

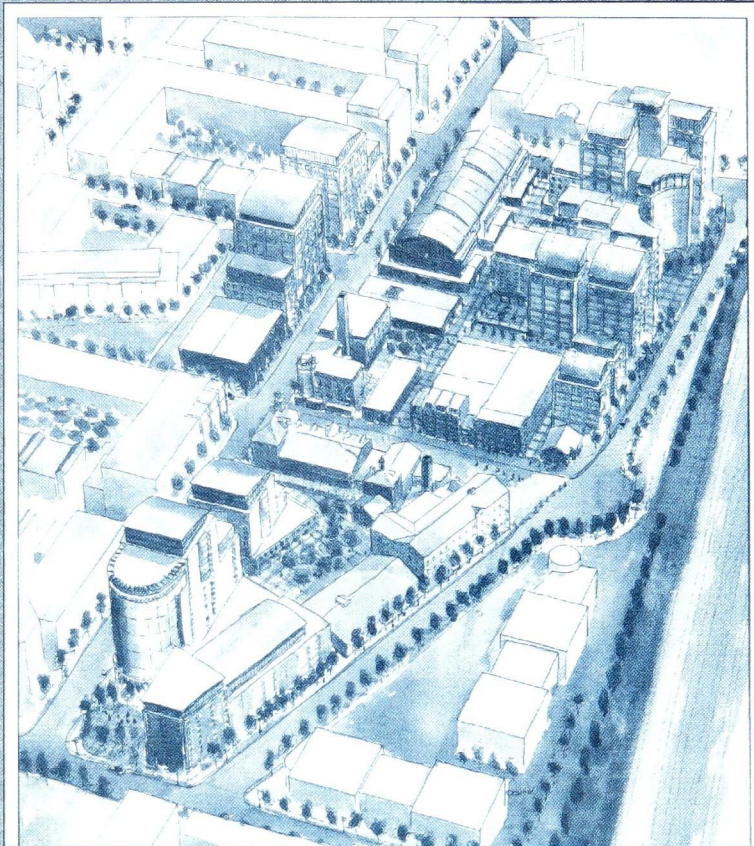
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CORRECTION: The most recent issue of the Journal should have acknowledged the financial support of the Waterfront Regeneration Trust to print the cover in colour. We very much appreciate this support and regret having excluded the acknowledgement.

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The City of Toronto's new Official Plan goes to Council for consideration this

fall. One section of the draft Plan is devoted entirely to heritage, and is the culmination of over three years of cooperation between the Toronto Historical Board and the City of Toronto Planning and Development Department.

In 1989, Toronto City council began the review of its Official Plan by appointing a Cityplan '91 Task Force of citizens. The Chairman of the Toronto Historical Board, which carries out the duties and functions of a Local Architectural Conservation Advisory Committee (LACAC) for the City of Toronto, was appointed as a member. From the outset, the Task Force agreed that heritage would be a distinct component of the new Official Plan. Thus, in 1990, when the Task Force published its "Goals and Principles for a New Official Plan," that report contained; a separate heritage chapter.

A Staff Work Group on Heritage, consisting of staff from the Toronto Historical Board and the City Planning and Development Department, was subsequently formed to carry out further work based upon the principles enunciated in the citizens' Task Force report. The Staff Work Group on Heritage produced a number of Background Papers, on heritage techniques such as tax incentives, heritage conservation districts, commercial "use bonuses" in industrial districts, controls available through the Planning Act, parking and loading exemptions, and reuse of heritage properties as space for civic departments. These papers were written in preparation for the Heritage Chapter of the Cityplan '91 Proposals Report, subsequently released by the City of Toronto Planning and Development Department in June 1991. The Background Papers and Heritage Chapter are included in a Cityplan '91 Heritage Portfolio, available from the Department of the City Clerk, Resource Centre, Main Floor, City Hall, Toronto M5H 2N2 (416) 392-7410 at a nominal cost.

In August 1991, a thematic public meeting was held to present the heritage proposals and to obtain community response.

HERITAGE

HERITAGE CONSERVATION A PROMINENT PART OF CITY OF TORONTO'S NEW OFFICIAL PLAN

by Marcia Cuthbert

Written submissions were also invited, and a final public meeting for deputations to the Planning Advisory Committee on the entire Proposals Report was held in December 1991. In the meantime, discussions continued between the Toronto Historical Board

Photo credit: Marcia Cuthbert



Concern raised at public meeting resulted in new official plan provision for density transfers to protect significant open spaces around major heritage buildings such as St. James Cathedral, 106 King Street East.

and the Planning and Development Department staff on various details of the plan.

The resulting July 1992 draft Official Plan includes some new feature not contained in the present Official Plan, such as: the consolidation of most of the heritage policies into a new section dealing specifically with heritage; the incorporation of archaeological sites in the definition of heritage; and the addition of heritage landscape policies. Other innovations include: provisions for a City-wide heritage conservation plan; the promotion of public awareness;

the introduction of a new commercial conversion policy for designated properties in medium and high density Residence Areas; and the addition of a policy that Council will give consideration to heritage buildings to accommodate additional space needs of City departments and agencies.

In order to address specific concerns raised directly by the public in response to the 1991 Proposals Report, a brand new section has been added providing for density transfers to protect significant open spaces around specified major heritage buildings such as St. James' Cathedral at 106 King Street East, Metropolitan United Church at 56 Queen Street East and Sir William Campbell House at 160 Queen Street West.

Similarly, to acknowledge widespread community support for protecting the existing heritage character of Toronto's Main Streets during residential intensification, a provision permitting full commercial use of designated heritage properties on Main Streets has been introduced.

One new proposal needs to be well understood. To preserve the handiwork of past craftsmen and to conserve resources and energy, Council is to advocate the reuse of historic building elements in new construction. But this is to occur only after all other avenues for preserving buildings intact have been exhausted. For the avoidance of doubt, the draft plan states that no additional density is to be granted in exchange for the incorporation of historic building elements in new development. Thus the saving of a few fragments should by no means be considered a starting point in preservation negotiations, but as a last resort.



To preserve the handiwork of past craftsmen and to conserve resources, Council may advocate the reuse of historic building elements in the new construction - but only if all other avenues for intact preservation have been exhausted. Animal head with laurel leaves, Livestock Pavilion, Canadian National Exhibition grounds, 2 Strachan Avenue.

Photo Credit: Marcia Cuthbert

Other proposals involve retaining, with some necessary modifications, existing policies for encouraging heritage preservation such as the designation of buildings, structures, sites and districts, the density exemption (bonus), the density transfer for heritage buildings used for performing arts, and the limited commercial use bonus for preservation of industrial heritage buildings. The proposed retention of the density bonus and the density transfer for preservation underscores the importance being accorded to heritage, since other existing non-heritage bonuses are to be eliminated, as is the existing density transfer to facilitate the development of small sites.

Not in the plan itself, but still being retained in the Zoning By-law, is the parking and loading exemption for designated heritage properties. And in the Proposals Report, further studies were recommended on tax incentives, on industrial heritage, and on a property standards bylaw for designated properties.

By the time this article is published, it is expected that the City of Toronto's new Official Plan will be before Council for final adoption and heritage will assume its rightful place as a prominent and essential element in the urban planning process.

Marcia Cuthbert, MCIP, is a Special Projects Officer with the Toronto Historical Board, and is on the Board of Directors of Community Heritage Ontario, the province-wide organization of LACACs. She was a member of the Cityplan '91 Staff Work Group on Heritage.

TRANSPORTATION

THE ROLE OF ANALYSIS IN A CONSULTATIVE PLANNING PROCESS

by David Kriger

Technical analysis in planning historically has not been known for its ability to respond sensitively to public input and stakeholder consultations. On the one hand, technical analysis commonly represents the only practical and concrete way of identifying potential impacts of proposed planning actions. On the other hand, images of a "numbers game" and a "black box" approach have proven hard to dispel from the public's perception.

In recent years, the once-dominant role of technical analysis has been diminishing with consultation becoming more formally entrenched in the planning process. The Ministry of Transportation of Ontario and other provincial ministries have initiated broad and comprehensive approaches to the inclusion of consultation with stakeholders in planning efforts. The Sewell Commission is noteworthy for the substance of its activities and its findings, but perhaps also for the consultative process being used to fulfill its mandate. Public meetings for both municipal and provincial planning efforts have taken on a new importance. The use of professional

facilitators is no longer an exception in consultation.

It is true that microcomputers and geographical information systems have made analytical techniques more accessible to public input, but these gains are sometimes offset by the growing sophistication in techniques which—in turn—requires increasingly specialized expertise.

What, then, is the role of technical analysis in the consultative planning process? Experience with recent transportation planning projects suggests that the use of analytical techniques should focus on explaining how today's system works, with less emphasis on forecasting future needs. Rather than isolating and analyzing a specific part of the system—which is fundamental to a technical planning analysis - attention is drawn to the relationships among different elements of the transportation system and its environment. This is necessarily achieved at the expense of detail, but detail can be introduced selectively at a later stage in an area of particular interest. In this way, the consequences of taking a specific action can be understood much more clearly. For example, targets for reduc-

ing auto emissions will be difficult to achieve, if decision-makers have only a cursory understanding of what motivates travelers to choose automobiles over more environmentally efficient modes. The potential market—like every other market—is segmented. Transportation plans must be multi-faceted and directed specifically to individual market segments to succeed—single, stand-alone measures will not succeed.

In this type of planning process, the analyst must be able to explain why a certain relationship takes place. These explanations are prompted by questions that arise in turn only after initial planning results have been digested, as part of an iterative process. This means that analytical tools must be considered as providing a framework for addressing emerging questions—not as the sole generator of answers. These tools also must be sufficiently flexible to accommodate changes in assumptions, and the dynamics of on-going consultation. Analysts also must be capable of digging into a particular data set and—more important—relating seemingly unrelated pieces of information with each other. At the same time, they provide efficient means of

managing the large and disparate amounts of information that must be processed in a consultative process.

In sum, there remains a fundamental role for technical analysis in a consultative planning process. The analytical tools exist;

what changes are that they become the means of soliciting public input by allowing complex systems to be better understood; managing that input in an efficient manner, and synthesizing and packaging the input (and other information) in a meaningful way

for informed decision-making.

David Kriger, P.Eng., MCIP, is Senior Transportation Engineer/Planner with Delcan Corporation in Ottawa. He is the Journal's regular commentator on transportation issues.

OTHER VOICES

HEALTHY COMMUNITIES:

Integrating Land Use and Human Services Planning

by Ellis Katsof



This article highlights Halton Region's efforts to integrate human services planning into the land use planning exercise.

A planning framework has been developed, based on the "Healthy Communities" model, to integrate human services and land use policies.

Halton Region

When beginning to revise its official plan in 1990, Halton chose to interpret the Ontario Planning Act (1983) in its broadest sense and set out to integrate human services into its official plan. The result was the publication of a consultation paper, *Land Stewardship and Healthy Communities: A Vision for the 90's and Beyond*. The paper presented Regional Council's view of what

Halton's landscape and communities should be like in the very, very long term.

The paper outlined policies that would be incorporated into the Region's revised official plan. These policies were based on a value system for land use planning in Halton that included the principle of sustainable development. To entrench these values in the official plan, two *Guiding Principles* were developed to provide a framework for the development of all official plan policies.

The first Guiding Principle for land use planning in Halton is *Land Stewardship*. The principle states that "ownership rights of land are not absolute and the best and highest use of land is not an unfailing principle as there are other balancing factors to be considered." The second Guiding Principle is the concept of "Healthy Communities." The United Nations defines health as a "state of

physical, mental and social well-being."

Halton proposes to incorporate human services policies dealing with social, health, educational, cultural, and recreational services directly into the official land use plan. This would be done in two ways: first, all human services policies that have land use implications would be directly incorporated into the official plan; and second, the Region would require the preparation and periodic updates of a Human Services Plan which would outline Halton's corporate approach to co-ordination of various human services with a primary focus on prevention and a secondary focus on support or healing. The Human Services Plan would also provide direction to land use policies that would support program deliveries.

Integrated Planning

Once it was decided to integrate land use and human services planning, it became necessary to develop a framework for integrating human services policies into the official plan. A major stumbling block in the developmental process was thinking about human services policies as an add-on to land use policies as though there was not a natural linkage between them. It was only when human services and land use policies were both approached from the same perspective, that is, as a means to an end, that a framework for integrating the two began to emerge. The end result in our official plan is serving people, both present and future, through the development of "Healthy Communities." The *means* is the development of a broad range of land use and human services policies to achieve the *end*.

Another major stumbling block was to define "Healthy Communities" in a clear enough manner so that policies could easily be linked to the definition. A list of Healthy Community Determinants was developed.

- These are divided into three categories:
- Human & Social Development Goals;



HEALTHY COMMUNITIES A PLANNING PRIORITY.

- Human & Social Development Objectives; and
- Human & Social Development Needs.

The Goals, Objectives and Needs can be articulated for both the *individual* and the community. Therefore, it was decided to use "Human" Development to reinforce planning for individuals and "Social" Development to reinforce planning for the community.

Land use and human services policies play a major role in the development of "Healthy Communities." They provide a broad framework for the development of municipal official plans, strategic plans and service development. If the policies are developed to achieve the Human and Social Development Goals, they will result in a good living environment, adequate jobs, needed services close to home, proper recreational opportunities, and clean air, land and water.

Developing Healthy Community Determinants

Before explaining the Healthy Community Determinants in detail, it is important to note that the following list of Determinants is not "ideal" and is not meant to be adopted and used by communities and planners as is. The *process* of developing

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Healthy Community Determinants is as important as the actual determinants themselves. It is critical that the community have some input into their development. Understanding and acceptance of the Determinants at the outset of a planning process are crucial to the development of policies that are consistent with the Determinants. Planners have often been disappointed with the lack of community interest in community consultation meetings. Low participation rates in public consultation meetings are often due to the difficulty for the average citizen to understand the implications of the policies. Consultation often occurs after policies have been drafted rather than at the outset of a planning process.

It is suggested that if policies were described in the context of "Healthy Communities" Determinants, their relevance to people's lives may be more easily understood and more easily questioned by residents. For example, by understanding the linkage between the policies and the "end" results, i.e., the Determinants, residents might more easily understand that a group of policies is intended to result in greater community safety, more employment, or a broader range of housing.

A good test of the understandability of the Determinants is when citizens are able to see the relevance of the policies that flow from each of the Goals. As well, a test of the comprehensibility of the Determinants is whether all possible Land use and Human services policies fit into the "Healthy Communities" framework. If some policies do not easily fit into the framework, then a Goal or Objective might be missing. Once the development of the Human and Social Development Goals and Objectives is complete, the list should be comprehensive so that all policies will relate to a specific Goal and Objective.

Draft "Healthy Community" Determinants

The planning framework includes eight Human and Social Development "Goals." Each Goal has a subset of Human and Social Development "Objectives" which articulate the Goals in a more specific manner. Each set of Objectives then has a subset of Human and Social Development "Needs" which highlight the needs that are being met by the specific Goal and Objective. The Human and Social Development Goals are listed below:

1. Adequate basic material need satisfaction;
2. Economic security and opportunity;
3. Security;
4. Knowledge and skills to effectively communicate and make decisions and choices;
5. Social and Emotional Functioning;
6. Opportunity to influence decision making in the community;
7. Environmental Sustainability; and
8. Health

Using Goal #1, the following is an example of Human and Social Development

Objectives:

- 1.1 Shelter;
- 1.2 Food and other necessities for a basic standard of living; and
- 1.3 Transportation

Using Objective 1.1 - Shelter, the following is an example of the Human and Social

Development Needs that are addressed by the Objectives:

- 1.1.1 Affordable and adequate shelter;
- 1.1.2 Temporary and emergency shelter;
- 1.1.3 Socially integrated housing for special needs people;
- 1.1.4 Information and assistance about accommodation; and



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1.1.5 Protection of Landlord and Tenant/Resident rights.

Using the "Healthy Community Determinants"

Once a set of Determinants is developed, it should then become the focal point of the planning exercise, whether that be for land use or human services planning. All policies should be inserted into the planning framework and linked to the appropriate Human and Social Development Goal and Objective. If a Policy is contrary to the Goals and Objectives, then it should not be part of the plan. In essence, the Goals and Objectives become the heart of the planning exercise and act as a constant validator of all policies. The question can simply be asked of

each policy—Is this policy true to our Goals and Objectives?

In Halton it is our intent to use the Healthy Community Planning Framework to develop a Human Services Plan. The plan, which will articulate human services policies that are supportive of "Healthy Communities," will be developed with the assistance of a Community Steering Committee and extensive community input. The "Healthy Community Determinants" will act as a constant reminder of the values that underline the type of communities that residents want to see developed. By explicitly clarifying the Human and Social Development Goals and Objectives at the outset of the planning process, policies should result in the development of "Healthy Communities."

Conclusion

There is a strong desire for future urban developments to return to the friendly small town atmosphere. It is important to clarify a community's values at the outset of a planning exercise to assure the plans stay true to those values. The "Healthy Community Planning Framework" can help a community identify its values. The resulting Human and Social Development Goals and Objectives will help guide future development of the community—both its land and human services development.

Ellis Katsof is Director of Community Services for Halton Region.

PLANNING

EXPLORING THE ROLE OF REGIONAL PLANNING – A HOLISTIC APPROACH

by John Michailidis

Regional municipalities are facing broadly based challenges in their development and overall enhancement of the quality of life enjoyed by their residents. These challenges include management of population and employment changes, protection of key ecological features, provision of adequate hard and soft services and encouragement of economic development.

This article explores the role of regional planning in improving its contribution to facing these challenges.

Legislative Authority for Planning and the Delivery of Planning Services

As the guiding piece of planning legislation, the Planning Act sets out the planning

services that regional planning is expected to deliver. Although delivery of these services may vary depending on the regional municipality, the major planning activities are the preparation of an official plan, and the approval of subdivisions and condominiums. The Planning Act also outlines the planning services expected from the province and local municipalities. The province defines matters of provincial interest, issues policy statements and approves official plans. Local municipalities are responsible for the preparation of an official plan, maintaining a zoning by-law and site plan control.

Blur & Overlap of Planning Services

The Planning Act implicitly creates a three-tier system in which the planning ser-

vices expected from regions blur and overlap with the planning services expected from the province and local municipalities. This can be especially acute between regional official plans and local official plans. Both documents are expected to provide a vision for the future. However, rivalry for exclusive domain over planning matters such as residential densities, road patterns and commercial floorspace allocation can result in official plans becoming glorified zoning by-laws, placing more and higher hurdles for obtaining planning approvals. This drains energy away from the main focus of official plans to provide a future vision. Blur and overlap is magnified when you add to this mixture the requirement that both regional and local official plans must "have regard" for provincial policy statements which overtly present

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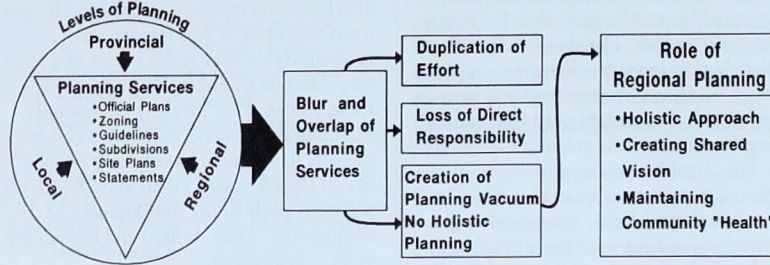


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Role of Regional Planning



the conflicting goals and mandates of key provincial ministries.

Filling the Planning Vacuum

In general, blur and overlap result in:

- 1) The duplication, or in some cases perhaps the *tripling* of effort and energy towards the same planning matters (overlap).
- 2) The loss of the sense of direct responsibility or ownership of planning matters (blurring).
- 3) The creation of a planning vacuum in which little effort and energy is directed towards a holistic approach to planning matters.

The role of regional planning may not lie in fighting battles over planning territory or attempting to disentangle the web of planning responsibilities. Instead, by applying some self reflection regional planning can work towards a role that fills the planning vacuum.

In brief, regional planning should refocus away from the arrangement of the physical features on the landscape as evidenced in official plans, and concentrate on strategies that reflect a holistic approach to planning which integrates the arrangement of physical

features with the ecological, social and economic landscapes.

In working towards defining its role to fill the planning vacuum, regional planning should reflect on three basic criteria.

- 1) *Accountability* - The understanding of the matters which regional municipalities must directly answer to the public.
- 2) *Access* - The understanding of the day-to-day matters of regional municipalities which the public can influence.
- 3) *Economies-of-Scale* - The understanding of the matters that regional municipalities can deliver to the public at the lowest possible cost and with the highest possible level of return and technical accomplishment.

Some Suggestions for the Role of Regional Planning

Regional planning should not deal with reacting to individual development applications. Instead, regional planning should be action-oriented, creating and coordinating the future shared vision for the overall long term health of the regional community. Some thoughts for the role of regional planning are:

- managing key ecological features and

resources

- identifying and staging of development areas
- managing the movement of goods and services
- managing residential generated waste
- pursuing partnerships with neighbouring municipalities and the private sector to establish projects
- promoting economic development
- managing renewable and non-renewable resources
- maintaining social well being
- identifying implementation mechanisms to achieve the future vision
- monitoring the "health" of the regional community.

Methods for documenting strategies to address the matters noted above can vary. Official plans containing a comprehensive set of policies is a possibility. Alternatively, a series of planning documents, each dealing with a specific matter may be appropriate.

What Is Needed

In order for regional planning to take on this role, three actions must occur. First, the legislative authority for planning must move away from defining planning services that regional planning is expected to deliver and move towards legislating the role of regional planning. Second, regional municipalities must be given authority to approve planning documents prepared by their respective local municipalities. Third, more research is needed leading to practical examples which demonstrate that regional planning can take a holistic approach to planning.

John Michailides is a Planner with the Regional Municipality of Durham.



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"Province to cut social spending and transit subsidies by billions."

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"Pressure to reduce deficit will impact government spending."

•••

Although headlines such as these are commonplace these days, doing more with less doesn't get any easier. For decision makers in both the public and the private sector, the choices are getting harder, and the conflicts more extreme. Which means that the job of those providing professional advice is also changing.

This brings us to a recurring theme in this space: a concern for the precarious status of the basic principles and values that underpin our society during times of economic bust. When we cross our hearts and pledge allegiance to a set of policy proposals, do we stop to test their resilience or long-term suitability? When factors affecting the viability of proposals are beyond our direct control, do we think to make recommendations that might influence the outcome or, more typically, do we take refuge behind the limited terms of reference of our plans?

Take culture. Funding for the arts and "non-profit" entertainment is fac-

NEXT STOP, THE UNITED NATIONS.

plans and official plans?

When a municipality describes the quest for "increased liveability", and the need to improve the overall quality of life, priorities are often set only for the matters within its jurisdiction such as infrastructure. To overcome this limitation, some upper tier municipalities are compiling strategic plans that discuss the need for "disentanglement" as a means of giving each level of government a defined area of responsibility and dealing effectively with problems resulting from blurred or overlapping jurisdiction. Proposals by private sector interests are also tending to deal directly with policy issues. This has the beneficial effect of forcing municipalities to address concerns head-on, and to get involved in multi-jurisdictional partnerships.

The Sewell Commission and the other provincial initiatives looking at streamlining and similar matters are correct to take a broader view of the world. This is the starting point for ensuring that our values are protected and our principles for doing business stand up to scrutiny across disciplinary lines. *Next stop, the United Nations.*

Glenn Miller, Editor

OTHER PEOPLES BUSINESS

MACAULAY SHIOMI HOWSON LTD - 10 YEARS AND COUNTING ...

Established during the previous recession of the early 1980's, the planning consulting firm of Macaulay Shiomi Howson marked its tenth anniversary this year.

Although the firm is small, it has enjoyed the confidence of a wide variety of interesting clients over the years. Hence, the three principals—Bob Macaulay, Ron Shiomi and Liz Howson—are fortunate to be able to look back with some pride at their professional accomplishments over that time.

The firm's practice was originally founded and continues to be premised on a philosophy of hands-on involvement in all projects by the principals. This is often a key distinction among consulting companies—especially large firms versus smaller ones and was a substantial impetus for the principals of MSH to establish their own firm in the first instance.

The firm's past and present consulting activities have embraced a diverse clientele in both the private and public sectors, in a variety of geographic and jurisdictional set-

tings. Although substantially focused on the Greater Toronto Area, the firm's project work has involved locations as varied as recreational areas such as Sauble Beach, Tay Township, Huntsville, and Lake of Bays, rural areas such as central Middlesex County, southern Northumberland County and parts of Dufferin and Peterborough County, smaller urban places such as Midland, Newcastle, Collingwood, Lindsay, Orangeville and Parkhill, and larger urban centres including all of the Metro Toronto municipalities, Burlington, Oakville, Mississauga, Brampton, Vaughan, Markham, Richmond Hill, Pickering, Whitby and



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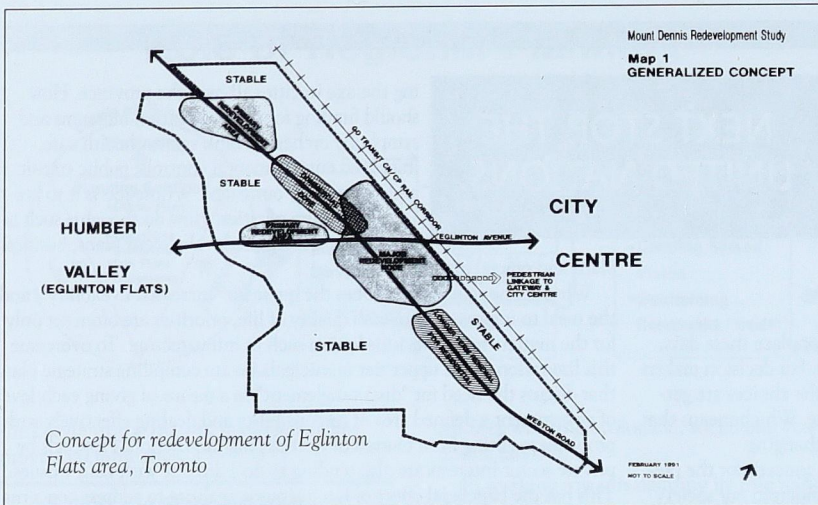
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Oshawa.

This variety of clients and locations has also extended to the types of projects the firm has been fortunate to undertake over the years, including a range of "typical" land use assignments as well as other, more unusual ones somewhat "out of the mainstream." As expected with a small consulting practice, not all of these have been "mega-projects," but even the smaller ones have often involved some unusual "wrinkle" that proves to be, in its own way, just as challenging and fulfilling as the larger assignments.

Generally, the firm's project scope has encompassed the following basic types: day-to-day planning services on a "retainer" basis for several smaller rural and urban municipalities; large and small-scale land development proposals for major and minor private development interests; special, issue-specific policy or area studies for municipalities both large and small; preparation of official plans, official plan reviews/updates and secondary plans, again in a variety of municipal settings; and, planning advice/opinions and expert evidence on various matters before the Ontario Municipal Board, for private and public sector interests.

Some specific projects that typify the scope of the firm's project experience are briefly described below:

Feasibility Study of a Proposed Wood Products Industrial Complex in South

Grenville (for South Grenville Economic Development Commission)—As subconsultants to Lawrence & Milley Consultants Inc. MSH carried out site selection analyses, including a review of planning policies and regulations that would affect the proposed development.

Ballantrae-Muselman Lake Community Secondary Plan (for Town of Whitchurch-Stouffville)—In this ongoing study, MSH is directing a multidisciplinary consulting team preparing a secondary plan for one of the most sensitive portions of the Oak Ridges Moraine, including numerous environmentally sensitive areas—significant wetlands, kettle lakes, ANSI's and woodlands.

Official Plan & Zoning By-law Streamlining Guidelines (for Ministry of Municipal Affairs)—This project entailed recommended guidelines for municipalities in the preparation of Official Plans and Zoning By-laws, to minimize the need for future amendments in the administration of these documents.

Residential Intensification: Arterial Roads & Existing Apartment Sites (for City of North York)—This was a special study directed toward a policy and implementation strategy for residential intensification along arterial roads and on existing apartment sites. MSH was the lead consultant for a team that recommended draft Official Plan policies and proposed new zoning regulations to accommodate appropriate intensification.

Bronte Creek Business Park Study (for City of Burlington)—This project, presently nearing completion, is intended to produce contemporary development controls oriented to the ultimate achievement of a first-class office and business park. MSH is leading a consulting team addressing land use, transportation, economic and environmental factors.

Burncrest Road (Markham) "Golf Dome" (for Golf Shelter Systems)—This ongoing assignment involves planning advice, site planning and coordination of approvals for

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an unusual commercial recreational facility proposed for a remnant site in the Parkway Belt West. The proposal entails the construction, on a temporary basis, of a large air-supported structure to accommodate an all-weather (indoor) golf driving range.

"Lookout" (Huntsville) Mixed Housing (for *Ralna Inc.*)—MSH is the lead consultant on a team project addressing policy, subdivision, site planning, conceptual housing design and coordination of requisite approvals for an innovative multiple-unit waterfront housing development. Although within the urban area of Huntsville, the very rugged natural beauty of the site has

made necessary a low-profile, clustered housing form to touch down lightly on the landscape.

Mount Dennis Redevelopment Study (for *City of York*)—This project entailed preparation of a redevelopment plan and implementation strategy to revitalize one of the original communities within what is now the City of York. A multidisciplinary consulting approach, led by MSH, was required to address policy/land use, economic and transportation considerations, with particular emphasis on community identity and impact.

Monterra Estates Golf Course Housing

(for *Monterra Properties Limited*)—This project involved the design of predominantly low density housing, to be integrated with the championship *Monterra Golf Course*, as a component of the *Blue Mountain recreational and housing complex* outside Collingwood. MSH was part of a project consulting team of golf course designers, architects and engineers that designed a conceptual master plan for approximately 700 residential units, to be incorporated within the 18-hole golf course layout. The firm also designed draft plans of subdivision for initial phases of 80 and 30 lots respectively.

BUILDING LIVABLE, SUSTAINABLE, HEALTHY COMMUNITIES: HYGEIA HELPS TO MAKE IT HAPPEN

Hygeia is a new consulting venture formed by Ken Ferguson, Trevor Hancock and Nigel Richardson

A series of recent reports—and a veritable explosion of seminars, workshops and conferences—have all been making the same point: planning and development will never be the same again. Gone are the days when development projects could continue with little regard for their social quality or environmental impacts, gone are the days when land use planning and economic development could operate in splendid isolation. Perceptive, forward-looking developers and planners today recognize that social, environmental, economic and land use planning must be integrated, that we need a systematic approach to building communities that meet the life-cycle needs of these and future generations. Moreover, they recognize that the challenge is not simply to build *livable* communities, or *environmentally sustainable* communities, or *healthy* communities—all of which have become popular current buzzwords—but to build communities which have *all* these qualities.

What's Old is New

Like most good ideas, this one has a long ancestry. More than a century ago, the English public health reformer Sir Benjamin Ward Richardson formed a coherent vision of an ideally healthy city. His detailed description of "Hygeia: A City of Health" to the Social Science Association in 1875 includes many features



**Hygeia partners:
Ken Ferguson, Trevor Hancock, Nigel Richardson**

that foreshadow contemporary concepts of the socially and environmentally healthy community.

Richardson's ideas helped to inspire enlightened new town planning ventures and to lay the foundation for the 20th century "garden cities."

Today, in vision workshops, what Canadians depict as their image of an ideally healthy community is very much like a modern Hygeia: a 21st century version of a 19th century market town.

This kind of image is inspiring actual development plans by the Ontario government in East Markham, whose so-called "neo-traditionalist" architect-planners explicitly find their inspiration in the 19th century towns of the eastern U.S.

The New Vision

A whole new approach to planning and development is the message of the Crombie Commission's report (*Regeneration*) on the future of the Toronto waterfront, recognizing both the natural ecosystem and the human/social ecosystem as the basis of planning. It is the message of the Office for the Greater Toronto Area's vision for the GTA of 2021, on the basis of a model combining community, environment and economy, and of the Metro Toronto Planning Department, whose discussion paper *Towards a Livable Metropolis* employs a similar model. It seems also to be the

philosophy underlying the aims of the Sewell Commission in reforming the municipal planning process in Ontario.

But these ideas are not just theory; they are beginning to be applied in practice by Ontario's more forward-looking municipalities. The Region of Halton has committed



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itself to healthy communities and land stewardship; Sudbury has gone beyond sustainable development to consider the interaction of health, environment and economy in both a healthy community and a healthy environment; Ottawa-Carleton is incorporating healthy community concepts in its planning; Hamilton-Wentworth proposes to do likewise, coupled with sustainable development principles; both the City and the Region of Waterloo have had strong "green" planning policies for some time; even Vaughan, not known for its enlightened approach to land development until recently, has recognized the need to adopt ecosystem-based planning. The provincial government's plans for the new community of Seaton promise to integrate all these ideas

and apply them comprehensively.

HELPING TO MAKE IT HAPPEN

Three people with very different professional backgrounds were brought together by a shared desire to contribute to building the kind of community that our history, our experience, our theory and our vision all tell us we ought to be building. Hygeia Consulting Services unites the diverse professional skills and experience of Ken Ferguson, Trevor Hancock and Nigel Richardson, in engineering, public health and planning. The combination, coupled with their personal ideals, positions them well to integrate social, economic and environmental considerations in shaping the built environment.

Without abandoning the other consulting services they currently provide as individuals, the three consultants are pooling their collective experience and expertise in the Hygeia partnership to guide and assist private firms, public agencies, NGOs and other clients in environmentally, socially and economically healthy planning, design and development. The Hygeia partners will also provide such services as coordinating environmental specialists; project design review; helping to facilitate acceptance by the public and approving agencies; construction monitoring; special studies; and seminars and vision workshops. Their overriding aim is to stimulate, encourage and support the building of truly livable, sustainable, healthy communities for the 21st century.

ONTARIO MUNICIPAL BOARD

ESTATE RESIDENCES AND A GOLF COURSE OPPOSED BY DELAWARE TOWNSHIP FARMERS

by Pierre Beeckmans

The Ontario Municipal Board decision on a proposal to introduce 28 high quality estate residential lots and a private golf club in Delaware township, west of London, covers 35 pages and contains a very thorough discussion of the issues.

The proposed development was to cover 365 acres surrounding Sharon Pond (32 acres), south of Highway 402 linking London and Sarnia. Major issues included conformity with the Food Land Guidelines and the arrangements proposed for water supply.

In applying the Food Land Guidelines, the developer introduced expert evidence suggesting that the land was unable to provide an adequate economic return on investment if it remained farm land. The soil on one farm was described as "half past soil—at half past eleven it was too early to work and

at half past twelve it was too late." Reference was made to the Ontario Farm Management Analysis Project, a joint venture of OMAF, the Farm Credit Corporation and the University of Guelph. The applicant's thesis was strongly rejected by the objecting farmers, who were concerned that high-income urban people would create "hassles" about smells that are a normal aspect of the rural scene. These hassles would occur notwithstanding the protection from lawsuits provided by the recently enacted *Farm Practices Act*.

A major concern was the proposal for water supply. A sophisticated system called "reverse osmosis" was proposed to purify the well water. The council had been persuaded to support the project on the understanding that the municipality would never be required to pay for its maintenance. The Ministry of the Environment normally

insists on municipal ownership or at least acceptance of eventual responsibility in case of default by the private owners. The OMB quoted case histories where municipalities had eventually been pressured to accept responsibility for private systems. The primary pressure was the fact that supporting grants could only be made to municipalities.

The Board concluded that the high capability of the farm land militates against non-farm use. It also found that council's premise that it would never be responsible for the water supply system was unwarranted. In a decision dated June 18, 1990, the zoning by-law was repealed and the proposed official plan amendment and plans of subdivision were not approved.

Source : Decision of the Ontario Municipal Board
Zoning by-law 15-88 etc., Part Lots 8, 9 & 10 Con. 2
Files O 890070, R 880593 & S 890037
Pierre Beeckmans is a Senior Planner with the Ministry of Municipal Affairs.

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MUNICIPAL WATER CONSERVATION: PLANNING IMPLICATIONS

by Trish Johnson - Cover

In 1991, Metropolitan Toronto Works Department initiated a study to develop a comprehensive water conservation strategy, determine feasible target conservation levels, and identify the impacts of conservation initiatives on revenues, costs and municipal water and sewer infrastructure. Another outcome desired from the study was a review of the potential to save water, compensate for system inadequacies, decrease wastewater flows, reduce demands from growth, and extend the use of existing and proposed infrastructure.

The strategy recommended for Metropolitan Toronto to achieve conservation was traditional supply management coupled with modern demand management. The supply management techniques generally are applied to increase efficiency and reduce waste within water production and delivery systems. Demand management techniques are focused on the users to encourage or require a reduction in water demand through program components such as pricing, regulation, and public education.

A target conservation goal was identified for Metro Toronto, based on the application of specific conservation measures and management techniques. Generally, these included the adoption of regulations that will require water efficient fixtures in new dwellings, public education to generate voluntary retrofits of existing dwellings, and effective price increases over the next twenty years. The long term target conservation goal identified for Metro was a total reduction in water use of 13% to 23% by the year 2011.

Infrastructure impacts of the conservation projections were examined, and it was concluded that expansions to, and maintenance or operation of, water and sewage infrastructure/facilities should decline. The extent of this decline is not expected to be in direct proportion to the average daily reductions projected.

Analysis of water conservation projections on the wastewater collection system showed the net effects of a successful conservation program would likely be positive, yet impossible to accurately predict or quantify. While reduced water consumption

should yield lower dry weather sewage flows, there are other offsetting factors to consider, such as economically managing wet weather flows and reducing overflows resulting from use of combined sewers. In addition, wet weather flows often dominate the sizing criteria for new trunk sewers in larger municipalities, therefore the reduction of sanitary sewage flows from water conservation measures may not affect sewer sizing.

Similarly, the hydraulic loading criteria set for water pollution control plant sizing and design must be able to handle the greater wet weather flows. Accordingly, reductions from water conservation were not anticipated to impact significantly on requirements for water pollution control plant capacity. However, more of the collection and treatment capacity could be allocated to the management of wet weather flows, and assist in the reduction of combined sewer overflows lessening impacts on receiving waters.

Power costs, and to a lesser degree, maintenance activities at such facilities should all be affected positively by water conservation. It must be noted that a significant portion of each water pollution control facility is dedicated to the management and disposal of wastewater sludges and unless total solids loadings discharged into the system are reduced along with flow reductions, there will be no significant gains from water conservation on facilities for solids management.

It was recommended to proceed to current expansions to Metro

Toronto's water filtration capacity; however, it is possible that subsequent capital expansions may be delayed. It was also recommended that Metro Toronto closely monitor actual water usage to document conservation percentages achieved and then re-assess implications on facility design criteria in the year 2001. The criteria used for planning, and design of water and sewage infrastructure, should not be reduced in any way until there is further evidence that water conservation is being realized.

Trish Johnson-Cover is a Senior Environmental Consultant with R.V. Anderson Associates Ltd.




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DRAFT WETLANDS POLICY STATEMENT IS NO LONGER DRAFT!

by Dave Hardy

I don't know about you, but, I'm consciously having to think about not putting the word "draft" in front of the phrase, "...Wetlands Policy Statement." That's because, for some time now, the Wetlands Policy has been just that: *draft*.

Finally, the Province of Ontario finally issued an approved Wetland Policy Statement (approved through an Order in Council on May 14, *Ontario Gazette* on June 27).

And, shortly thereafter, the Policy Statement received its first test. On July 6, the Policy Statement was introduced into evidence before an Ontario Municipal Board review of the cumulative impacts of several gravel pits seeking Planning Act and Aggregate Resources Act approval in Oro Township.

While implementation guidelines relating to the Policy Statement must still be developed, the Policy Statement is a significant improvement of the provisions of the draft Wetlands Policy.

This is not surprising. To its credit, the

Ministry of Natural Resources conducted a thorough public consultation program in the development and review of the earlier drafts. They consulted the Federation of Ontario Naturalists, Ontario Federation of Anglers and Hunters, Conservation Council of Ontario, Canadian Environmental Law Association, Association of Municipalities of Ontario, Urban Development Institute and Aggregate Producers Association of Ontario. At one point, people from a variety of interest groups spent a weekend reviewing the draft policy at a northern resort.

Overall, the Wetlands Policy Statement appears to be receiving a warm reception. Compared to the earlier "Draft" Policy Statement it greatly strengthens wetland protection. Instead of the "...consider" phrasing of earlier drafts, the Policy Statement states that "all planning jurisdictions including municipalities, planning boards and resource management bodies within the Province shall protect Provincially Significant Wetlands." It acknowledges wetlands as essential ecosystems and parts of ecosystems and states why wetlands are

important.

In an expansion of earlier protection of only the first two Classes of Wetlands, the Policy Statement now considers Classes 1, 2 and 3 Wetlands in southern Ontario as Provincially Significant Wetlands. The definition of wetland functions to be protected has been better defined and significantly expanded in scope. And, to better address ecosystem considerations, the definition of adjacent lands has been expanded to include all lands connecting individual Wetland Areas within a Wetland Complex. The Policy Statement also encourages municipalities to protect all other wetlands.

An interesting addition to the new wetland policy is the need to conduct an Environmental Impact Study. For example, development shall be permitted only if it doesn't result in a loss of Wetland Functions; if it doesn't subsequent demand for future development which will negatively affect existing wetland functions; if it doesn't conflict with existing site-specific wetland management practices; and, if it doesn't result in the loss of contiguous wetland area. This is a

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noteworthy addition as it supports the consideration of cumulative effects. Moreover, the onus is on the agency/company to address and demonstrates the viability of wetland functions through a Study.

The Wetlands Policy Statement expands the scope of the policy considerations by adding sections: Authority, Goals, Objectives and Application. It also expands the discussion of the background to the Policy and states clearly what the policy is intended to achieve; that is, to ensure that Wetlands are identified and adequately protected through the land use planning process, and to achieve no loss of Provincially Significant Wetlands.

As demonstrated in the case of the recently completed Oro Township OMB hearing, however, there are still interesting overlaps between the provisions of the new Wetlands Policy Statement, the Municipal Road Class EA requirements and the provisions of the Mineral Aggregate Resources Policy. Equal and conflicting policy statements related to three distinct Acts: the Planning Act; the Environmental Assessment Act and; the Aggregate Resources Act.

The situation in Oro Township is the need to upgrade a Township road to gravel haul route standards through a Class 3 Wetland. Generic questions include, whether an Environmental Impact Study would be required under the Wetlands Policy if the study was not required under the Municipal Class EA process? Or, vice versa? Would study of a haul route under the provisions of Section 9 of the Aggregate Resources Act, constitute an adequate environmental study under the provisions of the Wetlands Policy?

The Ontario Municipal Board is currently considering these matters and I expect that many of these conflicts will be worked out as the implementation provisions of the Wetland Policy Statement are developed.

Over the last 100 years, more than 75 percent of the wetlands in southern Ontario have been lost due to various kinds of development. And, as recognized by MNR and MMA, wetlands in southern Ontario are disappearing as encroachment, land clearance, draining and filling continue. The Wetland Policy Statement, issued under Section 3 of the Planning Act, is a positive move in ensuring that the trend of habitat loss is reversed and the importance of wetlands in maintaining water quality and flows is recognized.

Dave Hardy, MCIP is a Principal of Hardy Stevenson and Associates, Toronto. He is the Journal's regular contributor on environmental issues.



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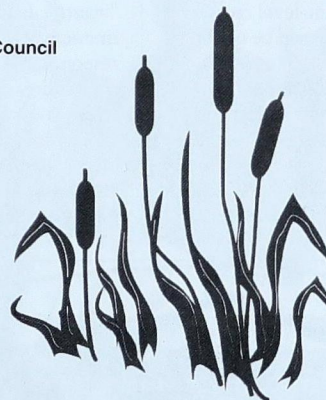


POLICY STATEMENT

Wetlands

**A Statement of Ontario Government
policy Issued under the Authority of
Section 3 of the Planning Act 1983**

Approved by the Lieutenant Governor in Council
Order in Council No. 1448/92
May 14, 1992





**COMMUNITIES
PLANNING LIFE
WITHOUT HWY. 11**

abridged from an original article by J. Tollefrud in the North Bay Nugget, July 14, 1992

abridged by J. Celentano

Trout Creek, South River and Sundridge appear poised to adjust to life without Highway 11 directly cutting through their communities. Ministry of Transportation (MTO) plans to have an expanded, four-lane Highway 11 bypass the three places. However, community leaders do not intend to let their communities be relegated to backwater status.

Gas stations, restaurants, hotels, fruit markets, craft stores, and many other businesses are situated to take advantage of Hwy. 11's continuous flow of customers. Local officials have lobbied MTO planners to maximize ease of access and improve signage opportunities.

Throughout the project corridor, all at-level crossings of Hwy. 11 would be eliminated, and 10 interchanges would allow for easy access to surrounding communities and villages. Bypasses would be kept close to existing communities, and no highway service centres would be built along

the affected corridor.

The four-laning study by the MTO and consultant M.M. Dillon Ltd. is due for completion and submission for environmental assessment by late 1993. Construction timetables are not yet determined.

Jeff Celentano is the Journal's Northern contributor.



In June 1992, Monteith Zelinka Limited, Urban and Regional Planning Consultants, were awarded the "Outstanding Planning Project of the Year" by the Upstate New York Chapter of the American Planning Association for a Recreation and Parks Master Plan completed for the Town of Amherst, New York. The Town of Amherst is primarily a residential community located immediately northeast of the City of Buffalo and has a current population of over 116,000. The Master Plan specifically addressed the "needs" as compared to the "wants" of the residents, as the municipality is currently responding to a rapidly expanding user population, with corresponding demands for facilities, programs and services. Given the fiscal restraints of both the State of New York and the Town, our

firm also addressed the amalgamation of departments within the Town to make better use of staff resources. The Master Plan took approximately one year to complete. Monteith Zelinka Limited celebrates its 15th anniversary in 1992.



IN THE NEWS:

Karyn Carty-Ostafichuk was appointed recently as Senior Planner at the Township of Osgoode. Wayne Morris recently was brought on staff at the City of Kanata as planner.



**PROGRAMMING
COMMITTEE
SOCIAL EVENING**

Programming Committee held its first strictly social evening in September at the "Loose Moose" pub in downtown Toronto. Some 35 members, provisional members and students attended, and got a chance to meet each other. The committee is organizing social events and seminars this year. Coming up is the

Christmas Social on December 3. A future seminar will be held on the Etobicoke Motel Strip, with Diana Santos as speaker. For more information, contact Kim Morburton at (416) 255-1392.

**City of Mississauga
People**

City of Mississauga Planning and Development underwent a major reorganization in July 1992. The outcome of the reorganization resulted in some adjustments among senior management. Thomas Mokrzycki is the Commissioner of Planning. In Planning there are five sub-departments:

- Building (Agris Robenzniks, Director)
- Economic Development (Karen Campbell, Director)
- Policy Planning (John Calvert, Director)
- Development Control (John Zipay)
- Administration (Wendy Alexander)

Development Control is now managed by

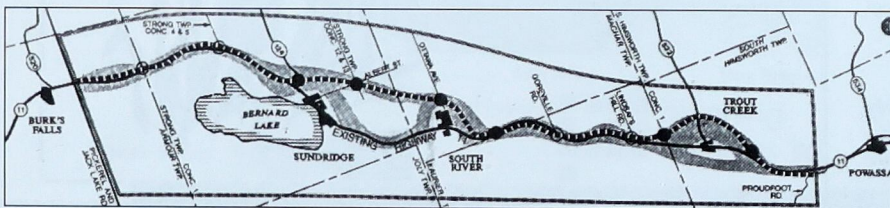
- John Darcel (Design)
- Jim Ridell (City Centre)
- Heather Renolds-Pew (South Area)
- Ingrid Sulz-McDowell (North East)
- Crystal Greer (North West)
- Wayne Nishihame (Urban Design)

Policy Planning is managed by

- Bill Waite (Long Range)
- Angela Dietrich (Research & Special Projects)

Administration is managed by

- Held Thomas (Office Services)
- Carmen Gucciardi (Development Services)
- Andy Vammus (Computing & Mapping)



COMMUNICATION AWARD WINNERS

A total of twenty-four submissions were received this year for the OPPI Communication Awards. The awards program was established to recognize the efforts of Planners in terms of communicating planning ideas and concepts to the public. The judges evaluated the entries using the following criteria: clarity of issues and presentation; creativity; legibility; and clarity of any graphic aids to support planning concepts.

The Adjudication Committee was impressed with the overall quality of the submissions, although it made for a tough job of deciding the award winners. The winners and a brief description of their entry of the four respective categories are as follows:

Written Report Category

Roger du Toit Architects Ltd. and Strong & Voisey Architects Inc. for the "Gooderham & Worts: An Urban Design Proposal". The Report is a supporting document for an O.P. Amendment and Rezoning Application for the 12 acre former distillery adjacent to the St. Lawrence neighbourhood and the recently canceled Ataratiri neighbourhood in Toronto. The report is unusual in that it is the product of the landowner rather than a public agency, yet it deals with planning and development guidelines from a regulatory perspective. The authors have addressed the extreme public importance of the heritage buildings on the site and the need to find a way in which this public benefit would be retained and utilized while enhancing the private development potential of the property as well. (see cover)

Workshop/Open House Category

National Capital Commission for "The Canadian University Workshop On The Greenbelt". The National Capital Commission embarked on a unique national consultation process in 1991 involving nine Canadian schools of planning that helped the Commission develop a new land use master plan for the Greenbelt, a 20,000 hectare buffer of wetlands, forests, government lands, and farms surrounding the City of Ottawa. The submission describes the process of consultation, the participants involved and the findings of the plan-

ning students. It also offers observations on the many benefits of the Workshop format, the impacts of which are reflected in the Commission's planning philosophy and techniques.

Audio/Visual Presentation

Municipality of Metropolitan Planning Department for the "Regional Heritage of the Metropolitan Toronto Waterfront" poster. This colourful poster provides a wealth of information by identifying significant heritage points of interest (ie. the cutting of Kingston Road which began in 1799) along the Metropolitan Toronto's waterfront. The poster was prepared in late 1991 in order to inform the public about regional waterfront heritage and to encourage interest and input in the Metropolitan Waterfront Plan which is now being drafted.

Journalism Category

Mark Hopson, T.D. Graham & Associates and the Rideau Valley Conservation Authority for "The Rideau Inquirer". This submission in the form of a tabloid newspaper is meant to be a popular easy-reading summary of the 200 page technical study called the "Rideau Lakes Basin Carrying Capacities and Proposed Shoreline Development Policies".

This study contains pivotal recommendations to landowners, municipal planners and councilors on how to avoid further water quality decline through remedial action, altered planning policies and new attitudes concerning shoreline permit approval coordination.

Honourable mention is also awarded to two "Written Report" submissions: Hemson Consulting Ltd. for "Planning & Design Report/Development Guidelines - Lakeshore Neighbourhood, South Etobicoke" and Richcraft Quality Builders for "River Ridge - A Balance Community: City of Gloucester".

The Awards were presented at the Annual General Meeting held in Hamilton on October 28th, 1992. Joe Sniezek, President and Jeff Celentano, Northern District Representative and Adjudication Committee Chair extended their thanks to all those who participated and encouraged Planners to start thinking about entering next year's awards competition.

LETTERS

I am writing to you regarding the article by Barry Peyton which appeared in the Vol. 7, No. 4 (Sept./Oct.) issue of the Journal. This letter is also written in my capacity as Chair of the Central District Membership Subcommittee.

The study sessions referred to in his article "Exam 'B', Will I Ever Be Ready?" were undertaken with encouragement from the Central District Membership Subcommittee. In fact, I attended two sessions, and discussed at length the examination questions from the perspective of an experienced marker (and also as a member who wrote the C.I.P. version of the exam). Other successful Exam 'B' candidates took part in other sessions. The bulk of the preparation was done, however, by the candidates.

It is interesting, and important, to note that each of the three candidates completing the study sessions wrote Exam 'B' and each was successful. In short, the pass rate was 100 per cent.

*William S. Addison, MCIP,
OPPI Chair, Central District Membership Subcommittee*



CENTRAL DISTRICT MEMBERSHIP SUBCOMMITTEE:
Back row (left to right) Franklin Wu, Bill Addison, Ron Keeble, John Waller.
Front row (left to right) Helen Lepek, Angela Dietrich, Janet Grant

1992 OPPI COUNCIL ELECTION RESULTS

A full slate of candidates were presented to the membership in this year's election. The election results are as follows:

National Representative - Barbara Dembek ;

Vice-President - Kim Warburton;

Treasurer - Robert Maddocks;

Secretary - Valerie Cranmer;

Representative-At-Large - Vance Bedore.

Each position is for a two year term ending in 1994. In addition

to the above noted, Council includes:

Tony Usher, President;

Northern District Representative - Jeff Celentano

Southwest District Representative - Bruce Curtis;

Eastern District Representative - Andrew Hope;

Central District Representatives - Les Fincham and

Caroline McInnis;

Student Representative - Lori Miller.

CENTRAL DISTRICT BOARD OF MANAGEMENT

Central District's Board of Management delivers a number of ongoing management and program activities for the District. These activities include regular business meetings of the Board throughout the District, program and social events and continuing education seminars and workshops. Central district is a diverse area with a number of distinct sub-regions. For management purposes, we have identified these sub-regions as Hamilton/Niagara, Peterborough/Victoria, Muskoka/Simcoe and the GTA.

The Board of Management meets four times a year to establish and review business, program, educational and social/networking objectives and activities for the District. These meetings are held once in each subregion. Members of the Board are:

Caroline McInnis	Central Rep	Sharon	(416) 478-4282
Les Fincham	Central Rep	Toronto	(416) 585-7223
Bill Addison	Membership	Barrie	(705) 726-9300
Alan Young	Treasurer	Toronto	(416) 767-5462
Heather Johnson		Peterborough/Victoria	(705) 743-5780
Wes Crown		Muskoka/Simcoe	(705) 534-7248
Corwin Cambray		Niagara/Hamilton-Wentworth	(416) 685-1571
Kim Warburton	GTA	Etobicoke	(416) 255-1392
Andrea Gabor	GTA	Toronto	(416) 363-9004

Should you have questions about OPPI issues and initiatives, please call your District representative or the OPPI office. We look forward to working with you on a number of important planning initiatives in the coming year.

OPPI'S NEW HOME

OPPI Council is pleased to announce the relocation of the Institute office to 234 Eglinton Ave. East (Suite 201) - just a five

minute walk from the Yonge/Eglinton Subway stop. The new office is a larger, more efficient facility that reflects a more professional image of the Institute. All Council and Committee meetings will be

held there. Patrick McNeill, Executive Director, stated that members are always welcome to visit the office and meet the staff. The telephone numbers, including the 1-800 service line remain unchanged.



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SO ... YOU HAVEN'T COMPLETED YOUR VALIDATION FORMS...

by Heley Lepek

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any of the readers of the *Journal* are full members of OPPI, but there are almost 800 provisional members on the road to full membership who must meet the requirements of the Institute. One of those requirements is the completion of "validation" forms outlining the nature of the relevant planning experience undertaken. This form is completed and countersigned by the responsible superior officer of the Canadian Institute of Planners. The form must also bear the signature of a full Member of the Institute as the sponsor for submission. The responsible superior officer and the sponsor may be the same person, if he or she is a full member of the Canadian Institute of Planners.

In the inner bowels of the OPPI offices, the Central District Subcommittee (one of 4 Membership Subcommittees toiling away in Ontario), consisting of 7 planners meets once a month and often struggles far into the night reviewing your submissions. Sometimes we laugh; sometimes we despair, but we also complain and feel frustrated that our OPPI By-law has not managed to convey to all the Institute members-in-waiting exactly what we're looking for when we ask for these completed forms.

The purpose of this article is to give those candidates who have felt annoyed, or even downright angry, when faced with the task of completing or rewriting rejected forms some insight into the do's and don'ts of validation form completion.

We think that a good basis for completing these forms begins with an understanding of their purpose. No, they're not a meaningless form of torture invented by those in authority to make your life miserable. They are not meant to discourage. We'd like them to inspire, but failing that, we would be pleased if they got the candidate thinking about the process of planning, planning issues, the implementation of planning and if they provided the provisional member with an opportunity to review what he/she has done in the previous six months. They're also intended to give the Membership Subcommittee an idea of whether the experience the planner's experience is preparing them for Exams "B" and "A." Think of these forms as the cod liver oil of planning. They're good for you, and once you get into doing them, they're really not difficult and in fact can be very helpful in synthesizing ideas and assessing preparedness for Exams "B" and "A."

HERE ARE SOME "DO'S AND DON'TS":

Do complete these forms every six

months. There is a currently an Institute requirement to do so. Tardy forms may be refused validation and non-submission can lead to removal from membership rolls. Further, the Subcommittee does not enjoy reviewing validations covering 180 months, any more than the candidate does not enjoy preparing such validations. If you need to submit validations for longer time periods, limit the number of forms. For example, retroactive experience need not be broken down into six-month blocks.

Do write about your involvement in actual planning issues. If you worked on a project, tell us about the issues that were identified and what your role was in working through them. Even a land severance has issues associated with it. We want to know the "how" and

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"why" of the planning in the projects on which you worked. Also, this will help you with Exams "B" and "A" and will help us to know if you may need extra help in achieving success on these exams.

Do feel free to contact the OPPI office and ask for help in completing the validations. A member of the Subcommittee will be happy to assist you.

Do submit typed or word-processed submissions if possible. Remember we're volunteers, and as volunteers, and we have a large volume of work.

Do make sure that your experience is relevant. Don't submit validations that include attendance at seminars, organizing seminars, photocopying reports, unless that is a minor part of your job. We care about our Provisional Members, but validation of honeymoons, maternity leaves, and extended trips to Europe are typically not considered relevant planning experience. (Someone will probably challenge that statement.)

Don't think you have to submit a book. Length is not an indication of quality or understanding. Short, incisive validations that show a grasp of planning are really what hits the mark.

Don't send us actual examples of your work, i.e., staff reports, project reports, plans of subdivision, etc.

Don't send us a job description, or a resume.

Don't submit totals of the number of severances, site plans, etc., processed during the validation period. Planning validation is not an endurance test.

Don't send us a precis of the planning process under The Planning Act.

We also have a note to the sponsoring members.

Each Full Member of OPPI who is a sponsoring Member has a responsibility to encourage someone on the road to full membership. Part of that responsibility is to make sure that validation forms reflect an understanding of planning and the candidate's role in dealing with planning issues.

So...

Do review and read the experience forms you are endorsing.

Do make sure the form is current. We stopped distinguishing between responsible and professional planning several years ago.

Do use your membership seal, if you have one and write your name legibly.

Don't be afraid to encourage your staff to prepare the validation in draft for your review.

Don't sign a validation form if you are not happy with it.

We, at the Central District Subcommittee welcome your darts and laurels. Please forward any comments to us in care of the OPPI office.

Helen Lepek, for the Central District Membership Subcommittee

The members of the Central District Membership Subcommittee are: Chair: Bill Addison. Members: Angela Dietrich, Janet Grant, Ron Keeble, Helen Lepek, John Waller, Franklin Wu

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