catharines to see how well they worked in a local setting.

Although these initiatives were successful, the Region decided that more guidance and information was still needed, which led to the preparation of Model Urban Design Guidelines, a manual that would not only illustrate what growth should look like in Niagara Region, but also explain how to make it happen in a complete and systematic fashion. In 2004, the Region commissioned a team led by Brook McIlroy Planning + Urban Design and complemented by the firms of Hynde Paul & Associates, ECD Environment Canada and Macaulay Shiomi Howson Ltd. to undertake the project.

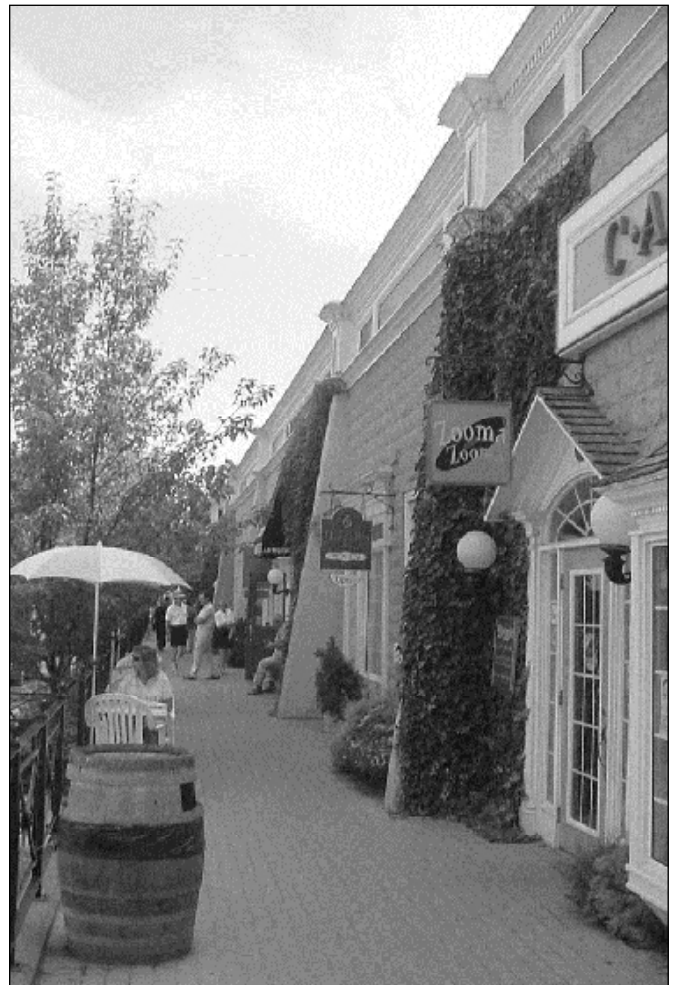
## The component parts

Based on conditions encountered in Niagara, the guidelines were designed to promote intensification of existing urban areas and implement the Region's Smart Growth principles. Collectively, the

A dilemma has arisen.  
How can intensification be encouraged while avoiding backlash?

aim of this approach is to create communities that are attractive, safe, healthy, socially inclusive and respectful of the environment and built heritage. The principles include:

1. Create a mix of land uses
2. Promote compact built form
3. Offer a range of housing opportunities and choices
4. Produce walkable neighbourhoods and communities
5. Foster attractive communities and a sense of place
6. Preserve farmland and natural resources
7. Direct development into existing communities
8. Provide a variety of transportation choices
9. Make development predictable and cost-effective
10. Encourage community stakeholder consultation.



Walkable neighbourhoods a key goal

## The “nuts and bolts”

The document was structured around the Public and Private Realm, and then by theme, including:

- Neighbourhood structure
- Roads, sidewalks and streetscaping
- Parks, open space, natural heritage, stormwater facilities, trails
- Environmental sustainability
- Low to high rise residential development
- Main street and large format commercial development
- Industrial development
- Parking.

The guidelines illustrate what Smart Growth might look like and recommend how to achieve compact, diverse, sustainable design. Each guideline is linked to specific Smart Growth principles. An extensive list of further readings directs readers to the vast pool of knowledge that exists on these topics.

Not every section is relevant for every site in this diverse Region. But the guidelines were developed so that each development within an existing urban area could receive design guidance. The issue of environmental sustainability was interwoven throughout the guidelines through the inclusion of processes and technologies designed to reduce local environmental impact on soil, water and air resources, while reducing water and energy consumption.

### Who will apply these principles?

The Model Guidelines, though developed by the Region with the help of local municipal staff, are intended to be adapted for local purposes and used on a day-to-day basis by lower-tier municipalities and developers. The Region also intends to use the document to guide its investments in the physical environment of local communities.

To garner support early in the process, planners from the lower-tier municipalities participated on the Technical Committee, which was immensely helpful in fine-tuning the document to ensure its utility for local planners, developers and citizens. The team also selected “test sites” that served as concrete examples of the potential to improve the impact of development and redevelopment, as well as public investment, on communities. The guidelines will soon be on the Region’s website as a searchable resource.

### A complete package

Although any of the guidelines makes sense on its own, the best results will be achieved if they are applied in their entirety. Southern Ontario and North America in general are littered with examples of good ideas that have not been taken far enough. Some examples are:

- Very dense residential towers without complementary uses or nearby transit
- New subdivisions with all the trappings of “New Urbanism” (porches, garages at the back, etc) but wide streets, no connections to adjacent neighbourhoods and no mix of dwelling sizes or use
- “Sustainable” business parks with permeable parking areas, green roofs and preserved tree groves, but no sidewalks or shops/restaurants within walking distance.

Instead, the vision outlined in the Model Guidelines is for development and redevelopment to assist communities to integrate the principles of Smart Growth comprehensively. The model guidelines can help stakeholders grasp interconnections among issues related

to development and view projects as opportunities to address more than one need.

There are seven Critical Success Factors:

**1. Do not oversupply land.** The oversupply of land undermines efforts to achieve compact development, mixed uses and the provision of alternatives to the car.

**2. Coordinate transportation and land use based on a clear vision of urban form at the regional level with a regionally defined hierarchy of nodes.** Strong policy direction can ensure that resources are properly allocated regionally in a timely fashion. Designating too many nodes will undermine the viability of each one, and context-sensitive transportation planning—including roads, transit, non-motorized methods and parking—in conjunction with land use planning is needed at a scale commensurate with travel patterns.

**3. View roads as an important part of community appearance and functionality.** Roads are too often viewed as a way to convey motorists from A to B, but the needs of motorists should not override those of people living or working adjacent to roads. Road design can have a significant impact on walkability on a main street, at a node or in a neighbourhood.

**4. Focus investment of public dollars to obtain Smart Growth.** Government agencies together wield considerable power with their infrastructure investments. They should ensure that each dollar invested is consistent with Smart Growth principles.

**5. Screen local by-laws for provisions that undermine Smart Growth.** The Guidelines can be used as a screen to re-evaluate by-laws and standards that affect development and redevelopment, such as excessive parking requirements, restrictions on second suites, restrictions on mixing uses and public realm development standards.

**6. Adopt a fiscal system that supports Smart Growth.** Developers, builders and homeowners are sensitive to the fiscal environment. In order to influence individual decisions and take the Region closer to its vision, it is important that development charges more accurately reflect the true costs attached to each type of development.

**7. Secure broad support and leadership for Smart Growth.** Leadership by elected officials, assisted by media organizations, is essential to educate and convince the public that changes are needed in the way we build our communities.

### Taking it from here

The Model Urban Guidelines provide the Region, municipalities and other stakeholders with a how-to manual of community design that will foster a dialogue critical to the implementation of the Region’s Smart Growth Principles.

To ensure the guidelines’ success, there must be a principled and holistic approach to their application as well as a process to update the document to allow the inclusion of success stories and continuously improve design practice.

*Anne McIlroy, MCIP, RPP, is a Principal with Brook McIlroy Inc. She is also chair of OPPI’s Urban Design Working Group.*

*Michael Powell and Antoine Beliaeff, MCIP, RPP, are Associates with the same firm. Michael is a graduate of the University of Melbourne and Antoine graduated from the University of Toronto’s planning program.*

# How Do Farmers Get On With Their Neighbours?

Community perceptions, conflict and the intensification of livestock production

Wayne Caldwell, Melanie Williams and Sarah Thomson

This is the second of two articles. The first article focused on the role of Local Advisory Committees in mediating disputes in the countryside. This article presents the results of a study that explored conflict associated with the operation of large livestock facilities.

**M**any planners in rural Ontario have faced acrimonious public meetings related to the construction of new or expanded livestock facilities. The challenge for planners and local politicians is to sift through this public debate to develop an objective and informed opinion on what are the real concerns versus what is a NIMBY (Not In My Back Yard) response. The following provides the summary of a research project that attempted to evaluate how neighbours have reacted to existing large livestock facilities.

The researchers surveyed 50 owners of large livestock operations and 180 of their nearby neighbours. The farms had 150 or more livestock units and had been in operation for at least five years at the current site. The farms were scattered across Ontario from Windsor to the Quebec border. The selected neighbours lived beside the operation both before and/or after its construction.

The aim of the research *Agricultural & Livestock Intensification: Community Perceptions of Environmental, Economic and Social Impacts as an Impediment to Agricultural Production* was to examine the real and perceived concerns associated with livestock intensification by surveying neighbours in the area where livestock production has intensified.

In total, 21 hog, 10 dairy, 11 beef and 8 poultry farms were studied. Relatively more hog operations were studied because of the prevalence of intensification in the hog industry. There are more beef cattle across the province but they are dispersed in smaller operations of less than 150 livestock units.



Photo: Gillian Auld

Good fences ...

Four hundred landowners were contacted to fill out surveys regarding the nearby livestock operation and asked for their opinions about how the neighbouring livestock operation has affected them.

A total of 180 neighbours (45 percent) responded to the survey. In general farmers received approval from their neighbours: 81 percent agreed that farm operators make good neighbours, 69 percent see farmers as good stewards of the land and 70 percent felt farm operators were good at caring for their animals. Moreover, 81 percent of neighbours located near a large livestock operation have "never expressed a concern" about the nearby farming operation.

More than half, 58 percent, of the neighbours said they had not changed their normal activities due to the nearby livestock operation. Many of the changes neighbours had made were in conjunction with the manure-spreading schedule of the farm oper-

ation (usually twice a year). During this time 36 percent kept their windows closed; 13 percent stopped having outdoor functions and 24 percent stopped hanging laundry outdoors.

Farmers said they had made changes to their farming operation since construction or expansion to accommodate the concerns of neighbours 28 percent of the time; the biggest change related to manure handling and application techniques to work the manure into the soil to decrease odours. Some 86 percent of farm operators reported changes in their techniques. A further 29 percent changed their hours of operation to exclude evening and some weekends.

Neighbours noted that expansion of the farm operation often led to investments that were an improvement over the pre-expansion operation. These improvements included improved manure storage and handling, retention of runoff from manure storage,



Photo: Wayne Caldwell

... make good neighbours



reduced flies and related aesthetic improvements.

The better than expected results should not be taken to mean that all is well in the countryside. Pronounced environmental concerns voiced at the time of construction continue to be prevalent in some cases. Although concerns tended to lessen after initial construction, a significant number of neighbours still have concerns over odour (40 percent) and water quality (25 percent). These concerns can be the foundation for ongoing conflict that taints neighbourly relations and complicates a farmer's ability to adopt new management practices in the face of changing economics.

The research provides insight into the long-term relationship between rural residents and intensive livestock operations. This information can be used by planners, councillors, farmers and other rural residents to improve understanding and develop more informed opinions. It provides a response to Not in My Backyard thinking and promotes practices that foster good neighbour relations between large livestock operations and rural residents. This information can assist provincial and local authorities with the development of policy and land use plan-

ning practices. The research can also be used as a medium to understand and resolve conflict.

The project proposal and final report are available on line at [www.waynecaldwell.ca/livestock.htm](http://www.waynecaldwell.ca/livestock.htm).

*Wayne Caldwell, MCIP, RPP, holds a joint appointment between the University of Guelph and the County of Huron. He was the director of this research project. Melanie Williams is a graduate of the Masters program in rural planning at the University of Guelph. She is currently employed with the Toronto and Region Conservation Authority. Sarah Thomson is a journalist who specializes in issues that affect rural Ontario.*

*Agricultural & Livestock Intensification: Community Perceptions of Environmental, Economic and Social Impacts as an Impediment to Agricultural Production* was co-authored by Dr. Wayne Caldwell and Melanie Williams, School of Environmental Design and Rural Development, University of Guelph and funded by the Ontario Ministry of Agriculture and Food.

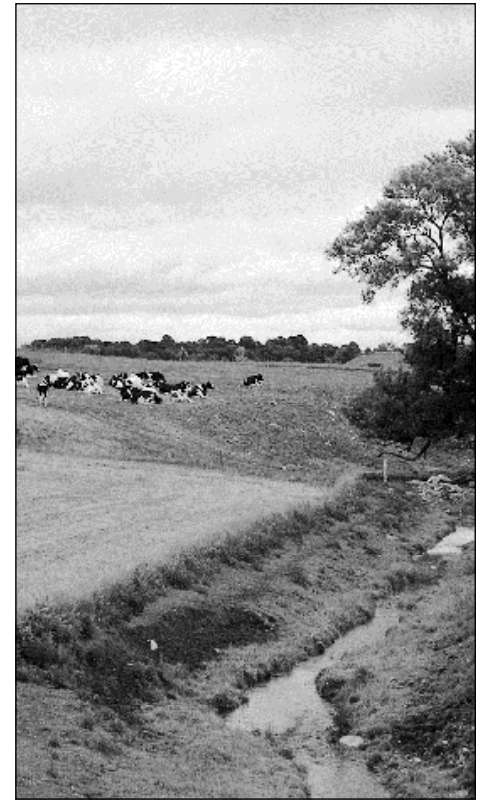


Photo: Gillian Avdi

Intensive farming practices can affect environment

**PLANNING CONSULTANTS**  
**201 MILLWAY AVENUE, UNIT 19,**  
**VAUGHAN, ONTARIO L4K 5K8**  
 Tel. 905-738-8080 1-800-363-3558  
 Fax. 905-738-6637  
 email: [wgeneral@westonconsulting.com](mailto:wgeneral@westonconsulting.com)  
[www.westonconsulting.com](http://www.westonconsulting.com)

**PETER J. WESTON**  
 President  
**MARK N. EMERY**  
 Vice President  
**TED CYMBALY**  
 General Manager  
**PETER J. SMITH**  
 Senior Associate  
**ALAN G. YOUNG**  
 Associate  
**GEORGE M. PETER**  
 Associate




**WESTON CONSULTING  
 GROUP INC.**

**HARDY  
 STEVENSON  
 AND ASSOCIATES**

- Socio-economic Impact Assessment
- Land-use and Environmental Planning
- Public Consultation, Mediation and Facilitation
- Strategic Planning and Hearings

Tel: (416) 944-8444 Fax: 944-0900  
 Toll free: 1-877-267-7794  
 Website: [www.hardystevenson.com](http://www.hardystevenson.com)  
 E-mail: [HSA@hardystevenson.com](mailto:HSA@hardystevenson.com)  
 364 Davenport Road, Toronto, Ontario M5R 1K6

**READ, VOORHEES  
 & ASSOCIATES**



TRANSPORTATION ■ TRAFFIC  
 PARKING  
 STUDIES ■ DESIGN

2 DUNCAN MILL ROAD ■ TORONTO  
 ONTARIO ■ M3B 1Z4  
 TEL: 416.445.4360 FAX: 416.445.4809  
[readvoorhees@rva.ca](http://readvoorhees@rva.ca)

- Municipal Engineering
- Transportation Engineering
- Traffic Engineering
- Public Transit
- Transportation Planning

[www.cansult.com](http://www.cansult.com)



**CANSULT**  
 ENGINEERING AND PROJECT MANAGEMENT

60 Renfrew Drive, #300, Markham, ON L3R 0E1  
 Tel: 905-470-2010 Ex: 905-470-2040

**SPH PLANNING &  
 CONSULTING**

CREATING INCLUSIVE ENVIRONMENTS FOR ALL

- Accessibility Planning
- Ontarians with Disabilities Act (ODA)
- Building Auditing
- Remedial Work-plans & Construction
- Universal Design

Shane Holten, President  
[sholten@sphplanningconsulting.ca](mailto:sholten@sphplanningconsulting.ca)  
 Ph: (416) 721-3391 Fax: (416) 488-7206  
<http://www.sph-planning-consulting.ca>

# Japanese Cities: Ingenious and Frustrating

A Canadian urban designer reflects on lessons and insights we could learn from places like Tokyo

Sylvie Grenier



**J**apanese cities feature many of the characteristics Canadian planners advocate under the banner of smart growth, such as higher density, mixed use, and high transit usage. With little space to spare, the Japanese use land much more efficiently than we do. With rapid urbanization in the 1960s, almost 80 percent of the population is now urban. The cities between Tokyo and Fukuoka extend into each other to form a megalopolis where 2/3 of the population lives (about 86 million people).

The geography, climate and history of Japan have had a profound influence on the location and development pattern of cities. Japan is an island nation and more than 70 percent of it is mountainous. In addition to its 40 active volcanoes and many typhoons, many earthquakes hit Japan every year. The population settled on the plains between the foot of the mountains and the sea. Because there are so many natural disasters in Japan, many Japanese still prefer low buildings away from rivers and the sea. Unlike in Canada, waterfront properties do not have an added value and development often turns its back to the water.

## High density

Since the war, Japan has had the highest rate of housing starts in the world to meet

the demand of the population migrating to cities. To this day, the government has kept the building standards unrestrictive to encourage investment in housing and to keep down housing costs. With no minimum unit size or lot size, most units are small (average size is 80 m<sup>2</sup>), residential densities are very high and buildings can be quite narrow. Residential densities are high not so much because buildings are tall, but because units and lots are small. The building industry has practiced a “build and scrap” policy producing housing units with a life expectancy of 20 years. Regarded as a booster to the economy, this building practice is now changing in response to consumer demand for higher housing quality.

## High mix of land uses

Traditionally, the Japanese have worked and lived in the same neighbourhood where basic services were located within walking distances. Today one can still easily do daily errands on foot. Main streets were laid out with narrow, deep lots with shops fronting the street and storage and housing at the back. Commercial, industrial and residential uses co-exist side by side, particularly in older neighbourhoods. Today’s zoning system is still not very restrictive and most zones allow a wide range of land uses and residen-

tial densities. This contributes to the vitality of cities and provides endless surprises to visitors who stroll around.

## High transit use

The public transit service in Japan is outstanding. It is generally faster to travel by transit between and within cities than by car. The private sector operates a first-rate rail system providing frequent and punctual service between cities as well as within city limits. Major cities offer excellent subway and bus service. The train stations are conveniently located in the city centres and linked to the subway and bus systems.

As transit is fairly expensive, many employers pay for employees’ transit commuting cost by adding the cost of a monthly transit pass to salaries. Transit share is high in the biggest metropolitan areas (80 percent in Tokyo and 70 percent in Osaka). However, only the City of Tokyo makes money with its subway system.

High density, good service, congestion and massive government investment in transit are responsible for high transit use. (Tokyo also employs a mix of public and privately built subway lines, which have different pricing structures.)

## Intensive use of space

Limited land supply in Japan has led to an intense use of space. No matter how small, undeveloped land parcels in the suburbs are intensively used for growing vegetables, fruits and rice. Inner-city train stations are developed as high-density mixed use transportation hubs with air rights used for hotels, offices and retail. Extensive underground shopping arcades at transportation nodes provide cheaper retail space.

Multilayered transportation corridors accommodate subways, trains, arterials and expressways. Ingenious parking facilities accommodate cars on revolving stalls and bicycles on double or triple suspended decks. Recreational facilities such as tennis courts and golf practice ranges are built on rooftops.

No space is too small or insignificant to create a garden or a private green space. Entranceways, alleyways, balconies, sides of buildings and spaces between buildings are



**MHBC**  
Regional & Urban Planning & Resource Development  
www.mhbcplan.com

**Practical and Innovative Solutions to Complex Challenges**

MHBC Planning focuses on realistic advice for complex and challenging issues.

We have successfully completed a wide range of planning projects:

- Municipal Plans / Studies
- Urban and Site Design
- Aggregate Resource Planning
- Project Management
- Landscape Architecture
- Community Planning
- Land Development
- Government Restructuring
- Communications
- Expert Evidence

|  |  |   |   |
|--|--|---|---|
| 171 Victoria Street North<br>Kitchener, Ontario<br>N2H 5C5<br>T: (519) 576-5650<br>F: (519) 576-0111 | 545 North Riverdale Road, #105<br>Camden, Ontario<br>L4K 4H1<br>T: (905) 261-5588<br>F: (905) 261-5589 | 650 Colborne Street, #202<br>London, Ontario<br>N6B 2V3<br>T: (519) 858-2797<br>F: (519) 858-2930 | 10 Dorcy Crescent<br>Kingston, Ontario<br>K7N 1X6<br>T: (613) 584-0867<br>F: (613) 584-8999 |
|--|--|---|---|

**BrookMcIlroy Inc**  
PLANNING + URBAN DESIGN

|  |                                   |
|--|-----------------------------------|
| <b>Master Planning</b>                     | <b>Site Planning &amp; Design</b> |
| <b>Development Approvals</b>               | <b>Strategic Planning</b>         |
| <b>Official Plans &amp; Zoning By-laws</b> | <b>Project Management</b>         |
| <b>Visiting</b>                            | <b>Public Consultation</b>        |

**51 Camden Street, Suite 300 Toronto, Ontario M5V 1V2**  
**1 416.504.5997 F 416.504.7712 www.brookmcilroy.com**

## planningAlliance

community planning  
urban design  
infrastructure  
housing

205 - 317 Adelaide Street West  
Toronto, Ontario M5V 1P8  
t 416 503 8489  
f 416 503 4911  
www.planningalliance.ca

John van Nostrand, MCMR, RPP, FRACI  
jvannostrand@planningalliance.ca

**Walker Nott Dragicevic**  
**Associates Limited**  
Planning + Urban Design



**172 St. George Street**  
**Toronto, Ontario**  
**M5R 2M7**

t: 416-968-3511  
f: 416-960-0172  
w: www.wndplan.com

often carefully landscaped to provide much needed greenery.

The Japanese design their gardens to be viewed from both the outside and the inside of a building. A single plant placed between two very close buildings and seen from a window becomes a garden. Courtyards are used to provide natural light and private small gardens. Walls along the property line often surround Japanese houses helping to create private gardens, even though the building lots are small.

### Uncontrolled development

However, not everything is rosy. Japanese cities face problems resulting from very rapid urban post-war growth. Simultaneous intensification and sprawl, decline of inner-city areas and congestion are some of the issues faced by Japanese city planners. Many cities were destroyed during the war. Japan quickly rebuilt its economy by devoting all national resources to economic growth. Its planning system was centralized in the hands of bureaucrats at the national level, who kept urban policies and controls weak to encourage private investments. This led to uncontrolled development, the destruction of heritage landscapes and buildings, pollution, loss of green space and chaotic sprawl.

When rebuilding cities, little value was placed on the environment, urban design, public amenities and conservation of green spaces. Other than the land surrounding the temples and the shrines, there are few green spaces, parks and public squares. Many canals and rivers were used as corridors for raised highways, creating desolate areas and losing opportunities to provide open recreational spaces.

### Increased car use and congestion

In spite of heavy congestion at all times of the day, heavy highway tolls and lack of parking, Japanese have the same love affair with their cars as North Americans. Japan went from having almost no personal vehicles in the 1960s to 70 million cars in 2004. Sprawling development, the affordability of domestically produced cars and government investment in road building had fuelled the increase in car ownership. The rising use of the car for commuting trips is threatening the transit share.

Nagoya, which prides itself on the number of new highways and large arterials, exemplifies the correlation between road building and congestion. Its road network has decreased its transit share to 30 percent, by far the lowest transit share of the big Japanese cities. Suffering from congestion, Nagoya has just adopted a transportation demand manage-



ment strategy to reduce the use of the car for commuting trips. It includes such measures as road pricing, congestion charges, reduced parking supply, heavy parking fines, park-and-ride lots on the outskirts, cheaper transit at peak times, and increased densities around transit stations.

Bicycle usage for urban transport is a controversial issue in Japan. There are a lot of cyclists, yet most municipal governments ignore cycling in their traffic counts and transportation policies. They provide insufficient bicycle parking at transit stations and no on-road cycling lanes. Because cyclists perceive the roads as unsafe, they use the sidewalks. This is a real threat to pedestrians.

### Loss of architectural heritage

With such a rich history, it is somewhat surprising to see how little importance the Japanese give to architectural conservation. It is often disappointing to see that the central areas of most Japanese cities look just like any other big city. In spite of policies protecting cultural heritage, very few districts are effectively protected. Even today, a whole neighbourhood can be destroyed to make way for a public project such a highway with little public opposition.

### Little citizen participation

Citizen participation is only now beginning to play a role in planning decisions. A strong hierarchical social structure gave Japanese the sense that they did not have the right to voice their opinions and had to accept decisions they might not liked. However, since 1992, public participation is required as part of developing master plans. Local authorities frown on this requirement as a necessary step in the master planning process and citizen participation is not yet part of everyday planning decisions. On controversial issues such as big infrastructure projects, the national government top-down approach still prevails.

Since 1990, *machizukuri*, a bottom-up community planning participatory movement, has become popular, particularly in environmental and urban revitalization issues. The public outcry in Aichi regarding the decision to locate the 2005 World Expo in a *satoyama*, a fragile eco-system where forest and rice fields meet, forced the relocation of the Expo site. Citizens' associations

are quite involved in the conservation of hilly forested areas, as the government has not effectively protected green spaces from development.

### Values do not always apply

It is unfair to judge Japanese cities based on western values that are not necessarily shared by Japanese people. For example the concepts of public space, privacy and

was an extended family with many three-generation households where children would share the parent's bedroom.

The rebuilding of Japanese cities after the war into vibrant economic communities is a remarkable success. Nevertheless, the lack of controls and little concern about the quality of life of residents produced many anonymous and unattractive urban spaces, including sprawl. Fortunately, sprawling development is on hold. The sluggish economy, the decrease of migration to cities, the aging of the population and an expected decrease of population starting in 2007 are all factors slowing down the demand for housing on the fringes.

As a result, the suburban housing market has collapsed. Land and house prices have dropped. The high national rental vacancy rate (12 percent) and lower housing costs make it now possible for young households to live in many city centres where there are better services and shorter commuting times.

Many feel that it is time the private and public sectors invested in the quality of urban spaces. The success of the Roppongi Hills illustrates that builders see the advantage in creating urban public spaces and in giving some thought to urban design. As well, increased public participation

has the potential to require better protection of green space and heritage buildings and a better urban environment.

*Sylvie Grenier, MCIP, RPP, is a consultant on urban issues currently living in Japan.*

*She can be reached at [sylviegrenier@bellnet.ca](mailto:sylviegrenier@bellnet.ca).*



democracy are all imported concepts from the west. There is no tradition of creating parks or public spaces. Much of the land belonged to big landowners and these parcels were distributed to tenant farmers after the war. As well, expectations for privacy were minimal. The street was the neighbourhood's living room. The neighbourhood



**LEA Consulting Ltd.**  
 Consulting Engineers & Planners  
**Tel: 905-470-0015 Fax: 905-470-0030**  
 625 Cochrane Drive, Suite 900  
 Markham, Ontario, L3R 9R9 CANADA  
**www.LEA.ca**

*Providing engineering, planning and project management services for:*

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>↳ Transportation &amp; Transit Planning</li> <li>↳ Traffic Engineering &amp; Signals</li> <li>↳ Construction Administration</li> <li>↳ Municipal &amp; Development Engineering</li> </ul> | <ul style="list-style-type: none"> <li>↳ Transportation Systems (ITS)</li> <li>↳ Parking &amp; Servicing</li> <li>↳ Roads &amp; Highways</li> <li>↳ Bridges &amp; Structures</li> </ul> |
|--|---|

# Chronic Problems with Human Services Funding

The development of York Region missing a vital dimension that is selling residents short

Bryan Tuckey and Susan Taylor

The York Region Human Services Planning Coalition (HSPC) was established four years ago as a new model for long-term, sustainable, integrated and collaborative planning of human services in York region. The Coalition has become a successful partnership between representatives of government, service provider agencies and corporations, the non-profit sector and consumers.

Human services are programs and services that support a safe, healthy community and which maintain and promote its quality of life. They include the police, schools, hospitals, housing providers, social services, public health, municipal recreation departments, religious organizations, non-profit, and voluntary organizations.

In 2003, the HSPC released "Towards a New Model for Social Services Funding in York Region," highlighting the need to invest in social services in the Region, based on a fair and equitable funding formula. This followed the earlier publication of "Fair is Fair," which outlined the province's record of under-funding health care in York Region. (Both documents are available at [www.york.ca](http://www.york.ca).)

This article describes the magnitude of the chronic under-funding of human services in York Region and also presents a solution. The model we are proposing would provide more equitable investment in Human Services across the Province.

## Issues in the delivery of Human Services

Because health care services are part of a larger interdependent system of human services, investment in such services must be part of a broader strategy of increased and coordinated investment in the Region's human services infrastructure.

Although the province has increased funding of several health care services in recent years under-funding in several areas remains an issue. Local taxpayers deserve better.

Chart 1 illustrates disparities in health care funding across Ontario and shows York Region's funding in relative terms. The numbers speak for themselves.

Although funding for hospitals increased in 2004/05, York Region's hospitals continue

to receive less than half of the provincial average and even less of Toronto's average. York Region's funding was 48 percent of the provincial average and 33 percent of Toronto's average.

The second area of concern relates to social services funding. The Human Services Planning Coalition (HSPC) prepared an anniversary update of Towards a New Model for Social Services Funding in York Region. HSPC is highlighting the ongoing need for social service investment in York Region. We believe that social services are part of a larger interdependent system of human services and growth management because:

- Rapid growth requires new and changing investments in social service agencies.
- Continued population growth means more services are required.
- Increased settlement of new Canadian families, coupled with an aging population, requires a wider variety of social services.
- The changing nature of funding is affecting the sustainability of social services.
- Historical under-funding of social services has resulted in agencies falling behind and many are at a breaking point.
- York Region's pattern of growth underscores a growing divide between north

and south parts of the GTA (York vs Toronto).

A current review of key program areas found that York Region's funding, compared to the provincial average and Toronto's average, declined in 2002/03 for children's services and child care, while funding levels remained unchanged for developmental services and adults' social services. York Region's funding improved in only one program area—child welfare. Overall, York Region received less per capita funding for social services in 2002/03 than in 2001/02.

Pointing out problems is not useful without solutions. The HSPC believes a solution exists in the recommendations of the Rozanski Report on education funding. The Rozanski approach is a stable funding methodology based on six benchmarks—adequacy, affordability, equity, stability, flexibility and accountability. These principles are fair,



### York Region's 1999/2000 and 2004/05 Funding Compared to:

| Health Care                  | Provincial Average |            | Toronto Average |            | Rest of GTA (excludes Toronto) |            |
|------------------------------|--------------------|------------|-----------------|------------|--------------------------------|------------|
|                              | 1999 /2000         | 2004 /2005 | 1999 /2000      | 2004 /2005 | 1999 /2000                     | 2004 /2005 |
| Community Mental Health      | 38%                | 38%        | 27%             | 29%        | 76%                            | 82%        |
| Community Care Access Centre | 69%                | 70%        | 76%             | 74%        | 91%                            | 95%        |
| Hospitals                    | 40%                | 48%        | 27%             | 33%        | 83%                            | 92%        |
| Long Term Care Beds          | 80%                | 93%        | 88%             | 117%       | 101%                           | 95%        |
| Public Health                | 79%                | *94%       | 65%             | *80%       | 105%                           | *108%      |

\*Note: Based on 2002/03 funding allocations from MOHLTC and York Region Health Services Department

Chart 1



measure them against a new model of per capita or per user allocation to ascertain the fiscal impact. Initiate a base funding system for social services, supplemented by special funding to recognize unique local requirements and adequate allowance for infrastructure and overhead costs.

3. Initiate a base funding system for social services, supplemented by special funding to recognize unique local requirements and adequate allowances for infrastructure and over head costs.
4. Repatriate the York Region Property tax dollars being sent to Toronto for social services—\$79.2 million in 2004 and more than \$570 million over the past seven years—and redesign the GTA pooling formulae by applying Rozanski's principles of affordability, equity and accountability.

they work and could be easily applied to the funding of human services across Ontario.

To this end, the HSPC of York Region recommends that the province:

1. Adopt the Rozanski principles as the cornerstone of a new fiscal allocation system for human services.
2. Review current funding allocations and

We look forward to hearing from our colleagues on the issues raised in this article.

*Bryan Tuckey, MCIP, RPP, is Commissioner Planning and Development Services with York Region and Susan Taylor, MCIP, RPP, is Director, Human Services Planning for York Region.*

**J.L. COX PLANNING CONSULTANTS INC.**  
•URBAN & RURAL PLANNING SERVICES•

350 Speedvale Avenue West  
Suite 6, Guelph, Ontario  
N1H 7M7

Telephone: (519) 836-5622  
Fax: (519) 837-1701  
coxplan@on.aibn.com



385 The West Mall, Suite 303

Euboea, ON M9C 1E7

Tel: 416.626.5445

Fax: 416.620.6665

Email: Mail@DesignPlan.ca

Web: www.DesignPlan.ca

Specializing in Community  
and Neighbourhood Design



- Transportation Engineering
- Transportation Planning
- Transportation Safety
- Transportation Systems
- Transportation Policy
- Public Transit

**iTRANS Consulting**

www.itransconsulting.com  
1-888-880-1116

Toronto, Calgary, Ottawa, Washington DC

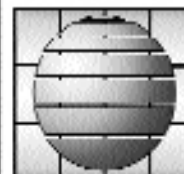


**C.N. WATSON  
AND ASSOCIATES LTD.  
ECONOMISTS**

Planning for Growth

4304 Village Centre Court  
Mississauga, Ontario L4Z 1R2  
Tel: (905) 272-3600  
Fax: (905) 272-3602  
e-mail: info@cnwatson.com

- Fiscal and Economic Impact, Needs Assessment, Land Market Studies and Demographics
- Municipal Management: Improvements, Performance Indicators and Accountability Reporting
- Long Range Financial Planning for School Boards and Metropolitan
- Water/Sewer Rate Setting, Funding Approval and Building Permit Fees and Service Feasibility Study
- Municipal/Education Development Charge Policy and Cost Sharing



**PEIL**

PLANNERS  
CONSULTING  
ENGINEERS &  
LANDSCAPE  
ARCHITECTS

SERVING OUR  
CLIENTS FOR  
OVER 26 YEARS  
WITH EXPERIENCE,  
STATE OF THE ART  
TECHNOLOGY,  
PERSONAL  
SERVICE AND  
QUALITY.

- \* MUNICIPAL PLANS / STUDIES
- \* MUNICIPAL ENGINEERING
- \* LAND DEVELOPMENT
- \* SITE/ENVIRONMENT MANAGEMENT
- \* WATER RESOURCES
- \* RESOURCE / ALLOCATION PLANNING
- \* LANDSCAPE ARCHITECTURE
- \* ENVIRONMENTAL STUDIES
- \* WATERSHED STUDIES
- \* DESIGN DESIGN / ENVIRONMENT

FOR MORE INFORMATION,  
DROP INTO OUR WEBSITE.

**WWW.PEIL.NET**

KITCHENER  
TEL: (519) 745-9455  
FAX: (519) 745-7847

BRANTFORD  
TEL: (519) 750-8788  
FAX: (519) 759-8796

GREATER TORONTO  
AREA  
TEL: (905) 890-3550  
FAX: (905) 890-0881

HAMILTON  
TEL: (905) 546-1010  
FAX: (905) 546-1011

TOLL FREE: 1-877-822-3798

PLANNING & ENGINEERING INITIATIVES LTD

Rob Forhan, M.C.I.P., R.P.P.  
President & Chief Executive Officer



MAPPING THE FUTURE OF YOUR BUSINESS

STRATEGIC PLANNING  
SOLUTIONS DIVISION  
Project Management  
Strategic Planning  
Master Planning and Community Design & Modelling  
Land Use Policy and Legislative Interpretation  
Land Use Technical Standards Implementation  
Financial Feasibility and Highest & Best Use  
Public Consultation and Facilitation  
Expert Testimony

Angela Sciberras, M.C.I.P., R.P.P.  
Executive Director

website: www.iplan.ca  
711 Main Street South, Newmarket, Ontario L3Y 2H8



Mag Davis, M.C.I.P., R.P.P., MRA  
Chief Administrative Officer

STRATEGIC SPATIAL  
SOLUTIONS DIVISION  
Project Management  
Strategic Planning  
Geographic based Business Solutions  
Internet, External, Internal Applications  
Operational Reviews  
Data Creation, Network Modelling  
Special Mapping  
Software Products and Services

Scott McKewen  
Executive Director

website: 1-888-335-0228  
phone: 905-885-0011 fax: 905-885-0010





234 Eglinton Ave. East,  
Suite 201, Toronto, Ontario, M4P 1K5  
(416) 483-1873 1-800-668-1448  
Fax: (416) 483-7830  
E-mail: [info@ontarioplanners.on.ca](mailto:info@ontarioplanners.on.ca)  
Web: [www.ontarioplanners.on.ca](http://www.ontarioplanners.on.ca)

**PRESIDENT**

Don May, MCIP, RPP, 905 332-2324  
[donmay@almostthere.ca](mailto:donmay@almostthere.ca)

**PRESIDENT ELECT**

Gary Davidson, MCIP, RPP, 519 565-5374  
[davidson@scsinternet.com](mailto:davidson@scsinternet.com)

**DIRECTORS**

Policy Development,  
Greg Daly, MCIP, RPP  
416 968-3511  
[gdaly@wndplan.com](mailto:gdaly@wndplan.com)

Recognition,  
Sue Cumming, MCIP, RPP  
416 406-6607  
[cumming@total.net](mailto:cumming@total.net)

Membership Services & Registrar,  
Ron Keeble, MCIP, RPP  
416 979-5000 x6771  
[rkeeble@ryerson.ca](mailto:rkeeble@ryerson.ca)

Membership Outreach,  
Amanda Kutler, MCIP, RPP  
519 575-4818  
[kuamanda@region.waterloo.on.ca](mailto:kuamanda@region.waterloo.on.ca)

Professional Practice & Development  
Paul Chronis, MCIP, RPP  
416 947-5069  
[pchronis@weirfoulds.com](mailto:pchronis@weirfoulds.com)

**DISTRICT REPRESENTATIVES**

Central, Mary Lou Tanner, MCIP, RPP  
905 546-2424 x5101  
[mtanner@hamilton.ca](mailto:mtanner@hamilton.ca)

Central, Martin Rendl, MCIP, RPP  
416 291-6902  
[mrendl@inforamp.net](mailto:mrendl@inforamp.net)

Eastern, Ann Tremblay, MCIP, RPP  
613 738-4160  
[a.tremblay@delcan.com](mailto:a.tremblay@delcan.com)

Northern, Mark Jensen, MCIP, RPP  
705 360-1350  
[mjensen@city.timmins.on.ca](mailto:mjensen@city.timmins.on.ca)

Southwest, Matt Pearson, MCIP, RPP  
519 524-2641 x216  
[mpearson@bmross.net](mailto:mpearson@bmross.net)

Student Delegate, Joran Weiner  
[jweiner@yorku.ca](mailto:jweiner@yorku.ca)

**EXECUTIVE DIRECTOR**

Mary Ann Rangam

**MANAGER, FINANCE & ADMINISTRATION**  
Robert Fraser

**MANAGER, POLICY & COMMUNICATIONS**  
Loretta Ryan, MCIP, RPP

**MEMBERSHIP COORDINATOR**

Denis Duquet

**ADMINISTRATIVE ASSIST./ RECEPTIONIST**

Asta Boyes

## Make the Connection— September 28, 29, and 30

The theme for this year's OPPI Conference is Connections 2005. Having it in Hamilton and Burlington gives you two cities for the price of one! The program will be arriving shortly but we can give you some sneak previews:

Jennifer Welsh, author of the "The Nexus Generation" will speak on the challenges and opportunities Canada is facing in the 21st century. Jennifer is a great speaker and one of MacLean's magazines "40 under 40" Canadians to watch.

Ed Burtynsky—renowned, award winning photographer of landscapes, including the Three Gorges Dam project in China.

Larry Beasley, MCIP, OC—Co-Director of Planning, City of Vancouver. One of Canada's leading professional planners, Larry Beasley's vision is transforming the design and built form of downtown Vancouver. Larry will be speaking on the student day at the conference. As you join our profession, take this opportunity to speak to one of the best.

But that's not all. The event will also focus on the new provincial initiatives and help you make connections with your world, how cities and town are dealing with the challenges of growth in Ontario, and how two cities, Hamilton and Burlington, are making the connection on their adjacent waterfronts.

### Central District's Structure

Central District is a large and diverse geographic district. We include the City of Toronto, the "905" area around Toronto (York, Durham, Peel and Halton), and other areas in proximity such as the

Niagara Region, Northumberland County, Haliburton and Peterborough, and Muskoka. All are connected in some way with the GTA but really are more distinct geographic, economic, and governmental entities. Quite often, what planners are working on and with whom is more localized than the broad sub-district boundaries we currently have. We think it is time to talk about how the District's structure can better reflect the work we do, the relationships with our planning peers, and the communities in which we work.

The Central District Board of Management believes there is merit in discussing the restructuring of Central District to improve member service through smaller units that reflect the areas in which we live and work. Through these discussions, our District would need to agree what the appropriate geographic boundaries might be; how they should be represented on OPPI Council; and how we move forward to implement a new structure.

The economy, geo-political structure, and the planning work we do in this District has changed a lot since 1986, as has OPPI. Since there have been no structural or representational changes in this key District in the past 20 years, we think it is time hear from members on this important matter.

We will be holding sessions on Central District's structure and related matters this spring. We want your input. Look for details in a future announcement. You can always reach Central District Reps Martin Rendl at [mrendl@inforamp.net](mailto:mrendl@inforamp.net) and Mary Lou Tanner at [mtanner@hamilton.ca](mailto:mtanner@hamilton.ca).

## Policy Development In Action

The Policy Development Committee and working groups have been very busy recently. Here is a report on their activities.

Our OMB sub-committee has been meeting with the OMB Chair's Advisory Committee and engaging them in a discussion on matters of mutual interest. The Chair has agreed to contribute regularly to the e-newsletter. Wendy Nott and I have been invited to the OMB Board in April to comment on the topic of witness statements.

In early March, OPPI partnered with the Canadian Bar Association to co-host the annual

"State of the Board Address" for planners and municipal lawyers.

You can find details on the OPPI website in the Members Area of the website in the "News, Events and Jobs" section.

In January, members of policy, environment and legislation sub-committees attended a briefing at PIR to discuss the proposed Growth Plan for the Greater Golden Horseshoe. This has been followed by one-on-one meetings with senior staff and the Minister.

In late March, the Government and Legislation

sub-committee met to prepare a response to the Growth Plan document to be made in mid-April. You are asked to provide your thoughts as soon as possible through the website.

Our Government and Legislation sub-committee has also been providing commentary to MAH on the Greenbelt Plan. Melanie Hare, Loretta Ryan and I appeared before the Standing Committee on General Government in early February. The final form of the Plan was released later that month. You can find the submission on the OPPI website in the 'Current Planning Issues' section. The sub-committee also met with the many members who responded to our requests for input.

A number of OPPI members continue to sit on the government advisory panels on EA reform. They are also members of our Environmental policy sub-committee and have been feeding information back to our sub-committee.

### Policy Committee Direction for 2005

At Council's request, the Chairs of the Policy Development Committee and the Recognition Committee met with their respective committees and OPPI staff to discuss "OPPI branding." Many positive ideas have emerged from these discussions and a joint report will soon be considered by Council.

We have also been looking for new people to join the Policy Development Committee. I would like to thank everyone who indicated an interest in volunteering their time and expertise. You will hear from me soon.

I would like to acknowledge and thank all of the hard working volunteers of the Policy Development Committee and Working Groups and to Loretta Ryan who continues to be instrumental in coordinating and providing resources to the members of the Policy Committee.

*Gregory Daly, MCIP, RPP, is Director, Policy Development Committee. He is also a senior associate with Walker, Nott, Dragicevic Ltd.*

## Good News for School Planners

Joel Sloggett

**O**PPPI members employed in the educational sector received some wonderful news from the Ministry of Education in February.

The Registered Professional Planner Designation has been officially accepted as a profession suitable to the Ministry for pursuit of Supervisory Officer status on the business side of school board operations.

What this means is that planners who are full members in good standing of OPPI/CIP and who meet other criteria (7 years of experience in school administration, completion of Supervisory Officer Qualification Program) can obtain Supervisory qualification. This would then open the door to pursuing employment as a Superintendent of Business with a school board and taking on supervisory responsibility for a wide range of areas which could include finance, facilities planning, purchasing and student transportation.

The process for seeking Ministry recognition of RPP was initiated in 2002 by Ontario member Joel Sloggett, who is employed by the Peterborough Victoria Northumberland and Clarington Catholic District School Board. Joel approached OPPI, the Ontario Association of School Business Officials and other key groups in order to get their support and advance Ministry consideration. Since 2002, Joel has met all additional criteria and, with the Ministry's recent approval, is in the process of confirming his Supervisory Officer certification. Other members, including Kathy Dietrich of Waterloo and Phil Dawes of Brockville, are also involved in pursuit of their credentials.

This development is good news for planners as it signals the broadening of career opportunities and is another sign that the Registered Professional Planner is held in very high regard across the Province and throughout many levels of government. Council member Martin Rendl played an important role in helping bringing this initiative to a successful conclusion.

*Joel Sloggett, MCIP, RPP, works for the Peterborough Victoria Northumberland and Clarington Catholic District School Board.*

## So you're looking for a job!

Joran Weiner and Oren Tamir

**A**s a student planner, you have likely heard many times that one of the only ways you can find a job is through networking. The standard line seems to be that 90 percent of people find jobs through a network. However, one network that often gets overlooked—one that students encounter and build everyday yet may not fully appreciate—is the network made up of fellow students. For example, some of your colleagues may already have jobs and might become aware of openings within their own firms, or through clients with whom they work.

As a student and beyond, you may also stand to learn a great deal from the interests and research of your peers. Through listening to class presentations, reading fellow students' essays, and becoming familiar with areas of planning that are important to others, you may build your knowledge of the diverse areas of planning. Perhaps when being interviewed for a job or attending an OPPI social event, you may be able to discuss a planning issue that otherwise may not have crossed your mind had it not been for your fellow students. Professors are another part of your network. Many planning professors are more than just people who stand at the front of the class and lecture to you once a week. In many cases professors are

principals of their own planning firms or have contacts in other firms. Although the network you build as a student may not land you your initial job in the field of planning, it is likely that your fellow students today will be the principals of their own firms or the planning directors of tomorrow.

Another way to help you secure employment in the planning field is to attend an OPPI professional development course, seminar, or workshop. As a student member, you are eligible to attend these courses, at rates that are significantly reduced. These courses can be an excellent way for student planners to develop practical skills, as well as meeting and working with other planning practitioners. There are lots of courses that provide training on methods. For more information, contact [admin@ontarioplanners.on.ca](mailto:admin@ontarioplanners.on.ca).

*Joran Weiner is a Project Manager with Armland Group and can be reached at [jweiner@armlandgroup.com](mailto:jweiner@armlandgroup.com). Joran is also OPPI Student Delegate. Oren Tamir is a Planning Associate with R.E. Millward & Associates Ltd. Oren is also Student Representative for York University and can be reached at [otamir@yorku.ca](mailto:otamir@yorku.ca).*

Editorial

# Getting to First Base Shouldn't Be a Lottery

Glenn Miller

*The last time the editorial mail-box received so many letters was when Jane Jacobs accused planners of being brain dead!*

**O**ur most recent issue contained a number of articles that might have touched a nerve, but the one that did it was a brave piece by a young fellow who graduated (not so recently) from an accredited masters planning program but who, despite his efforts—and they have been considerable—was finding it difficult to secure that all important first real planning job. Readers will be pleased to hear that his persistence recently paid off with an offer for an excellent job in eastern Ontario.

As you will see, the letters selected for publication here are mostly supportive and sympathetic, and acknowledge that this is not about the problems faced by one individual but a symptom of a much larger problem.

A current preoccupation in the media—deservedly so—is a concern with how we treat immigrants after they have arrived in our cities. It seems that there is a basic structural problem: the current practice is that Canada vacuums in huge numbers of highly qualified immigrants with the promise of quick advancement and boundless opportunities in high-tech and other fields. The problem is that reality is somewhat different. Credentials earned elsewhere are not necessarily recognized locally. Because prospective job candidates have no Canadian experience it is difficult if not impossible for them to adapt

or upgrade their credentials. Many immigrants are then forced to take low-paying jobs out of their field just to feed and house themselves, drastically reducing the time and energy available to pursue employment in their chosen field. Sound familiar?

Just as Canada's economic future depends on being able to continue to attract the best brains from around the world to supplement our homegrown workforce, is it not reasonable to assume that if organizations (public and private) expect to be able to employ high quality planning graduates in future, that they must accept some responsibility for helping newly minted graduates find their way from student status to productive employment? A number of dedicated individuals are working behind the scenes to explore what can be done but this is an issue that defies easy solutions. What ever they are, the solutions will not be absolute and cannot be prescriptive.

Getting the issues on the table is a good start. If we can't bring new ideas forward and put them into practice, the quality of the gene pool for planners may well start to deteriorate. And the best and brightest will go in a different direction when it comes to choosing a career.

*Glenn R. Miller, MCIP, RPP, is editor of the Ontario Planning Journal and Vice President, Education & Research, with the Canadian Urban Institute in Toronto. He can be reached at editor@ontarioplanning.com.*

## Letters

### New Format Pleasing to the Eye

Congratulations on the new Ontario Planning Journal format — much softer and inviting to my eyes! And, of course, the information the Journal contains continues to be enlightening. As a recent graduate, I especially appreciated the article in the most recent issue pertaining to job opportunities for the next generation of planners. Keep up the great work!

*Marty Collier, Toronto*

### Chuckles and Kudos for Doc Foresite

I picked up the latest Ontario Planning Journal this afternoon while waiting impatiently for some file to download—and happened to turn to Dr. Foresite's article. I'm sure the other people in the office were wondering what was going on—as I sat there and chuckled. Very clever and right on the mark (right down to the Value Village bit!). Thanks for the laugh.

*Nancy Morand, M.A., MCIP, RPP, Windsor*

### Endangered Species Sparks Memories

I read your piece in the Ontario Planning Journal with some interest. Your sentiments are very similar to what mine were a decade ago when I was facing much the same situation. In fact, I too was a participant in the "Career Opportunities for Recent Graduates" initiative that Glenn Miller alludes to in his sidebar.

In my case, everything eventually fell into place, although it definitely entailed a lot of effort and a fair bit of moving around from job to job and community to community. I suppose that in retrospect, had I known it would all work out in the end, I would not have been so anxious about my career prospects and would have been more open and receptive to the multitude of other experiences along the way.

I can't really provide Kyle with any firm advice or suggestions, other than to "stay in the game." It sounds like he is quite committed to a career in planning and it will undoubtedly work out. (If your experience is anything like mine, it will all come together for you around the same time that you become convinced that it never will!)

*Geoffrey Singer, MCIP, RPP, Toronto*

### Timing is Everything

Kyle Munro's "article could not have been printed at a better time. Another Ryerson planning graduate and myself (Class of 2003) have been selected to present at this year's OPPI Conference in September. Our session is titled "Bridging the Future" and will be touching on issues raised by Kyle.

In response to Kyle's article you raised some ideas in an Editor's Note. You concluded by requesting that readers provide their opinions to either OPPI or yourself. I am interested in seeing the feedback as information would be very helpful when preparing the presentation for the conference.

*Lisa Dalla Rosa, Ottawa (Lisa can be reached at 613-739-7111)*

### Article Triggers Memories from Long Ago

After reading the latest Journal from cover to cover, I delved into the article on junior planners. Remembering when I was fresh out of school, I recall that Ontario's economic engine was going strong and employers were keen to hire "green" planners right out of school. My first job came from a post-



ing on the bulletin board at Ryerson. I had to move to Barrie for the job, and have lived there ever since. I still review most job ads posted on the OPPI website out of sheer interest in what/who is moving and what types of jobs are coming available.

Today, it seems to me that employers want to train less on the job, therefore they look for planners with some experience. My employer tends to use his network and alma mater (York) to locate junior staff. I have also heard from several seasoned planners who hire juniors that many of the candidates they see have inadequate skills and knowledge to do the job. In hiring someone with 1+ year of experience, they need to at least have some idea of what “real planning” is all about.

Here are some ideas:

- Arrange a “non-interview” with the boss at an organization where you want to work to give help and guidance in identifying your strengths/weaknesses and advice on who else to speak with.
- Don’t sound desperate or like you are looking for a job with them. Keep it informal and emphasize the request for guidance.
- Volunteer to fill-in at a local municipal planning department during the summer. There are often positions open for a week or two due to holidays.
- Network, network, network (take part in OPPI activities, don’t stay with people you know, but rather listen in (politely) on conversations among seasoned planners. You might just get invited into the discussion and ultimately hear about some job openings or meet potential employers.
- Always remain positive.

In the end, getting that first job is one part skill, one part character, one part perseverance and one part luck. Don’t lose faith in yourself or the system. Just keep working it until something happens.

*Michael Sullivan, MCIP, RPP, King City*

### Research Your Future Employers

I agree that work experience is a problem, and postings generally like some form of experience mostly because employers are too lazy to mentor staff and prefer that they come preconditioned. My advice to graduates has always been to research employers and to target an area of their operation that is lacking. Unless the boss is your father-in-law, they’re not interested in just handing out jobs. Don’t sell yourself based on what you’ve taken in school—first identify what you can do for your employer. What’s in it for him/her (not you) should be the motiva-

tion. Identify where gaps in the organization exist and target those. Talk to past grads, pros or others for networking contacts. Ask for references to others and try to meet face to face with as many as possible. Have the attitude that jobs don’t exist—they have to be created.

*John Barnes MCIP, RPP, MITE, York Region*

### More Advice for Kyle, and for OPPI

In response to Kyle Munro’s concerns expressed about the challenge of landing that vital first job, I have a suggestion of how we might fix this problem.

I have just finished the same graduate planning program as Kyle. But I have experienced greater luck in landing a job, and here’s why. I was hired by Trenval Business Development Corporation, a Community Futures Development Corporation, to help administer the Eastern Ontario Development Fund (EODF). The EODF is a

---

**In the end, getting that first  
job is one part skill, one part  
character, one part persever-  
ance and one part luck**

---

\$10 million Government of Canada initiative to promote socio-economic development in rural and small communities. Through the EODF, Trenval established an Internship Program providing close to \$100,000 in funding to local municipalities and organizations to hire a recent post-secondary graduate, under the age of 30, to work on community development based projects and receive hands-on training in a field related to their academic training.

Currently, seven interns are working on Business Retention and Expansion studies, strategic planning for the municipality, event planning, tourism initiatives, retail promotion, producing marketing materials and working on downtown revitalization projects. The responsibilities of the intern are not to help staff clear the paper work off their desks or make photocopies. The interns are rather required to be tasked with projects that go above and beyond what the office has been able to attend to, which benefits the office/organization, staff and community, and provides recent graduates with fantastic experience in a vocation they might not otherwise have a chance to break into. It is only for a period of approximately six months, but most certainly will be of

benefit to the recent graduate in their future employment search, or maybe they will remain with their present employer.

Perhaps the OPPI should consider using the EODF Internship Program as a model to develop their own Internship program. Not only will it assist planning and economic development offices employ capable people to work on amazing projects that they might not otherwise have the time to tackle, it will also provide a solution to the “experience gap.”

*Andrew Redden, B.A., M.Sc.(PL), Belleville.  
Andrew can be reached at aredden@trenval.on.ca*

### Endangered species tale all too true

I graduated from Ryerson Planning, and it hasn’t been a smooth ride since. Jumping from contract to contract it has been difficult to land the “vital first job.” I know I have the skills and abilities to succeed in a planning position, but getting there is another story. During my search for a planning position I felt that maybe having a Master’s degree would help me. So, I have applied to a Master’s program for this September.

Sadly, through my search I have come to realize that it’s not how *much* you know, but *who* you know. I feel that students who have a “connection” within the planning field have an easier path in landing the “vital first job.” Is this fair? I really don’t know. I suppose if I had a “connection” within the planning field I would have probably have landed a position instead of writing you a response to your article ten months after graduating. I must admit, planning is a very small and tight-knit field. Cracking the barrier is something that planning schools do not teach. I keep hearing that there are many opportunities for young planners, but I haven’t found any. Many professionals tell me that once you’re in the planning profession, life does get easier and that one can move around to positions that you can enjoy or are close to home. But one flaw still exists—you have to get into the planning profession first. I know some people will say, “Just suck it up” or “Keep your head up,” but how much longer can one go without anyone giving you a break. This process is very frustrating and you can’t help but lose hope.

*Name withheld*

### LETTERS TO THE EDITOR

Send letters to editor@ontarioplanning.com

Formatting do’s and don’ts:

Do name your files (“OPPI article” doesn’t help) and do include biographical information.

Don’t send us PDFs.

## Eastern

### Queen's University School of Urban and Regional Planning (SURP), Kingston

Queen's is home to Eastern Ontario's only accredited planning program. For several years now, Eastern District has supported the award of a Research Grant to deserving students for a notable project. A selection committee consisting of Ann Tremblay (Delcan), John Andrew (Queen's University), and Brian Whitehead (JP2G) reviewed this year's proposals.

The Eastern District is pleased to be able to announce the award of grants to three members of the gifted and hard-working student body at SURP. The Grant is awarded based on three criteria namely (i) extent of current and past service and commitment to the profession, (ii) the career objectives of the applicant, and (iii) the relevance of their research to further the objectives of OPPI. This year's submissions were for master's level work in areas of both traditional and more innovative planning.

First place (\$1500) was awarded to Kate Whitfield, a second-year Queen's student. Kate comes from an engineering background and is applying her skill in researching methods to enhance waste diversion in higher density housing units. Kate's well-organized submission and proven leadership qualities awarded her first prize.

Second place (\$1000) was awarded to Erin Topping, a second-year Queen's student. Her research focuses on the urban design elements that contribute to more successful pedestrian spaces. Erin's background includes past work experience directly related to planning.

Third place (\$500) was awarded to Tara Steel, a first-year Queen's student whose student research focuses on the human and housing aspects of planning.

*Pam Whyte is OPPI's Eastern District Membership Outreach Representative and is an Environmental/Urban Planner with Delcan Corporation. She can be reached at 613 738-4160 ext.220.*

## Southwest

### Southwest District Rocks!

The third annual Southwest District charity curling bonspiel was held in support of the Southwest District Educational Trust Fund in early February, at the Ayr Curling Club. This year's spiel was a joint effort of Southwest District and the Grand River Chapter of the Professional Engineers of Ontario.

Altogether, 64 curlers came out for a great day of curling, and raised more than \$500 for the Educational Trust Fund. Congratulations to Paul Eagle and his colleagues from the University of Waterloo, this year's top-placing planning team. As a result of the overwhelming interest in this year's event, we are confident that we can host a planners-only bonspiel in 2006. Mark your calendars: the ice is already booked for Friday, February 10, 2006. Special thanks to Jennifer Passey for once again organizing this successful event.

On June 8 and 9, plan to attend SWOD's Creative Cities Seminar, held in partnership with Orchestras Canada and Investing in Children at the London Convention Centre. It represents the major annual conference for Orchestras Canada and Investing in Children. OPPI planners have been invited to participate, given their role in shaping and developing urban form.

At this unique event, you will learn about creative cities side-by-side with artists, musicians and community leaders. The seminar has been structured into modules that will allow you to attend either or both days. The keynote addresses will be by UK author Charles Landry and the newly appointed head of the NRTEE, former Winnipeg Mayor, Glen Murray. More details are posted on the event section of OPPI's website.

### 2004 SWD OPPI Scholarships Awarded

Each year the Southwest District Educational Trust Foundation has the opportunity to support two students enrolled in an accredited planning program in the District.

In 2004, Jessica Paterson, a master's stu-

dent at the University of Guelph's School of Environmental Design and Rural Development, and Christine Khandl, a master's student at the University of Waterloo's School of Urban and Regional Planning were each awarded a \$1,000 scholarship from the Southwest District Educational Trust Foundation. Jessica's research project is entitled, "Building a Collaborative Management Framework for Source Water Protection in the Maitland Valley Watershed, Ontario." Christine is researching the environmental effects of Storm Water Management ponds in residential areas of Kitchener-Waterloo, Cambridge and Guelph.

Congratulations to these two recipients of the 2004 Southwest District Educational Trust Foundation Scholarships. We look forward to applications from students for the 2005 scholarships.

Information on the scholarships will be sent to both the University of Guelph and the University of Waterloo for distribution to students. In addition, the scholarship information will also be posted on the OPPI website.

*For more information, please contact Allan F. Rothwell, MCIP, RPP, Secretary-Treasurer, Southwest District Educational Trust Foundation. Allan is a Senior Planner with the County of Perth. He can be reached at arothwell@countyofperth.on.ca.*

## People

### New Executive Director for CAPAM

The Board of Directors of the Commonwealth Association for Public Administration and Management (CAPAM) has appointed Gillian Mason as Executive Director. She was previously CAPAM Director of Programming and Marketing, and prior to that was a vice president with the Canadian Urban Institute. Since 2001, Gillian has been Chair of the Toronto Public Library Board, the largest in North America and the second busiest public library system in the world.

John Farrow, the Ontario Planning Journal's long-time contributing editor on management, has recent been appointed by



Gillian Mason

the Office of the Deputy Prime Minister UK to the Board of the West Northamptonshire Urban Development Corporation. The Development Corporation is one of four, established to plan and implement the UK governments' plans to accelerate the provision of housing and create sustainable communities. "This is an extremely exciting opportunity that will be professionally challenging," John commented. "The program is innovative and ambitious and will work through a special-purpose corporation to achieve the integrated implementation necessary to create sustainable communities. I am looking forward to contributing my Canadian experience and I am sure that what I learn there will prove useful back here."

**John Mackenzie**, who was a senior policy advisor to Municipal Affairs minister John Gerretsen for the past 18 months, has left that post to become manager of development for the Ontario Realty Corporation. John's time on "the front line" dealing with the many controversial issues on the government's planning reform agenda was "the most challenging I've faced in my career," he told the Journal. His tact and professionalism in that difficult role was appreciated by a diverse range of interests, including the planning community.

**Hon Lu** has moved from TEDCO to the Hamilton Port Authority. An engineer and planner, Hon played a major role in TEDCO's redevelopment activities, particularly in brownfields and was a key member of the TEDCO team that won a CUI Brownie Award at last October's brownfields conference in Toronto.

**Ed Cornies**, who most recently worked with GHK Interational, has



Ed Cornies



**HGC ENGINEERING**  
Noise Vibration Acoustics

## Noise Vibration and Acoustics

- ◆ Environmental Noise and Vibration
- ◆ Industrial Noise and Vibration
- ◆ Expert Witness Testimony
- ◆ Peer Review Services
- ◆ Transportation and Land Use Planning


2000 Argentia Road, Plaza 1, Suite 203  
Mississauga, Ontario L5N 1P7  
(905) 826-4044, Fax 826-4940  
[www.hgcengineering.com](http://www.hgcengineering.com)

**HOWE GASTMEIER CHAPNIK LIMITED**

## MUNICIPAL & LAND USE PLANNING LAW


**Goodman and Carr LLP's Municipal and Land Use Planning Group** advises and represents both public and private sector interests ranging from zoning analysis to public-private joint ventures. We are experts in guiding clients through the detailed steps involved in obtaining all approvals to plan and zone land for development.

For more information about our services, please contact:  
**Patrick J. Davies, Partner and Section Head**  
416-598-2404 • [pjdv@goodman.com](mailto:pjdv@goodman.com)



**G&C**  
Goodman and Carr LLP

416-598-2404, 200 King Street West  
Toronto, ON Canada M5H 1K5  
1-416-940-2299 F 416-598-6977  
[www.davieslaw.com](http://www.davieslaw.com)





**Valerle Cranmer & Associates**

**Land Use Planning  
Facilitation  
Public Consultation**

681 High Point Rd., Port Perry, ON L9L 1B3  
Tel: (905) 985-7208 E-Mail: [cranmer@speedline.ca](mailto:cranmer@speedline.ca)

**THE BUTLER GROUP CONSULTANTS INC.**  
Land Planning Services

**David A. Butler, MAIP, RPP**  
President

11 Hazelton Avenue, Suite 300  
Toronto, Ontario M5R 2E1  
416.926.8796 Fax 416.926.0045  
E-mail [dab@butlerconsultants.com](mailto:dab@butlerconsultants.com)





## Plans

- communities
- environment
- transportation
- infrastructure

80 Commerce Valley Dr. E.  
Thornhill, Ontario L3T 7M1  
1-905-882-1100 + 1-905-882-0055  
[www.mmm.ca](http://www.mmm.ca)  
e-mail [planning@mmm.ca](mailto:planning@mmm.ca)

 **Marshall Macklin Monaghan**  
PROFESSIONAL ENGINEERS ARCHITECTS PLANNERS



**THE  
RANDOLPH  
GROUP**  
MANAGEMENT CONSULTANTS INC.

**Organizational Effectiveness  
Strategic & Business Planning  
Governance & Restructuring  
Research & Policy Analysis**

Carolyn Kearns  
Michael Rowland  
Susan Wright

111 King Street East, 3rd Floor, Toronto, Ontario M5C 1G6  
Tel: (416) 368-7402 Fax: (416) 368-9335  
E-mail: consult@randolph.on.ca

**THE PLANNING  
PARTNERSHIP**

Town and Country Planning  
Landscape Architecture  
Communications  
Development Approvals  
Urban Design

1255 Bay Street, Suite 201  
Toronto, ON M5R 2A9  
416.975.1556  
info@planpart.ca



- Community Planning
- Transportation
- Land Development
- Water Resources
- Municipal Engineering
- Expert Testimony
- Urban Design
- Renewable Energy

Kingston (613) 631-4440 London (519) 472-7328  
Ottawa (613) 225-1511 Toronto (416) 793-2522  
Waterloo (519) 886-2200

www.ccl.com.au/en/na\_us/en/

**Anthony Usher Planning Consultant**

*Land, Resource, Recreation,  
and Tourism Planning*

146 Laird Drive, Suite 105  
Toronto M4G 3V7  
(416) 425-5964 fax (416) 425-8892



*Environmental Planning  
Biophysical Analysis  
Lake Capacity Assessment  
Resource Management*

104 Kimberley Avenue, Unit 1  
Bracebridge P1L 1Z8  
(705) 645-1413 fax (705) 645-1904



Jim Yanchula

Urban Development component of the UN's Iraq Reconstruction Program, valued at more than \$1 billion over five years. He is based in Amman, Jordan.

**Founding member of Urban Design Working Group wins prestigious appointment**

Jim Yanchula, Manager of Urban Design and Community Development with the City of Windsor, has been elected to the Board of Directors of the International Downtown Association (IDA) for a three-year term of office. The staff report unanimously adopted by Council also noted a number of direct benefits to Windsor reflected in the day-to-day activities of the business community in downtown Windsor.

Jim has represented the City of Windsor on the IDA since the City became a member in 1996. He has been active in the organization through participation on its Policy Committee and in annual conference presentations in 2000 and upcoming this year at the organization's 50th Anniversary conference in Vancouver. Jim is one of three Canadians on the 40-member board.

This distinction reflects the respect he has gained over the years from his peers within the Association. It also provides a tremendous opportunity to raise the profile of Windsor through Jim's involvement with experienced downtown and "local main street" leaders from far and wide. Jim was one of the first urban design specialists to form the Urban Design Working Group a number of years ago. He urges OPPI members to attend the next IDA conference in May.

*Lorelei Jones, MCIP, RPP, and Thomas Hardacre, MCIP, RPP are the Ontario Planning Journal's contributing editors for People. They can be reached at ljones@rogers.com and thardacre@peil.net respectively.*

**MACAULAY SHIOMI HOWSON LTD.**  
MULTI-DISCIPLINARY DEVELOPMENT CONSULTANTS

**Professional Land Use Consulting  
Services since 1981**

293 Eglinton Ave. E., Toronto, ON M4P 1L3  
T 416 487 4101 F 416 487 5489  
Email mshmail@mshplan.ca Web www.mshplan.ca

**BLS Planning  
Associates**

SEVERING MUNICIPAL AND LAND USE  
DEVELOPMENT INDUSTRY IN ONTARIO  
St. Catharines Burlington  
(905) 686-1130 (905) 336-1121  
FAX (905) 686-1895 FAX (905) 686-0891  
E-mail: planning@bksplanning.on.ca

**Better Land Use Solutions**



- Strategic Planning
- Rural Economic Development
- Government Restructuring
- Group Facilitation
- Consultation Processes
- Organizational Development
- Project Management
- Community Planning

Lynda Newman  
3192 Sideroad 5 RR #2  
Bradford, Ontario L3Z 2A5  
T: 705-458-0017 F: 705-458-4123  
claraconsulting@sympatico.ca

Bedford Unplugged

## Looking Back, Looking Forward

Do planners see themselves as generators of ideas?

Will higher gasoline prices make our notions of sustainable planning more valuable?

Paul Bedford

**W**ith the first year of retirement from the City of Toronto under my belt, this is a good time for me to launch this column on Planning Futures. Many people ask me how I am doing and what is it like? They want to know how the transition period has been. I am happy to report that the short answer is very good! I feel great, am involved in a host of meaningful causes and have experienced no abatement in my creative energy.

Looking back, I was fortunate to have served the people of Toronto for 31 years under eight mayors. I realized my life long dream of working for the city that I love. I had a unique opportunity to help shape a layer of city building and lead a talented group of staff through a difficult, once-in-a-lifetime, change process of developing a new official plan for Toronto. All of this was extremely satisfying for me, but my desire to grow and make a different contribution to planning has continued to dominate my life over the past year.

Looking forward from a new perspective is a wonderful experience. My new life is full of speaking engagements, writing opportunities and mentoring activities. I have become more passionate than ever about the role of planners in our society and the potential of good planning to make a difference. Mike Harcourt, the former Mayor of Vancouver and B.C. Premier, put it best when he said "Planners have a challenging role to play in the well-being of our communities. They have to be at the top of their game every day. New learning and new ideas are their greatest assets."

So how are we doing? The answer depends on how much you believe a planner's role is to shake the tree and lead the change process.

We have a serious obligation not only to provide solutions to current problems, but to generate ideas for the future. In my view, to do this requires being more proactive, more visible in our ability to paint a better picture of the future for our citizens and elected officials. We also need to be much clearer about



Paul Bedford

the consequences of living with the choices made, given their long-term impact on future generations.

Over the past year I have had the opportunity to experience how other cities in Europe and across Canada engage in planning their futures. It has been quite an eye-opener. The value of planning and the added value that planners bring to the process varies considerably. European cities are embracing planning, sustainability and transit in ways that we can only dream of in Ontario. Perhaps the prevailing price of gasoline at \$1.60 per litre is a powerful motivating force. Governance structures and revenue sources make sure that planning objectives are not left to chance. National gov-

ernments in the U.K., France and Spain maintain a strong commitment to city and regional planning that is simply not found here.

Are we partially to blame for this? How can we change this picture? Are we becoming less relevant as generators of ideas and problem solvers?

The answers are complex, but I know that we can do more. If we want to maintain a high quality of life in our cities, we have got to be more effective in building a different kind of place that is less dependent on cars, more walkable, more dense and more appealing to the needs of people throughout their life cycle. Our vision must embrace authenticity of place, not repetitive "cookie cutter" development. This vision must advocate for streetcars and buses, not wider roads, and it must come to grips with the unsustainable nature of prevailing development patterns in our city regions and communities. I often wonder how quickly planning and development practices and mindsets would change if our gas price reached \$1.60 per litre. It could happen here sooner than we think!

The challenges for our profession are immense. In many ways, the only constant is change. Going with the flow is simply not good enough! As Mike Harcourt said, we need to be at the top of our game every day. We have to be a continuing source of fresh ideas. These ideas must resonate with people and be embraced by them. That is our true power and that is where we must go. The relevancy of our profession is all about the power of our ideas. Let them flow!

In future columns I will dig deeper into many of the planning issues confronting us. I welcome your feedback and look forward to hearing and sharing many different perspectives with you in the coming months.

*Paul J. Bedford FCIP, RPP, is the former chief planner for the City of Toronto. Comments on this column should be forwarded to editor@ontarioplanning.com.*

# Supreme Court Dismisses Case

Ruckus over Ontario Environmental Assessment Act finally over

Janet E. Amos, MCIP, RPP, Amos Environment + Planning  
with contributions by Barry Spiegel, Willms & Shier Environmental Lawyers



Photo: M. Manett

Minister may now scope EAs

**E**nvironmental assessment enthusiasts in Ontario have been following the Sutcliffe decision like spectators at a tennis match.

The Supreme Court of Canada has finally put to rest the question: Does the Ontario Minister of the Environment have the authority to “scope” the terms of reference for an individual environmental assessment? The short answer is yes. The courts have confirmed the interpretation of most practitioners and the practice of the MOE from 1997 to 2003.

In 2003, we reported that local residents and First Nations opponents had succeeded in challenging the Minister’s approval of a “scoped” terms of reference for the expansion of the Richmond landfill site near Napanee. The Divisional Court quashed the Minister’s decision to scope the requirements of the *Environmental Assessment Act*. As a result, proponents all over the province were left scrambling to review, revise and update their terms of reference to comply with this change in direction. Proponents of undertakings with scoped terms of reference were paralyzed.

In 2004, we reported that Canadian Waste, the owner of the Richmond landfill, successfully appealed this decision. The Ontario Court of Appeal held that the

Minister of the Environment is entitled to waive some of the requirements of the *Environmental Assessment Act* when approving terms of reference for an individual environmental assessment.

The Court of Appeal found that determining the appropriate content for terms of reference, as set out in section 6.1(2) of the *Environmental Assessment Act*, is a “contextual exercise that required the minister to assess and weigh the often competing technical and public policy considerations inherent in the protection of the environment.”

The Court held that the Minister has the authority to weigh the proposed terms of reference against the specific undertaking, and use her discretion to determine sufficiency. The only constraints on the Minister’s discretion are that her decision must be consistent with the purpose of the *Environmental Assessment Act*, and with the public interest.

Not satisfied with this result, a leave to appeal application to the Supreme Court of Canada was brought by the Canadian Environmental Law Association (on behalf of the local citizens) and the Mohawks of Quinte Bay. The Supreme Court dismissed the leave to appeal application and ordered costs to be paid to the owner of the site (formerly Canadian Waste, now called Waste Management). It is interesting for court

watchers to note that the Supreme Court of Canada awarded costs against what might arguably be called public interest groups.

The result of the Supreme Court decision means that the Minister of the Environment may exercise her powers to “scope” the terms of reference of an individual environmental assessment in accordance with Section 6.1(2) of the *Environmental Assessment Act*. The proponent of the Richmond Landfill expansion can now complete and submit the EA study according to the original, scoped terms of reference.

As an interesting footnote, Minister Dombrowsky will be faced with a quandary when the Richmond landfill expansion individual environmental assessment comes before her for approval in the near future. It seems that as part of her election platform she vigorously opposed this project, which is located in her riding. Given the potential for appearance of bias, her options may be to remove herself from the decision-making process by either referring this matter to the Environmental Review Tribunal (on the consent of the parties) or to recuse herself from making this decision.

In a separate but related initiative, last year the Minister convened an expert panel to recommend ways to improve *Environmental Assessment Act* processes for waste management, clean energy and transportation and transit projects. The panel’s executive has submitted its report, and we understand that it will be posted on the Environmental Bill of Rights registry for further public consultation within a matter of weeks—perhaps by the time you read this article. The panel included several OPPI members, and the Journal hopes to report on this process in the near future.

*Janet E. Amos, MCIP, RPP, Principal of Amos Environment + Planning, is an avid environmental assessment enthusiast. Her professional practice focuses on the environmental assessments and infrastructure projects for both private and public sectors.*

*Janet can be reached at amos@primus.ca. Janet gratefully acknowledges the assistance of Barry Spiegel, BA, LL.B., Director of Research and Professional Development, Willms & Shier Environmental Lawyers LLP. Barry can be reached at BSpiegel@willmsshier.com.*

*Steve Rowe, MCIP, RPP, is the principal of Steven Rowe, Environmental Planner. He is also contributing editor for the Ontario Planning Journal on Environment.*

# Source water protection is fast approaching

Source water protection is fast approaching

Margaret Misek-Evans

Since the Walkerton tragedy in 2000, much has been done to advance efforts to protect drinking water at its source. Much of the effort has been undertaken at the municipal and conservation authority levels over the past few years with the completion of provincially funded regional groundwater studies to identify vulnerable source waters and make recommendations regarding protection and conservation.

Reviewing events, we remember that the over-arching guidance for source water protection came in the form of 22 recommendations in Justice Dennis O'Connor's Part II Report of the Walkerton Inquiry. As noted in the final report of the Advisory Committee on Watershed-based Source Protection Planning in April 2003, these recommendations "have served as the starting point for developing the made-in-Ontario watershed-based source protection planning framework set out in this report." Indeed, that report laid the foundation for watershed-based source protection, which was eventually translated into a White Paper and then the draft legislation, posted for public comment last summer on the Environmental Bill of Rights (EBR) Registry.

In an effort to move forward with source protection legislation and respond to EBR comments, the Province recently appointed two committees to consider the technical assessment framework and the implementation of source water protection. In November 2004, the two provincially appointed Committees reported to the Minister of Environment.

## Who Were They and What Did They Do?

The Technical Experts Committee (TEC) had 15 members and two co-chairs. The Minister invited specialists in a range of areas including biology, groundwater, microbiology, risk assessment and risk management and environmental policy to form the committee. The mandate was to provide advice regarding the technical aspects of identifying and managing risks to drinking water sources.

Key stakeholder groups represented on the 21-member Implementation Committee (IC), included municipalities, conservation authorities, First Nations, environmental NGOs, agriculture, the health sector, academia and industries such as aggregates, mining and development. All were invited by the Minister to provide advice on how to implement strategies to protect watersheds and to recommend innovative funding mechanisms and approaches.

The committees met for most of 2004, and were supported by a large contingent of provincial technical support staff. The TEC report is titled: "Watershed-Based Source Protection Planning, Science-based Decision-making for Protecting Ontario's Drinking Water Resources: A Threats Assessment Framework." The IC report is titled: "Watershed Based Source Protection: Implementation Committee Report to the Minister of Environment." Both reports were posted to the EBR Registry for public comment until mid-February.

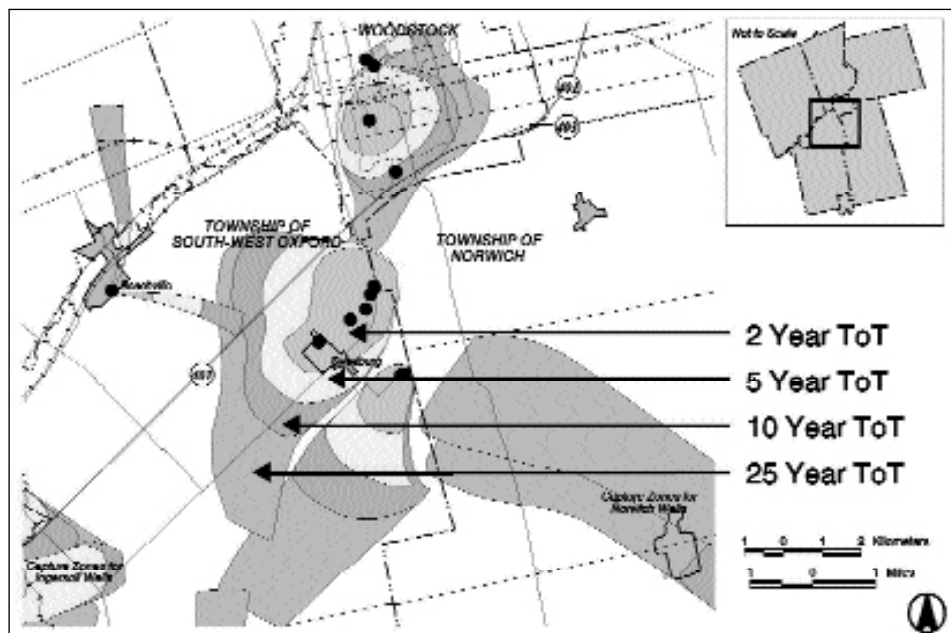
## The Technical Experts Committee Report

A large component of Source Protection Planning (SPP) is the technical assessment of water resources and the identification of threats—land uses and activities considered to pose a threat to source water. The TEC report focuses on the threats assessment framework, including:

- Threats inventory and issues identification
- Vulnerability analysis
- Identification of sensitive water resources
- Risk analysis and risk management.

TEC was cognizant of the work done to date through provincially funded groundwater studies, and their recommendations build on that work. The diagram on p.23 is taken from the TEC report and shows the SPP process schematically. TEC addressed the Assessment Report component of this process.

Watershed characterization is an inclusive term. It includes the watershed itself (physical, population, land use, etc), a water budget (including water requirements of municipalities over a 25 to 50 year planning horizon), and delineation of protection areas (wellhead protection areas, intake protection zones and vulnerable areas). The delineation of protection areas involves the type of modelling undertaken in many of the regional groundwater studies for wellhead protection areas (WHPAs) and vulnerable areas, with improvements anticipated over time.



Source protection in practice



Combining vulnerable areas with issues and threats is done through risk assessment and categorization. TEC rejected the notion that threats could be ranked in a generic way (high, medium, low). The committee agreed that a local assessment of the threat would be necessary to evaluate its risk. However, the committee recognized that there are certain threats that have been known to impact drinking water sources throughout Ontario and in other jurisdictions. The committee developed a list of threats that should be considered as Threats of Provincial Concern. The intent in identifying such a list is that, in all vulnerable areas, these threats be subject to mandatory risk assessment. Following from risk assessment, risk management strategies evolve which lead to implementation. The diagram on p.23 pro-

vides an overview of the whole threats assessment framework:

Where Threats of Provincial Concern or other threats are assessed to represent a significant risk to drinking water, mandatory risk reduction is required. Where moderate risk is anticipated, mandatory risk management is required and where low risk is identified, mandatory risk surveillance is indicated. TEC also provided some guidance with respect to risk management, as summarized in Table 6.3 of the TEC report. Risk management approaches range from better management of existing uses, through best management practices, to prohibiting new very high-risk uses within vulnerable areas. Land use planning is proposed as a primary tool for managing future-oriented higher risk uses.

## The Implementation Committee Report


Following the model of the SPP process presented in Figure 1.1, the IC report makes recommendations regarding roles and responsibilities and funding for the technical assessment and implementation phases.

Regarding the assessment phase, the IC recommends that two scales of work be undertaken: local and regional/watershed. The local scale of work involves delineating WHPAs and Intake Protection Zones (IPZ) and developing appropriate management strategies for municipal water supplies. The IC recommends that this work be undertaken by municipalities (upper or lower tier) and enveloped into the watershed based SPP. The regional/watershed scale involves issues that affect the broader watershed, such as extensive aquifers and recharge areas as well as WHPAs and IPZs that cross municipal boundaries. The regional scale of work also includes the broader watershed description and the development of water budgets. The IC recommends that the province fund the development of source protection plans, up to the point of provincial approval.

Regarding implementation, the IC recommends that, for activities within WHPAs and IPZs and other vulnerable areas within municipal boundaries, municipalities (upper or lower tier) be responsible for establishing a program measure for source water protection (unless it is addressed through a specific provincial instrument). In addition, the IC recommends that the province accept responsibility for identifying and developing a program for issues that, as a result of prevalence or risk, are of broad provincial interest. The IC recommends that the provincial source protection legislation clearly define the responsibilities and powers of municipalities and conservation authorities and other relevant agencies. They further recommend that the province ensure that sufficient financial ability and authority exists for these jurisdictions to implement their responsibilities.

The IC report identifies specific implementation measures for a number of the Threats of Provincial Concern, making recommendations to the Ministry for improvements in the application of existing powers and tools, and where appropriate, the development of new powers and tools. The IC indicates that municipalities have a major role to play in implementation and that, for future uses, they are well positioned to use their planning authority.

MUNICIPAL AND PLANNING LAW



## THINK LOCALLY. ACT LEGALLY.

To develop, you need complex approvals in the shortest possible time, at the best possible cost. That's why you should retain the multi-disciplinary services of WeirFoulds' Municipal and Planning Law Group.

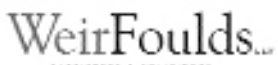
Our experience runs deep. We've seen the issues that face your municipality. We're able to think ahead to solve problems. Our team draws upon 20 of the most highly experienced lawyers and paralegals (including planners).

For representation at the OMB, council or the Court; a thorny legal entanglement or some quick telephone advice; for your project — residential, commercial, institutional, or industrial — turn to the municipal experts at WeirFoulds LLP.

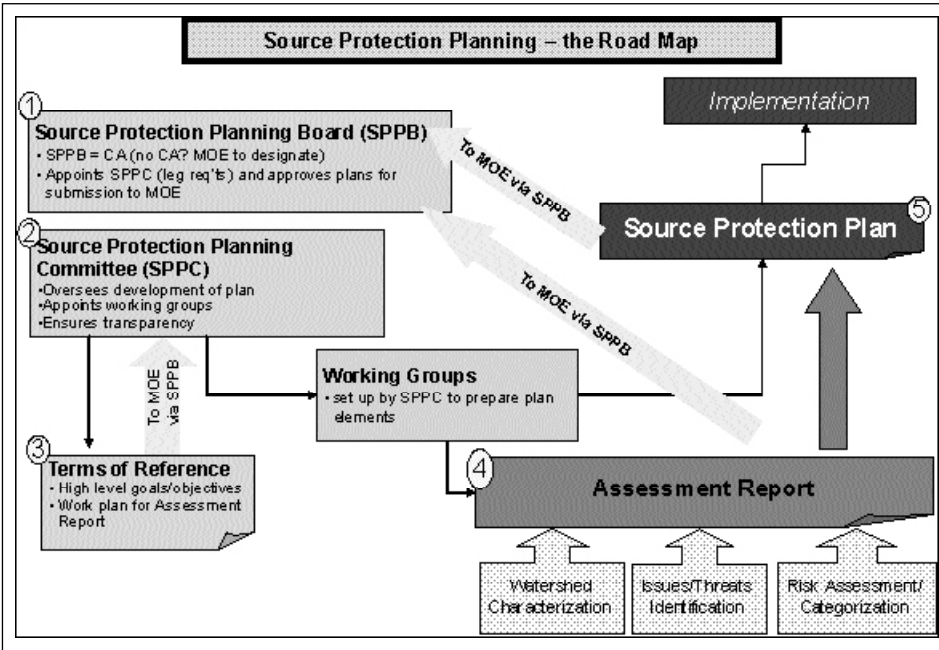
Call Bruce Engell at 416-947-5081 or Ian Lord at 416-947-5067 today and they'll show you how we can help.

**WeirFoulds I.P. Trusted. Capable. Experienced.**

---



The Exchange Tower, 130 King Street West, Suite 1600, Toronto, Ontario M5X 1J5  
Tel: 416-360-1110 • Fax: 416-360-1876 • [www.weirfoulds.com](http://www.weirfoulds.com)

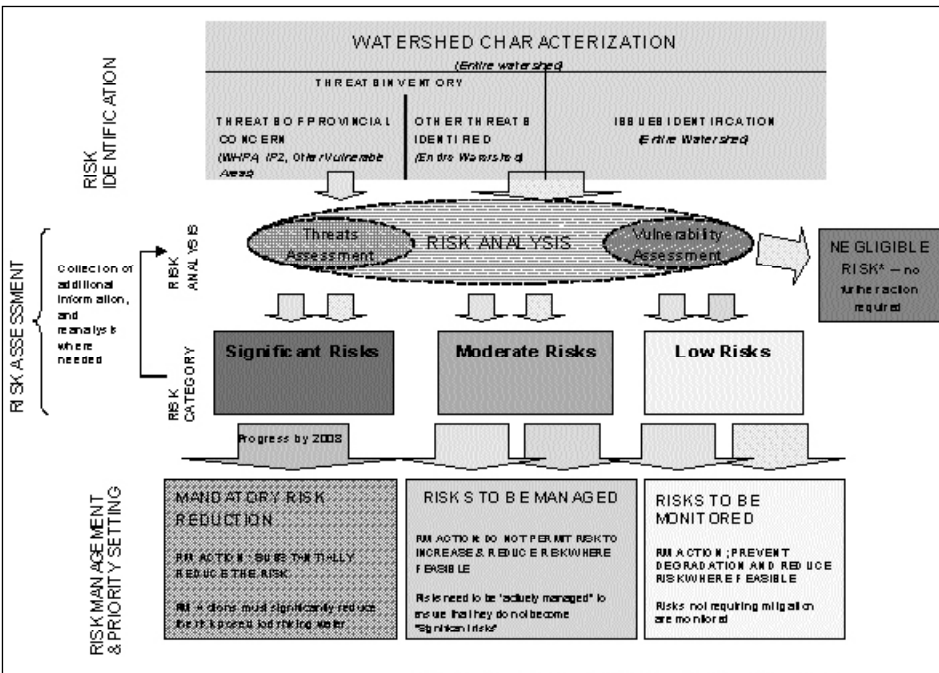


The Source Protection Planning process

Source: Technical Experts Committee, November, 2004, *Watershed-Based Source Protection Planning, Science-based Decision-making for Protecting Ontario's Drinking Water Resources: A Threats Assessment Framework*, Figure 1.1.

Some improvements are recommended with respect to planning, including the use of conditional zoning. The IC recommends that municipal land-use planning decisions be required to “be consistent with” source protection plans, once the plans are provincially approved. For existing uses, however, the IC recognizes that municipalities are ill-equipped to implement source protection

measures on an ongoing basis. The IC recommends that the *Municipal Act* be revised or new legislation be developed to establish a source water protection “sphere of jurisdiction” to provide for regulating, licensing, permitting, prohibiting, approving and conditional actions available to municipalities for existing spheres of jurisdiction defined in the *Municipal Act*.



Understanding the complexities of a watershed helps balance risks

Source: Technical Experts Committee, November, 2004, *Watershed-Based Source Protection Planning, Science-based Decision-making for Protecting Ontario's Drinking Water Resources: A Threats Assessment Framework*, Figure 5.1.

**DILLON CONSULTING**

Infrastructure  
Environment  
Communities  
Facilities

Offices across Canada and International  
235 Yorkland Boulevard, Suite 800,  
Toronto, Ontario M2J 4Y8  
(416) 229-4646  
www.dillon.ca

**Sorensen Gravely Lowes**  
Planning Associates Inc.

- GROWTH MANAGEMENT
- POLICY FORMULATION
- ZONING BY-LAWS
- LAND DEVELOPMENT & REDEVELOPMENT
- COMMERCIAL PLANNING
- EXPERT TESTIMONY

509 DAVENPORT ROAD  
TORONTO, ONTARIO M4V 1B8  
Tel: (416) 923-5630 Fax: (416) 923-6916

## Planning and Environmental Management

- Environmental management
- Public involvement
- Transportation and municipal planning
- Land development
- Landscape and urban design

Offices Worldwide

1223 Michal Street, Suite 100, Ottawa, Ontario, K1J 1J2  
(613) 738-4160 ext 729/710, ottawa@delcan.com

133 Wynford Drive, North York, Ontario, M3C 1K1  
(416) 441-4111 Fax: 441-4131, toronto@delcan.com

www.delcan.com

# DELSCAN

As for implementation by the province through existing provincial instruments (Certificates of Approval, permits, licenses, etc.), the IC recommends that source protection plans be binding on the Crown. The Committee recommends that there be consistency between SPP and the plans and decisions made by the province for its own lands and activities and for new/expanding or existing operations that operate under a provincial approval.

Beyond provincial general revenue, three funding approaches are considered viable to support implementation: water and sewage rates, water taking charges and pollution charges. The IC also supports the use of financial incentives as an effective means of promoting voluntary implementation of source protection initiatives and makes reference to several forms of incentive programs. It is particularly supportive of financial incentive programs for farm water protection planning.

### Where Does it Go from Here?

We see that the committees' reports are available for public review on the EBR. In the government press release of December

14, 2004, regarding the TEC and IC report recommendations, it stated that: "These recommendations will form the basis of legislation to be introduced in the spring that will establish an innovative, province-wide water resource protection system. It will bring together detailed scientific information and local partnerships to address risks."

We see the conservation authorities, which are the coordinating bodies for SPP preparation, gearing up, on the strength of the joint funding announcement made by the Ministers of Environment and Natural Resources at the Latornell Conference last November. Start-up appears imminent.

It would appear that source protection is fast approaching and should not be underestimated in terms of scope or implication. The province has taken big steps toward bringing source protection to the forefront by developing a process for planning and assessment and beginning to understand the implications of implementation. The province still faces a monumental task in consultation and final drafting of legislation and regulations. The thorny issues relating to funding and implementation are

not yet resolved and conservation authorities and municipalities should remain vigilant regarding these issues.

*Margaret Misek-Evans, MCIP RPP, is the Senior Policy Planner with the County of Oxford. She was a member of the Technical Experts Committee. She can be reached at 519-0539-9800 or by e-mail at [mevans@county.oxford.on.ca](mailto:mevans@county.oxford.on.ca).*


*This is her first article for the Ontario Planning Journal.*

*Steve Rowe, MCIP, RPP, is the principal of Steven Rowe, Environmental Planner.*

*He is also contributing editor for the Ontario Planning Journal on Environment. He was also a member of the expert panel assembled to review the environmental assessment act.*

### References

Advisory Committee on Watershed-based Source Protection Planning, *Protecting Ontario's Drinking Water: Toward a Watershed-based Source Protection Planning Framework*, April 2003, p. 1.



Advisors to Government, Development & Investment Sectors

**VALUE OUR OPINION**

- Expropriation and Damage Claim Assessment
- Litigation Support Valuation Studies
- Forensic Review
- Acquisition and Negotiation Services
- Retrospective Valuation Studies
- Contamination Loss Valuations
- Highest and Best Use Studies
- Comprehensive Valuations for Mortgage Financing

- Request for Proposal (RFP) Administration
- Expert Witness Testimony and Appeals
- Land Use Planning Studies
- Feasibility Studies
- Development Applications

- Municipal and Departmental Organization
- Work Flow & Process Assessment
- Customer Service Plans & Training
- Fees Rationalization
- Municipal Economic Development
- Strategic Plans & Strategic Location Analysis
- Official Plan & Zoning By-laws

Contacts


Kenneth F. Stroud, AACI, PApp., PLE  
 GSI REAL ESTATE & PLANNING ADVISORS INC.  
 5307A Yonge Street, 2nd Floor, Toronto, Ontario, Canada M2N 5R4  
 tel: 416-222-3712 fax: 416-222-5432

William S. Hollo, MCIP, RPP



140 Renfrew Drive, Suite 201  
 Markham, Ontario, L3R 6B3  
 T: 905.513.0170  
 F: 905.513.0177  
 E: [mgpgen@mgp.ca](mailto:mgpgen@mgp.ca)

- ▲ Urban Planning
- ▲ Market Research
- ▲ Tourism Studies
- ▲ Economic Analysis



ENVIRONMENTAL RESEARCH ASSOCIATES

---

Established in 1971

- Environmental Planning, Assessment, Evaluation & Management
- Restoration, Remediation & Enhancement
- Impact Assessment, Mitigation & Compensation
- Aquatic, Wetland & Terrestrial Studies
- Watershed & Natural Heritage System Studies
- Natural Channel Design & Stormwater Management
- Peer Review & Expert Testimony
- Geographic Information Systems (GIS)
- Wildlife Control/Bird Hazards to Aircraft

---

22 Fisher Street, P.O. Box 280  
 King City, Ontario, L7B 1A6  
 phone: 905 833-1244 fax: 905 833-1255  
 e-mail: [kingcity@lgl.com](mailto:kingcity@lgl.com)

# New Research Puts Spotlight on Link Between Transportation and Health

Corinne Hodgson

In February 2005, the Heart and Stroke Foundation released its latest Report Card on the Health of Canadians, which looked at the relationship between community, transportation and health ([www.heartandstroke.ca](http://www.heartandstroke.ca)). The study found that Canadians living in major centres were twice as likely to walk, bike or use public transit to commute to work than those living in suburbs or the country. Over three-quarters (77 percent) of urbanites also reported they walked or biked to do daily chores, compared to 60 percent of other Canadians. The Heart and Stroke Foundation speculated that the increased rate of walking and biking (using public transit often involves at least some walking) could help to explain why urbanites were more likely to be at a healthy weight than

non-urbanites. According to data from Statistics Canada, 50 percent of those living in urban centres are at what is defined as a healthy weight, compared to 44 percent of those in the rest of Canada.

The Heart and Stroke Foundation's focus on transportation stems in part from the growing evidence from the United States on its profound impact upon public health. A study conducted in 2000-2001 of 12,000 residents in the Atlanta, Georgia, area found that each additional hour spent in a car per day was associated with a 6 percent increase in the likelihood of becoming obese. In contrast, each additional kilometre walked per day reduced the risk of obesity by almost 5 percent.

A third of Canadians age 18 and over are overweight and 15 percent are obese.

Among Canadian children ages 7 to 13, the figures are equally alarming: Some 37 percent are overweight and it is thought that almost half of these people are obese. Obesity is one of the most serious health threats facing Canadians, primarily because it increases the risk of a number of serious problems, including high blood pressure, type 2 diabetes and cardiovascular disease (heart disease and stroke).

The American results confirm what has been found elsewhere in the world. A recent study found that obesity rates in the Netherlands, Denmark and Sweden are one-third, and in Germany one-half, the rate in the United States. Europeans are significantly more likely to walk or bicycle for daily transportation and it is thought that active transportation may help to explain the lower rates of cardiovascular disease found in many of these countries. Lead investigator of the Atlanta study, Dr. Larry Frank (of the University of British Columbia), has calculated that walking 10 blocks per day is associated with a 33 percent lower risk of cardiovascular disease.

About 80 percent of Canadians get to work in a private vehicle, with one in eight commuting for more than 25 kilometres. Add time driving the kids, and it's easy to see why for the typical Canadian, time spent in the car quickly adds up.

Active transportation will not resolve Canada's obesity epidemic—diet is also important. But integrating more active transportation into everyday life could go a long way in helping Canadians fight the battle of the bulge and reduce their risk of heart attack and stroke.

*Corinne Hodgson, M.Sc., is a Consulting Epidemiologist for the Heart and Stroke Foundation of Ontario. Corinne can be reached at [corinne@cshAssociates.com](mailto:corinne@cshAssociates.com). Articles on transportation planning topics are always welcome. Send them to David Kriger, P.Eng., MCIP, RPP, Contributing Editor—Transportation, at [dkriger@itransconsulting.com](mailto:dkriger@itransconsulting.com). David is also Vice President of iTRANS Consulting Inc.*



Photo: B. Gilmour

Researchers have linked obesity with urban form



# Dr. Foresite Provides Advice to Planning Consultants

“Humour is often the signpost to insight.” Old planning proverb.

*Self-doubt has ruined my career*

Dear Dr. Foresite:

I have been a consultant for only just over a year. Everything seemed to be going well at first—I enjoyed the research and the variety of work, and my boss liked my reports. After only a year, I was promoted, but this is when my problems began. In my new role, I have to make presentations to clients. I usually start out well; but when I look up and see everyone listening expectantly, I feel that they are secretly doubting my competence and laughing at me. Then things go from bad to worse and I get more tentative, sometimes drying up altogether. Should I give up consulting?

*Uncertainly Yours (I think) in Pickering*

Dear Uncertain,

Please do not worry. This is a common problem for less experienced consultants. Your employer should have organized training for you on presentations, rather than throwing you in at the deep end. The technique of presenting ideas convincingly is a complicated skill that requires training and practice. Ask to see a presentations specialist and take a course immediately. Meanwhile, remember the consultants' credo: “When in doubt, speak louder and bang the table.”

*Am I an addict?*

Dear Doctor:

I am worried that I am becoming an addict. Until a couple of years ago, I had a professionally fulfilling life as a planning consultant. I had a few clients with whom I had stable long-term relationships. I worked hard, did good work, and generated repeat business. I had steady, fulfilling, and meaningful relationships. Then one fateful day, a friend introduced me to the world of government consulting. I quickly found that having a series of short-term relationships and never knowing whether you will work together again makes each new opportunity an adventure. Frankly, I really enjoy the bidding process, which is like a beauty pageant, and the knowledge that no relationship—however close—will last beyond the next tender. I find the whole process exciting. Worst of all, I have discovered the world of on-line bidding on the government system MERX. Now instead of meeting clients and discussing problems thoughtfully, I continually troll government web sites on the Net for new and ever more exciting opportunities. I do this all hours of the night and day. I have become restless and irritable. I can't sleep. I have even given up online dating!

Am I an addict? Is there a cure?

*Bleary Eyed in London*

Dear Bleary Eyed,

Yours is not the first such case I have heard of. I have thought for some time that these government sites should carry a health warning. Fortunately, what you are experiencing is not the result of a physical addiction, and I'm pretty sure that the OPPI has set up a support group for those with your condition. I suggest that you enrol yourself as soon as possible. This is not a problem you can tackle alone.

*Money problems*

Dear Dr. Foresite:

I love all aspects of being a planning consultant except one. I hate having to keep track of my time and sending out bills. My business is falling apart. What should I do?

*Almost Bankrupt in Barrie*

Dear Almost,

Stop being such a wimp! Most consultants hate sending bills, but it is part of the business. When you are having a bad day, remember the planning consultants' motto: “We came; we saw; we invoiced.” If you still have problems, pretend you are a lawyer.

*A note to readers*

These letters are intended to be humorous, but as with much that makes us laugh there is often a germ of truth behind the situations described. Many of the themes in the letters are derived from my own experience as a planner and management consultant who, when consulting to a number of cities

and working with consulting firms, was required to provide career counseling to planners and other professionals working there.

Planners are trained to think about the big picture and as a result pay less attention to the human side of the often difficult, tasks that as professionals they are required to undertake. One of the first tasks for a manager is to manage themselves and to do this successfully requires considerable reflection and insight. Hopefully humour on these topics will allow us to gain fresh insight into the personal dimension of what we do and as a result be more understanding of our own situation and the situations of those we work with.

*John Farrow, MCIP, RPP, is the Ontario Planning Journal's contributing editor for Management. He is also president of Lea International, managing major projects in India and other countries.*



Dr. Foresite

**PLANSCAPE**

BUILDING COMMUNITY THROUGH PLANNING

**MARGARET WALTON** M.PI MCIP RPP  
**RICHARD HUNTER** MCIP RPP

104 Kimberley Avenue,  
Bracebridge, ON P1L 1Z8

T 705.645.1556 F 705.645.4500  
E info@planscape.ca  
W www.planscape.ca

Formerly Walton & Hunter Planning Associates

**Mark L. Dorfman, Planner Inc.**

145 Columbia Street West, Waterloo  
Ontario, Canada N2L 3L2  
519-888-6570  
Fax 888-6382

Environmental Policy and Analysis  
Urban and Regional Planning  
Community Planning and Development  
Mediation of Planning Issues

# Golf Driving Range in the Agricultural Zone Refused

Developer strikes out on four tests of good planning in surprisingly complex case

Paul Chronis

An owner of a parcel of land in the City of Oshawa filed a minor variance application seeking relief from the provisions of the City's Zoning By-law No. 60-94 to permit a golf driving range as an additional use, because the by-law did not permit the use in an Agricultural Zone. The City's Committee of Adjustment granted the application, but the decision was appealed to the Ontario Municipal Board by a third party.

The proposed golf driving range would have consumed about 10 acres of the 78 acres of the property, leaving the balance of the lands for agricultural use. The golf driving range was to be located approximately 1,800 feet away from the closest neighbours.

The property abutted agricultural uses to the south, east and west. To the north, it was adjacent to a strip of rural residential lots. Since much of the property contained a large hill and was not flat agricultural land, the applicant concluded that the prospect for agricultural use on this portion of the property was very low, given its unsuitability for farming.

The Board heard evidence that the property might be bisected by the potential construction of a future extension of Highway 407, once the final plans for this route were in place. However, the Board was unwilling to make findings in regard to the appropriateness of the variances in relation to the prospect of the Highway 407 extension through the property. It did, however, place reliance upon the Durham Regional Official Plan policies encouraging the protection of freeway, highway and arterial road corridors from uses which might jeopardize the implementation of such corridors. The future highway corridor was embedded in the Official Plan as a means to delineate urban boundaries—the northern limits of the Oshawa Urban Area.

Recognizing that the property might be bisected by the future Highway 407 corridor, the Board heard evidence that the northern part of the property was designated "Rural" and "Permanent Agricultural Reserve," while the southern part was situated in the "Employment Area" designation. The south-

ern part of the property was the area where most of the golf driving range was proposed to be located. However, access to the proposed accessory use originated from lands that were designated as "Permanent Agricultural Reserve." The golf driving range was recognized as a permitted use on the southern portion of the property in the Official Plan, but the northern part was not. Since access to the golf driving range would be from a driveway that extended from the "Permanent Agricultural Reserve" area, the Board found that the proposed use was not permitted.

In coming to the conclusion not to approve the variance application, the Board considered the official plan policies discouraging fragmentation of agricultural land base and also to the policies respecting the "Agriculture and Farm-Related Uses," a policy that was defined to mean "the use of lands, building or structure for the raising of animals and the growing of plants for food production and the growing of specialty crops, raising of horses and nurseries with no retail component."

Similarly, since the long driveway accessing the golf driving range across the "Permanent Agricultural Reserve" area represented an encroachment, the Board deter-

mined that it was inappropriate and not permitted by the Official Plan. The Board accepted the professional evidence of the Town and Regional planner that the golf driving range would represent a significant change of use and would impact other properties, notably through an increased amount of vehicular traffic, representing a "wholesale change in planning for the area." The lengthy driveway, starting from the permanent agricultural reserve lands and leading to a commercial/industrial area, fragmented the property.

In conclusion, the Board found that the golf driving range was an inappropriate use of agricultural lands and did not conform to the designated use in the official plans. The Board found that the proposed use was inappropriate and should not be permitted within the demarcated "Permanent Agricultural Reserve" area. The Board also found that the permitted accessory use in the zoning by-law did not include or contemplate a golf driving range and as such the introduction of this use as accessory use purpose represented a "wholesale change in planning for the area." The variance did not satisfy any of the four tests.

Source: Ontario Municipal Board Decision

OMB Case No.: PL040493

OMB File No.: V040282

OMB Members: R. Rossi

*Paul Chronis, MCIP, RPP, is the Ontario Planning Journal's contributing editor for the OMB. He is also a member of Council and a senior planner with WeirFoulds in Toronto. He can be reached at [pchronis@weirfoulds.com](mailto:pchronis@weirfoulds.com).*



Golf courses bring planning issues to the fore

# Sustainability From the Ground Up—Part 2

Affordable design at Regent Park to leave smaller ecological footprint

Karen Nasmith, Ann Joyner and Mary Neumann

This article is the second in series describing how to apply sustainable design at both the strategic and site specific levels. The first article examined how a process of aggressive environmental protection and community planning in Pickering as a basis for site-specific design. This article examines how the Toronto Community Housing Corporation (TCHC) has applied sustainability principles to its Redevelopment Plan for Regent Park in downtown Toronto in order to greatly reduce the environmental footprint of the project. The plan will result in significant long-term savings, both for people who purchase apartments and the City, while making a business case for sustainable design.

The TCHC decided to aim for the highest level of sustainability by integrating disciplines that are typically dealt with separately. With the help of a grant from the Federation of Canadian Municipalities, the TCHC hired consultants to prepare studies and get approvals from the City to redevelop the 28-hectare public housing complex. The plan will result in a new, mixed-income community in six phases over a 12-year build-out for 12,500 people in 5,100 units (1,900 social housing units, 300 affordable ownership housing, 2,900 market units). The Secondary Plan and the Zoning Bylaw, which provide for a mix of residential, retail, community service, institutional and park uses, were approved in February.

The Sustainable Community Design evaluates sustainability alternatives, proposes

integrated sustainable infrastructure, recommends methods to meet sustainability goals in public and private buildings, and establishes appropriate targets based on a fully integrated interdisciplinary approach for the Regent Park community. The criteria for selecting sustainable design measures were based on the TCHC's needs, life cycle costs, benefits, risk profile, and public acceptance.

The recommendations encompass a fully integrated sustainable community design that achieves significant targets for environmental protection and enhancement in an urban setting including:

- 35 percent reduction in per capita water use;
- 75 percent energy use reduction;

## Making Technology Work to Build a Better World

**CH2M HILL** provides innovative, practical, sustainable solutions in the fields of Environmental Assessment, Environmental planning, Site Management, Waste Management, Energy & Industrial Systems, Management & Information Solutions, and Transportation.



Toronto  
Tel: (416) 499-9000  
Fax: (416) 499-4687

[www.ch2mhillcanada.com](http://www.ch2mhillcanada.com)

WINNER OF THE 2002 GLOBE AWARD FOR ENVIRONMENTAL EXCELLENCE



professional consulting

Planning • Transportation • Design

affiliated with

IBI Group Architects

additional services include:

- Land Use Planning • Market Research and Real Estate Economics
- Traffic and Transit Planning • Urban Design/Architecture • Landscape Architecture
- Graphic Design • Municipal Engineering • Information and Communications Technologies

701 Richmond Street West, 9th floor Toronto M5V 1V6 TEL (416) 496-1940 FAX (416) 496-0644  
Other offices in Boston, Calgary, Denver, Edmonton, Irvine (CA), Montréal, Ottawa, Seattle, and Vancouver

## urbanMetrics inc.

market, economic and strategic advisors



- Market Research and Analysis
- Financial Feasibility Analysis
- Economic Development & Growth Management
- Corporate Support Services
- Litigation Support and GIS Services

Principals: Doug Annand • Rowan Faludi • Lauren Millier

144-146 Front Street West, Suite 460, Toronto, ON M5J 2L7  
Tel: 416 351-8585 or 1-800 505-8755 Fax: 416 345-8586  
Website: [www.urbanmetrics.ca](http://www.urbanmetrics.ca)

- 80 percent reduction in greenhouse gas emissions;
- significant improvements in stormwater runoff retention, quality and quantity;
- 35-60 percent solid waste diversion;
- improved natural environment/landscape; and
- reduced environmental impacts from building materials, construction and demolition.

Although the analysis is site specific, the interdisciplinary approach can be applied to any new development, regardless of scale or density. The first step in the analysis identified a long list of ways to reduce environmental impact with respect to water and wastewater, stormwater, transportation, landscape design, energy, building design, solid waste and construction and demolition waste. The team used LEED principles (Leadership in Energy and Environmental Design) as a guide, particularly for the selection of building design components, but introduced other ideas to address neighbourhood scale issues.

Elements were then classified by different evaluation levels (conventional design, best practices and pilot projects). The first level, conventional design standards, often represented the minimum required for approval. Subsequent levels represented measures that have a greater ability to reduce environmental impact, but which may also represent increased risk and cost. Elements were then screened by an interdisciplinary team and evaluated based on cost, technical feasibility and the potential for approval, public acceptance, marketability, and environmental benefit. The recommended elements were chosen together to optimize environmental performance—for energy, air quality, water quality and quantity, waste reduction and natural environment enhancement, as well as aesthetic appeal and the comfort of residents.

Recommended strategies include:

- Water and wastewater—Requirements for water saving fixtures and appliances and pilot projects to test grey water recycling for communal laundry facilities. Additional pilot projects and suggestions for increasing the efficiency of appliances over time are also recommended.
- Stormwater—Requirements for green roofs, porous pavement, exfiltration trenches, flat roof stormwater detention and separation of storm and sanitary sewers. Recommendations for an irrigation storage tank pilot project and a number of supplementary biological controls as well

as opportunities for expanding these programs are included.

- Solid waste management—Requirements for a Green Bin program for townhouses, a three-chute system for multi-unit buildings and a Yellow Bag program for small commercial establishments. A range of feasibility studies to enhance waste diversion are also recommended.
- Demolition and construction waste—Recommendations for adoption of a specialized 3R demolition process, on-site brick/concrete crushing, asphalt, metals and wood recycling, comprehensive waste audit and pre-approved waste haulers.
- Transportation—Requirements for reduced parking facilities, minimized pavement widths, provision of bike parking, external bike lockers and shower facilities, provision of transit shelters and benches, support for car-pooling and provision of Autoshare programs.
- Landscaping and the public realm—Requirements for conservation of existing natural areas and trees, “no spray” policy, preference for low maintenance and native species and landscaping, increased permeable surface areas, shade and tree coverage. Recommendations for optimizing environmental benefits within the street rights of way including minimizing pavement widths and maximizing permeable surface and plant coverage.
- Buildings and energy—Requirement for high-efficiency district energy supply for Regent Park (covering all thermal energy and electrical requirements for the plant with surplus for TCHC/and/or off-site sales). The system includes radiant heating and cooling, central ventilation system and centrally heated hot water. Requirements for enhanced thermal envelope for buildings (insulation, fenestration, ventilation) high-performance glazing, high thermal performance windows, improved lighting, improved indoor air quality, conservation of materials and resources through building content requirements.

Excluding the cost for the district energy system, the marginal capital cost for the recommended strategies is \$2,530 per unit. These costs do not account for substantial benefits due to energy, operating and maintenance savings and the external benefits of these sustainable design strategies. When these benefits are considered,



45 St. Clair Avenue West, Suite 300  
Toronto, Ontario M4V 1K9  
416.961.7110(tel) 416.961.8007(fax)  
www.bagroup.com bagroup@bagroup.com



**Ruth Ferguson Aulhouse**  
MCIP, RPP, Principal  
Urban and Regional Planning  
230 Bridge Street East  
Belleville, ON K8N 1P1  
Voice: (613) 966-9070  
Fax: (613) 966-9219  
Email: ruth@rfaplanningconsultant.ca

**T.M. ROBINSON Associates**  
Planning Consultants

TOM ROBINSON, MCIP, RPP

P.O. Box 221 Peterborough ON K9J 6Y8  
(705) 741-2328 • Fax (705) 741-2329  
Email: tmrplan@bellnet.ca



land use planning  
urban design  
community design  
project management  
ontario municipal  
board hearings

3 Church Street, Suite 200  
Toronto, Ontario M5E 1M2  
t 416.947.9744  
f 416.947.0781  
bousfields@bousfields.ca



virtually all strategies have payback periods of less than ten years and substantial benefits that clearly support the additional investment.

The building energy strategy has clear merits based on the significant environmental and financial benefits. There is no additional cost for the thermal building envelope and the heating and ventilation system if district heating is included (apartments are cheaper than a conventional design and townhouses have a cost premium of about \$6,600). This is because there are significant building savings in space and equipment with district heating. If district heating is not included, the additional cost for the building envelope and HVAC is \$8,800 per townhouse and \$2,425 for apartments. Increased costs are offset by the cost savings for homeowners and the TCHC for reduced energy (75% reduction in energy use) within a payback period of less than two years for apartments and less than seven years for townhouses.

Other recommendations, such as those included in the stormwater management and landscape strategies would benefit the City by delaying or avoiding the need for downstream stormwater improvement. These cost savings clearly justify a subsidy to the unit purchaser to offset greater capital costs. Similarly, the three-chute solid waste management system provides the City with the opportunity to make gains in apartment waste diversion (35%-50% for apartments versus less than 15% percent

currently diverted). In this regard, a subsidy of \$300 per unit to offset costs may be justified.

All of the strategies which result in reduced energy and water requirements act as a buffer against rising utility costs. In each case, an increase in utility costs further justifies the business rationale from an investment perspective, while strengthening the case for a subsidy to be provided by the City in return for avoided costs.

Overall, the recommended set of strategies achieves a significant reduction in Regent Park's ecological footprint. The proposed project represents the first endeavour of this scale for a sustainable development project in Canada and can act as a model for future residential developments. Only by looking at sustainability comprehensively can the most effective and efficient solutions be selected for a given development.

*The Sustainable Community Design for Regent Park was led by Dillon Consulting in association with GHK International (overall consulting team Project Manager), Greenberg Consultants, Markson Borooh Architects, Goodmans, Sustainable Edge, Envision, Young and Wright Architects, RIS International, Renova, and Athena under the direction of Mary Neumann. Karen Nasmith is a graduate of McGill's School of Urban Planning, and is a planner with Dillon. Ann Joyner, MCIP, RPP, is a partner with Dillon and a member of*

*OPPI's policy committee. Mary Neumann, MCIP, RPP, represents TDHC. More information on the Regent Park redevelopment plans can be found at [www.regentpark.ca](http://www.regentpark.ca).*

*Karen A. Gregory, MCIP, RPP, is the Ontario Planning Journal's contributing editor for Sustainability. A two-part article by John Gladki, MCIP, RPP, on the complexities of rebuilding Regent Park with the support of the community appeared beginning in Volume 18 No. 3.*

*Editor's Note:* In the previous issue, there was a description of a CMHC awards program that recognizes excellence in educators promoting sustainable practices. Carla Guerrero, Senior Research Consultant, Research and Information Technology Transfer, should have been identified as the prime contact for information on this program. She can be reached at [cguerrer@cmhc-schl.gc.ca](mailto:cguerrer@cmhc-schl.gc.ca).

See also the April 2 edition of the *Globe and Mail* for a major piece on Regent Park.

## 30 / IN PRINT

No more blank looks about vacant land

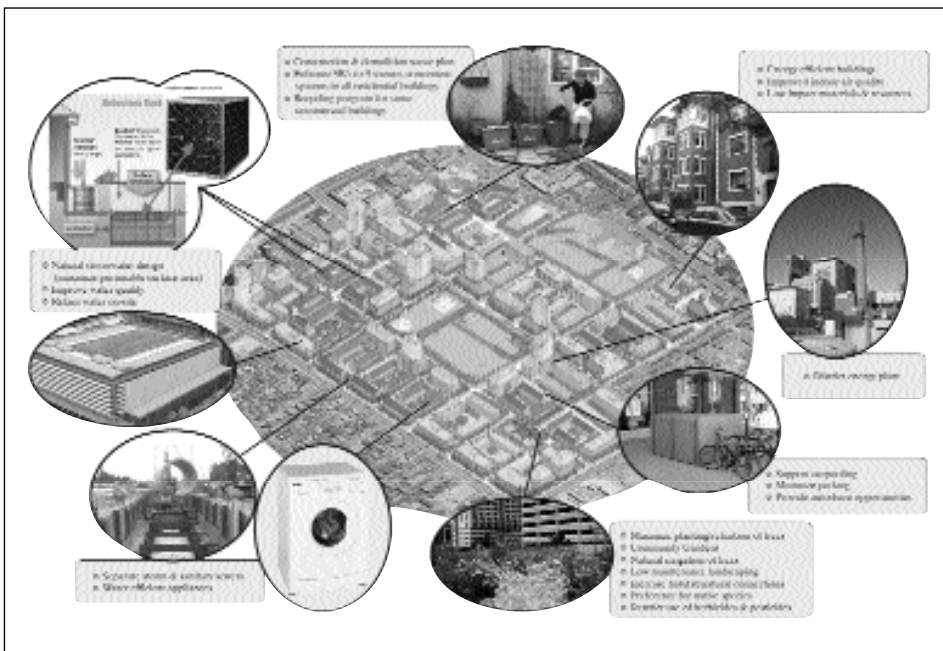
## Terra Incognita: Vacant Land and Urban Strategies

232 pages  
Ann O'M. Bowman and Michael A. Pagano,  
2004

**W**hat is vacant land? How much vacant land is there? What should cities do with vacant land? What kind of policies do cities have in place that affect vacant land?

The book *Terra Incognita* (or "land unknown") developed as the authors searched for answers to these simple questions. The inability to find recent information led to an initial research objective to update historic information, but what transpired was an in-depth, detailed study. The book aims to reduce the "incognita" or "unknown" aspects of vacant land and understand how cities think strategically about the use of vacant land.

Two major data collection efforts were



The Regent Park Plan incorporates a comprehensive set of design elements that significantly reduces the environmental footprint of the redevelopment project and is affordable.

The Municipal Group



STEPHEN D'AGOSTINO AL BURTON ROGER BEAMAN DARCY MERKUR JEFF WILKER

## Avoid land mines... call the land minds

**T**hompson, Rogers is a leader in Municipal and Planning Law. Our dedicated team of lawyers is known for accepting the most difficult and challenging cases on behalf of municipalities, developers, corporations and ratepayer associations.

Call Roger Beaman, Stephen D'Agostino, Jeff Wilker, Darcy Merkur or Al Burton at (416) 868-3157 and put the land minds at Thomson, Rogers to work for you.



BARRISTERS AND SOLICITORS, SUITE 3100, 390 BAY STREET  
TORONTO, ONTARIO, CANADA M5H 1W2 FAX 416-868-3134 TEL. 416-868-3100

# URBAN STRATEGIES INC .

The news: New logo. New address.

197 Spadina Avenue, Suite 600  
Toronto, ON Canada M5T 2C8  
tel 416 340 9004 fax 416 340 8400  
[www.urbanstrategies.com](http://www.urbanstrategies.com)

CURRENT & HISTORIC AERIAL PHOTOGRAPHY LIBRARY

DIGITAL & CONVENTIONAL REPRODUCTIONS

AUTHORIZED MNR DISTRIBUTOR

TOPOGRAPHIC MAPPING

DIGITAL ORTHOPHOTO

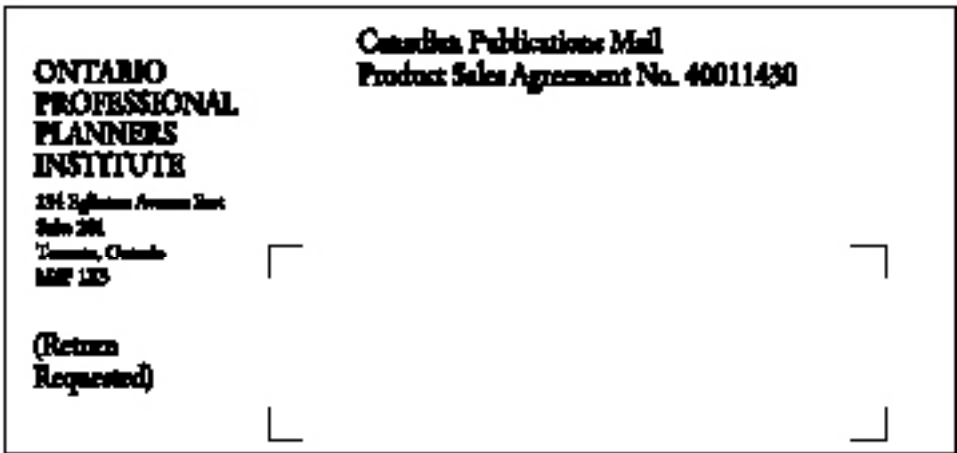


**Northway-Photomap Inc.**

ISO 9001 REGISTERED

44 Upper Road, Toronto, Ontario, Canada, M9B 2W1  
Tel: (416) 441-0025 / 1-800-653-8870 Fax: (416) 441-2437  
[www.photomapfd.com](http://www.photomapfd.com) / [info@photomapfd.com](mailto:info@photomapfd.com)





undertaken for the research. The first was a survey designed to fill in the gaps in the existing knowledge of vacant land. The second examined cities in detail, including interviews with key city officials and fieldwork, to understand the relationship of government actions and the use of vacant land. Three metropolitan regions representing distinct differences in vacant land conditions and strategies were selected for case studies—Phoenix, Philadelphia, and Seattle.



The first two chapters of the book explore the various meanings and conceptualizations of vacant land, as “good” or “bad” and “problem” or “opportunity,” and provide an assessment of the amount of vacant land in U.S. cities. Vacant land can be

characterized by two types—the unbuilt environment (often referred to as “greenfield areas”) or the previously built environment (which may include brownfield, greyfield or infill areas). The survey findings indicated that in U.S. cities, about 15 percent of the average large city’s landmass is vacant.

The remaining chapters focus on what city government chooses to do with vacant land. The authors argue that cities are constrained by three principles in their strategies to make effective use of the vacant land:

1. the need to fiscally enhance the city,
2. the need to minimize social disruption and protect property values, and
3. the need to maintain the economic vitality of the community.

These principles develop the pattern for decisions by city officials. In some cases the principles work in harmony, while in other cases one principle rises above the others. Not to be discounted in the decision making process is the state of the land and the costs associated with developing it

to the highest and best use. For example, an area characterized by raw dirt is significantly different from an area with derelict buildings or an area with potential contamination.

While the authors determine that the majority of vacant land development is fiscally driven, they address the importance of the social value of vacant land—“vacant land can be an urban amenity.” The case studies indicate that using vacant land as open space is an opportunity that is being recognized by cities in the form of parks or community gardens. This strategy is focused on enhancing the health and well-being of certain areas of the community.

Cities approach the recapturing and recycling of vacant land with different strategies, for example, infill development. In Phoenix, developers may qualify for a series of incentives, such as expedited review of plans and fee waivers, but the program applies only to single-family residential projects in targeted areas. Unlike Phoenix, Seattle has fixed urban boundaries, as a result of the growth management act, and must focus on infill development to increase densities in urban centres through density bonusing and the transfer of development rights. Philadelphia’s approach to the vacant land problem was that of de-densification, as the increased supply of vacant land allowed entire neighbourhoods to be refashioned into suburban looking areas. Case studies are used effectively throughout the book to illustrate and compare how cities recognize a specific need in the community and strategically make decisions to use vacant land as a catalyst to achieve their vision.

Vacant land is a significant resource that cities have to promote development. Cities taking action on developing vacant lands are strategically creating marketable opportunities that are sensitive to neighbourhood issues. One of the greatest challenges in developing vacant lands will be making the difficult decisions that reflect this new thinking.



*David Aston, MCIP, RPP, is contributing editor for In Print. He is also a planner with MHBC Planning Limited in Kitchener. Readers interested in doing book reviews should contact David at [daston@mhbcplan.com](mailto:daston@mhbcplan.com).*

