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Vision '96 is a comprehensive community planning and decision-making process that will have a profound impact on the future of London. Ultimately, it will give direction to the planning documents that will define this community into the next century.

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Five London women got together one rainy day this past November to design the future of a city, their city. The five, from different walks of life, were taking part in a grass roots approach to assisting the City of London plan for its future.

They made up one of more than 200 similar "Vision Circles" conducted as part of the City of London's Vision '96 Planning Process.

Vision '96 is a comprehensive community planning and decision-making process that will have a profound impact on the future of London. Ultimately, it will give direction to the planning documents that will define this community into the next century. The strategic, economic, social and new official plan will touch the lives of all Londoners in some manner. As such it was essential that the Vision '96 process itself reflect community values and beliefs concerning the city and its future. Vision '96 needed a radically different understanding of how to involve the public. It had to be tailored to the complexity and scope of the project and to be viewed as a wide-ranging opportunity for all Londoners to engage in a three-year process of learning, dialogue and strategic decision-making that would define a collective vision of the city.

VISION '96 CONSULTATION NEEDED TO BE DIFFERENT

In traditional public participation programs a series of standard techniques are adopted and the community is "invited" to take part in a few specific public events. Essentially, this involves "laying a program on the community" and providing residents with an "opportunity" to participate. Residents are asked to "come out" to open houses, "fill in" surveys and "attend" focus groups. The public participation program has a schedule, a process and an organization of its own that takes only minimal account of the lifestyle of the residents it hopes to engage. Those responsible for the public consultation effort often seem satisfied simply to have

provided the opportunity for residents to participate even if no one shows up at the open houses or other events. It was this type of consultation program that the city wanted to avoid. In fact, council gave the Vision '96 team the challenge of ensuring that thousands of Londoners would participate in determining the city's future.

To meet this challenge, Vision '96 had to identify ways for community members to participate on their own terms. Furthermore, Vision '96 had to be seen as seriously affecting the future of London, it had to maximize accessibility to the process, and it had to be consistent with the fiscal realities of the 1990s.

DESIGNING THE PROGRAM

The Vision '96 team used a four step process to design a grassroots consultation program that would achieve substantive community involvement.

We had first to understand how the community members, organizations and interest groups themselves would prefer to get involved. Information was gathered during the summer of 1993, an effort which included: a public attitude survey of 500 households; a questionnaire sent to 700 local organizations; meetings with city boards, commissions and the Vision '96 advisory committees; interviews with city councillors and administrators; and a literature review of national, regional and local social trends. This research led to a number of findings. The predictable findings included a declining level of trust in local politicians, an increasing number of non-traditional family structures and an increasing importance attached to the home as a focus of residents' lifestyles. In contrast, the most surprising finding was that a full 86% of respondents to the resident survey said that they would be interested in participating in Vision '96 if it was convenient and accessible. While survey respondents often said a

VISION CIRCLES: An Innovative, Grassroots Approach to Community Consultation

By James G. Micak and Gail Roberts





Vision '96 ambassadors attended summer events to raise the awareness of residents and ask for their input in the upcoming planning process.

lack of time would limit their participation, they showed a very high level of interest in the project. As a result, two things became very clear: that the consultation program must be flexible and not require a large investment in time; and that since the public generally

lacked substantive information about the process it must contain a significant awareness-building component.

The second step was to distil this information into a set of guidelines. These included: ensuring that information provided through the program was

comprehensive, balanced and understandable; recognizing that different stakeholders required different levels of detail; providing flexibility so the program could change with changing needs; and making sure to take the consultation program to the community rather than requiring the community to come to the consultation program.

In step three, the objectives needed to implement the program were established. For example, one objective was to establish cooperative relationships with stakeholders in the early stages of the process. We met early on with stakeholders such as city boards, commissions and advisory committees to describe Vision '96 in detail and to solicit comments. On a broader level, Vision '96 ambassadors (community volunteers) attended summer events to raise the awareness of residents and ask for their input in the upcoming planning process.

The fourth and final step was to select appropriate consultation techniques.

Techniques had to be chosen to provide a high level of interaction, and an opportunity to get involved at different levels of intensity. Oral, visual and written communications had to be tailored to the different needs of each audience. Finally, the community consultation had to be flexible and time-efficient.

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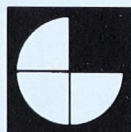
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The primary vehicle chosen for participation was the "Vision Circle". Vision Circles are groups of between six and ten who get together to discuss specific issues and complete workbooks that help clarify the group's preferences and expectations about the future. They allow people to participate in a forum that is familiar to them, providing a high degree of involvement at a relatively small cost to the city.

In October 1993, over 400 workbooks were distributed to Vision Circles composed of city councillors, community organizations, public institutions, school groups, or ad hoc collections of individuals. They discussed the issues concerning them at their own pace and in their own surroundings. Some were organized like small conferences. In other cases, friends gathered for dinner with the workbooks forming the subject of after-dinner conversation. Vision Circles were asked to state valued features of, and establish priorities for, the city under such headings as quality of public services, environmental concerns, multi-culturalism, schools, community values, policing, agriculture, health and social services. Furthermore, Vision Circles were asked to comment on the draft vision and values statement, derived from the previous summer's design activities.

VISION CIRCLES A SUCCESS

The Vision Circle program has been a great success. The community has indicated that they find the Vision Circle

On December 1992 the Province gave Royal Assent to Bill 75, An Act Respecting the Annexations of the City of London and to Certain Municipalities in the County of Middlesex. It required the City of London to develop a Strategic Plan, Official Plan, Social Plan and Economic Development Plan for the original City and newly annexed areas. Vision '96 is the name given to the process of creating these new plans. IER was retained by London to guide the public consultation process for the Strategic Plan. This article documents some of the innovative techniques used with great success in the Vision '96 community consultation process.



Vision Circles were asked to state valued features of, and establish priorities for, the city under such headings as quality of public services, environmental concerns, multi-culturalism, schools, community values, policing, agriculture, health and social services.

concept to be a good public involvement technique. Many feel that this approach to consultation will allow them to directly influence municipal decision-making in a more effective way than submitting briefs or attending open houses.

Two rounds of Vision Circles have been held and three more are scheduled for 1994. Interest in participation in Vision '96 is growing as the planning process becomes more specific. In the next year, Vision Circles will be asked to develop strategic directions for the city and subsequently to determine priorities and action plans. In addition to addressing strategic planning issues, Vision Circles will be asked to comment on social and economic development and the new official plan. The public agenda for 1994 will be full and challenging for Londoners. However, Londoners have reason to be confident that through

Vision Circles they will be able to effectively influence the future of their city.

The goal of Vision '96 has been to give London a framework in which to make key development decisions into the next century. By facilitating the extensive involvement of residents in the planning process, Vision Circles have given this goal a strong chance of being realized.

James Micak has been the Director of IER's Environmental Planning Group since 1990. He is responsible for IER's involvement in London's Vision '96 public consultation process. Gail Roberts is the executive responsible for Vision '96 with the City of London.

(Photos courtesy of City of London and London Free Press)

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hey say that the grass is always greener on the other side. In terms of the plight of governance and regulation in

Ontario today, other jurisdictions appear to be having a level of success that eludes us.

For example, the Maritime provinces have successfully made sweeping changes that drastically reduce the number of school-boards. Here in Ontario we are still talking about the problem of over-representation.

In the region of Montreal, a recent study proposing a substantial reduction in the number of regional and local agencies

Can planners put their heads together to re-invent government?

by Glenn Miller

seems to have been well received, even by those directly affected. This would be the equivalent of the 30 or so jurisdictions in the GTA voluntarily repackaging themselves into fewer than a dozen regional and local government agencies.

The focus in both examples is on how to get the job done more efficiently, at less cost, with better cooperation - and a minimum of protectionism.

Here in Ontario, while there are isolated examples of innovative management in government - one schoolboard in southwestern Ontario has had a single capital budget for public and separate schools for more than 20 years - this is the exception rather than the rule. A large municipality just west of

Metro Toronto has actually reduced taxes while maintaining services (although some of the staff cut loose along the way may well have a different perspective). Other large bureaucracies have attempted to tackle the difficult task of "disentanglement" - a polite way of saying that we would all be better off with less red tape. On the positive side of the ledger, candidates for the innovative management prize include the nation's largest crown corporation: Ontario Hydro is busily re-inventing itself, and has established (among other things) a division dedicated to sustainable development, although the current very costly advertising campaign proclaiming that critics of the giant utility are wimps doesn't quite fit the new image.

The current pre-occupation with downsizing has been described as corporate anorexia. This is a particularly unpleasant experience for people trapped in corporations that lack a sense of vision. Yet, for some organizations, reducing the size of the workforce is the only factor within their control. As at least one commentator has noted, this is not necessarily the way back to health. Clearly it is the smaller companies that have the freedom to think and act creatively.

Perhaps a group from OPPI could join forces with AMCTO, AMO and other organizations to come up with realistic proposals for government reform in Ontario. We could begin by deciding which, if any, municipal services are suitable for privatization. And to keep the flow of new ideas going, we might even suggest we revert to relying more on volunteer advisory boards, leaving the professionals with the leaner but possibly more flexible mandates to deliver core services.

Glenn Miller, Editor

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Responding to the Demand for Intensification

PART 2

by Ronji Borooah, MRAIC, MCIP.

Part One of this article set out some of the principal challenges facing professionals seeking to implement plans for intensification.

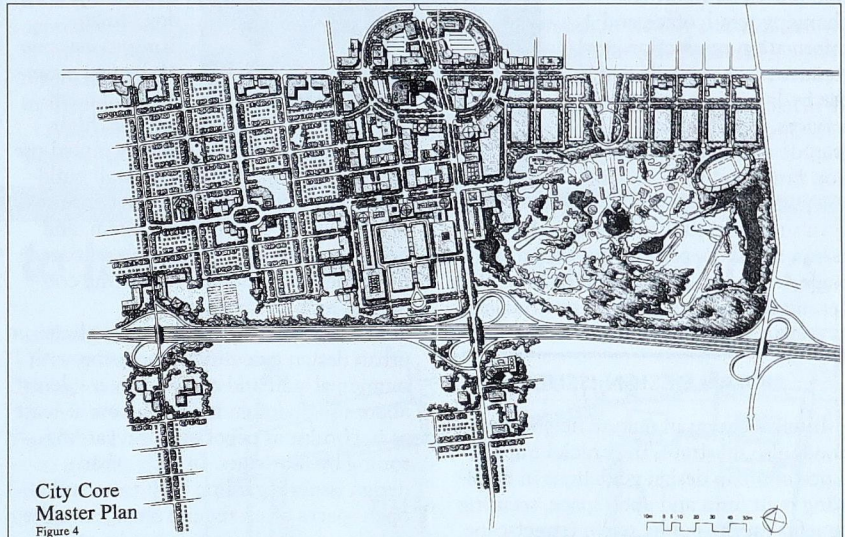


he municipal approvals and community consultation process gets more complicated when the list of stakeholders includes more than one landowner for the proposed site. An area of concern in large scale redevelopment proposals is the issue of land ownership patterns and its relationship to the proposed plan of subdivision concerning streets and blocks, open space, density and land use. As consultants to the City of Toronto for the Bathurst-Spadina Neighbourhood in the Railway Lands, we found this issue was comparatively simple since the lands were mostly under one ownership. This is also generally the case for government sites co-ordinated by the Ministry of Government Services, though the planning agenda is expanded through the interests of other Ministries on government lands.

However, in the City of Etobicoke Motel Strip study, the project team experienced great difficulty creating a street and block plan to satisfy the interests of all landowners. Similarly, in the proposed Vaughan City Centre for a consortium of landowners and developers, the challenge was to create a desirable street and block pattern and a land-use plan which corresponded to the pattern of land ownership.

ZONING BY-LAW ISSUES

Increasingly, our redevelopment projects show that the dominant form demanded by neighbourhood circumstances is a low-rise, medium density building type that can be located next to existing stable low density residential neighbourhoods. This is dictated by the existing community context of lower rise structures. The characteristics of this building type are high ground coverage (or large building footprint) or 35-50% of site area, a medium density range of



Multiple ownership leads to complications.

2.0–2.5 FSI, and a height limit of 4–6 storeys or a maximum height limit of about 15–18 metres. Most municipalities facing intensification pressures do not have zoning by-laws that allow this built form as of right. This was an issue the study team identified for the City of North York as part of a residential intensification study on arterial roads, and was also the case in Guelph.

This building type will require a radical shift from the standard landscaped open space requirements found in many municipalities, which demand landscaped open space as a percentage of gross floor area. The prevailing zoning restrictions create, de facto, a tall building unrelated to the street, surrounded by undifferentiated open space (the “tower in the park”), which alienates it from the street.

Open space requirements need to be rethought to create usable open space, that is, open space that is qualitative in nature rather than quantitative, that is human in scale, pedestrian friendly, and safe for people to use, with surveillance

(or “eyes on the street”) from surrounding residences.

This building type also requires a reworking of traditional setback requirements found in many municipalities, where height and setbacks are equated as a ratio, that is, an increase in height requires an increased setback. Standard setbacks create towers that have no clear definition of public space or private space; further, this space does not have the perception of being safe. Redevelopment is an opportunity to emphasize and reinforce the streetscape, and use buildings to create street walls that contain and define the street as human scaled, pedestrian friendly public space. In other words, front yard and side yard setbacks should be re-examined.

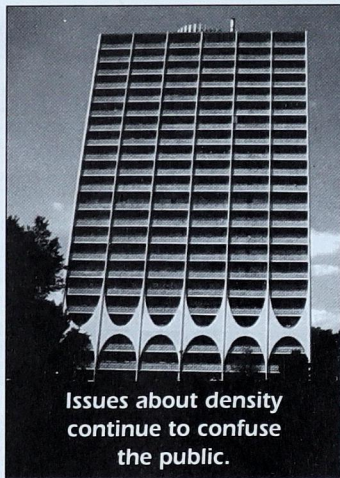
Current zoning by-laws in many municipalities do not allow a mix of retail, office, and residential uses in the same building or lot. By-laws will have to be made more flexible regarding permitted land uses in these areas, particularly if these are “main street” locations, to accommodate the changing mix of land

uses that are in demand in these areas, besides removing obsolete definitions and categories. In some municipalities, the definition of "social" housing and senior citizens housing has been rendered obsolete through changes in program guidelines and seniors' housing accommodation practices. In others, changing retail, office and information production environments are not reflected in the by-laws, e.g., computer services, work at home, graphic and software production firms, and what are commonly called "paper factories."

In summary, zoning by-laws need to be re-examined concerning built form, coverage, height, open space, setbacks and permitted land uses if municipalities are to encourage intensification as of right.

URBAN DESIGN ISSUES

Intensification in mature neighbourhoods also illustrates the crucial importance of urban design guidelines in mediating built form and open space, securing benefits for the public realm (streetscape, landscape), and shaping built form to be sympathetic to the neighbourhood. The City of Toronto design guidelines for St.



Issues about density continue to confuse the public.

Lawrence have resulted in a whole that is larger than the sum of its parts, specially concerning the public realm. Similarly, our design for Market Square in downtown Toronto was one of the first examples of a medium-rise, high density mixed-use streetwall building that provided

many benefits to the public realm, and was an example of municipally initiated urban design guidelines producing contextual architecture.

In areas where there are no explicit urban design guidelines, discussion with municipal staff and community residents about urban design issues become at least as important as negotiations regarding zoning by-law issues. In fact, urban design issues regarding built form and open spaces often require changes to the existing zoning by-law. It would seem that communities will insist on having a say about urban design issues for intensification projects even though these projects may meet all zoning requirements.

COMMUNITY INPUT ISSUES

In terms of process, large scale intensification in mature neighbourhoods requires a developer who is willing to be patient and work in consultation with the community. Redevelopment often acts as the catalyst for identifying the

varying (and sometimes conflicting) agendas in a community. The resolution of some of these items tends to become part of the community consultation process, whereby residents work out their issues besides those raised by the redevelopment proposal itself.

Finally, residents do not like change. They will not support change unless they perceive clear benefits for them, or at least no negative impact on their neighbourhood. In other words, residents want to maintain a voice in redevelopment matters in their neighbourhood. Residents will not support "as of right" zoning, unless they can see what the proposed redevelopment will look like, and have input into its final form, before the proposal is approved. Clearly, there is a need for a mechanism that allows for community input without unduly restricting redevelopment.

On the other hand, community input in design matters can be seen as a constructive response. What residents are saying is that they want to have a voice in shaping the changing image of their neighbourhood, along with the developers, architects, planners and municipal staff.

AN EXAMPLE OF CITY-WIDE REGULATIONS

Because intensification issues are neighbourhood specific, city-wide regulations may not be the most appropriate mechanism. A recent example is Toronto's Main Streets By-law, which has requirements and as-of-right densities that had to satisfy all neighbourhood conditions on all of its main streets, even though the City is a collection of neighbourhoods and main streets "exhibiting" very different characteristics and abilities to accommodate a range of densities. In following the city-wide approach, the Main Streets By-law missed the opportunity of providing for a variety of heights and densities that could be suited to each neighbourhood, the potential for reinforcing the varying character of its main streets, and the flexibility for making changes easily (e.g., through Neighbourhood or Secondary Plans) to reflect the future evolution of Main Streets in different neighbourhoods. As a result, the final densities and requirements may not be economically viable on a City-wide basis.



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A POSSIBLE DIRECTION

Large scale redevelopment in mature neighbourhoods is typically a process of negotiation between the proponent and neighbourhood residents and other stakeholders, mediated by municipal regulations. As a result, "as-of-right" intensification regulations that eliminate all community consultation would only be supported by neighbourhood residents at levels that are not economically viable, thereby forcing developers to seek a variance and enabling the residents to be involved in the approvals process.

An alternative process may be one

where as-of-right zoning establishes density and land use, through clear and simple regulations, so that the developer is assured of the size and character of the proposal. However, urban design issues regarding built form, open space and streetscape elements in the public realm could be open for discussion with neighbourhood residents through a mechanism that is more streamlined and constructive than the present process. Such an approach would give developers the surety and predictability they need for commitment, while giving residents a voice in shaping their neighbourhood.

As participants in this field, we are all faced with the responsibility of trying to

acknowledge community interests and obtaining good design, while encouraging individual land owners and small development firms to pursue intensification through a set of streamlined regulatory controls.

For further information please contact
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Ronji Borooah, a planner and architect, is a principal at Markson Borooah Hodgson Architects Inc.

A version of this article also appeared in the Canadian Urban Institute's Intensification Newsletter.

PROFESSIONAL DEVELOPMENT

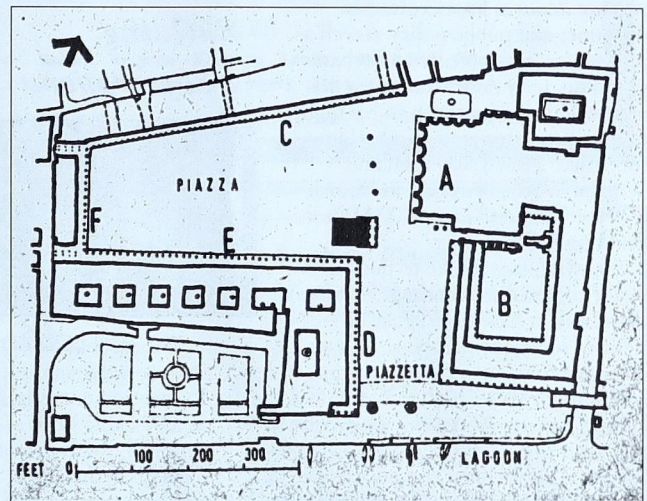
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High Rise: How High Hopes Floundered on the Rocks of Reality

JERRY ADLER, HARPER COLLINS, 1993

by Jim Helik



If I remember my planning theory correctly, one of the tools that planners are supposed to bring to the table is a holistic approach to problems and events. Thus, the creation of any type of building is more than just a series of mechanical events beginning with a hole in the ground, and ending with a completed structure. Instead, one should examine the entire process, beginning with the gleam in a developer's eye, concluding only when a building is fully occupied. Along the way are issues of finance, human dynamics and public policy as well as mechanics, architecture and urban planning. Jerry Adler has taken this comprehensive approach in his highly entertaining chronicle of a building, sub-titled "How 1,000 Men and Women Worked Around the Clock for Five Years and Lost \$200 Million Building A Skyscraper."

So, what does it take to build a major commercial building on Broadway in New York? First, it takes a site of sufficient size, no small task in any downtown urban environment, and which involves properties that have to be bought, tenants to be relocated, and buildings to be demolished. It also takes people. This includes those with specialized roles to play in getting the building completed, including architects, engineers, lawyers, and construction managers. There are also people and companies with a more ongoing role, including financing representatives, leasing agents, and a joint-venture partner for the ground floor retail component.

Keeping all of this in place is the job of the developer.

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HIGH RISE



The mechanics of the building construction are similarly daunting. Excavation comprises the removal of 50,000 cubic yards of rock and construction will involve thousands of people. This takes time, over five years until the first tenant moves into the building, and money, over \$320 million. And, of course, all of this exists within a framework of building codes, union contracts, politics, utility companies, tenant agreements, and a regulatory planning environment.

It is the issues of financing of the project that are often the most fascinating part of the book. Adler details the continually shifting economic assumptions, as well as the constant search for financing. Describing the financial calculation for the initial development concept of a hotel, Adler writes:

"Assume a hotel on the corner; and from that simple, singular assertion derives a whole literature of budgets and cash-flow analyses, of thick spiral-bound

brochures shimmering with optimism, of feasibility studies. Busloads of phantom tourists are conjured up to pass through the presumed lobby, leaving behind mounds of coin of this hypothetical realm, 'constant dollars.' On the subject of architecture, furnishings, appointments, and ambiance the documents are essentially silent."

But the development process is not all hard data. Adler records with some humour, project meetings spent discussing what the name of the building should be, the maximum time people will spend waiting for elevator cabs, where lobby lights should be placed, and whether retail customers prefer entering through normal or revolving doors.

What is the result of all of this? The building today stands occupied, purchased by a single user for \$200 million less than the cost of construction, and after having won an additional \$11 million in tax concessions from the City. The firms and people involved in the project are now widely dispersed.

Adler demonstrates that development is neither an easy nor a certain process. He repeatedly outlines in depth the construction delays, financing problems and mere day to day logistics, any one of which can cripple a project. It is important that planners have at least a passing familiarity with the problems and uncertainty that any developer will face. However, the significance of all of this goes beyond the understanding of how office buildings get built. The book chronicles a period of "perpetual motion of real estate prices," when people who owned their own homes could make more money over the span of a year by sleeping in their beds at night than they could by working at their jobs during the day. If nothing else this book will help to remind us of a time that will not soon be repeated.

Jim Helik is a consultant in Toronto. He regularly reviews books for the Journal.

Peter Poot Exits in Style

by Harry James



Scarborough's Commissioner of Planning and Buildings, Peter Poot, took early retirement last November. At a sold-out dinner in his honour, the mood was feisty and irreverent. Stimulated by the nature of Peter's parting shots at the Scarborough Planning Committee, colleagues past and present reportedly "brought the house down" with insights into Peter's management style as well as "current events" at the City.

Prior to his retirement dinner, local newspapers had gleefully reported on a very public exchange with members of the Planning Committee in which Peter had attributed his decision to take early retirement to a desire to pursue other interests (he is a certified judge with the American Orchid Society) as well as frustration with members of City Council. According to the local paper, Peter said that the anti-development sentiment of certain members of Council had made it almost impossible to attract much needed new development to the city. The challenges and cross-examination during public meetings on proposed development is often "degrading to the community and developers".

The phone apparently rang "off the hook" with support for his remarks following their publication in the local paper.

Speakers at the roast made much of Peter's ability to play Devil's Advocate, humorously recalling the care with which he reaches critical decisions. Underlying it all is a sense of professionalism that is

hard to replicate, one observer noted in a more serious moment. During Peter's tenure, which spanned nearly 30 years,

including 15 years as Deputy Commissioner, the City evolved from a township, to a borough, and finally to a



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city. "Peter achieved one important thing for Scarborough," noted one wag. "At least it's no longer on the edge of Metro. There are now places further away from downtown Toronto than Scarborough."

photo caption

Peter Poot - spoke softly but effectively

Land Economists Celebrate 30 Years

by Glenn Miller

The organization is not large, but what it lacks in size, it certainly makes up for in terms of commitment and professionalism. This past year (1993) was an important one for the Association of Ontario Land Economists, as the Association celebrated its 30th anniversary.

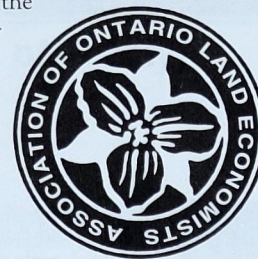
The purpose in forming the Association, according to Gerald Young, who was president during the founding years, was to bring together the myriad professionals engaged in the

Profession of the Land, including appraisers, assessors, realtors, quantity surveyors, property managers, planners etc.

Many of the Association's 300 plus members are planners, and its dinner meetings, which generally take place in the Toronto area, are well attended by Land Economists, many of whom also hold membership in OPPI. Members are entitled to use the designation "Professional Land Economist or P.L.E."

Edward Bruce, former president of AOLE, discussed issues of common interest to planners in a Journal article in 1990. We look forward to more such articles in the near future.

(Glenn Miller has been a member of the AOLE since 1984.)



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CIP turns 75

This is also an important year for the Canadian Institute of Planners. As CIP celebrates its 75th anniversary,

this is a great opportunity to recall some milestones along the way. Write or FAX the OPPI office (416 483 7830) with your suggestions. Choice recollections will appear in the Journal throughout 1994.

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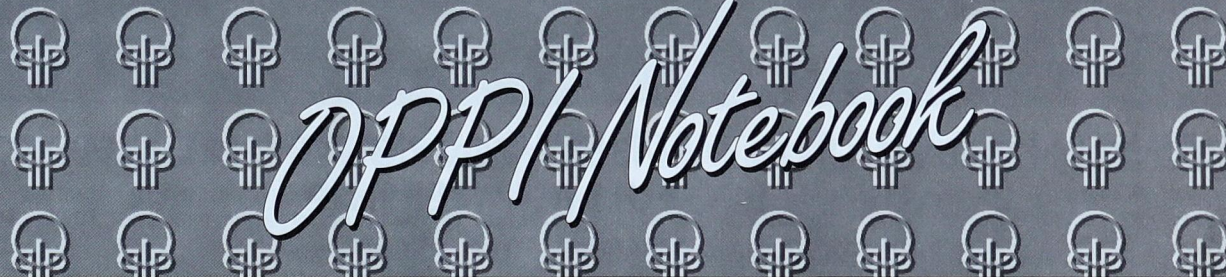
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A BI-MONTHLY ROUNDUP OF OPPI COUNCIL NEWS AND ACTION

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FROM THE PRESIDENT



Tony Usher

The challenges facing our public sector members understandably occupy much of the OPPI stage these days. This issue, I'd like to turn the spotlight on our private sector members, immediately declaring my bias as one myself.

According to the statistics in our new Directory of Members, 36% of our practising members work in the private sector, mostly as consultants. Interestingly, the private sector percentage is higher among full members (40%, probably reflecting private employers' commitment to attainment of full membership), and in Central District (39% of practising and 44% of full members).

Few professions are as balanced between private and public sectors as we are. Our balance provides a unique opportunity for talent and ideas to flow back and forth between the two sectors. A great many planners have worked in both sectors, and a great many private sector planners do substantial public sector consulting work.

The movement of planners between the two sectors is aided by another attribute that many other professions don't have. Our salary surveys show that private sector planners earn only slightly more than their public sector counterparts, and this is before benefits where the public sector traditionally had the edge. Now, when the attractions of public sector employment are taking a beating, the existence of a large and vigorous private sector is of considerable tangible and intangible benefit to the profession.

The private and public sector planning communities get along quite well, because they know and need each other enough to get past the stereotypes of do-nothing civil servant and mercenary consultant. Unfortunately, private sector-bashing appears to be increasingly popular in the public sector generally. For example:

- ▲ In 1992, the Canadian Union of Public Employees distributed a brochure to Metro Toronto households expressing concern about expenditure control. Under "Where's the Waste?", CUPE said, "Consultants charge city councils millions of dollars to do work that could be done by existing staff".
- ▲ The municipal sector framework agreement under the Social Contract Act dictates that "first consideration ... be given to utilizing in-house resources prior to initiating new contracts, and where feasible, for the renewal of existing contracts" (Municipal World, September 1993).

I feel strongly that we all have a duty to keep vested interests outside our profession from driving wedges between private and public sector planners.

During OPPI's formative years, private sector planners did not play a role in Institute activities commensurate with their numbers. Up to 1990, the private sector was going flat out, and many public employers were still generously supporting employee professional activities. With public sector managers now assiduously eliminating all such "frills", OPPI will need to rely more and more on private sector members. Fortunately, thanks in part to our extended recession, our private sector members appear to be coming through. For example, the 1993-94 OPPI Council has a record four private sector members.

I hope that the recent amalgamation of the Association of Consulting Planners into OPPI, our new Private Sector Advisory Committee, and the forthcoming Consultants Directory will emphasize just how important our private sector members are, and how much OPPI values their contributions!



ATTENTION PROVISIONAL MEMBERS: YOU COULD BE ELIGIBLE TO ADVANCE TO FULL MEMBERSHIP

by Kim Warburton, Vice-President and Registrar (Membership) and Registrar

The District Membership Subcommittees are responsible for many issues concerning membership. At a recent meeting of the Membership Committee we had a lengthy discussion about the amount of time spent on validating planning experience for Provisional Members who are well beyond the minimum requirement, but for whatever reason have not applied to become a full member. Considering our limited resources and large workload, Council has approved a new policy.

Effective immediately, Provisional Members who have logged the

minimum experience requirement (outlined in Section 4 of By-Law 1-86) will no longer be required to submit further experience records.

If you are not sure whether you have met the minimum please contact Kevin Harper for assistance.

Provisional Members in this category are encouraged to advance to Full Membership as soon as possible. If you have questions or concerns feel free to call either Kevin or myself. We will be contacting our "long standing" Provisional Members shortly to discuss membership requirements.

COUNCIL REPORT: LOOKING AHEAD TO 1994

The following highlights some of the issues and initiatives Council dealt with at its December 10, 1993 meeting. Other issues have been given separate reports in this Notebook. The next meeting of Council will be on February 17 and 18, 1994.

1994 BUDGET

Council approved the 1994 budget. Expenditures and revenues are projected to balance at \$463,000. Treasurer Robert Maddocks indicated to Council that it will

be imperative to continually monitor both spending and revenues throughout the year.

The budget was prepared based on the assumption that there would be no net increase in membership numbers in 1994 and, as already ratified by the Annual General Meeting, no increase in fees except for a nominal fee for retired members. Savings will be realized in the areas of office administration, reduction in number of Council meetings, and a freeze on capital purchases.

PRIVATE BILL

Council endorsed a draft Private Bill negotiated with the Ministry of Municipal Affairs. The Private Bill Working Group was mandated to further negotiate with other ministries and Legislative Counsel, to develop a revised draft Bill suitable for application to the Ontario Legislature.

PLANNER AT THE OMB COURSE

Bill Hollo, who for the past five years has coordinated the Planner at the OMB Course, has retired from this position. Bill has been presented with a book and plaque to recognize his dedication and commitment over the years as the course coordinator.

JOURNAL TENDER AWARDED

Based on the tender documents submitted, Insight Edge Creative Services Inc. was awarded the contract for design, produc-

tion, and printing of the Ontario Planning Journal for the period 1994-1996. Costs will remain at current levels.

ASSOCIATION OF CONSULTING PLANNERS

Council ratified the final agreement for amalgamation of ACP into OPPI.

1994 ANNUAL GENERAL MEETING

Because the 1994 Planners Conference will be taking place in August, Council decided to hold the 1994 AGM in the second half of October, as a stand-alone event or part of a one day seminar. Central District will be the host. Further details will be announced later in the year.

CIP BYLAW AMENDMENTS

Council endorsed the final draft of the Statement of Ethical Values and Code of Professional Conduct, as well as a national bylaw amendment enabling portfolios. These will be put to the national membership for ratification during 1994.

SCHEDULES

Procedural amendments to Schedules D-G of the Bylaw, the standing rules governing the four Districts, were adopted. In accordance with Southwest District's standing rules, the amendments for that District do not come into force until ratified by the District's membership.

The City of Toronto Safe City Committee

The City of Toronto Safe City Committee has recently established a resource centre that is now open to the public. It houses an extensive collection of materials related to urban safety issues, including strategies for crime prevention, safer housing, parks and open space and transportation.

To view the library, call the Committee at 416 392 0403.



COUNCIL APPOINTED COMMITTEES AND REPRESENTATIVES

The following lists those members appointed or reconfirmed by Council to serve on a Committee of Council or to represent OPPI externally for 1993-94. There are numerous other volunteers on District Committees and Sub-Committees, examiners and others that are also involved in OPPI activities. To contact anyone listed, please call the OPPI office.

<p>MANAGEMENT COMMITTEE</p> <p>Anthony Usher (Chair) Valerie Cranmer Robert Maddocks Kim Warburton Philip Wong</p>	<p>PUBLICATIONS COMMITTEE</p> <p>Vance Bedore (Chair) Glenn Miller Wayne Caldwell Beth Hemens Heather Robertson Liz Sawicki</p>	<p>PUBLIC PRESENCE COMMITTEE</p> <p>Bruce Curtis (Chair) Vance Bedore Philip Wong</p>	<p>Andrew Hope Mohammed Qadeer Warren Sleeth Nina Tomas Derek Waltho Daphne Wretham</p>	<p>CODE OF CONDUCT REVIEW WORKING GROUP</p> <p>Mark Seasons (Chair) Ross Cotton Nick Tunnacliffe</p>
<p>NOMINATING COMMITTEE</p> <p>Bruce Curtis (Chair) Steve Jacques Nancy Rutherford Ron Shishido Anthony Usher Daphne Wretham</p>	<p>PROFESSIONAL DEVELOPMENT COMMITTEE</p> <p>Bruce Curtis (Chair) Anna Chow Les Fincham Bill Hollo Nancy Rutherford Ron Shishido Mitchell Kosny Steve Jacques Bob Maddocks Susan O'Brien</p>	<p>STUDENT LIAISON COMMITTEE</p> <p>Chair: Andrew Roberts Student Liaison Coordinator: Nancy Rutherford Peter App (Ryerson) Tania Covassin (Waterloo) Geoff Smith (Queen's) Darrin Taubman (Toronto) Vacant (Guelph) Vacant (Windsor) Vacant (York)</p>	<p>1995 CONFERENCE ORGANIZING/HOST COMMITTEE</p> <p>Richard Tomaszewicz (Chair) Valerie Cranmer Sue Cumming Barbara Dembek Robert Dowler John Gartner David Gordon Lorraine Huinink Gail Johnson Andrea Kelly Kris Menzies Brian Milne Blair Murdoch Wendy Nott Bryan Tuckey</p>	<p>PRIVATE SECTOR ADVISORY COMMITTEE</p> <p>Daphne Wretham (Chair) Don May Ross Raymond Peter Smith (3 to be appointed)</p>
<p>MEMBERSHIP COMMITTEE</p> <p>Kim Warburton (Chair) William Addison Nigel Brereton David Roe Steve Sajatovic John Waller (nonvoting) Valerie Cranmer (nonvoting)</p>	<p>PUBLIC POLICY COMMITTEE</p> <p>Ron Shishido (Chair) Jim Balfour Jeff Kratky Wendy Nott Barbara Dembek John Henricks Jeff Celentano Jennifer Favron Marni Cappe</p>	<p>MEMBERSHIP OUTREACH COMMITTEE</p> <p>Kim Warburton Ruth Ferguson-Aulhouse Steve Sajatovic Anthony Usher John Waller Hans Hosse Matt Pearson</p>	<p>PRIVATE BILL WORKING GROUP</p> <p>Anthony Usher (Chair) Barbara Dembek Mark Dorfman Joe Sniezek George Rich Philip Wong</p>	<p>EXTERNAL REPRESENTATIVES</p> <p>Conservation Council of Ontario - Judy Zon Ontario Healthy Communities Coalition - Lynne Simons, Nigel Richardson (Alternate) Guelph Coalition on Resource Management - David Miller, Wayne Caldwell (Alternate)</p>
<p>DISCIPLINE COMMITTEE</p> <p>Peter Walker (Chair) J. Peter Atcheson (Vice-chair) Donald Biback John F. Bourne Ruth Ferguson-Aulhouse Nick Tunnacliffe Ken Whiteford</p>		<p>1994 CONFERENCE ORGANIZING COMMITTEE</p> <p>Patrick Déoux (Co-Chair) Rupert Dobbin (Co-Chair) Mary Allan</p>		<p>OPPI/OAA/CBAO COMMITTEE RE NONPROFIT HOUSING</p> <p>Wendy Nott, David Butler</p>

Congratulations to the following new members. Elected to Full membership:

Astrid J. CLOS.....	(SD)
Judith L. GRANT.....	(CD)
Joseph GUZZI.....	(CD)
C. Bradley KAYE.....	(SD)
Clifford KORMAN.....	(CD)
Gregg J. LINTERN.....	(CD)
Nicholas POPOVICH.....	(SD)
Gary R. SELLARS.....	(CD)
James A. YANCHULA.....	(CD)

Elections to Provisional membership:

James R. ABBS.....	(CD)
Ian C. DOBRINDT.....	(CD)
Walter A. HUGO.....	(CD)
Mark R. KITZELMANN.....	(CD)
Sai-Man LAM.....	(CD)
Catherine J. MAIN.....	(Outside Ont.)
Kathryn E. POUNDER.....	(CD)
Ornella RICHICHI.....	(CD)
David W. ROWLINSON.....	(CD)
Ian M. SKELTON.....	(SD)

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MEET YOUR COUNCIL

ANTHONY USHER, PRESIDENT

Tony has practised as a land use, resource, recreation, and tourism planner in Toronto since 1972, first with the Ministry of Natural Resources and then in consulting. He established his firm, Anthony Usher Planning Consultant, in 1983. Tony became an MCIP in 1983, and has since contributed actively to OPPI. He joined Council as President-Elect in 1991, and serves as President until 1994.

PHILIP WONG, PRESIDENT-ELECT

Philip has practised planning in Ontario since 1975, presently working for the City of Thunder Bay as Manager, Long Range Section. Philip became a member of CIP in 1977. He has been actively involved in OPPI - he was one of the founding Council members, served one term as Northern District Representative, and rejoined Council as President-Elect in 1993.

KIM WARBURTON, VICE PRESIDENT (MEMBERSHIP) AND REGISTRAR

Kim has worked with several Provincial ministries, and in consulting. She is currently the Director of Public Affairs at Mediacom. A full member since 1984, Kim has participated actively in OPPI as a member of the Central District Program Committee and on the Central District Board of Management. Kim joined Council as VP (Membership) and Registrar in 1992.

VALERIE CRANMER, SECRETARY

Valerie has been involved in planning for over 20 years at the federal, county and regional levels. Her present position is Director of Strategic Planning with Durham Region. She became actively involved in OPPI membership issues and was elected to Council in 1992 as Secretary. Valerie has also served as Acting Executive Director for August 1993 and December 1993-February 1994.

ROBERT MADDOCKS, TREASURER

Following his graduation from Ryerson's Urban and Regional Planning

Program, Bob became Planning Director for the Township of Lake of Bays. In 1987, he moved to the Ministry of Municipal Affairs in its Thunder Bay regional office. He has since worked in the Willowdale office and most recently in Cambridge. Bob was first elected to OPPI Council as the Northern District Representative in 1989. He has been Treasurer since 1990.

VANCE BEDORE, REPRESENTATIVE-AT-LARGE

Vance has 12 years of experience in rural and small town planning at both the county and provincial levels. He has been the Director of Planning for the County of Renfrew since 1984. Vance joined Council in 1992 and has chaired the Publications Committee since his election.

BARBARA DEMBEK, NATIONAL REPRESENTATIVE

Barbara is the OPPI representative on CIP Council. Previous to this she served as OPPI President (1988-1990). Barbara has been a practising planner since 1976 and is currently the Director of Planning for the Township of Wilmot. She has been a full member since 1979.

STEVE JACQUES, NORTHERN DISTRICT REPRESENTATIVE

Steve has practised as a land use planner in Northern Ontario since 1987, starting with Northland Engineering. In 1989, he received his Master of Science in Planning from the University of Toronto. Steve is currently a Market Analyst with Canada Mortgage and Housing Corporation in Sudbury. Steve became an MCIP in 1992 and was elected to Council in 1993.

BRUCE CURTIS, SOUTHWEST DISTRICT REPRESENTATIVE

Bruce has been a land use planner for the past 10 years, and is employed by the City of London Planning Department. Bruce has been an active contributor since 1985, serving Southwest District, OPPI and CIP in many activities and capacities. Elected to Council in 1991,

Bruce chaired the 1992 Canadian/Ontario Planning Conference and is starting his second term as District Representative.

NANCY RUTHERFORD, CENTRAL DISTRICT REPRESENTATIVE

Nancy currently works for the Plans Administration Branch of Ministry of Municipal Affairs. She has also worked in municipal and consulting planning since graduation from Ryerson in 1988. Nancy resides in Peterborough and has sat on the Peterborough and Area Planners Group Steering Committee as well as the Central District Board of Management. Nancy became a full member in 1991 and was elected to Council in 1993.

RON SHISHIDO, CENTRAL DISTRICT REPRESENTATIVE

Since joining M.M. Dillon Limited in 1981, Ron has practised land use, policy, environmental and land development planning as well as project planning and development for public and private sector clients. Ron became an MCIP in 1981. He joined Council in 1993 as a Central District Representative and serves as Chair of the Public Policy Committee.

DAPHNE WRETHAM, EASTERN DISTRICT REPRESENTATIVE

Daphne has been responsible for a wide variety of land use planning projects for municipal and private clients since joining J.L. Richards & Associates Limited in 1971. She has been a full member of CIP since 1974 and was actively involved with the Eastern Ontario Chapter of CIP in the 1970s. She was elected to Council in 1993.

ANDREW ROBERTS, STUDENT DELEGATE

Andrew is a student member of OPPI and joined Council in 1993. The Student Delegate informs Council about student concerns, and works to encourage planning students to pursue OPPI membership. Andrew is in his fourth year of study at Ryerson Polytechnic University in Toronto, and aspires to a career in environmental planning.

Do the Growth and Settlement Guidelines Make Sense?

A Commentary by Barry Peyton

"The noose gets tighter as the box slides further away".

This is a metaphor for the development approval process. The noose is, of course, red and green tape wound together, and the box is final approval. And we can all see where this is leading.

The Ministry of Municipal Affairs is concerned, as we all are, about the environment and the sustainability of development. The Growth and Settlement Guidelines have been paralleled with a Growth Management Document based on the principle that growth and development should be encouraged. However, I have difficulty seeing how the document achieves this principle.

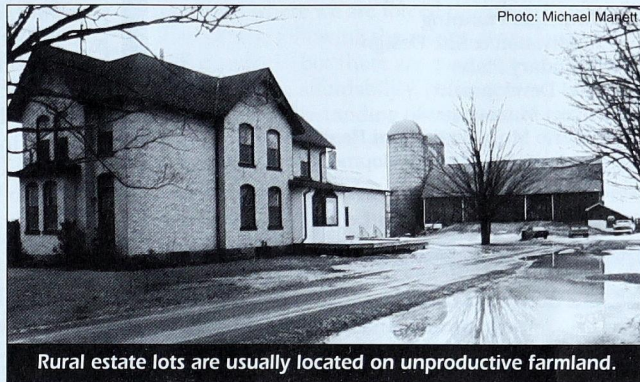
These are poor economic times with development at an extremely low point. It is easy to realize that a "Boost" is preferable to a "Wet Blanket" if the thrust is to stimulate growth in Ontario. Are Ministries overreacting to an environmental problem in a way that will cause economic stagnation? Are Ministries taking the correct approach to protecting our environment? Is the real problem a matter of educating the populace as to how to live in its own habitat while respecting and protecting the surrounding environment?

At a recent presentation in Vespra Township (just outside Barrie, Ontario), the Ministry stated:

"We are not trying to reduce or prevent rural development. These Growth and Settlement Guidelines will protect the environment and prevent partially serviced developments from occurring."

It is my opinion that if these guidelines are applied, rural development will virtually come to a halt. The Ministry is seeking communal water and sewage systems for developments of five lots or greater. Communal systems are often not economically viable until they reach approximately 60 lots or more. If I understand

the Ministry of the Environment, lot sizes will not be of high density even with communal systems. Due to the high costs and municipal liability, communal systems do not generally exist in rural townships. Does this mean that development is to go to other municipalities that can afford such systems? This will create



Rural estate lots are usually located on unproductive farmland.

oper. In planning circles, justifying development means using the rational comprehensive approach, and the gathering up and analysis of all census data, previous studies and other planning data based on past occurrences and trends. This approach inhibits future considerations and thus remains inadequate. For example, when using past averages, end totals could be swayed by a boom or bust situation. This is not indicative of the actual situation. Future Councils may also have totally different view points as to how they wish their community to be developed. A small variation in any one factor could result in a false outlook on potential development.

It is unfortunate that the document does not provide for the political or economic realities.

In reviewing the Growth and Settlement Guidelines document, it appears that rural estate residential development will become a thing of the past. The assumption is made that estate residential subdivisions are located on Agricultural land or in environmentally sensitive areas. This assumption is of course without supporting evidence. In fact, estate residential development is

disparity among regions.

Catch words such as "sustainable", "affordable" and now "justifiable" seem to be running rampant within the Ministry circles. The Ministry requires that municipalities prepare a Justification Study for new development. The Municipalities object to this and subsequently, pass on the request to the devel-



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contact Chuck Hostovsky, MES, MCIP - Manager of Environmental Planning

usually located on land that cannot be economically farmed.

One could also conclude that septic tile fields are not a good idea. This is premised on the idea that septic tile fields fail frequently and that communal water systems overwork or sterilize them. Not true. Failures are usually a result of poor

maintenance or a damaged line. Sub-surface sewage systems are designed to attenuate the average daily water consumption. In addition, although chlorine is often associated with bacterial breakdown in water systems, the amount of chlorine in water apparently has a minimal impact on the bacterial breakdown

of sewage.

"Lets gather all the sanitary sewage and dump it in one location disposing of it as soon as possible." Sound familiar? This is how stormwater was treated in the past. However, out of that attitude have grown positive methods of dealing with stormwater.

Stormwater management is now considered a viable option, with the focus on slowing it down (storage ponds) and using infiltration into the ground to cleanse the flow. Or in other words, spread it out, hold it back, and let nature take care of the disposal of the stormwater.

Is Ontario heading in the wrong direction with sanitary sewage disposal? A recent newspaper article regarding the Town of Midland's sewage sludge indicated difficulty in finding areas to dispose of this material. The Ministry of the Environment has strict controls on where sewage sludge can be spread. . . The concentration of metallic chemicals sometimes found in sewage sludge is not permitted in this farm spreading disposal process. Perhaps consideration should be made that sub-surface individual tile beds are suitable if placed on a regular maintenance program, and may in fact be a better alternative in rural areas than a Sewage Treatment Plant.

Communal sewage systems may not be the answer for continued rural development. In an urban setting, sewage treatment plants work very well with the appropriate disposal facilities for sewage sludge.

On the other hand, sewage treatment plants in a rural area usually could not be supported economically and if considered, would drive lot costs up beyond affordability. If it is the intention of the Ministry of Municipal Affairs to control scattered rural development, then let's start by controlling the many rural farm related severances that are usually sold off for profit.

If I sound disillusioned or upset with the system, I am. It is questionable how saying "No" to a proposal stimulates the economy, especially when the reasons are suspect.

*Barry H. Peyton, MCIP.,
OPPI is a consultant practising
in the GTA.*



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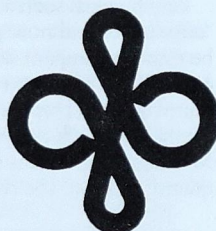
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"UNDERNEATH THE LAMPLIGHTER...."

by Theresa Eichler

On December 1, 1993, the Southwestern District Program Committee held a dinner meeting at the Lamplighter Inn in London. At the risk of affecting appetites and delicate digestive systems, the topic was "Communal Wastewater Treatment Systems, Are They a Problem or Solution?"

Apparently, no-one was put off by the topic because there was a healthy attendance of nearly 50 people.

Bruce Smith, of the City of London, drew on his former Town of Westminster experience and involvement with

"Vision 96" to make some philosophical observations about traditional rural development on private individual septic systems. He commented on the state of complacency that predominated in the consideration of development on septic systems, while planning staff was content to review applications on the basis of the established processes and review agencies without giving serious thought to the environmental implications and future of such development. We are now in a state of transition where we are forced to look at alternatives, following the recent, new MOEE standards, but there are questions of accountability, affordability, policing and a general understanding of new servicing requirements and standards that must be grappled with.

Paul Puopolo, president of Planning Initiatives Ltd. of Kitchener, followed Bruce with a comprehensive presentation covering the applicable provincial,

municipal and regional regulatory frameworks; the factors to be considered when planning and constructing communal wastewater treatment systems for a settlement area; and the short and long term planning implications of the development of communal wastewater treatment systems for rural settlements in Ontario. Paul provided those present with examples from both the public and private sector where communal systems are being used and examined some of the policies affecting these systems. He was able to outline the costs of such systems, including the necessary hydrogeological studies and approval processes, and he also commented on his involvement in the Regional Municipality of Waterloo Communal Wastewater Treatment Study in September of 1993. He offered the following recommendations for action in the development of communal systems:

- 1 There is a need to streamline approval processes.
- 2 He suggested that the MOEE examine some U.S. and European examples of other systems and technologies that are available, particularly those that include denitrification processes, as viable solutions.
- 3 The issue of municipal ownership of communal wastewater treatment systems needs to be re-examined and he suggested condominium ownership as a possible alternative.
- 4 He advocated the initiation of pilot projects with the cooperation of the private sector, province and local municipalities.
- 5 He identified the need for cooperative

KEN L. PERRY

DIED OF CANCER AUGUST, 1993

Ken Perry was in his early twenties when he entered the complex world of municipal planning in the suburban Township of London in 1957. His keen sense of interpersonal relationship allowed him to quickly become Secretary to the Planning Board, the Committee of Adjustment, the Board of Police Commission and also Assistant to the township Administrator: all this, in addition to his regular duties as a planning technician in a burgeoning suburban "township" of some 45,000 people. Equipped with this broad experience, he was "acquired" by the City of London in the massive 1961 annexation and appointed a planner.

By 1963, Ken became Assistant Planning Director in Sarnia, and subsequently shifted to the private sector as Executive Assistant to the Sherwood Forest Development Corporation in London. For more than five years, he planned, designed and oversaw the building of one of London's plush residential areas.

In 1969, Ken returned to municipal work as Director of Planning and Development of the City of Guelph. His 12 year association with that rapidly growing city and his leadership in rehabilitation of its downtown have made a significant impact on Guelph's development and growth.

In 1981, Ken returned to London and took up the duties of Director of Planning and Development. For more than 12 years, he contributed to the City his vast experience and broad knowledge. Under his strong guiding hand, many of London's major development projects took shape and testify to his professional competency and leadership.

Although Ken was not a member of the Institute, his work and commitment to urban planning were outstanding and appreciated by all those who were associated with him during his 36 years in the profession.

Hans Hossé

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AND THE FISH ALL DIED

Bill Hollo

The squirrels are in panic, they're rushing around.
The owls are elected, as leaders they're crowned.
Guidelines, agreements, procedures abound
To protect all the animal interests they've found.
The squirrels are the servants, the owls are on top
The plan is approved; the policy's a flop.
Be flexibly rigid, be brash yet naive,
It's almost too much for one mind to conceive.
The Plan's the thing! Ah, there's the rub
The beavers are busily building their club.
The squirrels say share it, there's water for all
The owls argue dam it, assessment's our call.
The chipmunk advisors are all making hay
Resplendent in pinstriped fur coats in the day
From high rising dens they emerge on the bay
To battle the other 'munks over the way
They'll represent beavers engaged in a fray
O'er the right to unlimited damning today.
They know that the beavers the next meadow over
Have dammed up the river, and crimson and clover
Is blooming in once flowing streambeds, moreover
'Cause the next meadow up from the next meadow over
There are lots more dammed beavers, much more than the
minimum
That's needed, to share all the damned condominiums.

The river's gone dry, from too much dam-nation
The beavers have built but to their consternation
They sit high and dry, the stream has abandoned
Its banks which are now overdrawn 'cross the nation.
They turn to the squirrels, to seek their salvation
But now they have rivals, a brand new creation.
Across the dry streambed the rabbits advance
Constructing new warrens and taking the chance
The squirrels will protect them, and help to enhance
And protect their fine lodges, their fortunes advance.
They must control nature, they must take the stance
Protecting the yards where their bunnies may prance.
The chipmunk advisors as pious as monks
Have stored lots of nuts, and turned into skunks
Advising the squirrels on how to prevent
A resumption of water flow in the event
That the stream doesn't seek the approval required
Before it starts flowing, a function admired.
A compromise reached here may be just the ticket
Resolving the fight, it's a real sticky wicket.
We can't fight much longer, the river must flow,
But don't let it go where the flow wants to go.
The water must rove over hill and o'er dale
For the stream's subdivided, and open for sale.
And the fish all died.

up front cost sharing in the design construction between the private sector and municipalities in order to make the communal wastewater treatment systems feasible.

A lively comment and question period followed the speakers' presentations and a wide variety of viewpoints were expressed. Paul Mason, the Region of Waterloo, offered many comments pertaining to the use of communal systems, in particular the cost factors, economies of scale and his opinions regarding the inappropriateness of using such systems as an interim measures while waiting for municipal sewage treatment upgrades. He also had copies of the Region's study

available for purchase. Some discussion of Rotary Biological Contractors took place, peat moss treatment systems were described and members reflected on the future environmental and planning implication of sewage treatment for small communities. It was pointed out that we seem to be examining this issue in detail, while large overflows or spills of raw sewage from large urban systems (such as recently occurred in London) appear to go unnoticed.

The event concluded around 10:00 pm. and the program committee members indicated that any suggestions regarding future topic areas for upcoming meetings would be welcome. The next dinner meeting will be held in February, 1994, location to be determined, and the speaker will be George Penfold, who will reflect on perceptions of planners and the planning process observed during the hearings for the Sewell Commission.

Theresa Eichler, Southwestern
District Program Committee



Joint JobsOntario/Homes Seminar a Success

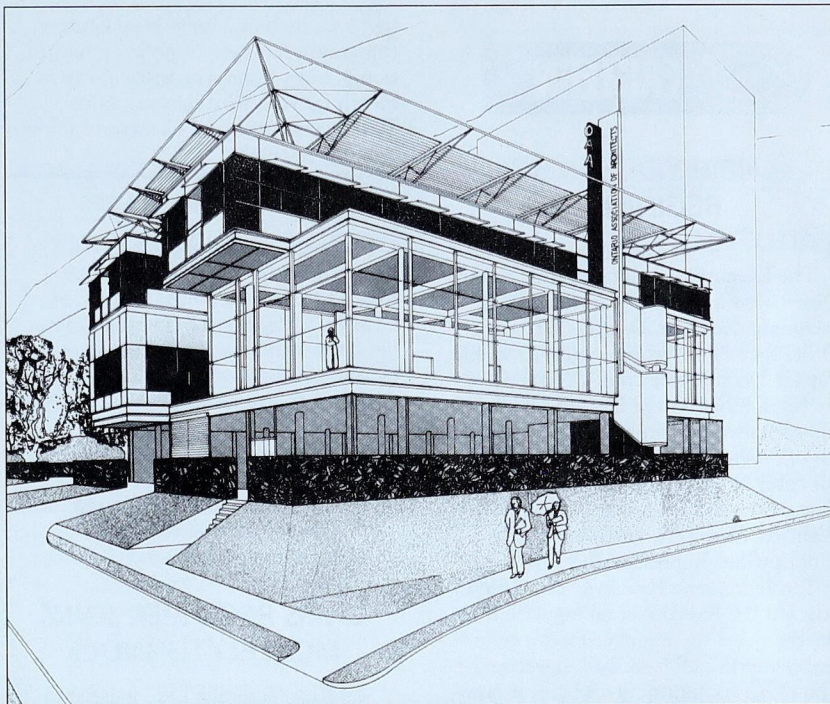
OPPI held a joint all-day seminar in November with the Canadian Bar Association of Ontario - Municipal Law Section and the Ontario Association of Architects to discuss the Ministry of Housing's revamped non-profit housing program - JobsOntario/Homes. Held at the OAA's elegant new headquarters, some 140 registrants heard from a wide variety of professionals and participants in this housing sector. Following a detailed overview of the new program from Ministry staff, the remainder of the day focussed on a number of panels dealing with; housing providers (such as the Ontario Non-Profit Housing Association); architects; lawyers, planners; resource groups; and, housing development consultants. Each panel discussed their roles and responsibilities in the non-profit sector and also added their

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The elegant HQ of the OAA was the setting for an excellent seminar.

commentary as to the problems with previous programs and the anticipated effectiveness that the new program will provide. The dinner speaker was Dan Burns, Deputy Ministry of Housing, who courteously made himself available for both a formal and informal question and answer session.

As many planners are aware, the new program will focus on the selection of community groups eligible to receive a housing allocation. Following on this commitment, the groups will then seek out (up to three) development sites and will be required to seek independent planning opinions as to the appropriate-

ness of the sites for the proposed project.

The seminar is the culmination of efforts by a Joint Committee of OAA, OPPI, and CBAO (Wendy Nott and David Butler) addressing the role of development consultants in the delivery of non-profit housing. The three professional organizations came together to discuss issues of mutual concern regarding the diversity of expertise associated with development consultants, as well as the "difficult" non profit projects proceeding on to the Ontario Municipal Board, many of which had not benefitted from independent advice in their evolution. A formal submission on this matter was made to the Ministry in August of this year. Copies are available from Committee Chair - Gord Crann at Lang, Michener (307-4063). In addition, members of the Joint Committee participated, through workshops sessions, in the evolution of the revised program.

Wendy Nott

"New Planning" could result in better understanding among interest groups

by Harry James

An overflow crowd jammed into a room at Metro Hall in October to hear what organizations such as CELA, AMO and the OAA think about "New Planning for Ontario". Despite skilful prodding from planning's answer to Peter Gzowski, moderator Larry Sherman, the panelists kept the audience waiting until the end of the ses-

1995 APA/CIP/OPPI CONFERENCE

The 1995 APA/CIP/OPPI Host/Organizing Committee is proceeding with great speed and enthusiasm under the guidance of chair Richard Tomaszewicz. The Conference will be held in Toronto from April 8-12, 1995 at the Sheraton Centre Hotel. The Honourable David Crombie has agreed to be the Honorary Conference Chair. A theme based on the multicultural aspects of the greater Toronto area is being pursued.

Representatives of the American Planners Association will be meeting with the members of the Host Committee on January 26 and 27 to finalize a joint agreement which will clearly establish the roles and responsibilities of the three partner associations. There is a commitment from all

involved that this will truly be a "joint" international conference.

Most of the various subcommittees have been established. The following subcommittees have already their areas of responsibilities and are proceeding expeditiously: Social, Portfolio and Merchandising, Mobile Workshops, Planning Schools, Corporate Fund Raising and the Orientation Tour Subcommittees.

For further information or if you wish to volunteer please contact chair Richard Tomaszewicz at (416) 778-2040.



sion for some sparks of controversy.

Michael Spaziani, speaking as a practising architect rather than a representative of the OAA, admitted that he and his colleagues were "stunned" to see how few ideas contributed by the OAA had actually been implemented by the Commission. "Architects deal with planning where it 'meets the street'", he explained. He was frustrated that Sewell did not appear to recognize that the arduous process of development must move fast enough to "arrive at the finish line at the same time as the market". An additional layer of public consultation is less useful than bringing "three dimensional illustration of built potential" to the fore earlier in the process.

Doug Petrie, representing the Ontario Society of Environmental Management, would have liked to see the Sewell Commission address "the fractured geography of the planning process by bringing the EA act and the OMB under a single umbrella". He would also support ways for the private sector to contribute more to policy. "Why should all of that expertise be limited to adversarial or compliance-seeking situations", he asked.

Evelyn Gruber, speaking on behalf of the AMO, made a strong pitch for a way of accounting for local differences across the province. Cathy Cooper, who works with the Canadian Environmental Law Association, emphasized the lack of environmental context in "New Planning". She also pointed out that to date, interest groups had talked "at" Sewell, Penfold and Vigod. "Perhaps it is now time for the various groups to discuss things among themselves", she suggested.

Harry James has orchestrated numerous stories for the Journal.



NEW YEAR: NEW BEGINNING

by Nina Tomas

The Executive Council of the Eastern District has a number of new faces, including the chair, Daphne Wretham. Other members of the Executive include: Patrick Deoux (vice chair), Nigel Brereton (chair of the Eastern District sub-committee), Sandra Candow (director of Program events), Mary Allan (director of the Awards Committee), Grace Strachan (Secretary), Derek Waltho (Treasurer), and Nina Tomas (Publications Representative).

Tony Stroka and Susan O'Brien have now left the Executive, taking with them the thanks of the membership for their leadership in EOD. As well, in recognition of his commitment and enthusiasm during two consecutive terms as chair, Andrew Hope was presented with a plaque at the AGM.

1994 OPPI CONFERENCE: RIDING THE WAVE

The 1994 OPPI conference will be held in Kingston, August 21 to 24. We are looking forward to the opportunity to host colleagues from across the province, particularly those who have never had the opportunity to visit this beautiful, historic setting.

Patrick Deoux (Delcan's Ottawa office) and Rupert Dobbin (Kingston Planning Dept.) are the co-chairs. Others

involved include Mohammed Qadeer (program), Andrew Hope (communications), Mary Allan (logistics), Warren Sleeth (government liaison), Nina Tomas (treasury), and Cameron McEwen (administration).

PEOPLE AND PLACES

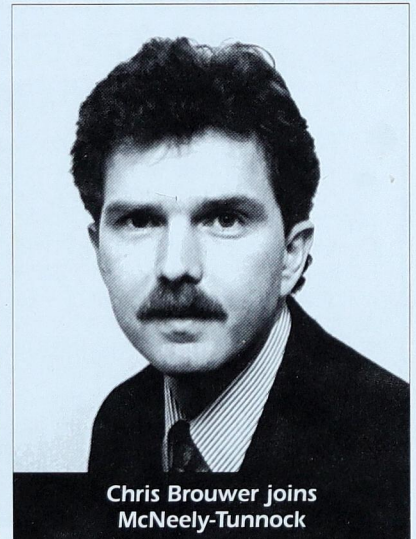
Les Hegyi is the new Director of Planning for the City of Gloucester. Marni Cappe is seconded to the City of Ottawa as Manager of Housing Policy. Ian Cross will be acting Manager of Housing at the Region of Ottawa Carleton. Cameron McEwen is now with the Solid Waste division of the Environmental Services Dept. at RMOC.

Nina Catherine Tomas is a planner with Delcan Corporation in Ottawa.

CHRIS BROUWER JOINS MCNEELY-TUNNOCK

McNeely-Tunnock Ltd., located in Orleans, Ontario recently announced that Chris Brouwer had been appointed as a community planner with the firm, responsible for a variety of urban design, development approvals and official plan work.

Prior to joining McNeely-Tunnock, Chris was with Proctor & Redfern Ltd., working in both the London and Ottawa branch offices. Chris combines the talents of free hand illustration with skills in computer-aided design. Speaking with the Journal in January, Chris said that he



**Chris Brouwer joins
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was excited about his new position and believes that his experience in providing services to both the public and private sectors will prove to be an asset to his

McNeely-Tunnock.

In addition to a comprehensive range of planning and related services, McNeely-Tunnock also specialize in

building administration, adult education and training. Their telephone number in Orleans is (613) 830-7305.

ECONOMIC DEVELOPMENT

The Recycling Industry: A Growth Opportunity for the Industrial Sector

by Gustavo Zambrano

Despite the economic slump, the environmental industry has grown quickly. Consumers now demand that businesses be environmentally correct, the blue box program is booming, the clean up of contaminated sites is of increasing concern, and environmental audits are becoming as common as title searches in real estate transactions.

The environmental industry currently generates \$8 billion a year in revenues and employs 60,000 Canadians. A recent Employment and Immigration report forecasts a need for 7,000 new workers in the field in the next two years.

The government of Ontario has responded to this increased activity with a regulatory framework for the recycling industry, and has set a target of a 50 percent reduction in municipal waste (based on the 1987 level of 10 million tonnes) by the year 2000.

The Ministry of the Environment's regulatory measures, which deal with site selection and site and building standards, should be adopted by the end of the year. Planners, economic development officers, and real estate agents who are involved in the choice of sites for recycling plants need to know how the situation has changed.

The new regulations include a new definition of municipal recyclable material and a new classification of the types of recycling sites. The proposed regulations also deal with certificates of approval; at present a certificate of approval is needed for each site and the process of obtaining this approval can be long and cumbersome.

Under the proposed changes, compliance with a set of standards will simplify the process of approval, although this does not exempt the site from compliance with municipal bylaws, building codes, and other applicable provincial legislation. A certificate of approval will

not be needed if the plant meets requirements for design and operation that control access to the site, off-site impacts such as litter, odour, or noise, storage and shipping of recyclable materials and waste residue, and staff monitoring and inspection.

Site location standards stipulate that recycling plants must be located in an industrial zone, at least 100 metres away from the nearest residential or institutional property, and not in a floodplain area. Other requirements limit the amount of source-separated material that can be stored on the site, specify the records and plans that the operator must keep, and require the operator to notify the ministry of any changes of operations, management, or ownership.

Most economic development officials and planners in the GTA want to attract recyclers to their municipalities, because they help solve waste management problems, create new jobs, and pay taxes. They are, however, leery of salvage yards and other businesses that may not be as easily accepted by the public.

Zoning regulations can be the biggest barrier to setting up recycling operations. Some municipalities consider recycling as a municipally prohibited use, which

means that rezonings and minor variances are required on a site-by-site basis.

In general, however, municipalities are trying to establish policies to define the acceptable types of recycling industries, decide whether or not to permit open storage, identify which industrial designations and zones might be appropriate for recycling facilities, and draw up site development criteria.

At present, Oshawa and Ajax allow recycling. Vaughan has approved official plan and zoning amendments to permit recycling, but because of objections these have been referred to the OMB. Mississauga has enacted an interim control bylaw to allow time to study land use implications, location criteria, and approval processes for recycling plants.

Scarborough has adopted initiatives to integrate recycling operations in industrial areas. Etobicoke permits recycling facilities as of right in IC2, IC3, and M zones as long as there is no outdoor storage. North York permits certain types of facilities in M2S and M3 zones. The City of Toronto already has a number of operations in the Port area and has updated its definitions to allow other types of facilities.

Although Ontario's household recy-

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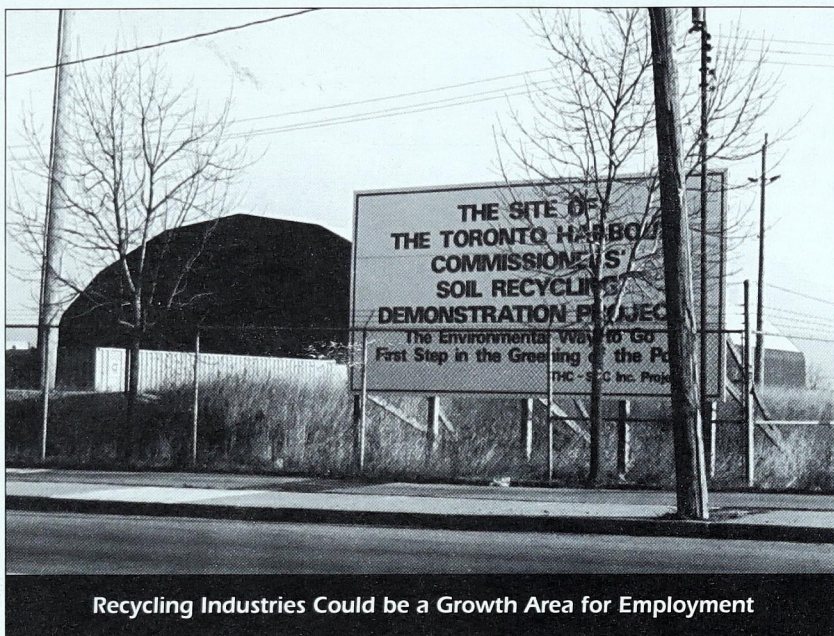
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Recycling Industries Could be a Growth Area for Employment

cling program was commended by the United Nations, residential waste accounts for only 34 percent of the 10 million tonnes of solid waste generated annually. The industrial and commercial sectors must follow the lead of the residential sector and governments at all levels must modernize and streamline their regulations to encourage the growth of recycling in these sectors.

Environmental industries such as recy-

cling will create a demand for additional space that could produce benefits for the industrial sector. With an estimated 20 million square feet of obsolete industrial space in the Greater Toronto Area, opportunities for recyclers are well worth investigating.

*Gustavo Zambrano is a consultant with
CSB Ltd*



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- ASCII
- Microsoft Works

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Disks must be accompanied by hard-copy manuscripts, when possible. Disks should contain only the final version of the material, with no additional files. Complex text formatting should be avoided.

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