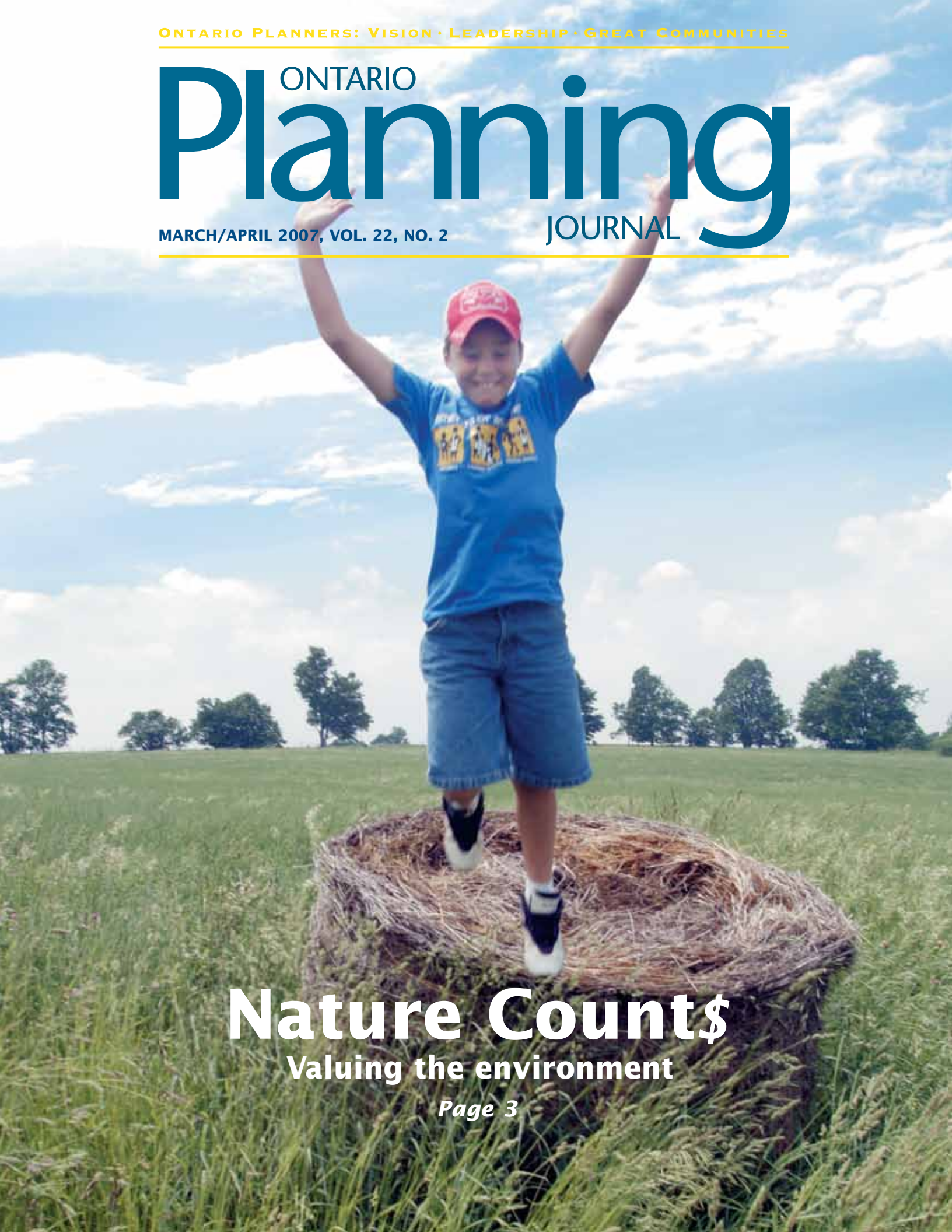


ONTARIO Planning

MARCH/APRIL 2007, VOL. 22, NO. 2

JOURNAL



Nature Count\$

Valuing the environment

Page 3

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

Photographic Editor

Michael Manett

Contributing Editors

Communication, Philippa Campsie
Environment, Steve Rowe
In Print, David Aston
Management, John Farrow
The New Economy, Jeff Lehman
The OMB, Peter Nikolakakos
People, Thomas Hardacre & Lorelei Jones
Planning Futures, Paul Bedford
Professional Practice, Vacant
Provincial News, Marcia Wallace
Transportation, David Kriger
Urban Design, Anne McLroy and Alex Taranu
Technology, George Lysenko
Sustainability, Carla Guerrero
Legislative News, Vacant

District Coordinators

T.B.A., Northern
Amanda Kutler, Southwest
519-576-3650 x728
Colleen Sauriol, Eastern 613-692-3571
Alissa Mahood, Central 905-546-2424

Art Director

Brian Smith

Subscription and Advertising Rates

Please visit the OPPI website at
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
To reach OPPI by e-mail:
info@ontarioplanners.on.ca
Visit the OPPI web site:
www.ontarioplanners.on.ca

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

CONTENTS

Cover / 3

Nature Counts p.3

Features / 6

Neptis Foundation p.6
Land Use Planning in China p.8
Mapping census data p.10

Districts & People / 14

Central p.14
Eastern p.14
Transitions p.14
People p.17

Commentary / 18

Editorial p.18
Opinion p.19

OPPI Notebook / 20

Four Central Districts p.20

Departments / 22

Planning Futures p.22
The New Rural Economy p.23
Communications p.25
Reurbanization p.27
Sustainability p.29
Ontario Municipal Board p.32
Urban Design p.32

In Print / 35

Planet of Slums..... p.35

BILLBOARD

MAY 11-12, 2007

GREENING ROOFTOPS FOR SUSTAINABLE COMMUNITIES

Green Roofs for Healthy Cities
and the City of Boston
Boston, Mass
www.greenroofs.org

MAY 30 - JUNE 1

SB07 - TORONTO

Regional conference on sustainable buildings
organized by the Green Building Alliance,
University of Toronto, under the auspices of
iiSBE, UNEP and CIB
Visit www.SB07Toronto.org for information on
call for papers and conference details.

JUNE 3-6

VISION FOR THE FUTURE: PLANNING FOR MAJOR CHANGE

Annual conference of the Canadian Institute
of Planners, in association with the Ordre des
urbanistes du Québec.
Quebec Convention Centre
Quebec City
Visit www.cip-icju.ca for conference details.

JUNE 13-15

CHARTING DISTRICT ENERGY'S FUTURE: NEW PARTNERS - NEW PROJECTS - NEW POSSIBILITIES

The Canadian District Energy Association's
12th annual Conference & Exhibition
Hilton Toronto, Toronto, Ontario
Visit www.cdea.ca for registration and sponsorship
opportunities

SEPTEMBER 19-20

TRAILMAKING CELEBRATION

Waterfront Regeneration Trust
Toronto, Ontario
www.waterfronttrust.com

SEPTEMBER 17-20

WATER IN THE CITY: 21ST CENTURY APPROACH TO WATER ISSUES

Victoria Conferences Centre, Victoria B.C.
www.waterinthecityvictoria.ca

OCTOBER 3-5

LIFESTYLE 2007 - BI-ANNUAL CONFERENCE OF THE ONTARIO PROFESSIONAL PLANNERS INSTITUTE

Town of The Blue Mountains, Ontario
The OPPI invites you to participate in the
2007 Conference in The Town of The Blue
Mountains. Check OPPI's online newsletter,
Members' Update, for the latest conference
updates.
Visit www.ontarioplanners.on.ca for more infor-
mation.



For a listing of more events and additional information,
check the OPPI web site at www.ontarioplanners.on.ca.

Don't forget to check out the latest issue of Members Update
e-news—OPPI's monthly newsletter sent to you by e-mail

Nature Count\$: Health, Wealth & Southern Ontario's Greenspace

Lynne Peterson

This article is based on a study commissioned from the Canadian Urban Institute by the Natural Spaces Leadership Alliance

Southern Ontario is poised to experience rapid increases in population over the next 20 years, with noticeable impacts on air, water, soil and ecosystem functioning. Planners recognize the importance of sustainable communities, but also the difficulties of protecting greenspace in a privately owned, fragmented landscape of competing land-use demands. And municipal councillors, charged with responsibility for prudent fiscal management and faced with increasing service costs, may overlook the direct and indirect economic benefits of greenspace when creating local economic development strategies or official plans.

The Natural Spaces Leadership Alliance is an advisory group

of conservation and stewardship leaders appointed by the Minister of Natural Resources to encourage greater stewardship and conservation of Southern Ontario's natural areas. At its first meeting in September 2005, the Alliance identified as critical the lack of information on nature's social and economic value and the implications of major socio-economic trends for natural heritage and rural communities. The *Nature Count\$* study was commissioned from the Canadian Urban Institute as a step along this path, and is intended to spark interest, discussion, action and further research among a wide audience. Following is a summary of the major themes.

Rural Demographics Set the Stage

Immigration, migration and an aging baby-boomer cohort are long-established demographic trends that set the stage for new opportunities for conservation, stewardship and local economic development.



Cover photo: Ministry of Natural Resources

Photo: MNR

Maintaining habitat for the benefit of birdwatchers makes ecological and economic sense

Some conservation groups have begun to actively explore the cultural and social attachments of new Ontarians to the rural landscape, reaching out to a new audience for stewardship and ways to better engage people with Ontario's natural places.

Other newcomers to rural southern Ontario are urban retirees. There is an emerging "rural rebound" of the baby boom generation moving from the city to the country—a group with higher-than-average rates of volunteerism—and another new audience for conservation and stewardship. While demographic and economic shifts put pressure on rural communities, newcomers and those on the rural rebound provide positive opportunities to support local economies. These trends suggest it will be important to:

- provide municipalities with the tools to identify major natural heritage systems for protection and restoration—critical in light of current growth pressures and vital as a strategic focus for local conservation and stewardship activities;
- build on the work of urban and near-urban conservation authorities and municipalities to better engage newcomers to southern Ontario in conservation and stewardship in their adopted communities, and to better meet their collective needs for natural spaces;
- explore farm and non-farm landowner connections for opportunities of mutual benefit, and engage both sectors in stewardship of shared natural heritage systems and preservation of local agricultural economies.

Taking Greenspace to the Bank

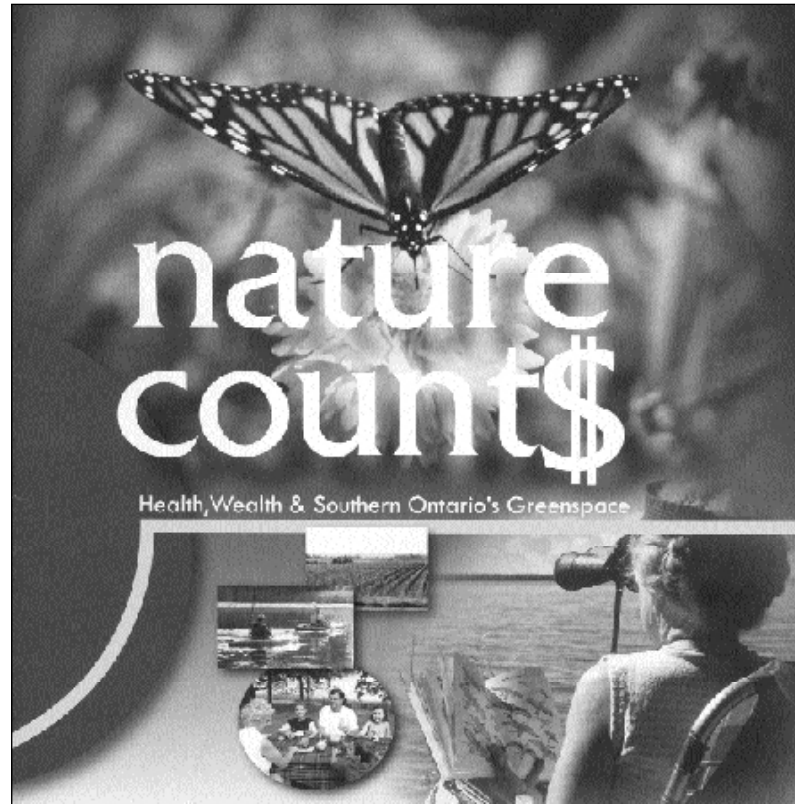
New types of rural entrepreneurship, including eco- and agri-tourism, boutique agriculture, and alternative energy, are taking southern Ontario's greenspace to the bank. These burgeoning sectors show strong signs that long-term rural economic success may be found in a growing sector of economic activity that capitalizes on natural assets and a public focused on quality of life. The key to success in developing these types of commercial endeavours depends upon a healthy ecosystem across southern Ontario.

Municipal leaders are beginning to grasp the value of developing an integrated economic vision that builds on the unique natural strengths of their region. In facilitating long-term solutions to the challenges facing southern Ontario's rural economy, it is necessary to:

- monitor and support emerging shifts in southern Ontario's rural agricultural economies toward new crops (biomass and medicinal) and niche-market agriculture that takes advantage of growing urban markets;
- promote eco-tourism and agri-tourism—the combination of agriculture, natural areas and tourism—in local economic development strategies as well as other approaches that capitalize on natural assets;
- in areas of declining population, explore with municipalities, economic development and stewardship organizations the implications and opportunities of an emerging minor "rural rebound" of retired baby boomers on local economies, local recreational services and volunteer stewardship;
- support southern Ontario forestry with mechanisms for identifying opportunities to expand forests and better utilize marginal lands; engage landowners with incentives, tools and extension services; increase the availability of native tree seedlings and ensure the right species are planted in the right places;
- promote the potential for alternative energy to enhance rural economic viability as well as environmental quality.

Nature Has Positive Side Effects

We depend on greenspace for human health benefits, though these benefits are often taken for granted. Emerging research suggests that, individually and collectively, Ontarians are better off when they are able to experience nature in some form. Natural areas can facilitate greater social interaction, encourage faster recovery times from illness or surgery and elicit higher rates of employee productivity. Nature's side effects are positive: greenspace provides opportunities for outdoor recreation, healthy lifestyle choices and stress mitigation, resulting in reduced hypertension, cardiovascular disease and osteoporosis.



Both the illustrated version of Nature Count\$ and the full research report are available from www.canurb.com, click on publications

To better understand how greenspace can advance the goals of health promotion—and reduce health care costs—it would be helpful to:

- further explore linkages between individual well-being, reduced health care costs, improved physical, mental and emotional health and southern Ontario's greenspace;
- explore how increasing urban densities require careful planning for sufficient "green services" for a larger population—parks, trails, sports fields, urban forests and natural areas provide an essential human service.

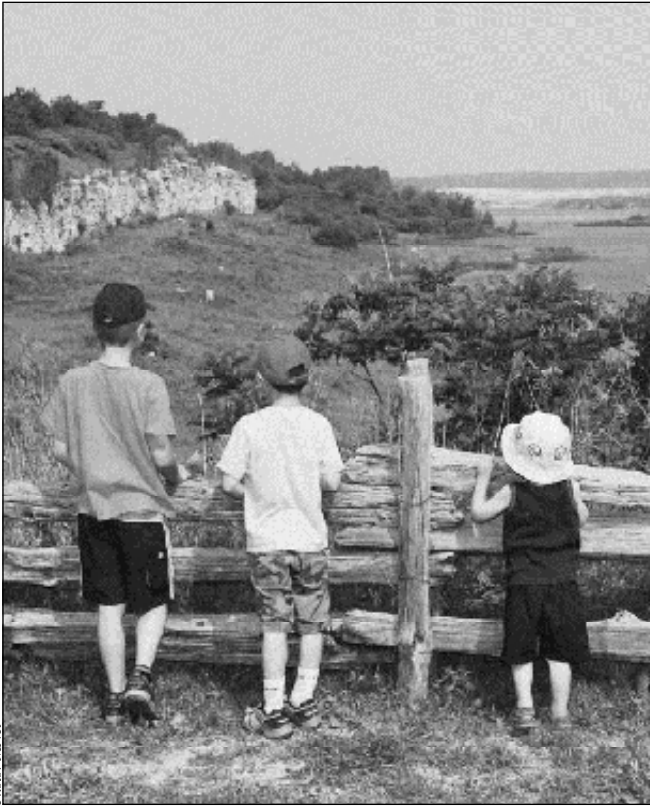
Green Thinking: Valuing Natural Capital

There is a growing interest in re-casting the way we think about nature using a new economic language in which nature is clearly recognized as a form of capital, or "green infrastructure," with substantial value. This realization is generating a new economic case for conservation and stewardship—one built on an under-

standing of how natural capital supports both a healthy society and a healthy economy.

Recent studies have noted that the conversion of some natural areas to other uses may be inefficient from an economic viewpoint when all costs and benefits are considered. If the conversion from natural to built space is continued over the long-term, society may have to seek out more expensive substitutes for the benefits our green infrastructure so efficiently provides.

Supporting green infrastructure will prove a wise investment in the competitive challenges of the 21st century.



Photos: MNR

The next generation may well have different ideas about natural space

Making the necessary connections between nature and essential services can increase conservation and stewardship commitments in the community. To continue to build the economic case for conservation, provincial and municipal leaders could:

- explore and document low-cost “green infrastructure” alternatives to new or expanded water and sewage treatment facilities; use of storm ponds and maintenance of wetlands and forests as drought and flood management systems;
- develop tools for municipalities to identify opportunities to use natural heritage to maximize property values and property assessment through careful site planning, and to minimize servicing costs;
- develop tools for municipalities to document the value of natural heritage as a foundation for their local economies, and approaches to maximize community economic development strategies.

What can we do to make sure Nature Count\$?

Appreciation of the social and economic benefits of greenspace is growing. It has evolved to include discussions of natural areas as “natural capital” or “green infrastructure,” although there is still much room for academic and other research to quantify, evaluate and document environmental economics. Putting a price tag on nature is still a discipline in its infancy. At the community level, *Nature Count\$* presents examples of trends and opportunities for municipal and community leaders to work toward an integrated vision of town and country, one that balances growth with greenspace conservation, and which uses greenspace as an economic attractor for growth. This is where planners will be most engaged.

Conservation and stewardship organizations can take their cue from the suggestions about new audiences and new appetites for nature, and agricultural operations can consider revenue-generating opportunities from the new “bioeconomy.” Federal and provincial governments can consider policy and program activities to empower and support healthy natural ecosystems and ensure sustainable communities. All of us, as individuals and families, can refocus our leisure activities to make use of nature for improved mental, physical and emotional health.

Nature Count\$ comes in two formats: a short, illustrated version, and the longer study version complete with bibliography, case studies and statistics. These are available from the CUI website at www.canurb.com (click on Publications).

Lynne Peterson is Director of the Natural Spaces Program at the Ministry of Natural Resources. She can be reached at lynne.peterson@ontario.ca.



4 King St. West, Suite 900
Toronto, Ontario M5H 1B6
www.willmsshier.com

YOUR ENVIRONMENTAL COUNSEL



Donna S.K. Shier
Environmental Law Specialist
Certified by the Law Society of Upper Canada

Direct line: (416)862-4822
E-mail: dshier@willmsshier.com

www.willmsshier.com

Ten Years of “Information for Action” from the Neptis Foundation

Regional thinking

Glenn Miller

Ten years into the Neptis project, founder Martha Shuttleworth and her executive director, Tony Coombes, review their accomplishments with a mixture of pride and wonder. The pride comes from the knowledge that in the space of a decade, the foundation’s investment in nonpartisan academic research has helped change the way planners, academics and government policy-makers view the Greater Golden Horseshoe. The wonder derives from the realization that this region is every bit as rich a treasure trove for intellectual pursuit as they hoped.

Early in the search for a compelling way to invest funds from Neptis’s capital, Shuttleworth was struck by the anti-urban sentiment of many larger, well-established environmental foundations,

including members of the American Environmental Grantmakers Association, the organization she turned to for inspiration. “Their sense of the urban environment was fundamentally different from mine,” she recalls. “I think this is why we were initially drawn to the collaborative activities of the U.S.-based Funders’ Network for Smart Growth and Livable Communities. The Network’s focus on urban regions struck a chord.”

As well, ten years ago, the Toronto region was still reeling from the effects of government decisions which, in the opinion of Tony Coombes, had greatly diminished the role of the province in growth management in the Toronto region “It also seemed to us that there were some huge gaps in information,” Coombes notes. This was particularly noticeable in trying to identify the cumulative impacts of regional growth – something that is very difficult to accomplish when the

public priorities are focused on performance within municipal borders.

“We slowly got the sense that there was value in trying to better articulate issues and understand the bone structure of urban regions – what Tony calls the ‘regional architecture.’ We wanted to influence people’s perceptions about urban growth,” Shuttleworth continues. “Although we felt there was a void that needed to be filled with high quality information, we were very clear that we didn’t want to duplicate what government was doing. We were curious about the condition, structure, change and growth of urban regions.”

The result is that Neptis is committed to investigating the pasts, present conditions and futures of urban regions – their use of land, their built environments, and their modes of transportation. Shuttleworth actual-

ly feels the word “research” fails to communicate fully the reasons why Neptis does what it does. “I describe our work as ‘information for action’—activity dedicated to providing new knowledge and perspectives that can inspire change.”

There were also some missed opportunities to be redressed. “When Neptis began to fund research, in addition to the goal of quality, we decided that there was also an unnecessarily large gap between academia and practitioners that we could usefully try to bridge. We focused on the University of Toronto, but have also funded work at Waterloo, York and Ryerson Universities.” Coombes explains.

Neptis’s first publication, the six-volume *Portrait of a Region* (2000), was funded through grants to the University of Toronto, a registered charity. In order to be able to fund researchers directly in addressing pertinent aspects of regional urban growth, Neptis applied to the Canada Revenue Agency for

changes to its “objects”. In 2001, Neptis became an operating foundation that conducts nonpartisan, high quality research and education on regional urban issues.

This working model allowed Neptis to complete three programs of unique research (more than 25 studies in all). The Foundation starts by identifying an area for investigation. The next step is to draft research questions, and then work collaboratively with academic experts to refine and adjust those questions. The “trick,” according to Coombes, is to acknowledge the “extraordinary privilege” afforded the Neptis approach in contracting expertise. “Comments made on the research are made in the context of how the research responds in a well-reasoned, non-biased way to the questions, not on conclusions of the researchers,” Coombes explains.

The timing of the Neptis decision to plumb the depths of regional thinking and the coincident upsurge of interest in planning issues from the provincial government is not lost on Shuttleworth or Coombes – a political commitment that Coombes calls “extraordinary.” The challenge now for the Growth Plan is to succeed with implementation, without which the provincial initiatives will lack meaning.

Unwilling to take credit for renewed provincial government activism in regional growth management with reports such as their “Business-as-Usual” projections study, Shuttleworth and Coombes point to the debate over the Oak Ridges Moraine or the questions uncovered by the Smart Growth Panel during the tenure of the previous government as contributing reasons for the change in thinking about the future of the Golden Horseshoe. “Give the current government credit,” they insist. “There were lots of precedents for throwing out work carried out by previous administrations, but they chose to continue where the Conservatives left off. Everyone benefits from that.”

Glenn Miller, FCIP, RPP, is editor of the Ontario Planning Journal and director of education and research with the Canadian Urban Institute in Toronto.



Photo: Michael S. Marrett Photography

Holland Marsh

Land Use Planning in China

Letters from China

Dong Zhenya

Land use planning is a fairly recent phenomenon in China. Although effective land management is viewed as playing a significant role in serving the macroeconomic adjustment needs of China through the controlled designation, allocation and release of land, the first efforts at nationwide land use planning date only from 1987.

China's 1998 *Land Administration Law* provides the basis for China's overall approach to land use planning and administration, with the goal of safeguarding public ownership of land, protecting and developing land resources, and rationalizing how land is used. Protecting cultivated land and promoting sustainable socio-economic development is a priority.

China's third and current round of nationwide land use planning started in 2003 and is targeted for completion this summer, with a focus on ensuring sustainable land use in the face of rapid economic growth. Nation-wide land use planning in China includes national, provincial, municipal, county and town plans, corresponding to China's five-level administrative structure.

Chinese land use plans generally contain the following broad land use categories: farmland (cultivated land, forest land, grassland, water conservation for irrigation); construction land (residential, commercial, institutional, industrial, transportation, and lands for such special purposes as cemeteries, religious and national defense uses); and unutilized land (lands other than farmland or construction land).

Land in urban areas belongs to the state,

while land in rural areas belongs to peasant collectives. Land ownership and land use rights may be separated; users of the land may use the land and own the buildings and improvements on the land but not have title to the land itself. Land use rights can be granted by the state to a group or individuals, with land use rights transferable by mortgage and lease.

Rapid economic development and urban growth across China in recent years has led to concern about land supply shortages and degradation. Agricultural land protection remains a major land use planning challenge. While China has 122 million hectares of cultivated land (2005), cultivated land is limited to one person per 0.094 hectare, about one-third of the global average.

Chinese land use planning is characterized by a unique two-system approach. The first system—overall land use plans—is managed by the Ministry of Land and Resources. Land use plans seek to strategically designate and allocate the use of land in an area over a defined time period. The second system is managed by the Ministry of Construction, charged with responsibility for managing urban planning and construction activities. Urban land use plans must not exceed the scope and scale of lands designated for urban use in the relevant overall land use plan.

A second key characteristic of land use planning in China is the establishment and maintenance of state-controlled land use "quotas" (or control targets) to help balance and control land utilization. Annual land use quotas are a tool to implement and administer land use plans. Every year, land use quotas are delegated from the national level to the county level.

Land use quotas are established in all land use plans for cultivated land reserves, capital farmlands, cultivated land occupied by non-agricultural use and lands designated for land consolidation, reclamation and development. The amount of land designated for new construction development in a lower-tier land use plan may not exceed the quota established in an upper-tier land use plan.

Agricultural land protection is a national priority for China, with the strict control of agricultural lands a key component of China's land administration. For example:

- the amount of land designated for cultivation is not permitted to fall below quotas established in upper-tier land use plans;
- within the cultivated land designation, high-quality agricultural areas (known as capital farmlands) must be preserved and

THE
RANDOLPH
GROUP
MANAGEMENT CONSULTANTS INC.

Strategic Planning
Organizational Effectiveness
Governance
Facilitation Services

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
www.randolph.on.ca



Dong Zhenya (Nancy) worked with MNR while in Canada

- cannot be developed, except for major projects approved by the State Council;
- if development is permitted within the cultivated land designation, then replacement cultivated lands must be provided for, either through land reclamation or consolidation of smaller parcels of land.

There are also limits placed on the development and conversion of unutilized lands, as a portion of these lands are designated for long-term ecological protection (for example, wetlands) and a portion of these lands is set aside for possible future agricultural use or development, in order to maintain a land base for the benefit of future generations.

China also has a two-step development approval process—preliminary examination and construction approval. The first step provides the opportunity for the respective land administration authority to issue a preliminary examination opinion, prior to land being provided by the Chinese government for development. This preliminary examination step ensures legislative, regulatory and planning and zoning control conformity early on in the consideration of development projects.

At the construction approval stage, the review examines a number of more detailed considerations including: feasibility of the cultivated land replacement scheme; feasibility of the compensation standard for the requested land, including an assessment of the means by which displaced residents may be re-settled; demonstration of clear land title ownership; and an assessment on whether the project complies with the overall land use plan, development standards and established land designation quotas. If the project is located within an urban planning zone, the developer is required to obtain a "Planning Permit for Using Land for Construction Purposes" from the construction authority, as well as a complementary

"permission to use land for urban purposes" from the relevant land administration authority.

Through the development review process, certain land use activities are limited or prohibited. For example, certain types of new construction proposals are prohibited by planning regulations, including proposals that use outdated technology (for example, manufacturing, energy projects) are in excess of market demand, involve high energy, water or resource consumption, or cause serious pollution.

In summary, effective land management is viewed as playing an important role in serving the macroeconomic adjustment needs of China through the controlled designation, allocation and release of land. By permitting expansion of some land use designations, while providing for contraction of other land uses, the goal is to also have land available for future socio-economic development including major energy and transportation infrastructure, water conservancy as well as areas available for urgently needed education, health and national defence projects.

Dong Zhenya is a principal staff member in the Planning Section of the Land and Resources Department of Hunan Province, People's Republic of China. From September 2006 to February 2007, Zhenya worked with the Land Management Section, Lands and Waters Branch of the Ontario Ministry of Natural Resources in Peterborough (OMNR), through a cooperative program between the Ministry of Land and Resources of China and Queen's University. She gratefully acknowledges her supervisor, Professor Hok-Lin Leung, Director of Urban and Regional Planning and Ken Cain, Senior Policy Advisor, OMNR Land Management Section.

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

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@sph-planning-consulting.ca
Ph: (416) 721-3391 Fax: (416) 488-7206
<http://www.sph-planning-consulting.ca>

Need to dig up
property-related
environmental
information?



It's
easy!
Just
order
an ERIS
report.

An ERIS report identifies risks on your property and the surrounding area, including:

- fuel storage tanks • pesticide use • chemical facilities
- environmental consents and regulations of systems
- waste disposal sites • sewage treatment plants
- PCB's • spills and discharges • and more...

ERIS searches through over 388 databases and 2.5 million records, alerting you to environmental red flags specific to your property.

You get a complete risk information report in a convenient print or electronic format, delivered to you within 7 business days. Starting at just \$75, ERIS makes due diligence fast and affordable.

Get the environmental facts on your property. Call us at 1-888-888-8888 ext. 2 or visit www.ecnrgis.com



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:

- ✦ Transportation & Transit Planning
- ✦ Traffic Engineering & Signals
- ✦ Construction Administration
- ✦ Municipal & Development Engineering
- ✦ Transportation Systems (ITS)
- ✦ Parking & Servicing
- ✦ Roads & Highways
- ✦ Bridges & Structures

Mapping census data reveals disturbing insights

Understanding the sub-text

Cordelia Abankwa-Harris and Craig Piper

York Region is a rapidly urbanizing regional municipality bordered by the City of Toronto to the south; Durham Region to the east; Peel Region to the west; and Lake Simcoe to the north. According to “Places to Grow,” the region is expected to grow from its present population of about 950,000 to 1.5 million by 2031. In recent years, most of this growth is the result of immigration. The geographic distribution of recent immigrants living in York Region is illustrated in Map 1.

This trend is expected to continue. Currently, immigration accounts for about 70% of Canadian net labour force growth and it’s estimated that it will account for 100% by 2011.¹

The challenge facing an increasing number of municipalities is how to translate hard data, particularly social, demographic and economic data, into useful information for service planning, policy development, and public education. This article describes how York Region has responded this challenge, using the recently released report, “Community Snapshots: Recent Immigrants Living in York Region” as a case study.

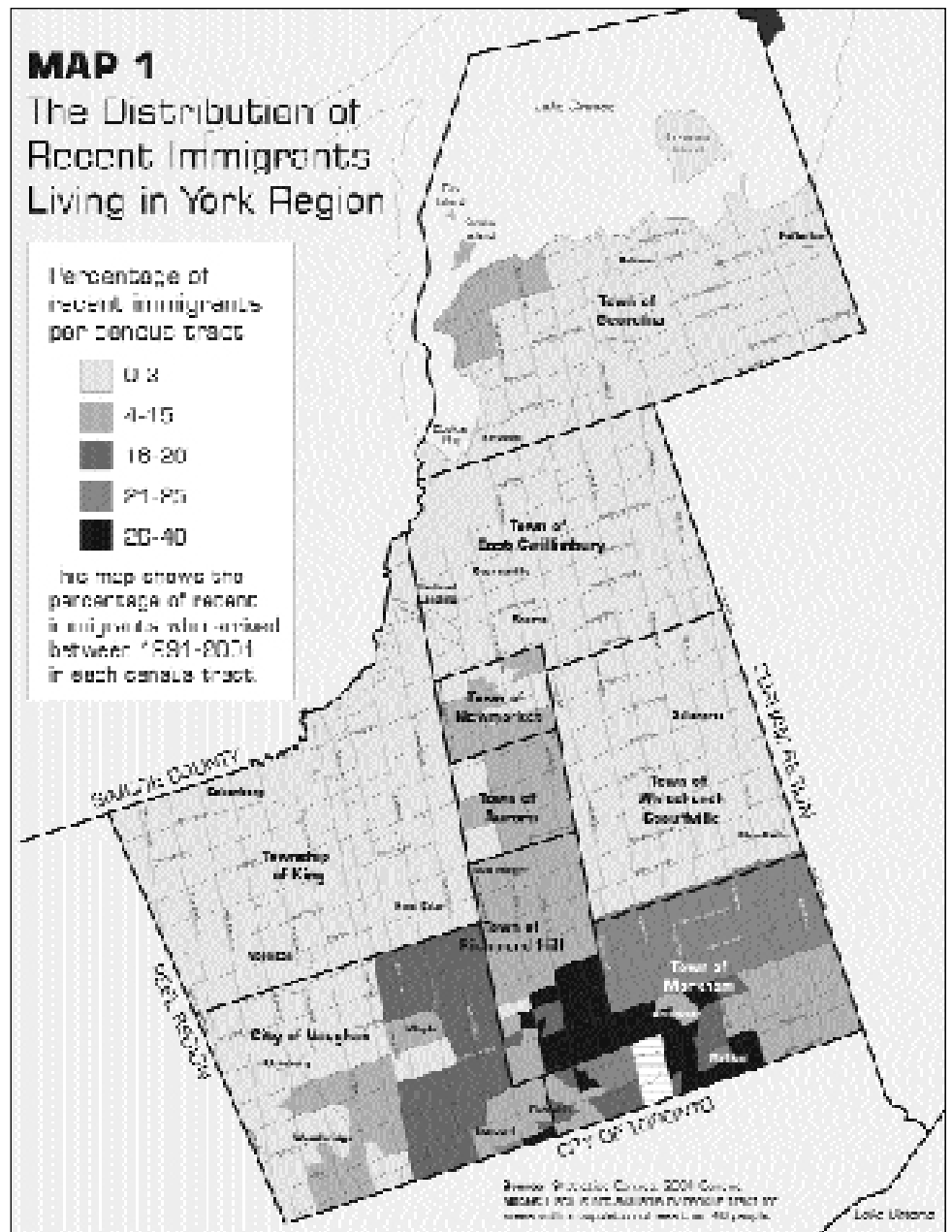
Community Social Data Strategy

In 2004, York Region became a partner in the Canadian Council on Social Development’s Community Social Data Strategy (CSDS). The CSDS provides a gateway for municipalities and community organizations to access data from Statistics Canada and other sources to identify and better understand the social, demographic and economic trends within their individual municipalities.

In order to obtain and use the CSDS data, the Canadian Council on Social Development required the formation of a consortium. So far, 15 communities across Canada have formed consortiums to participate in the CSDS—Vancouver, Edmonton, Calgary, Red Deer, London, Hamilton, Waterloo Region, Halton Region, Peel Region, Simcoe County, York Region, Toronto, Peterborough, Ottawa and Montreal.

York Region’s Consortium includes representatives from:

- The Regional Municipality of York
- United Way of York Region



Example of Interactive Map of Socio-Economic Data

- York Catholic District School Board
- York Region District School Board
- York Regional Police.
- Big Brothers/Big Sisters York Region
- Catholic Community Services of York Region
- Human Services Planning Coalition
- Markham Board of Trade
- York South Simcoe Training and Adjustment Board.

To foster strong links to the community, business, and human services sectors, the York Region Consortium sought input from:

A reference group was formed, supported by regional staff from the Community Services and Housing Department, with the goal of providing community agencies, organizations such as school boards, police, employers, area municipalities and regional government with objective, reliable, relevant and timely socio-economic data that can be used for policy and service planning purposes.

York Region's community data strategy included two key components—a dedicated website with general socio-economic data and maps about York Region's communities, and a series of analytical reports known as "community snapshots" on key issues and trends. The report "Community Snapshots: Recent Immigrants Living in York Region" is the first report prepared under the data strategy.

The Community Snapshots Report

The Community Snapshots report provides a socio-economic profile of recent immigrants² living in York Region. Some of the key highlights of the report are:

- York Region has the fastest-growing recent immigrant population in the GTA.

- The recent immigrant population is growing at a much faster rate than the non-immigrant population. Between 1991 and 2001, the number of recent immigrants increased by 132%, while the non-immigrant population increased by 31%.
- About two-thirds of recent immigrants in York Region are of working age. Many are of an age where they bring their families or start families here.
- Most choose to become Canadian citizens.
- Approximately 3,300 recent immigrant children and youth (19 years and under) have no knowledge of either official language.
- Recent immigrants are twice as likely to live with relatives as part of an extended family.
- Immigrants generally have a higher level of education than the non-immigrant population.
- The children of recent immigrants are more likely to seek postsecondary education than the non-immigrant population.
- They earn less than non-immigrants regardless of level of education.
- They are economically and socially vulnerable during the first years after their arrival.

- They are three times as likely to be within the low income cut-off.
- Recent immigrants adjust well with time; after 15 years they have a lower incidence of low income than the total population.
- 87% of recent immigrant households are homeowners and 12% are renters, compared to 90% and 10%, respectively, in the total York Region population.

Without the right supports and services, recent immigrants may not be able to quickly and effectively maximize their skills and education. An important first step is knowing the characteristics of who needs the services, and where they are. A mismatch between needs and available services can have a significant impact on communities—indirectly, on economic development and quality of life, and potentially directly, in terms of community social assistance costs and public health costs.

The report affirms that federal and provincial funding for settlement and integration services in York Region declined from \$416 per immigrant in 2001/2002 to less

Construction Monitoring
Physical Assessments
Informant Interviews
Site Excavations



Background Research
Cemetery Closures
Expert Testimony
Test Excavations

AMICK Consultants Limited

Serving Ontario's Development Community with Efficient and Client Oriented Archaeological Services and Solutions Since 1996.

NEW LAKELANDS
District Office
tel: 705-534-1546
fax: 705-534-7855

www.amick.ca

SOUTHWESTERN
District Office
tel: 519-432-4435
fax: 519-432-8897



Noise Vibration and Acoustics

- ◆ Environmental Noise and Vibration
- ◆ Industrial Noise and Vibration
- ◆ Architectural Acoustics
- ◆ Building Noise and Vibration
- ◆ Research & Development

2000 Argonia Road, Plaza 1, Suite 203
Mississauga, Ontario L5N 1P7
(905) 826-1044 Fax 826-4940

HOWE GASTMEIER CHAPNIK LIMITED



LGL LIMITED

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

than \$200 in 2004/2005. In contrast, in 2004/2005 other GTA municipalities received between \$418 and \$873 per immigrant.

The Community Snapshots report is considered an important first step toward more effective service planning and improving the settlement funding situation. A 2005 federal-provincial funding agreement provides an opportunity for municipalities to discuss immigration service and funding issues. The report will provide the information needed to conduct better service planning and present a stronger case for fairer funding.

Mapping is key

Data provided through the Social Data Strategy enabled York Region with its GIS capabilities to map some of the characteristics of the recent immigrant population.

Maps were prepared showing the distribution of recent immigrants by census tract that allow users to cross-reference the distribution of recent immigrants with the following variables: ethnic origin, knowledge of official language and home language (see Figure 1). Maps for the five urban municipalities (Aurora, Markham, Newmarket, Richmond Hill, and Vaughan) where the majority (98%) of recent immigrants in York Region reside are provided to increase the understanding of the needs of these communities. These maps are accessible on-line at the York Region web site (www.york.ca).

Using the home language variable as an example, by clicking on a census tract, a visitor to the web site can see which languages are most often used at home by recent immigrants living in that census tract. A page appears that shows a location map and

charts comparing home languages spoken in the census tract with languages spoken in the municipality as a whole. From a planner's perspective this information can be used to determine if and what any translation services may be needed for public meetings or planning documents. This type of information can also give planners insight into how to reach out and encourage community involvement in the planning process. For example, hosting open houses/public meetings in places of worship or at cultural community centres may lead to increased participation and understanding of recent immigrants. From a human services perspective, knowledge of languages commonly spoken at home has implications for the provision and design of English as a Second Language (ESL) and English Literacy Development (ELD) courses.


The maps support the findings of the report "Community Snapshots—Recent Immigrants Living in York Region" and enhance the report's maps by allowing organizations, agencies and the general public to do more analysis in planning and designing programs to meet the needs of the population.

Planning Applications of Socio-economic Data

The report and web site was designed as a user-friendly policy and service planning tool. Knowledge about the distribution of recent immigrants has a number of potentially useful applications for planning purposes, some of which were discussed in an article entitled "Dealing with Ethnic Enclaves Demands Sensitivity and Pragmatism," written by Mohammad Qadeer, FCIP, RPP, (Ret.) published in the January/February 2005 edition of Ontario Planning Journal.

- In York Region recent immigrants use public transit at almost twice the rate as the total population. This has implications for transit route planning and target marketing to ensure that the population is adequately serviced. Knowledge of languages spoken at home by census tract can assist in determining what languages transit advertising and route mapping should be provided in.
- The Community Snapshots report shows that recent immigrants have a low income rate that is almost three times as high as the total population and that those who are homeowners are 3.5 times as likely to spend 50% or more of their household income on major payments (mortgage payments and the cost of electricity, heat, and municipal services). This points to the

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

WeirFoulds LLP. Trusted. Capable. Experienced.

WeirFoulds...
ESTABLISHED 1878

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

need for a mix of housing types, lot sizes, and services that are affordable and in locations where the immigrant population is settling.

- Sharing information about how the face of York Region is changing, as with the distribution of the Community Snapshots report, is a key step towards cultural sensitization of the general population. This could reduce the incidence of NIMBYism in reaction to development proposals such as places of worship, ethnic malls, etc.
- The report provides a foundation for promotion of community cultures, religious freedoms and human rights in regional and local plans.
- The report provides a basis for re-thinking planning standards, for example, establishing guidelines or provisions for the development of ethnic malls.
- The report provides a baseline for monitoring demographic trends.

Conclusions and Lessons Learned

York Region's Community Data Strategy and resulting products, particularly the "Community Snapshots: Recent Immigrants Living in York Region" report and interactive web pages, provide strong examples of how community data can be linked to municipal and community policy development and service planning. This is important in an era when municipalities are facing greater pressures to respond locally to economic and social issues that have historically been addressed through federal and provincial policy and programming.

A number of factors were essential in making York Region's Community Data Strategy work:

- There was a strong vision of the strategy and how it will work in York Region.
- The support of senior staff and York Regional Council was secured at the beginning of the process.
- Community partnerships were developed early in the process by involving respected leaders from key sectors and community organizations.
- York Region's Consortium approach,

including the creation of the Community Reference Group, meant that diverse, community leaders were plugged into all stages of the data analysis and report

regarding recent immigrant integration and funding in York Region.

- The right resources (i.e., custom tabulations of Statistics Canada data, geographic information system technology, and research, policy and data analysis capacity) were available.
- Good internal communications support helped get the messages out simply, frequently and effectively.

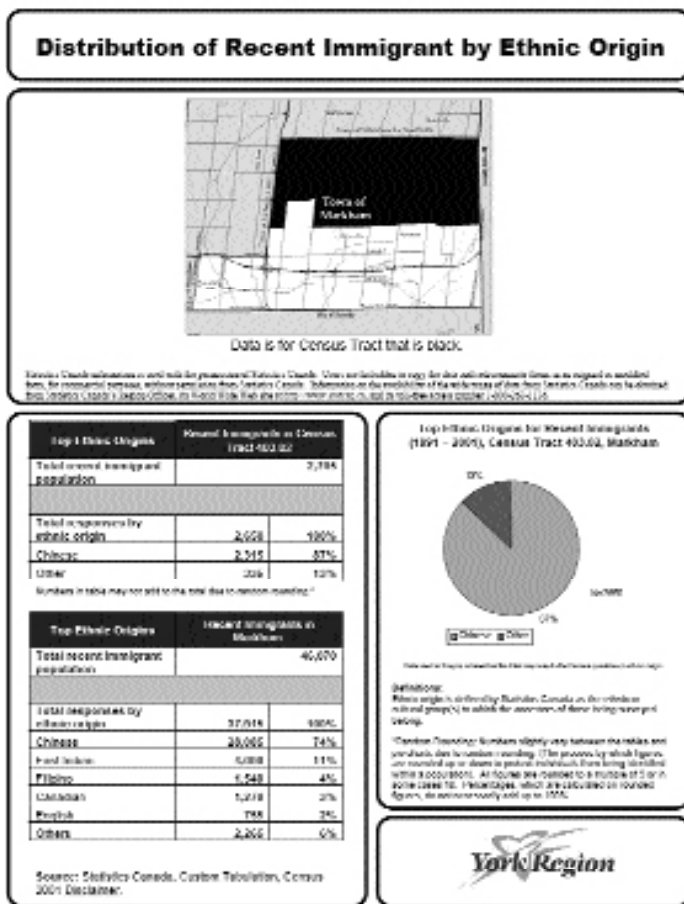
Information about changing demographics is essential to planners, if immigrants, the fastest-growing segment of Canada's urban population, are to be successfully integrated into the planning process.

Cordelia Abankwa-Harris is the Director of Policy and Program Support Services in the Community Services and Housing Department, Regional Municipality of York. Craig Piper, MCIP, RPP, is a Senior Program Analyst in the Program and Policy Development Unit of that Department.

They can be reached at cordeliaabankwa-harris@york.ca and craig.piper@york.ca .

- 1 2001 Census Analysis Series, "The Changing Profile of Canada's Labour Force," Statistics Canada, 2003.

- 2 For the purpose of the Community Snapshots report, recent immigrants were generally considered to be those who immigrated to Canada during the five year time period of 1996 to 2001.



development. This created an understanding of the value and potential use of the data and allowed all involved to participate and speak eloquently from their varied perspectives about important issues

URBAN STRATEGIES INC .

PLANNING & URBAN DESIGN
 197 Spadina Avenue, Suite 600, Toronto, ON Canada M5T 2C8
 tel 416 340 9004 fax 416 340 8400 www.urbanstrategies.com

Central Role

Your District Needs You!

Opportunity Knocks: Do You have what it takes to be a District Editor? The Ontario Planning Journal wants to ensure that it fully represents all the districts in its editorial content. We need district editors to help us keep in touch with what is happening in the districts and suggest topics of interest to district readers. The formation of new districts is an excellent opportunity to act on these ideas.

District editors are not (necessarily) writers. They are encouraged to write, but not required to write. Their job is more one of liaison between the Journal and the district.

The job involves:

1. Writing, or finding someone else to write, a short description of major OPPI events in the district, such as workshops, visiting speakers, or social events. Don't worry about Journal deadlines—get the description written while it is still fresh in everyone's mind, submit it, and we will put it in the next issue. This might mean about 4-6 hours of work a year.
2. Alerting the Journal editor by e-mail about "people news" in the district: OPPI members who have taken new jobs, moved from one workplace to another, retired, done something outstanding, won an award, died, whatever. This means ensuring that people know that you are interested in this news and will

send it to you (an opportunity to network in your district). This represents perhaps a few minutes' work every couple of weeks.

3. Once or twice a year, coming up with an interesting article idea that relates to the district and finding someone to write it up, or writing about it yourself. This might take 3-4 hours a year (or longer if you enjoy writing and want to express your ideas in the Journal).

If you think this job is for you, contact either Glenn Miller (editor@ontarioplanning.com) or Philippa Campsie (pcampsie@istar.ca).

Eastern

Winds of Change Blow in Eastern District

The OPPI Eastern District Executive will host another Workshop on Town and Rural Planning on Wednesday May 30 at the Almonte Old Town Hall in the Town of Mississippi Mills. Small cities, towns and rural communities face many development issues that include population growth or decline, environmental quality, seasonal development and rural design.

This workshop will be an opportunity to network with other planners and experts in the field; to learn from the experience of other Ontario towns and communities and to participate in dialogue on the issues facing rural development.

OPPI, along with several other partners, will also host two upcoming Urban Forum lectures. The first, on March 28, 2007, will discuss "Benny Farm and Regent Park – A Community Reconstruction." The second, titled "Barcelona," will take place on April 11, 2007. Both lectures will be held at Ottawa City Hall at 7 p.m.

The OPPI Eastern District Executive welcomes Sandra Candow of the National Capital Commission as its new Treasurer and Lisa Dalla Rosa of Richcraft Homes as the new Program Events Coordinator.

The Executive bids a fond farewell with many thanks to past members, namely Don Maciver, Natalie Hughes, David Shantz, Ann Tremblay and Nadia De Santi.

Colleen Sauriol is the new district editor for Eastern District. She replaces Don MacIver, who set a high standard for excellent reporting.

Transitions

Ho-Kwan Wong: A Man of Uncommon Sense

Kathy Kieft

If you believe Ho Wong, there is "nothing special" about his 31-year career with Halton Region. But during that time, Wong quietly ushered in both a "gentle evolution" and a "quiet revolution." With his retirement at the end of March, Wong took some time to reflect on his career and his views.

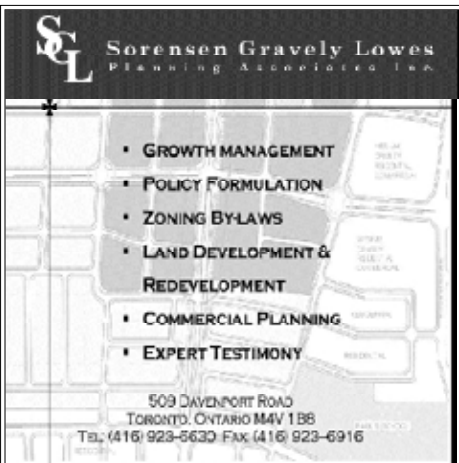
Ho Wong earned a B.Sc. in Civil Engineering from the University of Hong Kong then spent a year teaching mathematics and physics before relocating to Boston to study at the Massachusetts Institute of Technology where he earned a degree as Master of Science in Transportation Planning (1971) and Civil Engineer in Transportation Systems and Economics (1973). During this time he also worked as a transportation planning engineer for a local firm. From there he relocated to the Toronto area where he became Superintendent of Ground Transportation Systems and Forecasting for the Toronto Area Airports Project. In 1976 he was hired as Chief Transportation Planner at the Regional Municipality of Halton.

At that time he was "allowed to do transportation planning but nothing else." Wong explains that transportation planning has since undergone a "gentle evolution" as it became integrated with development and finance interests.

Noting that "there is only so much transportation that you can plan," Wong recalls an opportunity to explore policy planning while planning manager Ed Babb focused on strategic planning. Referring to these early years, Wong describes planning as a discipline of individual silos. "It was like the Dark Ages," he confesses.

Policy no longer created in silos

According to Wong, Halton Region began to experiment with agricultural and environmental protection policies prior to release of the first Provincial Policy Statements (PPS). He pulls out a binder documenting the evolution of provincial policy, from the Ontario Foodland Guidelines to the 2005 PPS. He finds a yellowed, ragged page of reference notes. "Look at that, produced on a typewriter with the typeface we used for speeches (Orator)." Wong retains all of his reference materials.



He points to early policy documents, including the Ontario Foodland Guidelines (1978) and the Mineral Aggregate Resources Policy Statement (1986) as precursors to the current PPS, noting that they were individual policies without much integration. Since then, Wong believes, planning has changed for the better. He cites the model of healthy cities developed by Dr. Trevor Hancock and Professor Leonard Duhal as a significant evolution in the way we look at planning today.

Wong's main interest is the grey areas where human behaviour and statistical analysis intersect. He calls this a very logical evolution from scientific laws to the human element, applying engineering principles to human behaviour.

He capitalized on this interest in the late 1970s and early 1980s when he also became interested in computers. Designing surveys and data analysis for children's services and employment, as well as a natural heritage data bank, provided opportunities to learn about these fields.

Wong was in the vanguard of the move to personal computers, spearheading the arrival of a Radio Shack TRS-80 Model II in 1981. He refers to this era as a "quiet revolution" when Halton Region Planning developed its

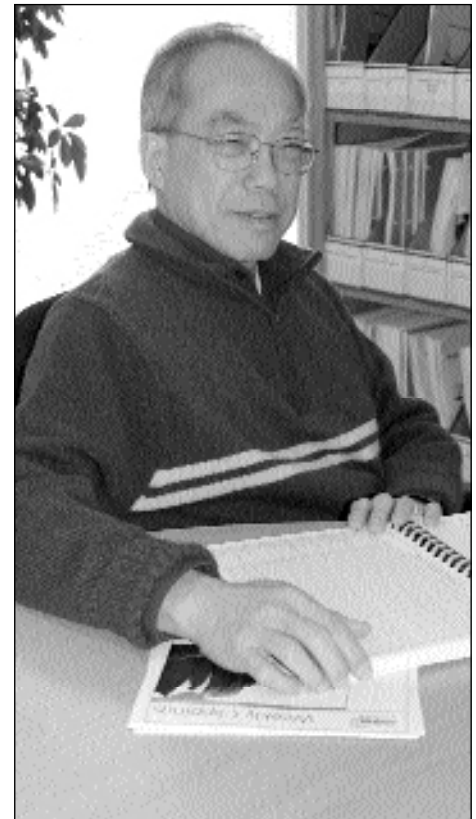
own computer system and applications based on the newly available micro-computer, rather than the corporately sanctioned mini-computer controlled by a fledgling Systems Department.

With all of the 64K memory contained in that first micro-computer, Wong developed a number of applications, including the first Automated Development Application Processing and Tracking (ADAPT) System, producing statistical reports, weekly action reminders and form letters in accordance with legislated deadlines. Referring to his involvement in the development side of planning, Wong cheerfully admits that at the time, "I didn't even know about the Planning Act."

Mentors play a key role

The late Rasheed Mohammed, formerly Halton Region's Director of Planning and Development, was Wong's mentor. "Rash encouraged me to look at the legal side of issues as well as the planning side. He was incredibly diversified into areas of finance, waterfront, environment and housing."

He equally credits the corporate culture at Halton Region for encouraging staff to use opportunities for cross-learning and sharing



Ho-Kwan Wong



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*

PLANSCAPE

BUILDING COMMUNITY
THROUGH PLANNING



MARGARET WALTON M.Pl. MCIP RPP
RICK HUNTER MCIP RPP
GREG CORBETT M.Pl. MCIP RPP
ANGELA GHIKADIS B.Sc (Hon.)
Nancy LeBlanc

104 Kimberley Avenue,
Bracebridge, ON P1L 1Z8

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



BAGROUP
*Transportation
Consultants*

45 St. Clair Avenue West, Suite 300
Toronto, Ontario M4Y 1K9
416.861.7110 (tel) 416.861.8007 (fax)
www.bagroup.com bagroup@bagroup.com



Ruth Ferguson Aulhouse
MCIP, RPP, President
Urban and Regional Planning

230 Bridge Street East
Belleville, ON K8N 1P1
P: 613.966.9070
F: 613.966.9219
Email: ruth@rfaplanningconsultant.ca
Website: rfaplanningconsultant.ca



**MALONE GIVEN
PARSONS LTD.**

Urban & Regional Planning • Master Planning • Urban Design
Market & Economic Analysis • Geographic Information Systems
Project Management • Economic & Tourism Development

East: 140 Renfrew Drive Suite 201 Markham, Ontario Canada L3R 6B3
T: 905.513.0170 F: 905.513.0177

West: 2948 Cliffrose Crescent Coquitlam, BC, Canada V3E 2T2
T: 604.941.8203 F: 604.941.8203

www.mgp.ca
www.mgpinfo.com

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



Weston Consulting Group Inc.
 Planning and Urban Design
 Services since 1981

Tel: 905 738 8080
 1 800 363 3556
 www.westonconsulting.com
 201 Millway Avenue, Unit 19, Vaughan, Ontario, L4K 5K8

by working closely with lawyers, finance, health and social services staff. Wong recalls becoming more interested in the financial, legal and engineering implications of planning as he developed a better understanding of planning systems.

He would encourage those starting out in the planning profession to diversify and to seek training in other disciplines. His advice is to “read, learn, and use the Internet. Find out how it all works together.”

Wong himself is still learning, often using the Internet for research or to validate the meaning of a word. The ability to research “on the fly” has resulted in higher standards of accuracy—a good thing, Wong believes.

Wong identifies writing the official plan as his most satisfying accomplishment. “You have to think it through, make connections and establish a logical flow,” he says. “It’s like writing a crime story. You need a beginning and an end but you also need to connect the pieces. You have to know when to bring in new characters.”

Wong first describes his ideal community as slightly socialist, then challenges, “perfect for whom”? He states that the people in the community should design it, expressing faith that community members can be educated to understand their own goals and the balances in life. He advocates for people of different ages, stages and backgrounds to come together and probe for what really makes a good community. “Left to itself,” he suggests, “a community will evolve on its own, but that evolution will be slow. The role of government is to move that evolution along.”

Quality of life almost certainly includes an occasional trip out for dim sum with friends and colleagues. He is both knowledgeable and demanding when it comes to selecting the menu. According to Wong, retirement will provide an opportunity for travel, lots of reading (and time to write articles for the Ontario Planning Journal).

Ho-Kwan Wong contributed a never-failing optimism, intelligence, and open-door policy to Halton Planning for the past 31 years. His many friends and colleagues will miss his unique filing system, his origami Christmas Open House invitations, and his favourite quote, “consistency is the hobgoblin of small minds.” We wish him well on his retirement but somehow expect him to show up on Monday morning as usual when April rolls around.

This article was written by Kathy Kielt, who worked with Ho Wong at Halton Planning. This is the first in a series of occasional articles to mark transition points in the careers of planners in the province.



**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

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



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

David A. Butler, M.C.P., R.P.P.
 President

11 Hazelton Avenue, Suite 300
 Toronto, Ontario M5R 2E1
 416.926.8796 Fax 416.926.0045
 E-mail dab@butlerconsultants.com




Plans

- communities
- environment
- transportation
- infrastructure

40 Commerce Valley Dr. E.
 Thornhill, Ontario L3T 7N1

1 905 882 1100 + 1 905 882 0055
 www.mmm.ca
 e-mail planning@mmm.ca

**Marshall
 Macklin
 Monaghan**

Bedford Joins GTTA Board

Paul Bedford, contributing editor for

Planning Futures, has been appointed to the board of the Greater Toronto Transportation Authority as one of four representatives nominated by the City of Toronto. He is the only non-elected member. Paul's perspective on transportation is well known to Ontario Planning Journal readers. His column in the January/February issue about the funding challenges facing the region has been widely circulated to leaders in government circles, including the federal Minister of Finance.



Paul Bedford



Carla Guerrero

The Ontario Planning Journal's contributing editor for Sustainability, **Carla**

Guerrera, is leaving CMHC, where she was a Senior Research Consultant, Community Development, to take on a new challenge as Planning and Design Project Manager with the Toronto Waterfront Revitalization Corporation. She will carry on with her responsibilities as contributing editor as well as her role on the OPPI Continuous Professional Learning Committee.

Clarification on new roles at the Region of Halton: **Mary Lou Tanner** joined Halton as Director of Planning and Transportation Services in January, replacing **Jane Clohecy**. **Steve Robichaud** moved to Halton in February from the City of Hamilton, where he had been Manager, Growth Management. Steve replaces **Ho Wong**, whose retirement was reported in the January/February issue.

As a result of a restructuring within the City of Kitchener's planning department, two new manager positions have been created. **Della Ross** will head the Development Review section, and **Alain Pinard** is in charge of Long Range and Policy Planning. Della has been with the City as a Senior Development Planner for more than five years, and was previously a principal planner with the Region of Waterloo. Alain recently joined the City after working for several years with the City of Cambridge. Della can be reached at (519) 741-2327 and Alain at (519) 741-2319.

Rob Dolan has joined the Municipal and Land Use Planning Group of Aird & Berlis as a land use planner. Rob received his M.Sc. (Pl) from the University of Toronto in 1975. He was previously a consultant with the IBI Group representing both public- and private-sector clients. Before that, Rob was Director of Community Planning, North District of the City of Toronto from 1999—2002,

having previously been a Manager of Community Planning for the former City of North York, and a Principal Planner with the former City of Scarborough. Rob has extensive experience at the Ontario Municipal Board both as a public official and as a private consultant.

If you have information about career moves being made by your colleagues, contact your local editorial coordinator. Until every district has its own coordinator, forward your files to editor@ontarioplanning.com.



- 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

Planning and Environmental Management

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

— Offices Worldwide —

1223 Michael Street, Suite 100, Ottawa, Ontario, K1J 7 12
Tel: (613) 738-4160 Fax: (613) 739-7105

625 Cochrane Drive, Suite 500, Markham, Ontario, L3R 9R9
Tel: (905) 943-0500 Fax: (905) 943-0900

www.dolcan.com



PLANNERS
URBAN DESIGNERS
LANDSCAPE ARCHITECTS

www.gspgroup.ca

SHAPING GREAT COMMUNITIES

KITCHENER 72 Victoria St. S., Suite 201 P 519.569.8883
HAMILTON 21 Hunter St. E., Suite 102 P 905.522.4847

Editorial

Should planners be thanking Oscar?

Glenn Miller

A few years ago, Al Gore seemed destined to become a footnote in history. But as we now know, after a period of soul-searching, Mr Gore dusted off his environmental slide show and created his remarkable presentation, "An Inconvenient Truth." The movie that followed not only took North America by storm, it deservedly won an Oscar. Just before the big night, Al Gore made the first of several appearances in Toronto. For many, that offering at the University of Toronto was even more compelling "live" than seeing the film. How could this be the same individual who had struggled to win popular support in the U.S. election? While some absorbed the content, others openly admired Gore's communication skills.

By a coincidence of timing, Sir Nicholas Stern, the British economist retained to document the probable economic cost of inaction on climate change, visited Toronto around the same time. In plain language that appealed to the largely business audience, Sir Nicholas patiently explained why countries like Canada should take action on climate change, starting immediately.

For those privileged to hear both presentations, the one-two impact of the complementary messages was powerful indeed. They connected with Ontarians in a special way. For once, the media reported both sessions with a minimum of spin, then allowed word of

mouth to ripple through the province via print and electronic media. Just as Malcolm Gladwell described in his book, "the Tipping Point," people everywhere seemed to reach the same conclusion: climate change is real and it makes no sense to postpone taking action.

Another voice calling for change is that of Bob Willard, author of *The Next Sustainability Wave: Building Boardroom Buy-In* and *The Sustainability Advantage: Seven Business Case Benefits of a Triple Bottom Line*. Willard's message is particularly relevant to planners. In a presentation to the Canadian Urban Institute, quoting Arthur Little, he explained how the process of valuing the worth of corporations has shifted dramatically in recent decades. Twenty years ago, tangible assets like share capitalization were the principal method of establishing a company's worth. Intangibles – like reputation and brand image – accounted for a scant 17%. Today, the situation is reversed. The way a company is perceived by the public (and therefore the marketplace) explains a staggering 71%.

Could the same principle apply to the planning profession? We collectively add value to development, help build city form and generally contribute to millions of incremental private and public sector decisions affecting our environment. A traditional valuation of these ser-

(Cont. on page 19)

The Municipal Group



Avoid land mines... call the land minds

Thomson, 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, 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



"PEOPLE SHAPING THE COMMUNITIES OF TOMORROW"

PLANNING & ENGINEERING INITIATIVES LTD provides our clients with integrated planning, engineering, landscape architecture, water resources and environmental consulting services in an efficient, professional and personal manner.

VISIT OUR WEBSITE: WWW.PEIL.NET

KITCHENER • HAMILTON • MISSISSAUGA

TOLL FREE: 1-877-822-3798

Toronto's Own Bermuda Triangle?

Cathy Nasmith

The Bermuda Triangle of Planning? Active 18, the community group that worked so hard to try to bring some sanity to the planning of the Queen West Triangle in Toronto, facing down both neglect from the city's planning department and astoundingly out-of-scale development proposals, is reeling following an Ontario Municipal Board (OMB) decision that completely ignored their arguments. Calling themselves YIMBI, they welcomed development as a way of strengthening their community, but asked for new projects to respect the fine-grained mixed-use character of the area and its low- to medium-rise scale. Such planning principles for infill have been a hallmark of Toronto planning since the mid 1970s and copied by many North American cities since then. The Queen West Triangle OMB decision is a throwback to the late 1960s, when urban renewal was the rule, and the way to remake cities was to obliterate them and start over.

Editorial (Cont. from page 18)

vices might look at the size of a municipal planning budget or fees paid to a consultant. Perhaps it is time to step back and consider our collective worth to society through the eyes of the public. In what ways do we contribute on something as important as climate change? Is our contribution as a profession tangible or intangible? If it is the latter, does our brand need refreshing to preserve its value?

Glenn Miller, FCIP, RPP, is editor of the Ontario Planning Journal and director, education and research, with the Canadian Urban Institute in Toronto. He can be reached at editor@ontarioplanning.com.

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. Don't embed graphics with text, or text in text boxes.

One of the more challenging arguments for the community put forward was the value of preserving 48 Abell, a formerly major industrial complex that currently provides low cost housing for artists, and is thereby a major cultural incubator and social anchor. The property has important cultural value to the city at large, but the case has not yet been made well enough to justify its designation under the *Ontario Heritage Act*, which remains the city's only means of preserving the building.

The new project includes affordable housing . . . but at what cost? \$5.4M of scarce housing dollars will be mis-spent replacing the 80 affordable loft live/work units that already exist at 48 Abell, a type of suite that is becoming a very rare commodity in Toronto. The replacement units will be small and unsuitable for artists.

Clearly there are other reasons besides architectural importance to preserve buildings. Preserving usable resources, keeping materials out of landfill, conserving embodied energy, maintaining community touchstones, are all important yet less well accepted reasons for conserving resources, and not yet front and centre in planning discussions. It is just these arguments that Citizens for Riverdale Hospital (CRH) are putting forward at the OMB; whether they have any traction remains to be seen. Thirty percent of the waste in Ontario landfills is from buildings. It is astounding that such a major issue has escaped public attention when we are so vigilant about recycling pieces of paper and pop bottles. CRH is ahead of the planning curve in making this argument—an argument that applies just as well to 48 Abell.

"This decision could not make a more powerful argument for the abolition of the OMB and the creation of a more workable City Planning structure," declared noted urbanist Ken Greenberg, at the recent post-decision press conference.

What does the Queen West Triangle decision mean for the 26 communities identified for intensification under *Places to Grow*?

Many historic downtowns have been robbed of vitality by commercial migration to highway commercial areas. Older areas have often lost the industrial properties,

leaving the main street shopping areas riddled with parking lots. The Growth Plan for the Greater Golden Horseshoe, released in June 2006 and recently given the prestigious Daniel Burnham award by the American Planning Association, has been welcome as an antidote to urban sprawl, and proposals to direct development to existing built up areas are seen as a positive opportunity to fill in gaps and make better use of land in existing centres.

The Growth Plan should be able to bring new life to these downtowns, but it will work only if the process is one of appropriate infill around the existing built resources. The plan speaks of retaining cultural heritage, and looks to work under the *Ontario Heritage Act* to do this. But the rather ominous language of conserve "where feasible" leaves a worrying, wide-open loophole through which unidentified resources will surely disappear. Those in the heritage sector are very aware that most of the affected communities have a great deal of work left to do to identify heritage resources, and to update their official plans to guide development.

But will the OMB be the spanner that turns the fine objectives of the Growth Plan into what communities most fear, destruction followed by out of scale development? Even though the Queen West Triangle decision was made under the old OMB rules, those close to the Queen West decision don't believe the new OMB changes would have made any difference to the outcome. If that is the case, then what is to stop the OMB from accepting similar arguments from developers in the areas identified for intensification in the Growth Plan?

Active 18, and other prominent Torontonians are looking for ways to appeal this decision. The precedent it sets for development across Ontario should be enough reason for the Ontario Cabinet to find the means to strike it down.

Cathy Nasmith, OAA, is the principal of Catharine Nasmith Architect and the publisher of a built heritage newsletter, from which this piece was adapted (cnarchitect-heritagelist.web.net).



Ontario Professional Planners Institute
Institut des planificateurs professionnels de l'Ontario

Ontario Planners: Vision · Leadership · Great Communities

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
Web: www.ontarioplanners.on.ca

PRESIDENT

Gary Davidson, FCIP, RPP, 519-565-5374
davidson@scsinternet.com

PRESIDENT ELECT

Wayne Caldwell, MCIP, RPP, 519-524-8394
waynecaldwell@hurontel.on.ca

DIRECTORS

Policy Development,
Gregory Daly, MCIP, RPP
416 968-3511
gdaly@wndplan.com

Recognition,
Sue Cumming, MCIP, RPP
416 406-6607
cumming@total.net

Membership Services,
Dana Anderson, MCIP, RPP
905 819-2993 x221
dana@meridianplan.ca

Membership Outreach,
Amanda Kutler, MCIP, RPP
519 575-4818
kuamanda@region.waterloo.on.ca

Professional Practice & Development
Vicky Simon, MCIP, RPP,
416-869-5628
vsimon@tor.stikeman.com

DISTRICT REPRESENTATIVES

Central, Mary Lou Tanner, MCIP, RPP
905 825-6000 x7966
MaryLou.Tanner@halton.ca

Central, Mike Sullivan, MCIP, RPP
905-833-6897
mike.sullivan.lgl@rogers.com

Eastern, Don Morse, MCIP, RPP
613-580-2424 x13850
don.morse@ottawa.ca

Northern, Mark Jensen, MCIP, RPP
705 360-1350
mjensen@city.timmins.on.ca

Southwest, Matt Pearson, MCIP, RPP
519 524-2641 x216
mpearson@bmross.net

Student Delegate, Rachele A. Ricotta
716-206-9991
rricotta@gmail.com

EXECUTIVE DIRECTOR

Mary Ann Rangam

MANAGER, FINANCE & ADMINISTRATION

Robert Fraser

MANAGER, POLICY & COMMUNICATIONS

Loretta Ryan, MCIP, RPP

MEMBERSHIP COORDINATOR

Denis Duquet

MEMBERSHIP RENEWALS & PROFESSIONAL DEVELOPMENT COURSES

Harshini Peellegoda

EXECUTIVE ASSISTANT

Christina Edwards

And Then There Were Four

Mary Lou Tanner and Mike Sullivan

And then there were four . . . new Districts that is. Thanks to the support of OPPI members, Central District will officially split into four new districts at the Blue Mountain Conference this September. The new districts will be:

- Toronto—City of Toronto
- Oak Ridges—Regions of Peel, York and Durham
- Western Lake Ontario—Regions of Halton, Niagara, City of Hamilton and Municipality of Haldimand
- Lakeland—Counties of Grey, Simcoe, Dufferin, Peterborough, Northumberland, Cities of Barrie, Orillia, Kawartha Lakes, Peterborough and the District of Muskoka.

As your Central District representatives on Council, we appreciate your support and look forward to a more efficient and productive district structure that will put member services first. So we can go back to our regularly scheduled programming . . . or can we? Being a District means more responsibility and accountability. That means each of the new Districts need to be run by volunteers . . . like you.

Are you interested in creating a new leadership team or being part of one that will chart the course for a new District by designing how the members are served? We're looking for some leaders, those professionals who are interested in being part of this exciting opportunity.


This level of restructuring is unprecedented. Think of the opportunity for visionary leaders who want to set the bar high from the start with solid programming and transparent record-keep-

ing. It is also your chance, as leaders, to assemble an enthusiastic team of professionals, each of whom share the vision to make the new district the best it can be. Think about it. Another chance like this may be a long time in coming.

OPPI is also at a major milestone. We are continuing to implement the 2000 Strategic Plan, and are nearing receipt of the Membership Continuous Improvement Project, which is a significant update to the membership process in several important and fundamental ways. Our Policy and Recognition Committees are achieving incredible levels of access to the formulation of provincial planning regulations and policies. And don't forget about Professional Practice, where new professional development courses will be coming on-line very soon. The future is indeed very bright at OPPI, so we encourage you to take advantage of this opportunity and join our energetic and professional team of volunteer leaders in shaping our Institute.

If you have the energy and the passion to make your new district a great one, it's time to step up. Right now we are focusing efforts on finding management teams for Oak Ridges (York, Peel and Durham), Western Lake Ontario (Halton, Hamilton, Niagara, Haldimand), Toronto and Lakeland Districts (Owen Sound to Peterborough, Bradford to Huntsville and points between). If you're interested, please contact Mary Lou or Mike to discuss your interest and potential role.

Mike Sullivan (msullivan@lgl.com),
Work (905) 833-1244, Cell 705-716-0727.
Mary Lou Tanner (marylou.tanner@halton.ca),
Work (905) 825-6000, ext. 7966.



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, P.App., 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

GEOGRAPHICAL AREAS OF OPPI DISTRICTS PROVINCE OF ONTARIO (2006)

PROVINCE OF ONTARIO, TERRITORIAL DIVISION ACT, 2002

The Districts of the OPPI consist of geographic areas as defined by regulation under the Territorial Division Act, 2002 and such municipal jurisdictions as are defined by law

LEGEND

OPPI DISTRICTS

-  Northern District
-  Eastern District
-  Western Lake Ontario District
-  Southwest District
-  Oak Ridges District
-  Lakeland District
-  Toronto District

NATURAL FEATURES

Water Body

Map of the Province of Ontario showing the geographical areas of the OPPI Districts. The map is color-coded according to the legend. Major water bodies like Lake Huron, Lake Ontario, and Lake Erie are labeled. An inset map in the top right corner shows the Northern District in more detail.

NORTHERN DISTRICT



Geographical Areas of OPPI Districts

OPPI DISTRICTS

If you are wondering what district you are in, particularly those members who work in one District and live in another District, your District is determined by your preferred mailing address i.e. where you want your OPPI mail delivered (Work or Home address). Go to the OPPI web site members area and click on Update Your Profile. Your District is identified in the section dealing with your preferred mailing address.

Northern District (ND)

Algoma
Cochrane
Kenora
Manitoulin
Nipissing
Parry Sound
Rainy River
Sudbury
Timiskaming
Thunder Bay

Lakeland District (LD)

Dufferin
Grey
Haliburton
Kawartha Lakes
Muskoka
Northumberland
Peterborough
Simcoe

Oak Ridges District (ORD)

Durham
Peel
York

Toronto District (TD)

Toronto

Western Lake Ontario District (WLOD)

Haldimand
Halton
Hamilton
Niagara

Southwest District (SD)

Brant
Bruce
Chatham-Kent
Elgin
Essex

Huron

Lambton
Middlesex
Norfolk
Oxford
Perth
Waterloo
Wellington

Eastern District (ED)

Fronenac
Hastings
Lanark
Leeds & Grenville
Lennox & Addington
Ottawa
Prescott & Russell
Prince Edward
Renfrew
Stormont, Dundas & Glengarry

HARDY STEVENSON AND ASSOCIATES

- Socio-economic Impact Assessment
- Land-use and Environmental Planning
- Public Consultation and Facilitation
- Engineering

Tel: (416) 944-8444 Fax: 944-0900
Toll free: 1-877-267-7794

Website: www.hardystevenson.com

E-mail: HSA@hardystevenson.com

364 Davenport Road, Toronto, Ontario M5R 1K6



KENTRIDGE JOHNSTON LIMITED
PLANNING CONSULTANTS

*Project Management
Land Use / Policy Planning
Development Approvals
Expert Testimony*

Paul E. Johnston, MCIP, RPP
Johnston@planners.to
Ext. 222

185 Carlton Street
Toronto, Ontario
M5A 2K7

Adrian R. Litavski, MCIP, RPP
Litavski@planners.to
Ext. 223

P: (416) 323-1444
F: (416) 323-0388

Planning Futures

Connecting City Planning and Schizophrenia

Paul Bedford



Rendering of Phase 1A, currently under construction at the Queen Street Site.
 Rendering by Norm Li, C3 (Community Care Consortium, KPMB, Montgomery Sisam Architects Inc, Kearns Mancini Architects Inc. Architects in Joint Venture)

I have chosen to write about this interesting connection as both have become intertwined in my own personal life. Both deal with life altering changes that affect how people live, work and relate to society. Both are subject to ongoing political and emotional ups and downs over time that call into question the future. Both are often seen as confusing and are misunderstood by the general public. It is only when the ambiguity is demystified and made personal do the complexities of both begin to make sense.

I want to talk openly about my experiences and try to connect them to the role of planners play in addressing societies needs. My passion for city planning and my professional career have been and continue to be a defining feature of my life. What is perhaps less well known are the many disappointments my wife and I have had to face in coping with our son's mental health battles with schizophrenia for the past 15 years. It is a life-robbing illness that has deprived him of the satisfaction of a job, a life partner and a chance to enjoy a decent quality of life. He was first diagnosed after graduating from the University of Toronto with a degree in mathematics and has essentially lived in and out of group homes, the Clarke

Institute and the Queen Street Mental Health Centre ever since.

His continuing battle is also about my battle as a father and as a planner. For the past two years I have become actively involved in the redevelopment of the Centre for Addiction and Mental Health campus (CAMH) on Queen Street West as a pro-bono member of the Property Committee that is guiding the redevelopment of the site. It has given me new insight into another world that is still very much a part of a municipal planner's obligation to address the needs of a fragile and under-represented population.

Despite decades of progress the stigma associated with mental health is still alive and well in many communities. The group home-planning initiative by both the City of Toronto and Metro Toronto planners of the 1970s and 1980s to establish group homes as of right in all residential neighbourhoods was a tough battle that brought out the worst of human behaviour. A unique combination of courageous planners and strong political leaders on both the left and the right was successful in getting policies and by-laws adopted. Gradually, Toronto's many neighbourhoods started to accommodate residents with physical and mental needs within a normal com-

munity setting. It was soon discovered that the fear of the unknown evaporated as new group home residents were integrated into the community. This has largely been a very successful policy initiative and is now commonplace throughout most cities.

This philosophy has continued to evolve over the past three decades and is currently being applied to CAMH itself with an ambitious plan to transform the 27-acre site on Queen Street West from a large institution into an urban village with public streets, nine separate blocks and a diversity of building types totaling 2.5 million square feet of space. The goal is to make the patient's daily experience much closer to normal city life, complete with conventional street level retail uses along the south side of Queen Street. Overall, the redevelopment plan is a \$380 million 12-year undertaking that is being closely monitored by CAMH staff and the local community. An extensive community engagement strategy is a key feature of the redevelopment process with a local liaison committee established.

What do my son and others think of the plan?

While the concept of private rooms and bathrooms, their own keys and small buildings with street addresses is very appealing to patients; there is anxiety over the loss of existing trees and a need to preserve the feeling of safety the grounds provide. What should not be surprising is that CAMH residents share the same normal fear of change that most of Toronto's established communities often express when new development is proposed for their respective neighbourhoods. Perhaps the mentally ill and the mentally healthy are really not very different after all!

As a planner and as a frequent visitor to CAMH I believe that the urban village concept has much to offer for restoring a physical integration of the site into the surrounding urban fabric of the city and should help to give CAMH residents a new sense of belonging and pride in their own neighbourhood. The range of housing options to be provided is also very positive and should better meet the diverse needs of the mental health community. What is not known is if

the new environment will change people's attitude to those with the illness. It is ironic that people have no trouble relating to those with heart disease, cancer or other well-known physical illnesses but seem to change their behaviour completely to those suffering from mental illness. Yet mental illness is simply another disease which can strike anyone in any family at any time. I have learned that it is in fact a very common illness that touches many people and families in our society. I have also learned that schizophrenia is an invisible disability that for the most part no one can readily see yet the internal pain is never ending and the impact on the family is continuous.

When I look back over the past 15 years to the multiple hospital admissions, to the endless moving of possessions from one loca-

tion to another and to the heart-wrenching Christmases spent in a secure ward, I get very tired. As is often the case, schizophrenia affects the entire family and can often wear down the caregivers far more than it does the patient. My wife and I take turns in assuming the burden of this obligation and seem to be able to develop coping strategies. For me, perhaps the great irony is that my love of city planning has given me the strength and energy to carry on with the battle. It seems that the role of the planner in dealing with continuous change over time is excellent training for dealing with the endless ups and downs associated with schizophrenia. Both city planning and schizophrenia are complex life-long challenges that test the human spirit. I can only hope that the gains we make in demystifying

city planning over time can also be made in unravelling the complexities of mental health. The future of our society is connected to both and we cannot afford to fail.

Paul Bedford, FCIP, RPP, is contributing editor for Planning Futures. He is an urban mentor, providing advice on planning issues. Paul is a frequent speaker, and teaches at the University of Toronto. He also serves on the National Capital Commission Planning Advisory Committee and Toronto's Waterfront Design Review Panel. For more information on schizophrenia, visit www.schizophrenia.ca. The award-winning plan for CAMH was prepared by Urban Strategies Inc.

The New Rural Economy

Municipalities and Best Land Use Planning Practices for Direct Farm Marketing and Agri-Tourism

Wayne Caldwell, Sarah Thomson and Erik Acs

Is the provision of helicopter rides over vineyards an acceptable accessory use to agriculture? What are the land use planning guidelines that should be used to determine answers to questions like this?

A new report attempts to give planners some answers to these questions by outlining key principles and best practices to follow when making decisions regarding direct farm marketing and agri-tourism.

Commissioned by the Ontario Farm Fresh Marketing Association, the report examined current land use planning practices and producers' experiences to determine which policies supported on-farm diversification. The objective of the study was to complete an analysis of key municipal planning policies and to gather best practice models from across the province to assist producers and municipal stakeholders to make educated decisions concerning direct farm marketing and agri-tourism operations in Ontario.

The study surveyed 53 producers and 22 Regions or Counties to determine their experience with on-farm diversification. Nearly 52 percent of producers surveyed encountered problems with their application to municipalities for new or expanded

operations. The study also determined that more traditional uses such as roadside stands and pick-your-own operations were approved much more readily than less traditional uses such as entertainment activities and group tours.

The report concluded that as agriculture changes, and the needs of the community evolve, it is important that planning policies for rural municipalities also evolve to keep pace with an evolving definition of agriculture.

Several key principles were identified as "filters" to help evaluate the suitability of a given land use policy. That is, in order for a policy to meet the criteria as a "best practice" it is expected that it would meet the test of these principles. These principles support on-farm diversification, while recognizing the importance of sound land use planning, and the protection of agricultural land.

A total of 11 best land use planning practices were identified. These reflect existing municipal policy, the experience of producers and municipalities and are consistent with the identified principles. These best practices include the following:

1. Clarity in the Official Plan for On-farm Diversification—several municipalities surveyed speak favourably about on-farm diversification in their official plans. For example, Halton Region's official plan has an objective "to promote agriculture-related tourism and direct sales of farm produce and accessory products to visitors and local business."
2. Use of as-of-right zoning to the extent possible. Agricultural properties usually have certain as-of-right uses identified with their zoning which gives the owner of the property the legal right to establish the use subject to compliance with by-law provisions. By increasing the number of as-of-right uses, producers are able to change or expand their operations more easily.
3. Clearly identify uses that will be permitted only through zoning amendments. The establishment of some on-farm diversification will require further review by the municipality, for example the establishment of a grain-drying operation on a farming operation.
4. Provide a clear definition and policy related to agri-tourism. A clear defini-

- tion can help municipalities maintain their focus to support agri-tourism.
5. Uses with a lesser connection to agriculture should be permitted. Additional business opportunities that are not related to agriculture and contribute favourably to the overall viability of the farm should be allowed on two conditions—the activities are limited and agriculture remains the primary focus of the operation. Such uses can make an important contribution to the farm family income.
 6. Minimum Distance Separation (MDS) may apply. Livestock buildings in proximity to farm marketing or agri-tourism operations may be subject to MDS (for example MDS would likely apply to a restaurant use associated with a winery, but not a roadside stand).
 7. Make it clear to producers that direct farm marketing and agri-tourism uses are not likely to be severed from the property on which they are established. Municipalities can have more confidence that direct-farm marketing and agri-tourism uses will not be severed due to revised and more restrictive provincial policy. Some municipalities



Photo: Michael S. Manette Photography

Corn maze, Prince Edward County—the evolving definition of agriculture

have also made it clear in their official plans that severances of such uses will not be permitted.

8. Establish an Agricultural Advisory Committee. Municipalities with an agricultural advisory committee had the most thoughtful policy on the agri-tourism issue. They also bring a useful perspective to the development and review of policy and can encourage discussion and identify and share information or approaches from other jurisdictions. A reporting mechanism has to be put in place to ensure the committee's comments are brought to the attention of council.
9. Have dedicated and informed staff. The municipalities that seemed to

be most prepared for these policy questions had planning staff that were informed, engaged with agricultural issues, enjoyed working with farmers and sought practical solutions to issues as they developed.

10. Use site plan control. Municipalities under the Planning Act have the authority to receive, review and approve site plans. Although not historically done with agriculture this can be a helpful tool to use in alleviating concerns that may accompany some direct farm marketing and agri-tourism uses (for example, traffic, parking).
11. The province has an important part to play in this issue. A clear definition of agri-tourism and support for agri-tourism in the Provincial Policy Statement could fundamentally influence the approach followed by municipalities.

A complete copy of this report can be downloaded from the Ontario Farm Fresh Marketing Association website at <http://www.ontariofarmfresh.com/assoc/> under the link By-law Report 2006. Wayne Caldwell, MCIP, RPP, is a frequent contributor to the Ontario Planning Journal. He teaches at the University of Guelph and is a planner with Huron County. Wayne is also president-elect of OPPI. Sarah Thomson and Erik Acs are also with the University.

PERFORMANCE

**GAGNON
LAW
BOZZO**
URBAN PLANNERS LTD.
ESTABLISHED 1990

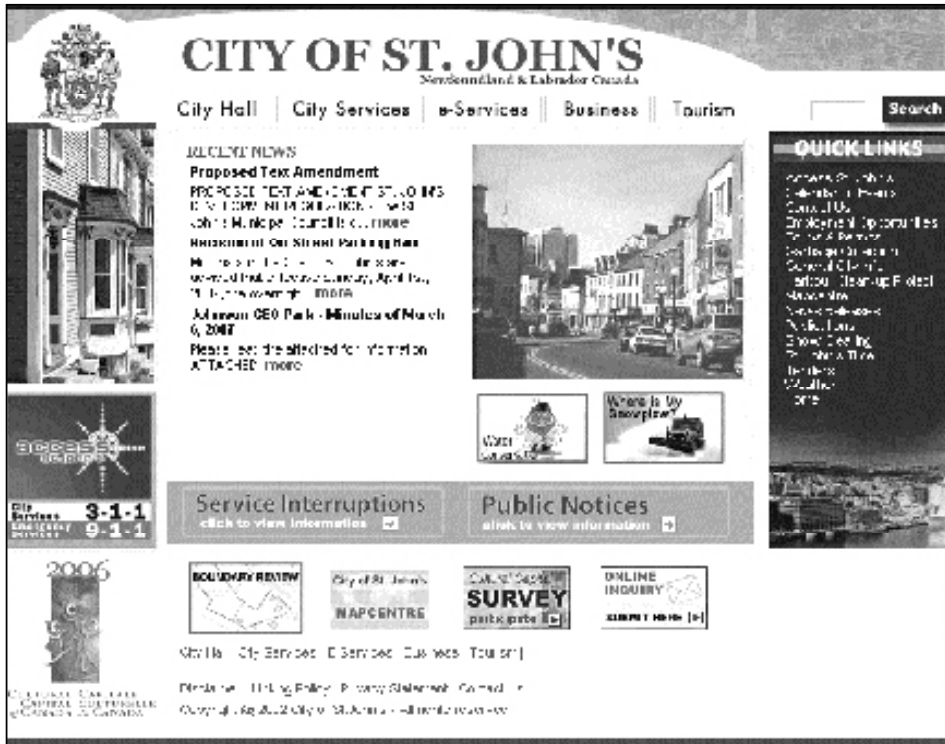
Michael Gagnon Lily Law Jennifer Bozzo

Ph: (905) 796-5790 Fax: (905) 796-5792

21 Queen Street East, Suite 500, Brampton, Ontario L6W 5P1

When Bad Websites Happen to Good Organizations

Philippa Campsie



A positive example: The home page of the St. John's website offers the user Quick Links to often-used parts of the website, and highlights current city projects. It is compact, so everything is visible, even on a fairly small screen, and most of what is visible is clickable. It is neither too busy nor too sparse.

Early in January, among the newspaper articles about New Year's resolutions, detox diets, and ideas for reorganizing closets, I noticed that the Toronto Transit Commission was appealing to bloggers to help revamp the notoriously dysfunctional TTC website. Now there, I thought, was a New Year's resolution worth following.

And perhaps an idea for some Journal readers to think about. Just how dysfunctional is your website and what are you doing to improve it? Does it need a detox diet or should you just reorganize the closets?

One lesson we can all learn from the TTC is to go outside the organization and ask the opinions of others. "Be honest—does our website stink?" A colleague of mine asked a technically-savvy friend and got an earful. "And he was being kind," my colleague said. Here are some ideas to get the conversation started.

Can you be found?

Face it: most people will find your website through Google. So Google yourself. But not just the name of your organization. You should be able to find your organization in the first page of Google results after typing in the type of services you provide and your location, as well as other keywords people might associate with you. You may call what you do "facilitation," but a client may be looking for help with "public consultation." And don't overlook older names that people might use.

For example, I went looking for a well-established Ontario planning firm. It turned out that the firm had rebranded itself using the initials of its main partners instead of their full last names. But I typed in the name I remembered. All I found was PDFs of documents that used the old name. If I'd been a former client trying to get back in touch, or a potential client who had found the firm's

name in an older document, I would have been stymied, and I might have taken my business elsewhere.

Websites may also fail to appear in Google searches if the name of the organization on the home page is embedded in a graphic, and not displayed in searchable HTML text. That expensive logo the designers created for you may simply appear as an image, not as text. Check it out.

Search engine optimization may sound high-tech and intimidating, but it is all a matter of including the right keywords on your site and getting well-established sites to link to yours.

First impressions

The Google search may land you on a home page or an internal page. Is it clear which it is and where you are? Does it look worth exploring or would a user be inclined to hit the "Back" button and go elsewhere?

Users back out of websites quickly for many reasons. They may not see much content. They see a lot of content, but it doesn't interest them. There is nowhere else to go other than back.

If they don't see much, it may be because your web designer is one of those less-is-more types who uses tiny fonts and minimal links and leaves acres of empty space. This sort of thing looks elegant on a printed publication, but it can backfire on a website. You need to achieve a balance between clarity and a sense that there is lots of useful content available.

If visitors see so much they are overwhelmed, you may need to do some triage. There's a lot of boring fluff masquerading as content out there. The mayor's message on the municipal website—does anyone *actually* read that? That page devoted to your mission statement—does it get the same traffic as your testimonials? And nobody needs text beginning "This website was created to . . ." (it should be self-evident) or "Welcome to our website . . ." (this isn't Wal-Mart; you don't need greeters). I could go on and on.

People may also leave because it's not clear what else there is to do. Links should be obvious, but some designers avoid the conventions, forcing web users to do what is known as "minesweeping"—moving the cursor all

over the page to see if anything changes colour or shape, indicating a link. OK, maybe bright blue underlined text is not the last word in trendy design, but conventions exist for a reason: they save time.

Helpful features

Municipal websites are tough to get right, because municipalities do so many things. Two helpful features I would love to see on all municipal websites are a “Quick Links” menu, and an index of services.

The Quick Links menu indicates that someone has actually done the research to find out what pages people visit most often and has used that information to get people to those pages quickly. It’s like knowing how to go straight to the department you actually want in IKEA, rather than being forced to march through Kitchens and Living Rooms to get to Storage.

The index is another way to go directly to any service—if it’s done right. The secret to a good index is *redundancy*. Use multiple terms to refer to the same things. I can’t find “Swimming Pools” if you list them under “Aquatics.” I can’t find “Garbage Pick-up” if you call it “Sanitation Services.”

Websites for private firms don’t have to cover so much territory—instead, they must

provide some value for the visit. I recently visited the website of a public relations firm. It was easy to use, provided the necessary information, and was utterly forgettable. The links did not include any specific to public relations, and there were no interesting extras to hold my attention. It was all about the firm (“we do this, we do that, here are our clients and our CVs”) and not about the potential client.

Focusing on the client is not that difficult. How about some tips on how to choose the right PR firm? Or an article on effective media relations by one of the principals? How about a top-ten list on just about anything relevant—from famous PR fiascos or triumphs to the best PR blogs or books? Anything. The goal is to ensure that the user remembers the site as providing something extra, useful, and just a bit unusual—because you want to leave the impression that your firm will do the same.

Bringing them back

The kiss of death for any website is that tell-tale bit of type at the bottom that says, “Last updated, August 2002.” For the user, it suggests “Next time to visit: August 2012.” Maybe something will have changed by then.

Here’s where we get to the bit about clean-

ing out the closets. Do you have the website equivalent of eight-track tapes lurking in your basement? Do all the links still work? Are you still inviting people to an event that took place six months ago? Have any of the people mentioned on the website died? Does your list of clients include WorldCom? Get into the corners and clean out the dust bunnies.

And then, when you’ve done the detox and the clean-out, you still need to go back to your brutally honest friends and ask them again: does it still *stink*? We’ve all seen website revamps that made websites even harder to use. An organization I know did a better job with its temporary, provisional website than its expensively designed final website. And website trends change. Podcasts are a popular feature. Video is getting easier to add in the days of YouTube.

A good website implies a near-daily commitment to getting it right. When was the last time you looked at yours?

Philippa Campsie writes these articles instead of blogging. She has done usability testing of websites and given workshops on website planning. She is deputy editor of the Ontario Planning Journal and can be reached at 416-686-6173 or pcampsie@istar.ca.



Northway - Photomap Inc.

47 Lesmill Road, Toronto, ON - M3B 2T8
visit: www.northway-photomap.com

Bus: (416)441-6025 - Fax: (416)441-2432
email - info@photomapltd.com

NOW AVAILABLE!!!

**2006 Digital
Colour Aerial
Photography
for the
Greater Toronto Area**



The Untapped Potential of Rural CIPs

Andrew Redden

Recent articles in this magazine have discussed the preparation of a Community Improvement Plan (CIP) under Sec. 28 of the *Planning Act* as a viable option to help sustain downtown. Numerous examples have been provided and to a large extent, the benefits are indisputable.

However, while there appears to be a great deal of focus and talk about large urban centres implementing a CIP, what are small rural municipalities doing? This author wanted to find out, and without repeating the benefits of a CIP, this article outlines the results of a recent study looking at smaller municipalities in Eastern Ontario as well as providing a brief overview of how a CIP has been employed in one of them.

CIPs in rural Eastern Ontario

In late June 2006, I contacted all upper- and single-tier municipalities in Eastern Ontario under 20,000 in population and asked which municipalities (lower-tiers) in their county/region under 20,000 residents have a CIP in place. In some instances, a lower-tier was later contacted for further information. A map from the Ontario East Economic Development Commission was used to determine what constitutes Eastern Ontario.

A total of 98 municipalities were researched, including six single-tiers. Kawartha Lakes and Prince Edward County (both single-tiers) were not eliminated, however, as they cover a fairly large geographic region and it was interesting to learn if any of their urban areas (dissolved municipalities) has a CIP. Ontario's Municipal Affairs and Housing (Eastern Region) office in Kingston was also consulted.

It should be noted that although many municipalities put a CIP in place in the late 1970s and the 1980s to satisfy the requirements of obtaining provincial funding under previous programs, my focus was on municipalities that currently offer incentives to support and encourage revitalization of commercial properties in the downtown.

Use of Section 28 has not yet caught on

I learned that just 3 percent of lower tiers in Eastern Ontario offer incentives for down-

Table 1—Eastern Ont. Municipalities under 20,000 pop. with a CIP & Incentives

| Municipality | Upper Tier/County | CIP approved by MMAH? | Incentives |
|-----------------------------|--------------------|---|---|
| Stirling-Rawdon | Hastings County | Yes | <ul style="list-style-type: none"> • Matching \$1,000 grant for signage • Interest free loan up to \$1,000 for signage • Matching \$3,000 grant for façade • Interest free loan up to \$3,000 for façade • Reimbursement of building permit fees • Property tax increment financing |
| Tweed | Hastings County | No: But resolution passed by Council to develop | N/A |
| Napanee | Lennox & Addington | Yes | <ul style="list-style-type: none"> • Matching grant up to \$5,000 for facades/signage • Interest free loan up to \$5,000 for facades/signage (if paid within 24 months) |
| Gananoque | (single tier) | Yes | <ul style="list-style-type: none"> • Matching grant up to \$2,500 for facades • Interest free loan up to \$7,500 for façade • One time grant equal to the value of the applicable municipal planning app. fee or bldg permit fee up to \$500 |
| Prescott | (single tier) | No: In progress | N/A |
| Pembroke | (single tier) | Yes | <ul style="list-style-type: none"> • Matching grant up to \$5,000 for façade (heritage component emphasized) |
| Colborne (Cramahe Township) | Northumberland | Yes | <ul style="list-style-type: none"> • Interest free loan up to \$9,500 for facades |
| Cobourg | Northumberland | No: Heritage Loan Program | <ul style="list-style-type: none"> • \$15,000 loan repayable over 5 years at 1% below prime • Tax increment financing • Reimbursement of building permit fees |
| Trent Hills | Northumberland | No: In progress | N/A |

Disclaimer: Accuracy of preceding information is dependant on the validity and accuracy of information provided by staff contacted at each municipal office. (Note: Cobourg does not have a CIP, but rather offers tax relief to heritage buildings).

*Botanical Surveys
Naturalization
Species at Risk Surveys
Landfill Covers
Land Reclamation
Phytoremediation
Forensic Botany
Ecological Land Classification*



WWW.LANTSAGA.COM
519 662-9754



- **Planning**
- **Urban Design**
- **Market Research**
- **Financial Feasibility**
- **Municipal Finance**
- **Transportation Systems**
- **Municipal Engineering**

230 Richmond Street West, 5th Floor,
Toronto, ON M5V 1V6
(416) 596-1930 FAX (416) 596-0644

Other offices in: Montreal, Ottawa, Kingston, Richmond Hill,
Waterloo, London, Calgary, Edmonton, Mississauga, Richmond
and in the United States, Europe, the Middle East and Asia

Visit our website at www.ibigroup.com

the single-tiers studied, just two out of six offer incentives through a CIP. While some communities in Kawartha Lakes, such as Omeme, are currently involved in significant downtown revitalization projects and might one day consider an incentive program through a CIP, they do not currently have one in place.

This research confirms that rural Eastern Ontario municipalities are not taking full advantage of the potential of CIPs. Table 1 outlines which municipalities are, and summarizes the extent of incentives offered. Municipalities that indicated they are seriously planning for a CIP are also listed.

A Small Town Example— Township of Stirling-Rawdon

Stirling-Rawdon (pop. 4,887) is a marvelous example of a small municipality using a CIP for downtown revitalization. As part of their formal Main Street Revitalization Initiative, they are using a CIP to help them follow the internationally proven “four-point main street approach” which involves:

1. Organization / collaboration of local residents, business owners, elected officials;
2. Economic Development (retention, expansion and attraction);
3. Marketing / Promotions;
4. Streetscape / physical enhancements.

Under the fourth aspect (physical enhancements), as outlined in their CIP, the Township decided to:

- Provide incentives for businesses to enhance their building’s presentation to the public;
- Improve the storefront signage, designs and paint schemes;
- Stimulate pride in Stirling’s downtown;
- Contribute to the overall enhancement of downtown Stirling as a “Vintage Village”;
- Encourage the revitalization of vacant, underutilized and/or contaminated properties and buildings.

Stirling-Rawdon now offers property owners a matching grant (up to 50%) and an interest-free loan for façade and signage improvements. Property tax increment financing and the reimbursement of any permit fees paid are also offered in Stirling.

The CIP was approved by the Minister of Municipal Affairs last year, and to date the Township claims to have received at least six formal applications to its CIP incentive program.

Still lots of room to explore potential of CIPs

While Stirling-Rawdon appears to be leading the way, it is clear that many small rural municipalities are not using a CIP for downtown revitalization. Those municipalities and their councils should be aware that without a CIP in place, they are not legally permitted to undertake a number of necessary measures designed and demonstrated to help their downtown businesses and property owners flourish and prosper. Considering the present government’s fixation with urban redevelopment, the value for rural municipalities of having CIP incentives in place becomes even greater.

*Andrew Redden, M.Sc.Pl., is the
Main Street Project Coordinator in
Madoc, Marmora, Stirling & Tweed.
He is a provisional member of OPPI
and prepared the Community
Improvement Plan for Stirling-Rawdon.
He can be reached at
aredden@centralhastings.ca.*



Consulting Services include:

- Land Market Needs Studies,
Demographics and Fiscal/Economic
Impact**
- Asset Management Strategy and
PSAB 3150 Compliance**
- Pupil Forecasting, School
Requirements and Long Range
Financial Planning for Boards**
- Water/Sewer Rate Setting, Planning
Approval and Building Permit Fees
and Service Feasibility Studies**
- Municipal/Education Development
Charge Policy and Landowner Cost
Sharing**

4304 Village Centre Court
Mississauga, Ontario L4Z 1S2
Tel: (905) 272-3600
Fax: (905) 272-3602
e-mail: info@watson-econ.ca

East Gwillimbury Advances Energy Efficient Building Design

Dan Stone

Recent changes to the Planning Act have introduced a new legislative framework for planning approval authorities to advance in the area of energy conservation and sustainable building design. A good start, but more work is needed to mandate minimum standards for sustainable building design and energy conservation in the land use planning and development approval process. As development pressure mounts for additional growth, particularly within the Greater Golden Horseshoe, the management of growth is a great challenge in the face of growing concerns with both energy supply and generation, and the environmental impact of development.

Municipalities, planners and the development community have been presented with a unique opportunity and responsibility to ensure that growth and development take place in a manner that reduces environmental impact and maximizes energy conservation and energy efficient community design. This article outlines the bold move taken by the Town of East Gwillimbury by becoming the first municipality in Canada to require energy efficiency measures for new residential development.

The Town of East Gwillimbury is one of nine area municipalities in the York Region. With a population of approximately 22,000, East Gwillimbury is primarily a rural agricultural municipality with a collection of urban settlements that include Holland Landing, Queensville, Sharon, River Drive Park and Mount Albert. The Town is poised for significant growth in the years ahead, particularly given the direction of the Provincial Growth Plan, and the additional population and employment growth forecasted for York Region.

Although the Town's official plan designates enough land within its urban boundaries to provide for a tripling of the employ-

ment and residential population over the next 20 years, there are significant short-term servicing constraints for water, sanitary sewers and the necessary transportation infrastructure. This includes the planned extension of Highway 404 – addressed in the recent funding announcement from the federal government. Until such time as these infrastructure improvements are in place, the anticipated growth will be delayed. As a result, the Town has taken the opportunity to step back and review its overall approach to growth and development from a policy perspective, with a particular focus on sustainability and energy efficient community building and design.

Under the vision and leadership of Council, the Town adopted a Strategic Plan in November 2005 that set out the high-level direction of the municipality based on five strategic pillars. The five pillars are: Protecting and Enhancing the Environment; Managing Growth for a Sustainable Community; Investing in Municipal Infrastructure; Providing Quality Programs and Services; and a Municipal Organization Focused on Excellence. The Strategic Plan will both inform and drive future growth management and official plan work as the municipality moves forward to address growth issues on a comprehensive basis.

The Genesis of the Energy Star™ Policy for Housing

The Town recently completed the Green Lane West Secondary Plan, a comprehensive land use process for a specific growth area at its south-western boundary. This development review process involved the review and approval of detailed Urban Design Guidelines intended to ensure an attractive and livable streetscape. In addition, the Town has adopted a set of Architectural Control Guidelines to be


.....
"The Energy Star program is attainable in terms of implementation. The building industry already participates in the program, and many include the measures as upgrades. It understands the standards."
.....



Kevin M. Duguay
Community Planning and Consulting Inc.

- Community-Land Use Planning
- Accessibility Planning, Design and Innovative solutions
- Strategic Planning, Facilitation

560 Romaine Street
Peterborough, Ontario
Tel: 705-749-6710 Cell: 705-749-6710
Fax: 705-741-0975
Email: kevin@kmdplanning.com
Web: www.kmdplanning.com



WATERSHED MANAGEMENT ECOLOGY

Géza N. Gáspárdy, B.Sc., MCIP, RPP
Principal, Ecologist/Planner

778 Coulson Ave., Milton, ON L9T 4K4
c: 416.806.2026 f: 416.850.5181
e: gezagaspardy@sympatico.ca

Terrestrial, Wetland & Aquatic Ecology
Natural Heritage & Environmental Planning



BOUSFIELDS INC.

- land use planning
- development analysis
- ontario municipal board hearings
- draft plans and site plans
- urban design
- project management
- cad applications

www.bousfields.ca

3 Church Street, Suite 200
Toronto, Ontario M5E 2M4
1-416-947-9711
416-947-0788
bousfields@bousfields.ca

urbanMetrics inc.

market, economic and strategic advisors



- Market Research and Analysis
- Financial Feasibility Analysis
- Economic Development and Tourism Strategy
- Location Analysis and GIS Services
- OMB and Litigation Support

Principals: Doug Annand ▪ Rowan Faludi ▪ Lauren Millier
Lynne Davidson ▪ Peter Thoma

144 Front Street West, Suite 460, Toronto, ON M5J 2L7
T: 416 351-8585 F: 416 345-8586
Website: www.urbanmetrics.ca

bmi | pace

Planning | Urban Design | Architecture | Landscape Architecture

Brook McIlroy Planning | Urban Design | Pace Architects

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

planningAlliance

community planning
urban design
infrastructure
housing

205 - 317 Adelaide Street West
Toronto, Ontario M5V 1P8
t 416 593 8488
f 416 593 4811
www.planningalliance.ca

John van Nostrand, MPP, RPP, FRAC
jvannostrand@planningalliance.ca

mbpc

Montelth + Brown
planning consultants

Vision, Depth and Commitment

An Award Winning Firm Established in 1977

Specializing in:

- ◆ Municipal Planning
- ◆ Land Development
- ◆ Site Planning
- ◆ Recreation Planning
- ◆ Facility Planning
- ◆ Public Consultation
- ◆ Public Opinion Research
- ◆ Expert Witness Testimony

810 Princess Avenue Toronto, Ontario M5R 2P6 Tel: (519) 686-1300 Fax: (519) 681-1890 Email: mbpc@mbpc.ca Web: www.mbpc.ca

implemented with the development to ensure high standards of construction and design of the visual elements of the housing within this urban expansion area. Taking the lead from various objectives identified in the Strategic Plan, Council felt that Urban Design and Architectural Control elements should be taken to the next step, and staff was directed to work with the developer to establish a standard for housing construction design aimed at ensuring that construction design standards work toward a high degree of energy efficiency. Town staff set out to research energy-efficient construction designs and standards, and specifically the Energy Star Program.

The outcome was the Council's adoption of a Town-wide policy last May, which would require that all new residential development projects requiring either site plan or subdivision approval to satisfy the certification requirements for Energy Star in terms of construction. Although the policy requirement has yet to be incorporated into the official plan, the policy has been applied equally and consistently to at least three separate projects, involving large and small builders alike. The minimum standard of Energy Star certification has also been incorporated into the Town's policy for the assignment of water and sanitary servicing allocation.

The Energy Star Certification Program goes beyond the minimum standards of the Ontario Building Code and requires a higher degree of attention to the basic elements of residential construction, including appliances, energy-efficient windows and doors, and higher standards of insulation.

The Energy Star Program has significant history within both the United States and Canada, and in Ontario. More than 100 established builders incorporate Energy Star construction designs as premium options for home buyers. It was also discovered that, while energy-efficient construction design is promoted by various levels of government, there are no jurisdictions which currently require Energy Star Certification as a standard requirement for all new development.

An important benefit of Energy Star certification is the immediate and long-term savings for the home buyer in terms of energy costs and utility bills. Studies conducted by Energy Star indicate that 93% of Ontarians felt that energy efficiency is an important consideration in choosing a home and that 65% would pay up to \$5,000 more for an energy efficient home.

An Energy Star certified home typically consumes 30% to 40% less energy and emits two to three times less greenhouse gas than homes built to the minimum requirements of the Ontario Building Code. In addition to the positive impact on the environment and reduced energy requirements, the average cost savings to the homeowner is in the area of \$750 annually, depending on utility rates. In terms of cost, Certification for Energy Star adds anywhere between \$5,000-\$7,000 to the construction cost of the average dwelling unit.

Energy Star certification is administered through the Town's Building Branch as a subdivision agreement requirement. This requirement has also been requested and imposed on additional smaller-scale builders within the Town, and Council has been clear in terms of announcing this requirement as a standard obligation for all future residential development. The program will require the developer to retain a third party Energy Star-qualified consultant to ensure that certain construction standards are respected throughout the development process. At the end of the construction period and prior to occupancy, certification testing is carried out for every dwelling unit. As part of our policy implementation, the Building Branch has hosted training seminars for builders who are active and operate in the municipality.

Next Steps To Advance Sustainable Development

The Town has plans for additional conservation measures focused on improving the energy performance of non-residential projects. Staff is reviewing options for the development of a comprehensive policy for the construction of Leadership in Energy and Environmental Design (L.E.E.D.) certified buildings for the industrial/commercial/ institutional development (ICI) sector. In addition, the Town has developed a partnership with CMHC to explore options for development standards which could be incorporated into the Town's future Growth Management Strategy and official plan review. Another key partnership has been developed with Enbridge Gas to hold a Sustainability Forum with key stakeholders.

The development of sustainable communities can and should go beyond the built form and include the way in which communities and development are serviced and maintained. Future policy work will include the introduction of official plan policies which are standardized across the municipality to incorporate Council's poli-



Harvest Hills developers Minto Homes and Crystal Homes will incorporate Energy Star into a 635-unit development later this year. Collectively, the subdivision will eliminate 1,000-tonnes of greenhouse gases and save 635,000-kWh annually compared to conventionally-built houses

cy for Energy Star and other future initiatives. The direction for future growth should address the need to create sustainable communities from the perspective of energy-efficient urban design in the integration of elements that affect "live, work and play." As a result, sustainability is being explored both at the building scale and the community scale to ensure a comprehensive picture of sustainable development. On community scale, Town's official plan review process will explore things like LEED (ND) for Neighbourhood Design, innovative stormwater management practices, and geothermal energy solutions.

Bill 51 has introduced the term "sustainability" into the Planning Act and by doing so, has issued the "one tonne" challenge for

the planning community. As power generation and power supply become ever more important issues in the GTA, the public has an increased focus on the costs of energy and utilities. Municipal planners and approval authorities have exciting opportunities to capitalize on interest in energy conservation, taking the Planning Act changes to the next level and providing leadership in terms of ensuring that our communities are developed in a balanced and sustainable fashion for future generations.

Dan Stone, MCIP, RPP, is Manager of Policy Planning, Development and Legal Services with the Town of East Gwillimbury.

*He can be reached at
dstone@eastgwillimbury.ca.*



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

MIIBC 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 St. N., Kitchener, ON N2H 5C5 (519) 576.3650 | 7050 Weston Rd., Suite #201 Woodbridge, ON L4L 8G7 (905) 761.5588 | 630 Colborne St., Suite #202 London, ON N6B 2V2 (519) 858.2797 | 10 Davey Crescent, Kingston, ON K7N 1X6 (613) 384.7067 | 13 Poyntz St., Barrie, ON L4M 3N6 (705) 728.0045 |
|--|---|--|---|---|

Spectrum receives a little payback in Brampton

Spectrum Seniors Housing Development had proposed a retirement apartment complex with additional bungalow townhouse units at Ken Whillans Drive and Sproule Drive in the City of Brampton. As part of the site plan application process, Spectrum paid a fee of \$17,580 in 2004. In 2005, Spectrum revised their site plan application. Although similar, the revised site plan depicted a different form and orientation of the proposal on the subject lands. For example, the bungalow townhouse units were originally oriented internally and now on the revised site plan were proposed to face the street. As a result of these changes, the City requested an additional processing fee of \$105,669. Spectrum paid the fee under protest pursuant to Section 69 (30) of the *Planning Act*, and sought direction from the Board for a refund of the payment.

Board Member Beccarea noted that in *Hancock v Rideau (Township)* (1994) 30 O.M.B.R. 444 (Ont. Div. Ct.) "the Court found that a developer is entitled to have the protection of a review by the Board of the amount of any fee paid, holding that the Board has a duty to consider whether any such fee is reasonable." Board Member Beccarea suggested that this is apparently "the first time the Board has considered Section 69 (Planning Act) post the Building Code Statute Law Amendment Act 2002 that permits a municipality to end the cross subsidization of planning fees by building code fees, allowing them to fairly recover their actual costs."

The City, in coordination with C.N. Watson and Associates, prepared the Development Application Approval Process (DAAP) User Fees strategy that considered the full recovery of the City's development application processing costs. As a result of this strategy, the City enacted By-law 85-96 in May 1996. Provisions of the By-law allowed for varied charges based on the resubmission or revision of site plan applications by the same applicant or landowner. In the case of the Spectrum resubmission, the City did not consider their application a minor change. The fee for a minor revision to a site plan application is \$500. Spectrum considered a fee of \$5,000 compared to

\$105,66, was an appropriate fee for the time that City staff would require to review and approve the revised application.

.....
This is apparently "the first time the Board has considered Section 69 (Planning Act) post the Building Code Statute Law Amendment Act 2002 that permits a municipality to end the cross subsidization of planning fees by building code fees, allowing them to fairly recover their actual costs."
.....

According to Mr. Glenn Wellings, a consultant providing evidence on behalf of Spectrum, the fee of \$105,669 for a revised application equates to staff working 203 days based on a rate of \$65 an hour.

The City's manager of development services, Mr. Daniel Krazewski, "made no attempt to justify the fee of \$100,669 as truly representing the actual work performed by his staff in reviewing Spectrum's second application. He agreed that if the criteria to

be used was the specific application, it was an unreasonable charge. He agreed that he did not see the second site plan application as a "major" revision."

The Board found that the difference between the original site plan submission compared to the revised submission did not constitute a new submission, and agreed that a fee of \$5,000 is reasonable for the review and approval of the revised site plan application.

Source: Ontario Municipal Board
Decision/Order No. 0257,
Issued January 30, 2007.

OMB Case No.: PL051259

OMB File No.: M050159

OMB Members: R. A. Beccarea

Peter Nikolakakos is a Land Development Manager with SmartCentres in Vaughan. He is the contributing editor for the OMB and can be reached at pnikolakakos@smartcentres.com. Readers with suggestions for articles or who wish to contribute their own comments are encouraged to contact him.

Urban Design

Cross Continent Check Up

Robert Glover

(First of two articles)

"Public space is for living, doing business, kissing, and playing. Its value can't be measured with economics or mathematics; it must be felt with the soul."—Enrique Peñalosa, Former Mayor of Bogotá

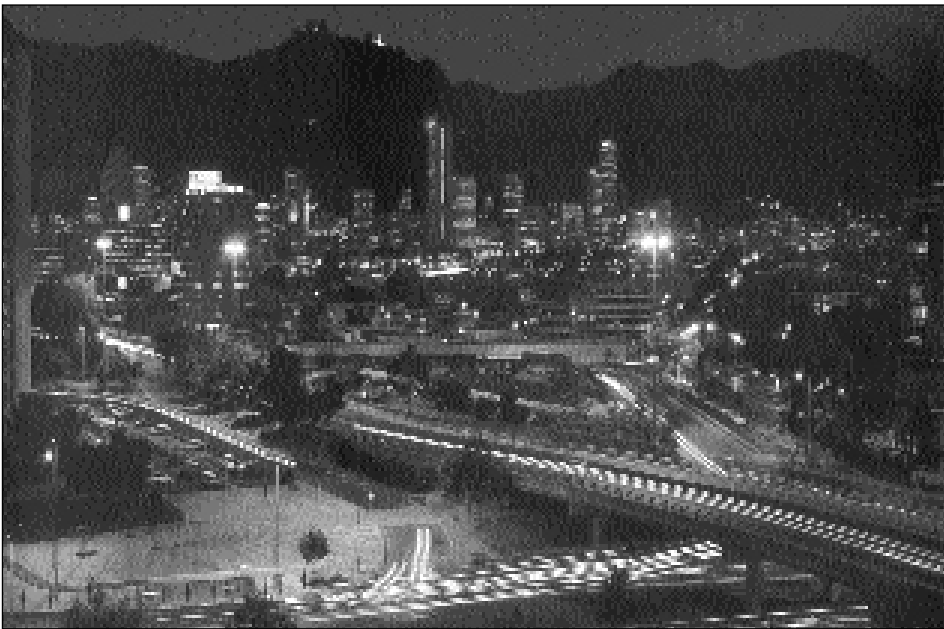
In the fall of 2006, the urban design graduate program of the University of Toronto Faculty of Architecture, Landscape and Design established the Studio Norte Sur as its first internationally oriented sponsored continuing urban design option studio for architecture, landscape and urban design students in its Master level program.

Financially sponsored by Toronto developer Paul Oberman and conceived and taught by Adjunct Professors Robert Glover and Carmen Franky, the purpose of the Studio is to provide an educational vehicle through

which University of Toronto urban design students can develop an increased understanding of the history and relevance of South American urbanism and design through travel and focused design studio exercises.

The sponsored studio is a first of its type for the Faculty of Architecture, Landscape and Design. The sponsorship covers both the travel costs and accommodation of the students and faculty abroad, enabling all interested students the opportunity to participate in the program, and the travel and accommodation cost of visiting faculty to Toronto for final Studio reviews.

The interest in South American cities was stimulated by a number of factors. Despite its relative proximity and the increased number of South Americans who have made Toronto



Bogotá at night. View from the 26TH street, one of the arterial city's roads

their home, the South American continent remains an unknown for many and its cities, although well known by name on maps, are unknown as real and visited places.

Cities played a different role in the colonialization of South America than those in North America, and have been subject to different political, social and planning influences during the 19th and 20th centuries. Today, South America's major cities are experiencing tremendous growth, and are often plagued by insecurity, corruption, poverty, social apartheid and inadequate public infrastructure. However, they also contain a sophisticated urban intelligentsia and political class who are often attempting to address these challenges; and, in addressing their own challenges, can provide urban design lessons for others.

The first City selected for the program was Bogotá, Colombia.

Bogotá has experienced a dramatic and positive urban transformation and renewal over the past decade in the face of massive immigration and growth, continuing social difficulties and the civil war in the countryside. However, the biggest change may have occurred among Bogotáños themselves, as they have begun to develop a renewed culture of citizenship and civic participation.

The Studio

Of the 20 students who applied, 12 were selected. The academic backgrounds were undergraduate degrees in architectural and landscape; the personal backgrounds and experiences were international, ranging from Canada to Lebanon, Syria, India and Romania. Many had experience in the third world and several had some capacity in Spanish.

The urban design studio consisted of three main phases.

The first phase, starting in September 2006 and entitled "Cuatro Ciudades," was a group study and analysis carried out by the students of the urban development of Havana, Buenos Aires, Santiago de Chile and Mexico City. The purpose of the exercise was to acquaint the students with the ideas that framed Spanish urban history in the Americas.

Following a series of lectures on the urban and architectural history of Bogotá,



Visit to the University of Los Andes. (L-R): Scott Waugh, Brett Hotson, Karyn Williams, Melissa Mckay, Nilamraj Patel, Carmen Franky, Camilo Cruz, Swapnil Joshi, Tomer Diamant, Maher Abdelrahim, Jasmine Maggs, Robert Glover, Nick Maroulis, Adrian Phiffer

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 P11 178
(705) 645-1413 fax (705) 645-1904
www.mnal.ca



385 The West Mall, Suite 303
Etobicoke, 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

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**

51 TAVING MUNICIPAL (111) (5) AND (111)
DEVELOPMENT INDUSTRY IN ONTARIO

St. Catharines Burlington
(905) 688-1130 (905) 335-1121
FAX (905) 688-4895 FAX (905) 335-4895

E-mail: planning@bbsplanning.on.ca

Better Land Use Solutions



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

including one by Guillermo Peñalosa (the former Commissioner of Parks and Open Space for Bogotá and now working with the City of Mississauga), the second phase took place in Bogotá in October.

Accompanied by Robert Glover, Carmen Franky and Associate Professor Robert Levit (Director of the Faculty's Urban Design program), and working with faculty and studio space at the campus of the Universidad Nacional de Colombia in Bogotá, students toured and analyzed three potential sites in the City.

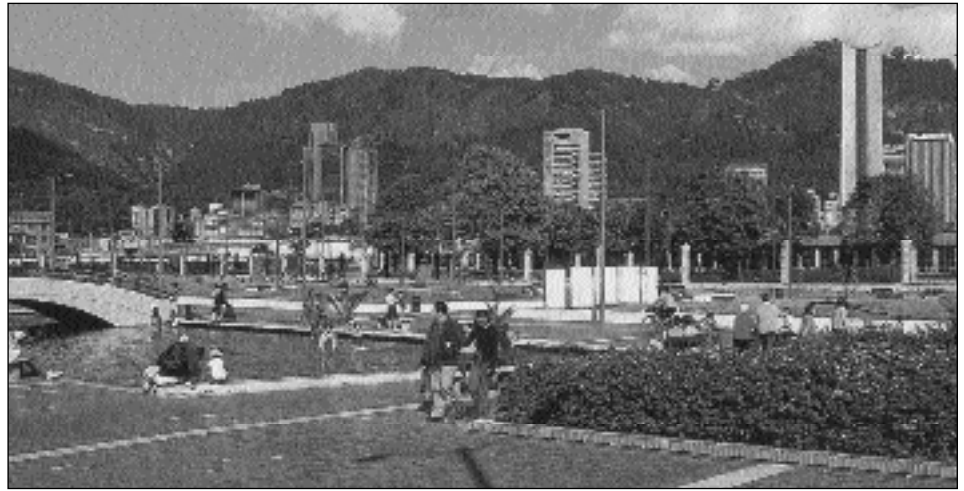
The three areas, corresponding to different levels of urban intervention, were located in San Diego, a dense mixed-use and historical area adjacent to the commercial centre of the City; El Salitre, a very large rural field in an older suburban area between the airport and the centre; and Usaqué, a historic town which had been absorbed into Bogotá. The sites were differentiated by historic and urban design context, programmatic considerations and social context.

Following a week of research, each student presented an initial analysis and proposition for the redesign of their selected site area to faculty and students of Universidad Nacional de Colombia for review and comment prior to returning to Canada.

In Bogotá, the Studio was not all work. It also included a cocktail reception with our Colombian partners at the residence of Canadian Ambassador Martin Levin; a visit to the World Heritage site of Villa Leyva; a three-hour bicycle tour through central Bogotá on a car-less Sunday; a unique nighttime drinking and dancing tour of Bogotá on an open "mariachi" bus; and a visit to a nightclub restaurant outside of Bogotá in the company of some of the younger Canadian Embassy staff.

The third phase of the Studio was the development of the urban design proposition, which resumed in Toronto during October and November and culminated in final reviews in late December at the Faculty of Architecture, Landscape and Design. Professor Leon Dario from the Universidad Nacional de Colombia visited Toronto as a guest critic on the review panel. The review panel also included Professor David Amborski, Director of the School of Urban and Regional Planning at Ryerson University; Professor George Baird, Dean of the Faculty of Architecture, Landscape and Design; and Professors David Lieberman and Brent Corder of the Faculty of Architecture, Landscape and Design University of Toronto.

With the completion of the Studio, our next step will be to raise money which



View from the Renaissance Park towards the east

would enable the results of the Studio to be published and mounted as an exhibit in Bogotá. There will also be follow up with several of the Colombian universities that expressed an interest in developing relations with the University of Toronto, including la Universidad Nacional and la Universidad Los Andes. Finally we will be looking for ways to publicize the planning and public development work undertaken by the City of Bogotá, especially in terms of the creation

and improvement of public open space.

Based on the success of the first Studio, the program appears to be a timely and worthwhile addition to urban design education at the University of Toronto. The next two cities being considered are Santiago de Chile and Buenos Aires.

Robert Glover, MCIP, RPP, is a partner with the firm of Bousfields Inc. in Toronto. He can be reached at rglover@bousfields.ca.

How the program got started

My interest in South America began in 1998 when I worked with Toronto architect Peter Gabor on a CIDA-sponsored program entitled Sustainable Santiago in Chile. In addition to the completion of specific projects, the experience introduced me to an extensive network of Chilean architects and planners. This led to other work, lectures and through this many of them became very good friends. Later on I was involved in the urban design of a small new community outside of Temuco in southern Chile, and followed that with lectures and papers in Buenos Aires and Santiago.

I became very interested in looking for ways that could create an understanding at both ends of the north south hemispheric divide, so in September 1999 I arranged a joint studio in Toronto at the University of Toronto's faculty

of Architecture between Chilean graduate architecture students from the University of Chile and University of Toronto students. The joint studio looked at the redesign of Nathan Phillips Square.

Following a number of personal trips to Chile, Peru, Argentina and Uruguay, I developed an idea for a north-south studio with former student Carmen Franky, an architect from Colombia. We developed the outline of an international option studio that would provide the basis for a greater understanding of South American architecture and urbanism, which the Urban Design program of the Faculty of Architecture Landscape and Design accepted in early 2006 for the Fall Session of 2006.

After the project was approved, the next step was to find a funding sponsorship

that would help offset the travel costs and make the studio truly accessible. Fortunately this happened rather quickly when friend and developer Paul Oberman agreed to support the program for two years. Paul himself had recently been involved in real estate in Buenos Aires and, like me, had developed a real enthusiasm and interest in the South.

The selection of Bogotá as the first location for the studio was motivated by the fact that Carmen Franky had good academic and government connections in Bogotá with whom we could work to create the studio relatively quickly and the fact that a New York Times travel article in 2006 actually said that Bogotá had become remarkably safe place for people to visit. The rest was history . . .

Global Slumming

Planet of Slums

Author: Mike Davies

Pages: 206

Publisher: Verso Books, London

Review by Matt Somerville

Imagine being the planner for a city of 8 million that has no waterborne sewage system, or a planner for a suburb of 2 million with no formal roads, no services and densities in excess of 230,000 people per square km. In *Planet of Slums*, Mike Davies presents this as the dark reality for a growing number of cities in the developing world. The book begins by establishing the context and discussing historical precedents.

For the first time in human history, the urban population outnumbers the rural. Our global population will continue to grow to at least 10 billion, and there is nothing we can do to stop the growth. Davis directs our attention to the fact that “ninety-five percent of the final build out of humanity will occur in the urban areas of developing countries. That means that almost three billion more people will be moving into the already crowded cities of the developing world.

Davis provides historical parallels to the classic Victorian industrial slum, but identifies the modern slum as a new phenomenon. While slums of the past tended to be concentrated around a central core, today’s slums occupy a range of urban locations, with the greatest concentration located at the low-rise urban edge. He goes on to identify two main typologies: Metro Core and Periphery. These are further subdivided into a broad list of 14 formal and informal housing types, ranging from formal hand-me-down tenements in the core to squalid refugee camps at the periphery. With each example, Davis provides vivid glimpses of the conditions, density and level of poverty in each.

He spreads the blame for the current epidemic, but saves the most scathing criticism for a particular few. He traces how colonialism sowed the seeds of slum development by tightly controlling access to the city and segregating workers to the urban edge but believes the mandated reforms of the IMF and World Bank effectively threw gasoline on the fire. The reforms, which

began in the 1970s, were intended to reduce bureaucracy, ease financial constraints and liberalize trade, but instead resulted in the gutting of public services, weakening of the middle class and massive rural-urban migration. This migration has continued to increase despite lower rates of economic growth and high unemployment in cities. Instead of helping to correct problems, Davis argues that “with a handful of exceptions” post-colonial governments have undermined their democratic responsibilities by thorough manipulation of the poor, corruption and sectarianism.

While I agree that it’s important to determine blame and demand accountability for

past injustices, this approach does little to address the current situation. His emphasis on blame ignores the outstanding youth leaders, entrepreneurialism and social activism emerging within slums.

Global events such as the Olympics have traditionally been relied upon as a means to stimulate economic and social competitiveness in cities. However, Davis shows how global events have also helped redefine the spatial order of cities by providing an excuse to push the urban poor away from the core and into the periphery. Davis describes how the 1988 Seoul Olympics relocated 720,000 poor and homeless out of Seoul prior to the games, and the 2008

Design & Planning & Architecture & Co.

Design & means creating value by crossing disciplinary boundaries and embracing risk.

Mark Sterling
OAA, MCIP, RPP
mark@andoo.com

Chris Hardwicke
BArch, BES, BFA
chris@andoo.com

Christian Huggett
MCIP, RPP
christian@andoo.com

Sweeny Sterling Finlayson & Co
+1 416 671 6252
www.andoo.com

**ONTARIO
PROFESSIONAL
PLANNERS
INSTITUTE**

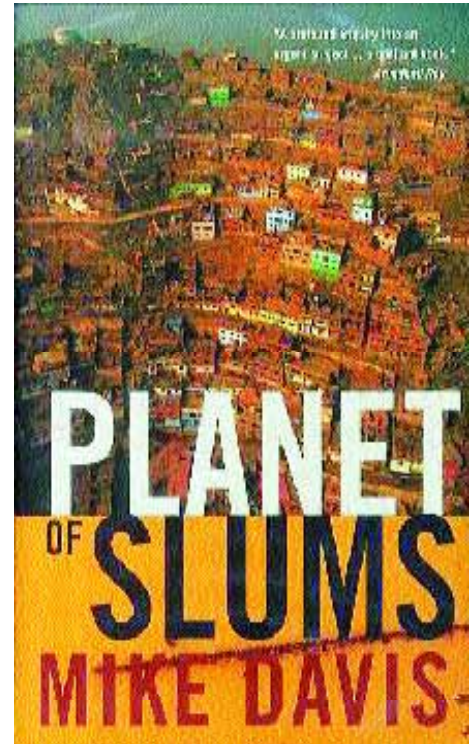
234 Eglinton Avenue East
Suite 204
Toronto, Ontario
M5G 1E5

(Returns
Requested)

Canada Publications Mail
Product Sales Agreement No. 40011430

Beijing Olympics have already moved over 350,000 just to make room for the stadium alone! The most stunning examples of spatial separation are saved for the growing number of gated communities with AK-47 armed security guards and 10,000-volt invisible electric fences. In these Martha Stewart-designed "Southern Californian" communities named "Orange County," "Long Beach," and "Palm Springs," the wealthy seclude themselves in a fantasy

world away from the chaotic city. This seclusion is further reinforced through road engineering which, according to Davis, is intentionally designed to ferry rich SUV-driving citizens through expressways and roundabouts in an effort to reduce the frequency of carjacking. Davis argues that the combined loss of a shared civic space and spatial organization has exacerbated social segregation and urban fragmentation, leading to an increasingly polarized and radi-



calized urban population of haves and have-nots.

As a professor of social, political and urban history at University of California Irvine, Davis has a definite left-wing academic tilt to his writing. Every page of text contains extensive footnotes from a variety of sources ranging from local newspaper stories to United Nations reports. The resulting text is dense in information, which greatly reinforces his arguments, but can have the affect of slowing reading to a crawl. I would definitely recommend this book to planners who want a clearer understanding of the drivers behind global urbanization.

Matthew Somerville is graduating from Ryerson University in the spring of 2007 with a Bachelor of Urban and Regional Planning. He can be reached at m2somerv@ryerson.ca.

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.



The Planning Partnership

Land Use Planning • Urban Design • Landscape Architecture • Communications

www.plnpart.ca

1255 Bay Street, Suite 201 • Toronto, ON • M5R 2A9
t 416.975.1556 f 416.975.1590 e info@plnpart.ca

LARKIN
ASSOCIATES
planning consultants inc

www.larkinassociates.com

905.895.0554

