

ONTARIO PLANNING

JOURNAL

ONTARIO PROFESSIONAL PLANNERS INSTITUTE

JULY/AUGUST 1994

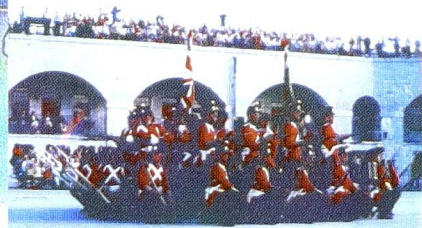
VOLUME 9

NUMBER 4



KINGSTON PERFECT FOR A "BUSMAN'S HOLIDAY"

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Where do planners fit in a global economy?

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...the common thread among successful consultants, says Jim Helikp. 19

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Volume 9, Number 4, 1994

ONTARIO PROFESSIONAL PLANNERS INSTITUTE

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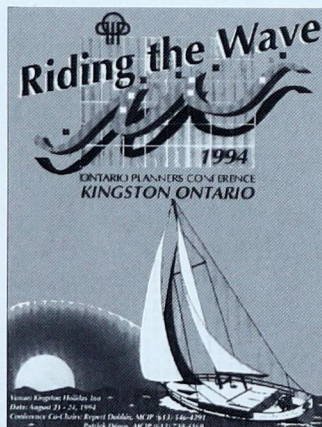
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and dinner with guest speaker.

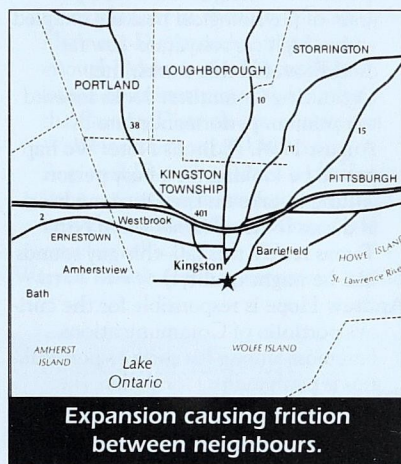
KINGSTON PERFECT FOR A "BUSMAN'S HOLIDAY"



Kingston is one of Ontario's most interesting urban centres.

Its storied past has given rise to a multi-faceted character as well as a burgeoning array of planning issues.

Kingston has been wrestling with serious sewage treatment capacity constraints that have recently been addressed by an upgrade to the sewage treatment plant in



Expansion causing friction between neighbours.

neighbouring Pittsburg Township. There are also firm plans to sell water to Ernestown Township by extending a watermain through Kingston Township.

A ferry service has run between

Kingston and Wolfe Island for so long that it is part of Kingston's maritime history. This service is currently under

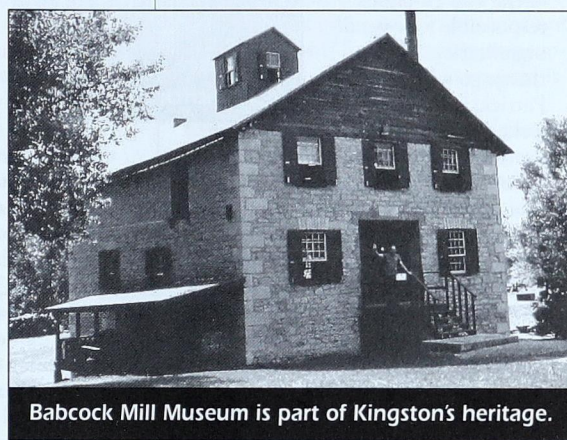
review. Given current fiscal constraint, can the Wolfe Island ferry service continue as is or is a market-driven solution needed, similar to the proposed tolls on Highway 407?

For those interested in heritage, Kingston is one of the better examples of a working museum. It may not be Colonial Williamsburg, but Kingston has more than its share of intriguing heritage sites dating back to 1653. Despite the constant

tension between the preservationists/conservationists and development factions, Kingston has managed to maintain an impressive stock of heritage structures including the City Hall, St. George's Cathedral and Frontenac County Court House, among others.

Kingston planners will tell you that the rapid suburbanization of Kingston's fringe areas has created friction with adjacent townships. Like many large urban

centres, greater coordination and cooperation with the development industry would be welcomed. These pressures are not likely to abate soon, however, as Kingston is expanding its economic activity in both the public and private sectors.



Babcock Mill Museum is part of Kingston's heritage.

Today's Kingston is truly a feast for the senses. And the diverse conference program is well supported by speakers who are recognized as experts in their fields. Whatever piques your planning interest, this year's Organizing Committee hopes you will make a point of sharing your insights with your colleagues between 21 and 24 August at the Ambassador Hotel.



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Who's running this show anyway?

Like all truly dedicated planners, everyone on the Organizing Committee of the Kingston Professional

Development Seminar is a member of the Institute. This profile is intended to provide you with valuable information you can use during meal breaks at the Seminar to help bridge that embarrassing silence when the bill is presented to any group larger than five!

Patrick G. Déoux is one of the two co-chairs responsible for overall organization. (If things go wrong, tell Patrick; if things go well, tell Rupert.)

Patrick is ideal for the job because he is not currently married, and his girl friend lives in Vancouver. Since completing his Master's degree at McGill, Patrick has been active in the public and private sectors in Quebec and Ontario. For some obscure reason, he moved from Montreal to Ottawa to join Delcan Corporation as a senior planner in 1987, and admits to being very happy in his thriving consulting practice. Patrick is also vice-chair of the Eastern District Executive, and promises all attendees a very special and fun Professional Development Seminar.

Rupert Dobbin is the Kingston connection and co-chair. He has been pro-

viding a guiding hand and a wealth of local knowledge to the preparations. He also heads the team responsible for the many excellent field trips being

offered. In his spare time, Rupert is the Director of Planning for the City of Kingston, a member of the City's Senior Management Team, a founding member of the Kingston Area Map co-ordination Committee (KAMAP), a member of AMO's Planning Task Force, a frustrated sailor (not enough time), a former director of the Eastern District executive, father of six children,

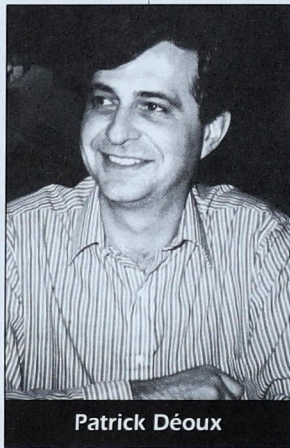
and husband of a Ph.D. candidate. He is looking forward to the Seminar as a chance to meet old friends, make new ones, show off his exciting city ... and perhaps relax!

Mohammad Qadeer, along with Mark Seasons, had the enormous responsibility for developing the program. He has been a member of CIP since 1972 and is a Director of the School of Urban and Regional Planning, Queen's University. Professor Qadeer has written books and articles on urban land policies, small town planning, and comparative urban development. In organizing the OPPI Seminar he is particularly interested in strengthening the link between

planning education and practice. Queen's will host this year's new professional workshops.

Mark Seasons shares responsibility for the Seminar program with Mohammad Qadeer. Owing to his seemingly boundless energy, enthusiasm and impressive wit, Mark's role on the Organizing Committee has expanded as the months have progressed. A champion of organizational science, Mark is currently juggling his responsibilities as a senior planner at the National Capital Commission, sessional lecturing commitments at Carleton University and examiner duties for OPPI in addition to his Seminar involvement. Mark also sits on the board of directors of his condominium corporation: how does he do it, you ask? The Organizing Committee has got Mark on a program of physiological peaking coupled with a high carbohydrate-low fat diet! Provided this works, the Organizing Committee looks forward to optimum performance late in August 1994. (Editor's Note: We happen to be looking for a busy person willing to take on the District editorial duties for the *Journal* when Nina Tomas retires this fall—this guy sounds like he might qualify!)

Andrew Hope is responsible for the curious portfolio of Communications. Foremost among his early responsibilities is panhandling for dollars (i.e., sponsorship). He has been ably assisted in this function by Lloyd Phillips and Ron Clarke of Essiambre Phillips Desjardins in Ottawa. Andrew has a long history with the Eastern District executive, culminating with a spell as Chair in 1992-93. A veteran of OPPI's first conference in 1990, Andrew brings to this year's event the



Patrick Déoux



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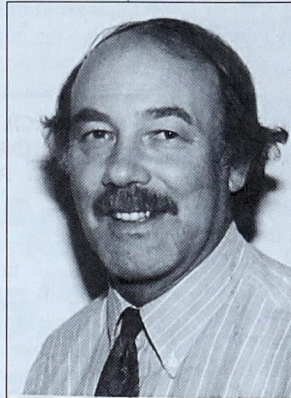
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dubious benefit of knowledge from the past. When not playing the role of information broker for the PDS, Andrew is a manager in the Planning and Property Department of the Regional Municipality of Ottawa-Carleton. A closet sailor, Andrew reminds all prospective conference attendees that there really is much more to Kingston than fabulous freshwater sailing in late August!

Mary Allan is in charge of logistics for the 1994 seminar. Mary has worked diligently at ensuring that the facilities and off-site venues will provide the kind of stimulating atmosphere today's planners demand. When she is not working on the Seminar, Mary can be found expediting development applications in her capacity as a development planner in the City of Nepean's Planning Department. If this isn't enough, Mary is also Director-at-Large: Nominations and Awards for the Eastern District. An alumnus of Waterloo's School of Urban and Regional Planning, Mary is challenging her Queen's alumni colleagues to host the best OPPI-sanctioned pub crawl ever!

Warren Sleeth is the government liaison

whose task has been to convince all the ministries to come in great numbers to the Seminar. Warren has taken his responsibilities very seriously and has been lost in the labyrinth of governmental complexities for a few months now.



Rupert Dobbin

Nina Tomas is Treasurer of the 1994 Professional Development Seminar and therefore has to keep all committee members in line. We gave her this job to prepare her for the budgeting talents inevitably required for a successful marriage. As a graduate of the School of Urban and Regional

Planning at Queen's University, she is familiar with some of the breathtaking views of Kingston, which will be yours to see during the 5 km Fun Run. When she's not balancing the books or getting ready for the other significant event in the fall, she can be found at Delcan Corporation where she provides planning services to a number of municipal government clients. (Editor's Note: For the past two years, Nina has also been the District editor for the *Journal*. She claims that she will be retiring this

fall, about the time she intends to get married. Maybe she's bluffing and just wants a raise?)

Cameron McEwen is involved with all administrative aspects of the organizing committee for the Seminar. From record keeping and organizing meetings to ensuring timelines are on track, Cam works closely with the co-chairs to ensure the efficient dissemination of information to all committee members. With a geography and planning background from Carleton and Waterloo Universities respectively, Cam puts planning into action while working for the Hazardous Waste Management branch of Environment Canada in Hull.

Susan Smith, OPPI Executive Director, is responsible for keeping the Organizing Committee on its toes, and is doing a fine job. Her dedication to the Seminar and her hand of steel in a velvet glove is an experience not to be missed! Susan's continuing support to the Organizing Committee is greatly appreciated.

Events Management Plus are offering invaluable services to the organization of our Seminar. Thanks to them and to Susie Allan in particular for keeping track of our registration list, and for offering our membership an info-line number and fax and credit card registration, among many other services.

Don't plan a conference without these guys.

About the Keynote speakers

Michael Valpy is a well-known journalist with *The Globe and Mail*. He has twice won National Newspaper Awards for foreign reporting, and he has produced numerous public affairs documentaries for CBC-Radio. Mr. Valpy will be addressing the seminar on the challenges facing communities today.

Lister Sinclair is equally at home in radio and television and his work in these media has been recognized with many national and international awards. He will speak on the place of culture in our cities.

John McKnight is Director of

Community Studies at the Center for Urban Affairs and Policy Research, and Professor of Communications Studies and Urban Affairs at Northwestern University in Evanston, Illinois. He is recognized throughout North America for his research in the fields of social service delivery systems, health policy, community organizations and neighbourhood policy. Mr. McKnight will talk about the evolution of communities and finding solutions



Michael Valpy

beyond problems.

John Sewell has enjoyed a diverse career as a writer, journalist and politician.

He has been mayor of Toronto, an urban affairs columnist for *The Globe and Mail* and chair of the Metro Toronto Housing Authority (1986-1988). As well as teaching law and political science at York University, he chaired the

Commission on Planning and Development Reform in Ontario. His most recent books are: *The Shape of the City: Toronto Struggles with Modern*

Planning (1993), and *Houses and Homes: Housing Policy for Canadians (1994)*. Mr. Sewell will speak about Ontario planning reform; one year after. (His latest book will be reviewed in the *Journal* in the near future.)

Ed Philip, the Minister of Municipal Affairs, will also speak at the Tuesday Lunch. He has represented Etobicoke-Rexdale since 1975. He has studied at the University of Ottawa and the Ontario Institute for Studies in Education. Before going to Queens Park in 1975, he was coordinator of leadership training for the Ontario Federation of Agriculture.

Globalization and Planning: The Implications for Planning Education Futures

Part one of a two-part article by Farokh Afshar

Globalization may be the single most important phenomenon shaping our world. What do we know about its impact on planning and how do we planners feel about it?

Globalization is creating an increasingly interdependent world, woven together by finance, trade, technology, the environment, and the movements of people. Governments appear in retreat against market forces and the transnational groupings of corporations and regional blocs. Countries try to adjust, but rising debt, recession, unemployment, and the widening gaps between rich and poor have also become global phenomena, compounding the problems

and leaving fewer resources to adjust with.

But what has globalization, associated as it is with megatrends, international politics and macroeconomic phenomena, to do with planning, which usually focuses on the local, the physical, the here and now? "Plenty," say a group of 14 Ontario planners. In in-depth interviews they were asked whether and how globalization was changing planning practice and what were the implications for the education of planners. They were encouraged to think in terms of economic, socio-cultural, environmental, and technological issues. Here is their response.

FACILITATING THE MARKET OR REGULATING THE PUBLIC INTEREST?

With increased globalization, planners say, small and large cities as well as rural areas are finding that they have to be globally competitive to survive. But as competition intensifies, the resources that make areas competitive dry up. Planners are under pressure to shift from being land-use regulators to economic facilitators. The challenge is to do this without sacrificing the public interest.

Large cities such as Toronto must compete with other global cities as well as local ones and smaller centres. They must attract and keep investment in a world in which investment can move anywhere electronically in seconds. The planning commissioner of a large urban region observes that a nice-looking brochure of a nice-looking region is no longer enough to attract investors. Planners need to prepare a strategic plan combining the efforts of government, business, and the community, offering good infrastructure, low utility costs, low taxes, and a skilled workforce. One planning and development department promotes its small city with this byline on its business cards: "Where global competition is a way of life."

A senior partner in a large firm warns that planners must either encourage investment and add value to the economy or risk being overtaken by cutbacks. Planners who hinder economic growth through restrictive land-use regulation, delays in plan amendments, and other

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actions that increase costs and taxes are on the way out.

Rural counties are facing similar pressures, says the director of a county's planning and development department. Financial and labour mobility and mass communications draw even remote areas into the global net, while cuts in agricultural subsidies, the cost-price squeeze, and environmental degradation erode resources. Local branches of American firms have moved back to the U.S., and local businesses receive enticing letters from American governors, such as those from North Carolina, urging them to do the same. The experience of most rural counties, and that of towns like Peterborough, is that local family-run businesses are more likely to stay than foreign-owned corporations.

Planning and economic development departments have to collaborate with other organizations to promote economic diversification, maintain and expand local businesses that are being lured elsewhere, and attract new ones. One county's planning and development department, through the federal Community Futures Program, works with local community development committees to do just that. The coordinator of this program, a planning graduate, wishes that his training had included scenarios of effective local responses to global change. The county's department is "downloading" routine land-use planning functions to municipal clerks, freeing its planners for economic development.

The physical structure of the city and of the county is also changing. The city of single-use zones and manufacturing industries is giving way to the city of mixed-use zones dominated by service, information and high-tech industries. The rural county of farmland uses is giving way to non-farm activities: residences, businesses, tourism and industry. A Mississauga planner says his training did not anticipate, and existing regulations do not address, such changing and mixed uses. On the other hand, will globalization homogenize commerce: will Main Streets of diverse, small activities give way to the Walmarts of this world?

SOCIO-CULTURAL ISSUES: POVERTY AND PLURALITY

Global restructuring appears, at least in the short term, to increase unemployment and the number of people needing social assistance. At the same time, government cutbacks and an erosion of support for the welfare state reduce the resources available to assist such people.

Social planners must be more creative in designing programs that, if they do not recover costs, at least demonstrate cost-effectiveness while reaching out to the private and voluntary sector for assistance. Social programs should also be tied to economic development. The head of a poverty-alleviation organization cited its use of small-loans programs tailored to businesses run

by low-income groups, a model developed in the Third World.

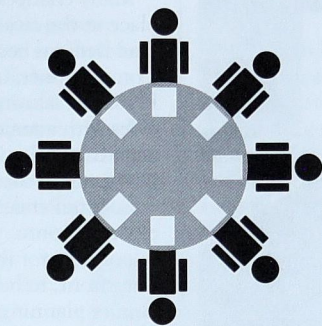
The planning constituency is also becoming increasingly multicultural: a result of mobility and migration. And this multicultural community is on the move: creating and seeking out jobs, establishing businesses, constructing houses and community buildings, reshaping whole neighbourhoods. While cultural diversity has long been a factor in large Canadian cities, it is now a feature of smaller settlements and even rural areas. Peterborough's planning and development head anticipates increasing diversity as Toronto's government offices decentralize to smaller centres. And a planning graduate speaks of Ontario's seasonal migrant workers (now from the Caribbean, and perhaps soon from Mexico) who present largely unnoticed planning issues in rural areas.

Most white Anglo-Saxon Ontario planners assume a homogenous, white, Anglo-Saxon constituency, says one white, Anglo-Saxon planner. The planner speaks of missing the signals coming from participants in planning council meetings: participants whose culture recognizes different expressions of disapproval from those the planner is used to. His colleague in economic development promotes seminars to sensitize local people on how to do business with foreign investors whose cultural and business

practices are different from their own.

New immigrants and cultural groups are often impatient with land-use and building regulations, and approval processes that appear to be designed with other cultures in mind. And although diversity affects process more than product, the built environment is also affected. Different cultural groups bring different aesthetic values, building conventions, uses for space, household sizes and density thresholds. Is all this diversity to be homogenized through the power of a dominant culture, the straitjacket of its existing regulations, and the logic of least-cost? Or can this diversity be tapped for innovative ways to fulfil different cultural needs: recreating, in the process, an evolving Canadian identity while still preserving a common public interest?

Farokh Afshar is associate professor at the School of Rural Planning and Development, University of Guelph. He is also a founding director of Development Workshop, an international, non-profit, planning and development organization.



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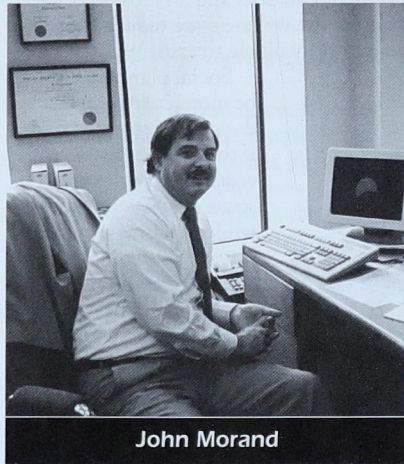
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Movement in senior planning posts heralds easing job market?



orne McCool, who had been Markham's commissioner of planning and development for four years, was recently appointed CAO. Before joining Markham, McCool was in charge of planning and economic development at the city of York. He replaces John Morand, who is the new chief administrator at the city of Kingston. Morand has held a number of challenging posts in Ontario, and for two years served with the Canadian Consulate in New York.

The new commissioner of planning in the city of North York is Paula Dill. She replaces Elaine Wilkerson (formerly Hitchman), who is heading for Portland, Oregon. Look for a report in



John Morand

the next issue on the handsome send-off given Elaine. Paula was formerly a planner with the city of Toronto, and most recently held a director's position there.

Many changes have been taking place at the city of Toronto, meanwhile. Paul Bedford becomes Deputy Commissioner, Community and Physical Planning, a move that coincides with a major reorganization of the department. Look for more news on this in the next issue.

Eudora Pendergrast has left the city of Toronto, where she was responsible for the central core and waterfront, to become director of community planning with the Waterfront Regeneration Trust.

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Time running out to get in tune with planning reform



If you have been postponing the moment to come to grips with planning reform, this would be a good time to bite

the bullet.

On May 18, the provincial government introduced Bill 163 to act on many of the recommendations of the Commission on Planning and Development Reform in Ontario. At the same time an approved Comprehensive Set of Planning Policies was released. These are to come into effect when the legislation is approved.

Regulations are also being developed for adoption with the legislation. The tentative schedule for bringing the Bill to the legislature for final reading is January 1995.

Bill 163 has now passed second reading, and has been referred to the Justice Committee, which will be holding hearings throughout Ontario (see box). The bill includes changes to the Planning Act, the Planning and Development Act, the Municipal Conflict of Interest Act and the Municipal Act. Here are some of the areas of Bill 163 which differ from the Commission's recommendations for changes to the Planning Act:

Application of policy. The Commission recommended that provincial planning policy apply to all decision-makers, including all provincial ministries. *The bill provides that policies apply only to the Ministry of Municipal Affairs.*

Planning authorities. The Commission recommended that subject to a number of conditions, planning authorities be formed in counties without official plans. *The bill permits such authorities to be established everywhere - even in areas already covered by county plans.*

Official Plan content. The Commission recommended that items to be included in an

official plan be set out in legislation. *The bill proposes that official plan content be set out in regulation.*

Planning on a watershed basis. The Commission made a number of recommendations to ensure planning is done on a watershed basis, as well to define

Copies of the Bill are available through Publications Ontario (1-800-668-9938, (416) 326-5300).

Although the deadline to make presentations to the Committee hearings has passed, written submissions on the bill can still be made until August 29. The address is:

Standing Committee on the Administration of Justice
Room 1405,
Whitney Block
Queen's Park,
Toronto Ontario
M7A 1A2
Phone (416)325-3525
Fax (416) 325-3505

what studies should be done and the role of the conservation authorities in them. *The bill makes no reference to planning on a watershed basis.*

Comprehensive planning. The Commission recommended that when preparing a plan, municipalities should

Tentative dates and locations for the hearings are:

August 29	.....	Toronto
August 30	.....	Niagara Falls
August 31	.....	London
September 1	.....	Chatham
September 6	.....	Simcoe County
September 7	.....	Oshawa
September 8	.....	Peterborough
September 9	.....	Napanee
September 12	.....	Toronto
September 13	.....	Thunder Bay
September 14	.....	Sudbury
September 15	.....	Timmins
September 16	.....	Ottawa

identify and review reasonable options and alternatives. This would have gone a long way towards integrating the best aspects of environmental assessment process. *The bill provides for an optional review of alternatives and suggests it should only be done if the municipality is also trying to secure approvals under the Environmental Assessment Act.*

Public involvement in plan making. The Commission recommended that before starting a plan, municipalities should outline the plan review process and the time-frame envisioned. *This recommendation is not in the legislation but may be reflected in regulations.*

Public notification. The Commission proposed improved notification to the public including signage, a registry, and rural notification. *Notification requirements are not in the legislation but may be included in the regulations.*

Rights of appeal. The bill proposes that an appeal body need not consider the appeal of a person who did not present an oral or written submission in advance of a council decision.

Site alterations. The Commission recommended that municipalities be permitted to regulate tree cutting, vegetation removal, changes in elevation, and placement and removal of fill. *The latter two items are included in the Bill, but tree cutting or vegetation removal is not.*

Septic systems. The Commission recommended that private septic systems be inspected regularly every five years and that a fee be charged for this inspection in such a way that it could be collected with property taxes on a user-pay basis. *These recommendations have not been included in the bill.*

Intervenor funding. The Commission recommended that intervenor funding be available for appeals on plans, plan amendments and plans of subdi-

vision which involve a rezoning. *Intervenor funding is not included in the legislation.*

Declaration of Provincial Interest.

The Commission recommended that the power of the Minister of Municipal Affairs be replaced with the equivalent of a holding bylaw provision. *The power to declare a matter to be of provincial interest is retained in the proposed bill.*

Provincial Plans. The Commission recommended that provincial plans be approved as policies under the Planning Act. *The bill provides that future provincial plans would be implemented through a revised Planning and Development Act.*

This is not a comprehensive comparison of the Commission's recommendations with Bill 163, but does touch on some important differences. The proposed bill

will have a significant effect on planning in the province. If you received an information package recently, compare it to the issues raised in OPPI's position paper on the matter. (Copies available from the office.) Then send your comments to the Justice Committee and plan to attend the Committee hearings in your area.

Note: OPPI will be making a submission.

LETTERS

Duany and colleagues critical of article on Seaside.

We appreciate the healthy dose of attention and scrutiny afforded the Cornell project in your May/June *Journal*. We must, however, take issue with the article, "To Duany or not to Duany...", not due to its critical stance, but because of the almost unprecedented degree to which it misunderstands our work. We often come across articles that miss a few facts here and there; that is to be expected and we generally let it pass. But uncorrected misrepresentations can multiply, because reporters tend to get their news from other reporters rather than from life itself (a fact well demonstrated by your article). We therefore ask you to indulge our efforts to correct the offending errors on a point-by-point basis.

The pictures I've seen of [Seaside] are curiously unpopulated. Nobody is actually sitting on those famous front porches or wandering down those back lanes.

If you were to visit the object of your criticism, you would find it well-stocked with humans. If anything, the common experience of Seaside is one of pedestrian *overcrowding*, because the town attracts many tourists who cannot otherwise find amiable places to walk. Please don't confuse looking at photographs with reporting on life.

Houses must not be made of cheap materials.

The rule is that houses must be made of natural materials, because *natural* materials like wood, brick, and stucco age with dignity. Ersatz materials (vinyl, aluminum siding, hardboard, etc.) age unnaturally, dent, delaminate, and eventually pollute.

Nothing is left to chance.

Compare Seaside to any recent Ontario subdivision to see where the "chance" is. The whole point of our architectural codes is to empower the general population and the small scale builder rather than the mass-market developer. With certain guidelines in place, it becomes reasonable to open up

the design process to everybody, so that in many cases weekend carpenters, housewives, and the like are able to create their homes themselves. For this reason, there are a good number of modern, post-modern, and simply funky buildings at Seaside alongside the classical and vernacular houses. The code allows this.

This (we are told) is how we really want to live. We want nostalgia and cute little houses...

Actually it is the empowerment of the individual that has led to "cute little houses." Perhaps you feel that we should have disallowed the gingerbread quality of many Seaside houses, but this Victorian nostalgia was not in our plans. It was introduced by the community by individual home-buyers, who were allowed to build their dream with only limited restriction. Say what you will about American taste, but the precise qualities of Seaside which you consider imposed are a direct result of the democracy which you find lacking.

The people who do sit on front porches, furnishing them with kitchen chairs and sofas with busted springs won't be able to afford a house there.

First, we should tell you that during the early days of Seaside, before its unexpected popularity created a bidding war, single family house lots sold for as little as \$18,000. (That's enough to buy six feet of frontage in Markham.) Second, your association of lower income residents with unbecoming social protocol betrays an attitude with which we are all too familiar, one which represents a formidable barrier to the social equality which Seaside strives for.

Seaside became expensive because it offers a rare commodity: pleasant walkable public space. It is our goal to see



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that commodity become commonplace, and we would hope for your support.

Those who can buy a house will probably build private decks at the back if they want to sit outside. (That's where people at Seaside sit.)

This is simply not true.

What about off-street pedestrian paths? Garage-lined back alleys? Will they get used? Not at night and certainly not by women.

A visit to our Seaside and Kentlands developments would show you just the opposite. When alleys and paths are well supervised by the nearby windows of out-buildings, they feel safe and get used. One would expect similar success north of the border – unless a comparison between U.S. and Canadian crime statistics would find you the more savage breed.

Surely it is mean-spirited to criticize such well-meant plans...

No, it is unprofessional and irresponsible to publish an article criticizing the social qualities of a place that you have never visited. We do not consider mean-spirited even the most scathing attack, if it is based on first-hand research rather than hearsay and tertiary source material.

In Duanyville, what matters most is the look of the place. Everything else comes second (or not at all)--the efficient provision of services, environmental protection, social equity.

We enjoy the harmonious urbanism, but that is far from our primary objective. If the look was all we cared about, we would have designed all the buildings at Seaside. (We have done none.) Seaside is a dense, mixed-use settlement, which is by its nature more efficient in terms of services, more environmentally sensitive in that it uses less land, and more socially equitable, as it provides housing for a variety of household types. Further, Seaside, unlike most recently developed resort communities, is fully integrated into the neighborhoods around it, with no less than eight road connections, none of which are gated.

In terms of environmental responsibility, allow us to provide a topic for your next article: Seaside is probably the only recently-built community on the North American continent whose landscape consists entirely of native

species. There are no sprinklers anywhere at Seaside, and no lawns except the town green. All of the existing trees and shrubs not in the direct footprint of house or road were preserved, and the natural beach was left untouched even though the local zoning told us to choke it with high-rises. Roads are of brick and gravel rather than standard (petroleum-based) asphalt, and drainage is not handled through storm sewers but through natural percolation, which purifies run-off on its way to the ocean. In addition, the indigenous architecture suggested by the code

is unsurpassed in terms of shading, through-ventilation and solar reflectivity, keeping energy consumption at the absolute minimum.

Duanyism...is not about getting people to use their cars less or increasing residential densities (Seaside is only 4.4 upa), or creating cozy communities where everyone knows everyone's name.

1) Seaside's density is not 4.4 upa but 9 upa (15 upa net). Please publish a correction.

2) Please visit Seaside or

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Kentlands and judge for yourself whether or not people walk more and know each other's names. Then, publish a correction.

Finally, regarding the term Duanyism: If you are familiar with the rich literature of your own profession, you would not credit us with the invention of these principles.

A quick review of the writings of Unwin, Nolen, et al. would make evident the fact that we invent nothing. We are only trying to revive the tradition—not beholden to any one era or culture—of the mixed-use neighborhood.

But, if you insist, please do not fall into sexist habits; call it Duany-Plater-Zyberkism.

Andres Duany, Principal

*Jeff Speck, Project Manager
Cornell and Markham Centre projects*

Editor's note:

The Journal welcomes comment and debate about articles appearing in the publication. Fax your letters to (416) 483-7830

NIMBY IS THE STUFF OF LIFE

Thought I would send you the fol-

lowing quote uttered by a resident during a recent OMB proceeding:

"I'm sick and tired of being accused of that NIMBY stuff. I just want a guarantee that an apartment building can't be built beside me!"

Kathi Nesbitt

Editor's Note: Speaking of dispute resolution, the OMB is introducing case management on a trial basis in eastern Ontario. A team consisting of about 20% of the Board's members has been assigned exclusively to cases originating in this area. More formal coverage of this initiative will follow in subsequent issues of the Journal.

ENVIRONMENTAL ASSESSMENT

The EA process in transportation: roadblock or planning tool?

by Serge Bastien

Let me be perfectly clear, I am not an agent from Quebec sent to Ontario to slow down its economy through my employment at the MOEE Environmental Assessment Branch." That is how I began a presentation to a joint meeting of the Institute of Transportation Engineers and OPPI some time ago. In spite of the strides taken to date to streamline the EA process, the perception of EA as a roadblock is still alive and kicking.

Many practitioners still perceive EA either as a certificate of approval, or as an impact assessment. Yet it can be much more. It is a planning tool that considers a reasonable range of alternatives and net effects on all aspects of the environment, involves the public and agencies in the decision making, and requires the provision of clear and

complete documentation.

Considering the complexity and intricacies of the issues and interests involved, this is simpler than one might imagine. Unfortunately, what is often lacking is common sense and good communication about what is expected from the participants and what the project is all about. For example, 12 out of 14 submissions requesting an EA Board hearing for the Spadina Light Rail Transit (LRT) undertaking rejected an LRT but wanted a streetcar—which is what was being proposed!

The EA Branch is committed to expediting reviews and has put into place several initiatives to achieve this, including the development of a transportation team, EA review teams, project management services and the preparation of guidelines covering most aspects of the EA process.

There is a concerted effort to provide simple, clear direction and a streamlined EA process. As a result, more reviews were completed in the last two years than in the previous five. Most of the reviews were completed within 9-10

months, compared to an historical average of 17.6 months. Most projects received approval within 12-13 months compared to the previous average of 24 months. We are striving to do better and are working closely with proponents, other branches within our ministry, and outside agencies to achieve reviews in six months and final decisions within a year. This will require a concerted effort by proponents, consultants, agencies and other stakeholders. All must play their part.

CAUGHT IN THE ACTS, THAT IS THE PLANNING AND EA ACTS!

The legislative separation of planning approvals between the Planning Act and the EA Act has resulted in an artificial division of land use planning. The perceived duplication is a result of this split. Both Acts have gone through recent reviews, albeit independently. The Sewell Commission recognized this problem and recommended the incorporation of environmental planning principles into the Planning Act.

Land use and infrastructure can, to a certain extent, be planned simultaneously. Although infrastructure should not direct land use development (i.e. development goes where the pipes go), it should not be planned independently of it. Population and employment

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targets may not be achieved or may become too costly if the essential infrastructure is not feasible.

One way to address this issue, within the context of existing legislation, is to develop Master Plans in conjunction with Official Plans. The Master Plan approach provides a framework for comprehensive, "big picture" planning, an aspect missing from project-specific individual EAs or Class EAs.

Practitioners often comment on difficulties encountered with the "need and justification" part of the Act. In a paper presented at the Canadian Institute in 1992, Tyron Gan of Proctor & Redfern identified this requirement as the "achilles heel" in transportation EAs. He suggested an approach that integrates transportation planning with EA planning principles to address deficiencies in the traditional transportation planning process. This incorporates consultation, consideration of socio-economic and biophysical environmental factors. It identifies a range of solutions, including the

null option (that is, doing nothing), and considers broad social, environmental and land use objectives.

The ground-breaking work by Halton Region goes a step beyond this, and takes us into the Next Generation (i.e., comprehensive planning—the final frontier, to boldly go where planning has rarely if ever gone before) by integrating the basic requirements of both the Planning and the EA Acts into its Urban Structure Review and Servicing Master Plan. This is an example of how many steps of the EA planning process can be met by integrating them with planning studies.

This type of Master Plan documents the first phases of the planning process for EA projects resulting from the plan. A comprehensive approach can save money, time and resources.

The integration of environmental assessment and land use planning is inevitable. Let us hope that the result will be a new system which incorporates the best aspects of both processes and provides an effective planning tool for

building liveable communities. Until such time as integration occurs, staff at the EA Branch are working with practitioners, agencies and the public to get EA recognized, accepted and used more as a planning tool.

Serge Bastien is a senior environmental planner with the EA Branch of the Ministry of Environment and Energy.

This article was prepared with the input of Chris Cherwinski.



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PROFESSIONAL DEVELOPMENT SEMINAR
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Public participation can work if you start off on the right foot.

by Cathy Saunders

Public input is invaluable in the planning process, especially when some guidance is provided to ensure that a meaningful result is achieved. Public participation programs often fail because people feel intimidated, lack pertinent information, or are involved too late in the process.

Two years ago, the City of Brampton decided to review its Group Home and Lodging House policies in order to reflect current provincial guidelines. The city was experiencing a large influx of these types of uses and realized that the current policies no longer reflected the needs of the operators or those of the community as a whole.

Policy staff envisioned a new type of review that would involve the public from the outset. Although public participation is perceived to be part of any planning process, the result of the public's involvement is not always apparent. It was considered important to involve the public before any substantive work had been carried out.

Terms of reference for the review empha-

sized the involvement of what came to be known as the TAG (Technical Advisory Group). The TAG comprised both group home and lodging house operators, as well

uses on the community than those who deal with them on a day-to-day basis? It is very easy for planners to formulate policies based on the perception of impact rather than reality.

An information meeting was held before the review started to outline the terms of reference and the role of the TAG. The TAG was asked to divide into working groups based on their area of interest and to prepare a discussion paper for presentation to Council. Specific guidelines were given to the TAG with the promise of guidance and assistance from staff when needed. It was hoped that these discussion papers would in turn assist staff to formulate new policies for these uses.

Information meetings and surveys conducted by Decima

Research helped to determine the public's attitude towards these uses. The results suggested genuine support as well as a recognized responsibility for the municipality's role in regulating the uses.

Although the resulting policies reflected a wide spectrum of community opinion, there was general agreement that the proposed changes represented a reasonable compromise. The participants felt that their ideas had been considered, and been given due consideration. All parties, including the planners, came away from the experience better informed and more confident that the planning process can work. The policies have now been enacted by Council. Although the review is complete, the TAG remains intact in order to provide input in the future when changes are needed or legislation requires further amendments.

The moral of this story is, public participation works! Perhaps some appeals to the OMB could be avoided if the public is given the opportunity to take a proactive rather than a reactive role in the planning process.

Cathy Saunders is a policy planner with the City of Brampton Planning and Development Department.



The public felt that their input had been heard.

as the agencies responsible for regulating and funding these uses. In addition, members of our Citizen Advisory Committees/Groups from each ward were invited to participate. They hold monthly meetings to discuss issues of interest in the city and to alert their area councillors about concerns. Who better to comment on the needs of the users and impact of the

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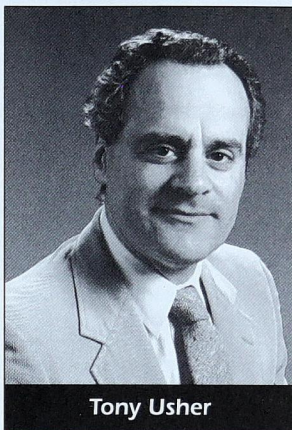
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FROM THE PRESIDENT



Tony Usher

I'm not about to ask any mayors to issue any proclamations, but maybe it's time for Planner Pride Day. Our profession - too often derided, divided, and marginalized - is beginning to learn that unity brings strength and assertiveness brings results.

A lot of us lack professional self-esteem. In its most extreme form, this syndrome manifests itself among some planners as unwillingness to acknowledge their own profession, and contempt for the only professional organization that will recognize and welcome them. For example, those who feel that OPPI should have matchbook university or social club membership requirements can only hold those views because they don't take their profession seriously or don't understand its breadth or diversity.

Derided, divided, and marginalized: are these words too strong? I don't think so. We are the butt of a great deal of criticism from ourselves and others, though some of it is well-deserved and helps keep us humble. We have been

divided between the planning school grads and the non-planning school grads, between the public and private sectors, between the misnamed "traditional" and "non-traditional" streams of practice. Our holistic profession has been fragmented by academic overspecialization and bureaucratic proliferation, with each bureaucracy maintaining its empire and cultivating its clientele among us. All these divisions helped delay until the 1980s the formation of a unified, inclusive, province-wide professional institute. And we are too often marginalized by a public that doesn't understand us (not its fault), politicians and mandarins who ignore or exploit us as it suits them, other interest groups that play hardball while we conciliate, and other professionals who dominate us through numbers, power, and tradition.

The planning profession is therefore easy prey to those who wish to divide and rule us, or take advantage of our alleged reputation as do-nothing people with a do-nothing Institute. Increasingly, however, OPPI is fighting back on behalf of the entire planning community.

The OPPI bill was blocked within the Ontario Government late in 1991. I believe this was partly because planners, for unfathomable reasons, didn't wish to associate with a formally recognized professional institute and wished to deny this opportunity to their colleagues. I still don't know what exactly broke the logjam in May 1993, resulting in the finalization of the bill soon to be introduced in the legislature, but your Council asked you to make noise, and the results have convinced us that when you make noise, we get action.

More recently, the exclusion of the planning community from the Planning Reform Advisory Task Force on Implementation incensed planners as little else has in my experience. We again asked you to make noise, this time with the support of the three associations of chief planning officials. As I write this at the end of June, I'm not optimistic that we'll get what we want, but I'm proud that my profession is standing together for something crucial to its identity and meaning, a stand that is supported by every planner I speak with.

Do nothing? I think not.

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COUNCIL REPORT

By Susan Smith, Executive Director

The following highlights some of the issues and initiatives that Council dealt with at its meeting on June 24, 1994. The meeting took place in Barrie, following a social event with the Simcoe-Muskoka members the previous evening.

MEMBERSHIP

Council approved a proposal for the recognition of related degree programs by class, and for the establishment of a Student Associate class of membership for students in related degree programs. This proposal acknowledges that a high proportion of our incoming provisional members graduate from related degree programs, and seeks to involve them in the profession and OPPI at the earliest opportunity. The Student Associate class of membership will require a by-law amendment.

Schedule K of the by-law has been amended to allow students obtaining planning degrees from Canadian universities outside of Ontario to be assessed and certified by their planning programs in fulfillment of Examination 'B'.

MEMBER SERVICES

Following a review of the annual Salary Survey, Council decided to postpone the next survey until 1995, at which time it will be thoroughly revised. The Institute will also ensure that there is no duplication with CIP efforts in this area.

The success of OPPI's 1993 Directory of Members stimulated CIP to consider an improved national directory. Negotiations between OPPI and CIP have resulted in an agreement for the production of an annual National Membership Directory by CIP. OPPI will continue to collect and main-

tain the membership database, and the CIP directory will contain all of the listings information contained in the 1993 OPPI Directory. The production of a national directory will avoid a duplication of services and will result in cost savings to OPPI.

The Institute will produce an annual report, beginning with the 1993-94 year. It will include statistical information previously included in the OPPI Directory of Members.

LIAISON

Council members Tony Usher, Philip Wong and Bruce Curtis, Journal Editor Glenn Miller and Executive Director Susan Smith met with Dale Martin, Provincial Facilitator, on May 18, 1994. Discussion focused on the implementation of Bill 163, and collaboration on professional development and publications opportunities.

On June 22, 1994, Council members Tony Usher and Ron Shishido and Executive Director Susan Smith met with Ministry of Housing Assistant Deputy Minister Anne Beaumont and Ministry staff Anne Borooah, Rob Dowler and Sue MacDonald. Topics discussed include the implementation of Bill 163, OPPI representation on MoH committees and working groups, and the potential for professional development partnerships.

COUNCIL NOTES

As of June, 1994, Treasurer Bob Maddocks is now with the Kingston office of the Ministry of Municipal Affairs.

OPPI PRIVATE BILL

Many thanks to those members who have contacted their MPPs regarding OPPI's Private Bill. The bill has now been submitted to the Clerk of the Legislature and our sponsor, Tony Martin, MPP (Sault Ste. Marie) will introduce it when the legislature reconvenes in the fall. Keep those letters coming!

DISCIPLINE

Council endorsed a statement of the Discipline Committee regarding opinions rendered by planners on the basis of confidential information. This will be published in the September-October Journal as a Statement of Practice Advice.

Ruth Coursey, Ron Shishido, Ian Bender, Barry Peyton, Tony Usher, Ron Watkins. Council on the road at a barbeque hosted by Ron Watkins.

Ross Cotton, Ross Raymond, Kris Menzies, Steve Jacques, Barb Dembek, Shelley Partridge.





FROM THE VICE-PRESIDENT - (MEMBERSHIP)

by Kim Warburton

SPONSORING A PROVISIONAL MEMBER?

Many full members are asked to sponsor provisional members in their advancement to full membership. Sponsorship may include: validation of records of relevant planning experience; advice re relevant planning experience; assistance in preparing for Exam A and B; and general guidance and advice. It is important that full members take this responsibility seriously, and are familiar with the

requirements for full membership. Council has recently approved "Guidelines for Sponsors." Copies are available through the OPPI office.

MEMBERSHIP OUTREACH

Are you working with planners who are interested in OPPI, but have never pursued membership...do you know of offices with a number of planners who are not members of the Institute...are you interested in learning more about OPPI? If you answered "yes" to any of these questions, why not consider an OPPI information session - Council members would be pleased to meet with groups to discuss membership matters. Why not try a "brown bag" lunch? If you are interested, contact Kim Warburton at (416) 255-1392 or Kevin Harper at 1-800-668-1448.

COUNCIL - CALL FOR NOMINATIONS

Section 10 of the OPPI General By-Law provides that:

"At least nine (9) weeks before each Annual Meeting or any general meeting called for the purposes of section 8.9 of this by-law, the Secretary shall notify the membership that:

any three (3) persons who are Members in good standing or Retired Members may nominate a qualified person to be a candidate for election to any vacant position on Council; and that

any nomination shall be made in writing and shall be signed by the nominators and the nominee and shall be received by the Executive Director at least five (5) weeks before the general meeting at which the election is to take place."

The following vacant positions are to be filled for terms beginning at the 1994 AGM:

- 1 Vice-President (Membership) (2 years ending at AGM '96)
- 1 Treasurer (2 years ending at AGM '96)
- 1 Secretary (2 years ending at AGM '96)
- 1 Representative-at-Large (2 years ending at AGM '96)
- 1 * National Representative (2 years ending at AGM '96)

*To qualify for election as the National Representative, a Member must have previously served on Council.

Nominees for election must be full Members in good standing. Nominations will be received by the Executive Director at the Institute office until 5:00 p.m. on Thursday, September 22, 1994. For further information please contact Susan Smith.

Valerie Cranmer, OPPI, MCIP
Secretary
July 11, 1994



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NOTICE OF ANNUAL GENERAL MEETING

The 1994 Annual General Meeting of the Ontario Professional Planners Institute will take place Thursday, October 27, 1994 at 3:00 p.m. at the Holiday Inn in Peterborough, Ontario. A social hour and dinner with a guest speaker will follow the AGM; details will be mailed in September.

Nominations for the election of directors at the AGM will be received in conformity with section 10 of the OPPI General ByLaw.

Susan Smith
Executive Director
July 11, 1994



PUBLIC POLICY COMMITTEE REPORT

Ron Shishido, Chair, Public Policy Committee

The Public Policy Committee has been very active recently. In May, Jeff Celentano (City of North Bay) and Jennifer Favron (City of Thunder Bay) of the committee with the assistance of Tony Usher (Anthony Usher Planning Consultant) and David Miller (Region of Ottawa-Carleton), prepared the Institute's response to the Ministry of Natural Resources Planning Review Discussion Paper No. 2, Our Shared Resources: Planning for the Future. Copies of our brief are available from the OPPI office. Highlights are as follows:

- The current MNR planning system (SLUPs, DLUGs and various resource management plans) provides a focused, top-down approach to planning from the somewhat narrow perspective of resource management. OPPI believes in integrating and balancing resource, environmental, social and economic concerns in the planning process. This allows for competing interests to be dealt with at an early stage in negotiations.
- There are many areas in the province, particularly in the north, where Crown lands and resource use will shape the destiny of the region. OPPI believes that planning at that scale must reflect interests beyond those advocated under the strict resource management goals of MNR.
- Many municipalities include significant Crown lands. OPPI recommends that MNR district offices more effectively identify their interests early on in the municipal plan-making process. MNR must recognize the impact of its policies on community-based

decision-making.

- "Statements of resource interest" cannot serve the same purpose as or replace Provincial Policy Statements under Section 3 of the Planning Act.
- MNR planning processes should be formalized by legislation and complemented by policy where appropriate.
- The MNR planning system should include the use of citizen advisory committees in their plan-making and amendment process. An external body such as the Ontario Municipal Board should be used to resolve conflicts involving Crown lands.

As part of the Public Policy Committee's liaison with the Ontario Municipal Board, a delegation consisting of Wendy Nott (Walker Nott Dragicevic) and Kris Menzies (Township of Oro-Medonte) of the Public Policy Committee, Peter Smith (M.M. Dillon) from the Private Sector Advisory Committee and Victor Cote (City of London) met with the OMB Chair's Advisory Council. Issues discussed included the OMB Case Management Pilot Project, new procedures for adjournment requests, controlling length of hearings, pre-hearing conferences and mediation requests, quality/content of witness statements, procedures for reaching consensus and the role of municipal planners in representing municipal council positions. OPPI will maintain its liaison with the OMB as the Board institutes new procedures to streamline the hearing process.

The Public Policy Committee is preparing OPPI's response to the planning and development reform package issued by the Ministry of Municipal Affairs in May 1994. Further details will be provided in the September-October Journal.

EMPLOYMENT ADVISORY STRATEGY ENDORSED

*Robert Maddocks, Chair,
Employment Issues Task Force*

On June 24, 1994, Council endorsed the concept of an Employment Advisory Strategy as presented by the Employment Issues Task Force.

The strategy is a four-tiered approach to providing members with the information and support necessary to deal with employment

issues which may face them. The four tiers are education, a mentor program, mediation services and professional advocacy.

Council has requested the task force to further refine the strategy, and to report back to Council with an implementation and budget report later in 1994.

CONGRATULATIONS TO THE FOLLOWING NEW MEMBERS:

ELECTED TO FULL MEMBERSHIP:

RONALD A. FOURNIER ED DELCAN CORPORATION
STEVEN TUBB ED

ELECTED TO PROVISIONAL MEMBERSHIP:

LAURIE A. ALLEN CD MICHAEL SMITH
PLANNING CONSULTANTS

STEPHEN K. ASHTON CD
VICTOR E. CASTRO ED MINISTRY OF
ENVIRONMENT AND ENERGY
LINDA H. DE SOUSA ND LAKEHEAD BOARD OF EDUCATION
TRACEY E. DEEKS ED CORP. OF TWP. OF
BASTARD & SOUTH BURGESS
DAVID M. HENDERSON CD FIDELITY INVESTMENTS CANADA
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Diversity: responding to business conditions

by Jim Helik



Although the firms profiled in this column are located in different parts of the province and vary in size and area of specialization, they represent the complexity of planning today, and the distinct types of business responses needed.

Howe Gastmeier Chapnik (HGC) Engineering Ltd., located in Mississauga, focuses on noise and vibration control and assessment, architectural acoustics, and active noise control and sound systems. Although there are no planners on staff, this consulting engineering firm works extensively with planners in all areas of their practice.

Their assessments of environmental noise on residential developments, have ranged from initial noise impact assessments through to specifying barrier walls and building facade components for noise control. They are currently undertaking this kind of work throughout southwestern Ontario. Commercial work includes the design of structural isolation systems for buildings located near subways, notably the rubber bearing pad system which underlies the CBC Broadcast Centre in Toronto. The Xerox building which "floats" on an isolated structure above the Bloor/Yonge subway is another recent project. Look for more information in an upcoming article in the *Journal*.

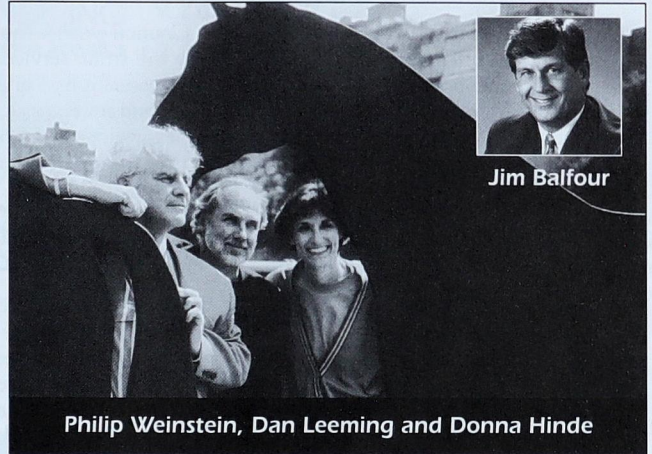
Philip Weinstein, Daniel Leeming and Donna Hinde are partners in a planning, landscape architecture and urban design firm—Weinstein Leeming Hinde & Associates, located in midtown Toronto. Combining more than 60 years of experience in their fields of expertise, they share an intense interest and commitment to their professions. They chose to leave larger firms in order to be able to associate with the best professionals in related fields.

The firm's practice is evenly divided between private and public sector projects, giving them a balanced perspective on conceptual and detailed design. Their approach to suburban development weighs the idealistic principles of the New Urbanism with the practical experience of a development industry whose understanding of land economics is sometimes at odds with such goals. Projects include preparation of the secondary plan and zoning to implement the Duany master plan for Cornell in Markham; a plan for a

500-acre community in Kingston Township; a secondary plan for 700 acres in Burlington and a 100-acre residential community in the Village of Rockwood.

Other recent work includes a River Systems Management study in Guelph along 17 km of river edge land in the city and an urban design for Brockville's core waterfront lands. The partners are leading a multi-disciplinary team to prepare a strategic plan for the intensification of land use and transit usage along the Hwy. 7 corridor from Brampton to Markham for the Office of the Greater Toronto Area. Also in Brampton, the firm is planning a 1500-acre site to be redeveloped as a mixed use transit gateway.

Richard Zenkner, the principal consultant of Envires Resource Management Consultants, based in Cambridge, is a planner with experience in municipal planning and land use analysis as well as environmental assessment. The firm works with environmental specialists to provide an integrated environmental approach to land management. This approach fits "the lean and competitive 1990s," says Zenkner, and is beneficial both to clients and other consultants on the team. In addition to waste



Jim Balfour

Philip Weinstein, Dan Leeming and Donna Hinde

management, environmental assessment, and water supply assignments, Envires has also worked in Cyprus, including rural sanitation studies and septage treatment plant studies.

M. M. Dillon, a multidisciplinary firm of engineers, planners and environmental scientists, has offices in five cities in Ontario, as well as other parts of Canada. James R. Balfour, P.Eng, MCIP, was recently elected President and Chairman of the firm. An interview with Jim Balfour will appear in an upcoming *Journal*.

Future columns will feature perspectives from other consulting firms working in today's increasingly interdisciplinary environment.

Jim Helik is a consultant in private practice responsible for this column. He can be contacted at (416) 923 6027.

RECENT PAPERS ON PLANNING AND DESIGN

Supportive Housing: Neighbourhood Fears and Realities

Sharon Hill, et al., April 1994, No. 42 \$5.00

A survey of community reaction to three supportive housing projects in Toronto suggests some ways to minimize community opposition.

A Primer on the Use of Density in Land Use Planning

John Hitchcock, March 1994, No. 41 \$4.00

The concept of density is more complex than is frequently recognized. Its use and misuse are examined in relation to intensification.

Applying Environmental Assessment to the Private Sector: An International Perspective

Gloria Brandao, September 1993, No. 40 \$5.00

Experience in California, the state of Washington, and in New Zealand suggests how proposed procedures in Ontario might be improved.

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The provincial role in planning reform

by Lynne Peterson

It's the early 1990s and the Town of Landuse is in an uproar about six subdivision applications just outside its municipal boundaries.

The developers want to know why the province is holding up job-creating projects in a recession. The Chamber of Commerce says one in four downtown merchants will be out of business within two years unless the developments go ahead.

The local paper predicts water shortages and aquifer contamination if all six subdivisions are allowed to go ahead on private services. The alarm is spreading to communities downstream whose water supply depends on the recharge area around the Town of Landuse.

Council worries that a larger community will strain services without adding to its assessment base and refuses to extend water and sewer services unless the areas to be developed are annexed. Objections to the Ontario Municipal Board are pending.

EVERYONE WANTS THE PROVINCE TO "DO SOMETHING."

Meanwhile nine provincial ministries and three agencies are trying to get a handle on their interests in the area. Another four ministries are watching closely. Has it been mentioned that the development proposals are on prime agricultural land with a nearby Aboriginal community? Or that a major highway and an application for millions of provin-

cial dollars to expand the sewage treatment plant in a nearby community are being considered?

This hypothetical case is by no means unusual. Sorting out these issues now takes a great deal of time and money.

Tight money — and the Commission on Planning and Development Reform in Ontario (Sewell Commission) — have led to questions such as:

- How can the province deal with situations like this more quickly and efficiently, so economic benefits can be achieved?
- Why weren't these issues dealt with long before development applications were made? Why isn't someone looking at how much development the aquifer can handle and limiting development accordingly? Or whether existing sewer and water services in nearby communities can handle expected growth in the area?
- How should scarce provincial infrastructure funding be allocated? How can expensive health and environmental problems — such as contaminated water from too many septic systems — be prevented?
- How should the province determine where investment will best promote economic development, environmental protection and workable communities?

PROVINCIAL ROLE TO CHANGE

Early in its study of land use planning, the Sewell Commission noted that the province has concentrated almost exclusively on regulating municipal planning, and protecting provincial interests in an often fragmented, ad hoc way through approvals.

The Commission suggested the province broaden its involvement to encompass all activities affecting land use and begin comprehensive, strategic planning for land use.

The Commission's report led to planning reform legislation, which received second reading on June 21. It provides for a land use planning system led by provincial policy that reflects provincial

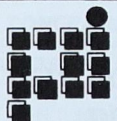
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interests in provincial and municipal planning decisions. That means the province will identify and protect provincial interests up front, instead of case-by-case and ministry-by-ministry.

The bill also provides a streamlined, flexible provincial planning tool by repealing and replacing the Ontario Planning and Development Act (OPDA).

To prepare for this policy-led provincial planning role, provincial staff are exploring ways ministries and agencies can work together to share information, coordinate policy work affecting land use, identify area specific provincial interests and develop policies and plans to protect them. Staff are also looking at better ways to link land-use planning with planning for provincial infrastructure investment.

The province could act in its new role as planner when there are economic, environmental, health, social and/or growth management issues that:

- have province-wide significance or are a provincial priority;
- cross municipal boundaries;
- occur where there is limited municipal planning capability;
- require the province to sort out conflicting priorities;
- involve spending provincial dollars.

The success of planning reform depends on a clear understanding of municipal and provincial roles. If municipalities are to make decisions, the province must be able to determine when its own involvement is appropriate.

Three provincial planning tools are being modified to support the new provincial role:

- 1 Ontario Planning and Development Act (OPDA). This Act allows the province to plan for a specific area, which usually crosses upper-tier boundaries or is of significant provincial interest. Municipal plans must conform to the provincial plan. Legislative changes would streamline the process and make it more accessible to the public, and to municipalities and other agencies.

The sole current example of a plan under the OPDA is the Parkway Belt West Plan, which defines a corridor running through Metro Toronto, Halton, Peel and York Regions. The Oak Ridges Moraine is an example of the type of provincial interest for which a plan under the OPDA might



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- be appropriate.
- 2 Area-specific Policy Statements: Section 3 of the Planning Act allows for area-specific policy statements to deal with one or more provincial interests. These are not plans. They would be implemented through

municipal official plans covering the specified area and municipalities would have some flexibility in interpreting them. This would be a new use for policy statements as tools for provincial planning. An example of possible use

- 3 Provincial Interest Advisories. To work well, planning reform requires much more emphasis on the front end of the planning process - both for the province and municipalities. In areas where there are complex and differing provincial interests, provincial ministries would identify their policy interests in the area, raise conflicts and resolve priorities, and provide clear input up front to the municipal planning process.

These advisories would have no formal status. Provincial interests would be identified on the basis of comprehensive policy statements, applied in a particular area, taking into account economic, demographic, environmental, social and other factors.

Municipal planning and provincial decision-making would then reflect the provincial interest advisory. Advisories could be initiated by the province or at the request of municipalities that are having difficulty implementing planning reform. An advisory could be developed for a large area of common development patterns such as the northern portions of the counties of Hastings, Lennox and Addington, and Frontenac, whereas the urbanized southern portions might form a municipal planning authority under the new legislative provisions.

Complex situations have already been addressed through this type of interministerial activity on an ad hoc basis. The new focus will be on using the provincial interest advisory process before problems develop.

This approach is currently being used in the Orangeville area, where the province and municipalities are working together on watershed planning and growth management.

The Ministry of Municipal Affairs is the lead ministry for land-use planning and implementing planning reform. Provincial planning mechanisms, tools and implementation are developed by the Provincial Planning Policy Branch in association with a core team from nine ministries and a larger workshop group representing 22 provincial ministries and agencies.

Lynne Peterson is with the Provincial Planning Policy Branch of MMA.



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Building on Success



In the last two years, 25 Building on Success meetings have been held across the province.

The Office of the Provincial Facilitator and the development industry, through the Urban Development Institute and the Ontario Home Builders' Association, sponsored the first 12 meetings. At these day-long sessions, staff from all ministries involved with provincial plan review and approvals met with members of the local building and development industries. The participants discussed the strengths and weaknesses of plan approvals to identify the best practices currently in use, and made recommendations for changes to the system. By the end of the year, these meetings had produced a new application form, a pilot mediation project, and a Guide to Provincial Planning Applications. Those recommendations that required changes to the system have been incorporated into Bill 163, currently before the legislature.

In the past year, the Office of the Provincial Facilitator and the Regional Planning Commissioners co-sponsored a further 13 meetings. These meetings included planners from lower- and upper-tier municipal governments as well as the provincial ministry staff. The meetings identified more best practices and led to additional recommendations.

One example of the kind of "best practice" that was discussed in these meetings was the City of Kitchener's approach to growth management. Every year, the departments of Planning and Development and of Public Works prepare a Staging of Development Report outlining the city's intentions for processing, approving, and servicing new plans of subdivisions for the next two years. The report is approved by the city council. By integrating the financial planning of growth-related costs with land use planning and development timing, the report helps ensure that growth takes place in an orderly

sequence, in locations that correspond to market demand. The report also takes into account the growth strategies, servicing plans, and priorities of the city's official plan.

In North Bay, the Planning and Development Department is committed to dispute prevention and has an enviable record of avoiding OMB hearings. North Bay publishes a six-page guide that tells applicants what to expect, and encourages developers to consult with the planning department before making a formal application. When this happens, the proposed application is circulated to all the review agencies and departments for comment. Many potential disputes are thus resolved before a formal application is submitted.

In addition to identifying best practices like these, the meeting participants discussed the new planning reform package. Nearly everyone agreed that the adversarial system should be replaced by a cooperative approach, and that good planning before development far outweighed review and enforcement after the fact.

Like the first Building on Success series, these 25 meetings have borne fruit. Alternative dispute resolution techniques are being incorporated into the planning process and

provincial staff are cooperating with municipal planners on a Municipal Best Planning Practices manual, which will document and illustrate planning at its best in Ontario today.

Better still, the meetings have created a network of 500 planners, builders, and developers in Ontario, who keep in touch with a newsletter and an annual reunion. Keeping the lines of communication open is what Building on Success is all about.

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All work and no play? Not a chance.



Kingston, Canada's charming first capital, is dominated by water—on Lake Ontario at the mouth of the St.

Lawrence and Cataraqui rivers, as well as being the gateway to the Rideau Canal system. Explore the vintage display of 18th and 19th century buildings, beautiful parks and tree-lined streets, harbours alive with sails and motion, quaint boutiques and shops, and an unrivaled Farmer's Market right on the square at elegant City Hall on Lake Ontario.

Visit Old Fort Henry, the citadel of Upper Canada, and experience the dramatic pageantry, stirring music, battle drills and cannon echoing across the lake. You will catch a glimpse of life as it was in the British military garrison during the year of Confederation. While the Guard trains and performs on the parade square, tradespeople, women and children carry out the daily chores required to maintain the fort.

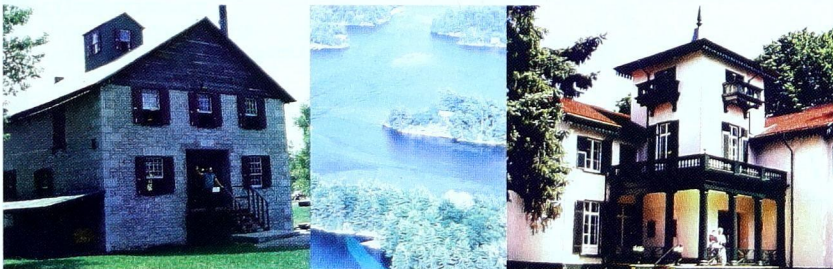
Cruise the 1,000 Islands, nature's northern masterpiece, where you will be captivated by the stunning scenery and sights. You'll see the Royal Military

College of Canada, pass through Deadman's Bay, and view massive Martello defence towers. Cruise past island estates like Nokomis Lodge, once owned by Jack Dempsey. Pass Indian Island, Isle of View, Stones Throw Island, the Gingerbread House, Napoleon's Hat, and Boldt Castle.

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Children will enjoy the rides and petting zoo in Lake Ontario Park, or the Confederation Tour Train. Or take the family bicycling on Wolfe Island and stop for a swim. Fishing expeditions or freshwater sailing can also be easily arranged. Take your time, and enjoy your visit to this unique corner of Ontario.

Kingston is going to be fun!



Photos courtesy of City of Kingston

**You are invited to write for
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If you wish to write for the Ontario Planning Journal, contact the appropriate editor listed on the inside front cover.

Here are some of our deadlines and specifications:

COMPUTER FORMATS

Acceptable word processor formats include:

- Wordperfect
- Microsoft Word
- ASCII
- Microsoft Works

(3.5" high-density disks in either Macintosh or DOS formats are acceptable.)

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.

GRAPHICS

It is usually the responsibility of authors to provide graphics illustrating their stories.

Graphics may include:

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- Photos taken at professional events
- Conceptual diagrams and flowcharts (The Journal can help prepare these from rough concepts.)
- Symbolic or artistic illustrations
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- Book covers
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