

Citizens as Developers

HARPO allows individuals to pursue their own course of action within a coherent overall plan

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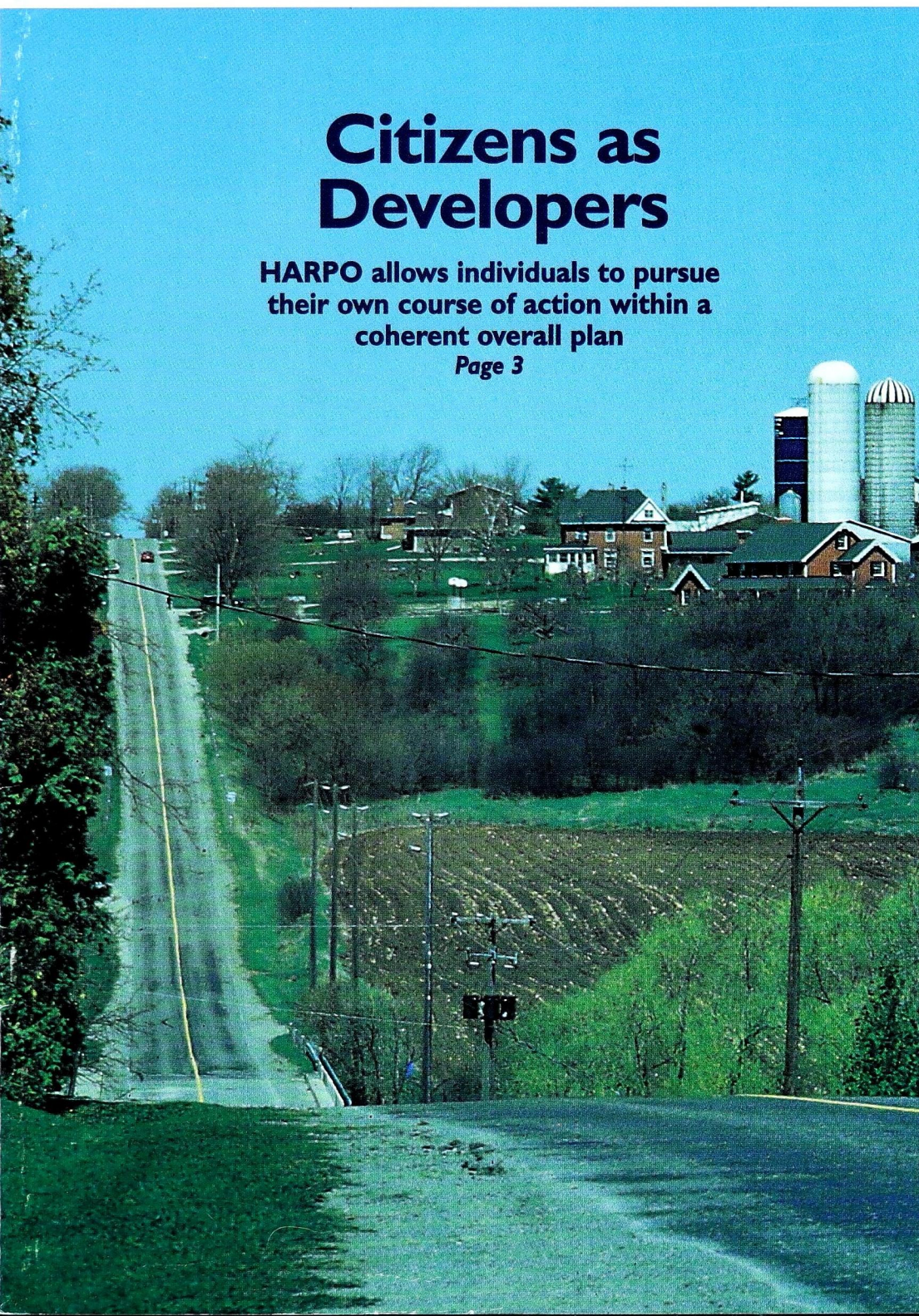
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Paul Bedford, Executive Director and Chief
Planner, City of Toronto will speak to OPPI
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Central Waterfront Plan.
Time: Toronto Metro Hall 6 to 9 p.m.
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Planning is currently underway for the
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Judy Sgro

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HARPO in Brampton West— A Pattern of Patterns

By John van Nostrand,
Jill Wigle and Carlos Moreno

The Greater Toronto Area has experienced three distinct periods of urbanization. The first was the Colonial period during which the centralized Government of Upper Canada exercised unprecedented control of land development through the most

extensive land surveys ever performed in any of the British colonies. Reinforced by the administration of rigid settlement duties, and the checkerboard designation of crown and clergy reserves, the government sought to consolidate its position in Upper Canada through the land development process. The government's land settlement programs and patterns were directed largely towards rural devel-

opment, and resulted in the introduction of a vast system of grid-form townships, concessions, and farm lots stretching from Cornwall to Windsor, and north to Georgian Bay and the Ottawa River.

The highly structured colonial pattern began to break down in the mid-1800s with the advent of scattered urbanization and the rise of villages and small towns—developments the original pattern failed to anticipate. What followed was a second period of relatively unplanned urban development—loosely regulated by a central provincial government. Towns, villages and eventually cities—particularly those on the periphery of established settlement areas—continued to expand, largely at the initiative of individual landowners. Typically, these would-be speculators and developers subdivided their farm, park or town blocks into residential and commercial lots stretched out along the concession roads, or clustered in small, informal neighbourhoods.

This second period of urbanization lasted until roughly 1945 when the first of a new series of planned communities was introduced. Don Mills, the best known of these, was described as the first “fully planned” community in Canada and it established the model for urban planning and expansion for the next 50 years. In 1954, Don Mills was advertised as a place to get away from “the go-as-you-grow capitalism of the 19th century—where you did not know if your neighbours’ property would be turned into a gas station overnight.” With the concurrent rise of the planning pro-

cession, and the establishment of municipal planning departments, the unplanned, piecemeal urban pattern of the 19th century was replaced by one that purported to be fully and comprehensively planned.

At the end of the 20th century, planners and others began to

evaluate what had taken place. By then it was apparent that the reduction and repetition of the Don Mills pattern had resulted in a suburban pattern that, aside from whatever one considered its cultural and aesthetic values, was neither economically viable nor environmentally sustainable. Thus began a re-evaluation of those patterns that had been reject-

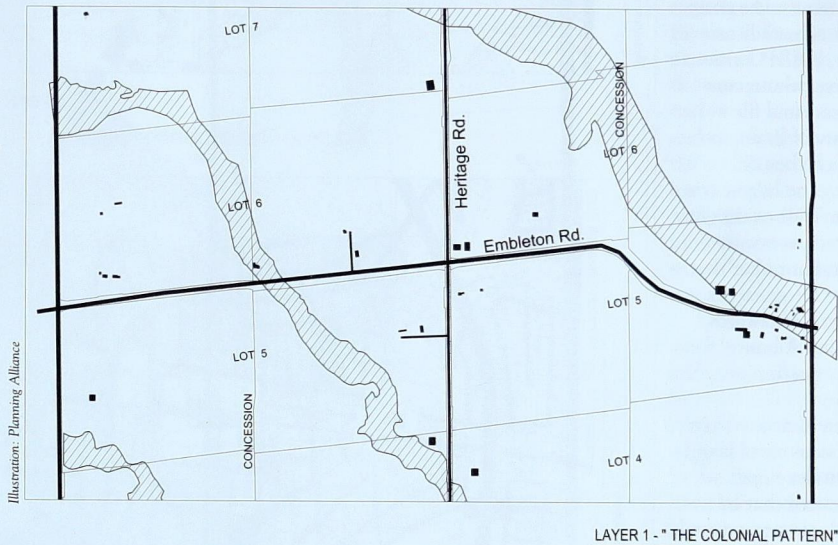


Figure 1: The colonial pattern

ed in 1945 and the search for alternatives—a movement characterized most poignantly by the rise of New Urbanism.

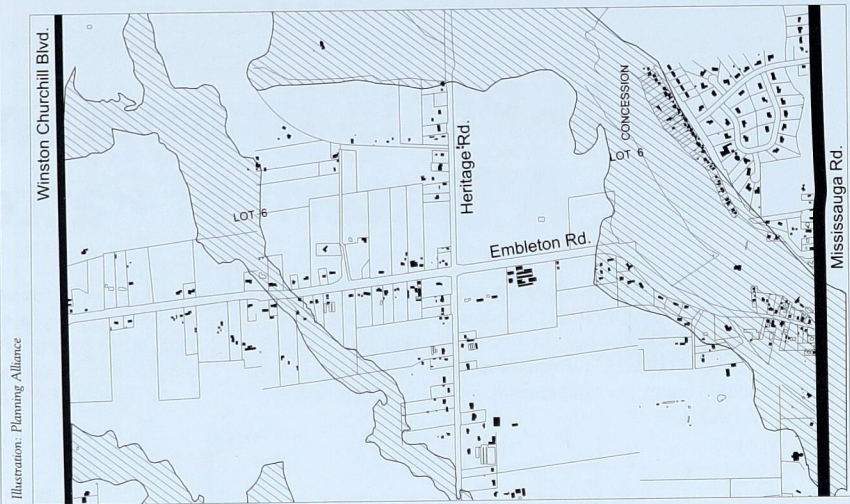
Our evaluation (see Table 1) suggests that the “colonial” “unplanned,” and “fully planned” urban patterns all have important lessons to offer.

Notwithstanding the authoritarian objectives of its creators, the colonial pattern illustrated a government's ability to effect enormous change and introduce order with relatively modest public intervention. Layered over this strong public framework of land division, the unplanned urban pattern of the 19th and early 20th centuries—created by landowner/developers and small builders—resulted in villages, towns and urban neighbourhoods charged with diversity and able to change with the times. However, these unplanned communities did not include provision for the parks, schools, institutions, appliances, and above all, automobiles that the 20th century had to offer. Nor did they offer access to a nature that the emerging leisure class now had an opportunity to enjoy. These sorts of access are what the fully planned pattern began, and continues, to offer.

All three urban patterns are alive and well today. Rather than erasing them—to make way for more planned sprawl—we began to explore opportunities for overlaying them, to create a “pattern of patterns” that would combine the best attributes of the 19th and 20th centuries to form a new development framework for the twenty-first century. Our first attempt to do this was our award-winning Plan for Seaton¹. HARPO is the second.

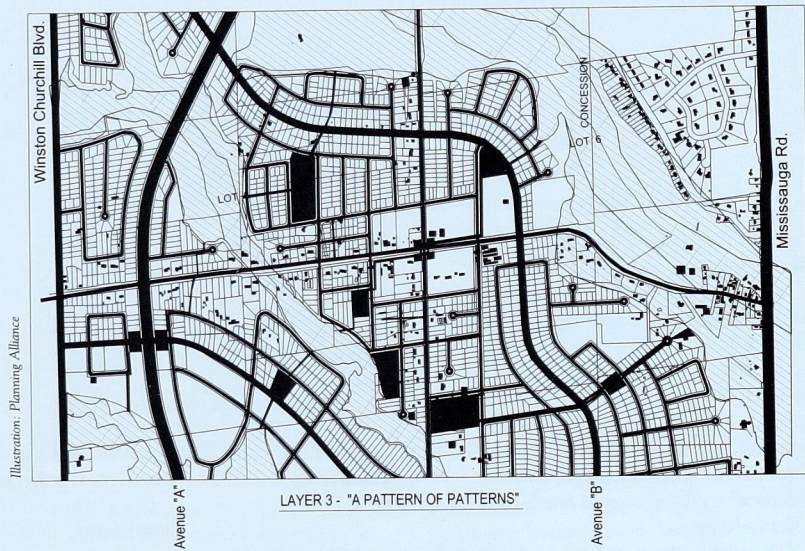
HARPO stands for the Huttonville Association for the Rights of Property Owners. Its members are 60 families who own approximately 1,700 acres in Bram West—lying between Highway 401 and the Credit River. In 1993, three owners approached the Affordable Housing Action Association, a non-profit housing group, seeking its help in fighting a private land-banking program. For a variety of reasons, owners had turned down a number of offers from developers to purchase their properties. In turn, the initial plan the developers commissioned for the area on behalf of the City of Brampton designated the HARPO lands for predominantly “employment” uses, thus permitting their own lands to be designated for more lucrative “residential” uses. In the face of this inequity, HARPO consulted Davies Howe Partners, who recommended that they incorporate and file a referral to the emerging City of Brampton Official Plan—both of which they did immediately, thus becoming the largest corporate landowners in Bram West overnight. The group’s major objection was not that they opposed development, but rather that they wished to have a more direct say in how it would happen. Shortly afterwards, AHAA approached Planning Alliance² for assistance, based largely on the firm’s recent experience at Seaton.

At the outset, it was clear that residents’ notions of “development” were based largely on “selling out” to the right developer. Soon, however, they recognized that by investing in the land development process itself—in other words, acting as their own developer—they would be able to better realize the residual value of their lands, as long as they continued to act as an entity. While the owners as a group adopted a pragmatic approach—they all had individual objectives. Some wished to remain in farming as long as possible; others wanted



LAYER 2 - "THE UNPLANNED PATTERN"

Figure 2: The unplanned pattern



LAYER 3 - "A PATTERN OF PATTERNS"

Figure 3: The new planned pattern

Table 1: COMPARATIVE ANALYSIS OF URBAN PATTERNS

	Degree of Public Control	Primary Developer	Degree of Owner Building	Relationship with Nature	Attitude to History	Physical Form	Movement
COLONIAL 1790 - 1875	high	government	moderate	subversive	rejected	grid	pedestrian horse-drawn
UNPLANNED 1875 - 1945	low	individual owner/builders	high	tolerated	incorporated	grid	pedestrian and public transit
FULLY PLANNED 1945 - 1995	high	corporate developers	not permitted	began to integrate	eliminated	curvilinear	predominantly vehicular
HARPO PLAN 1995 -	moderate	combined corporate/individual	moderate	fully integrated	incorporated	combined grid and curvilinear	combined pedestrian vehicular / transit

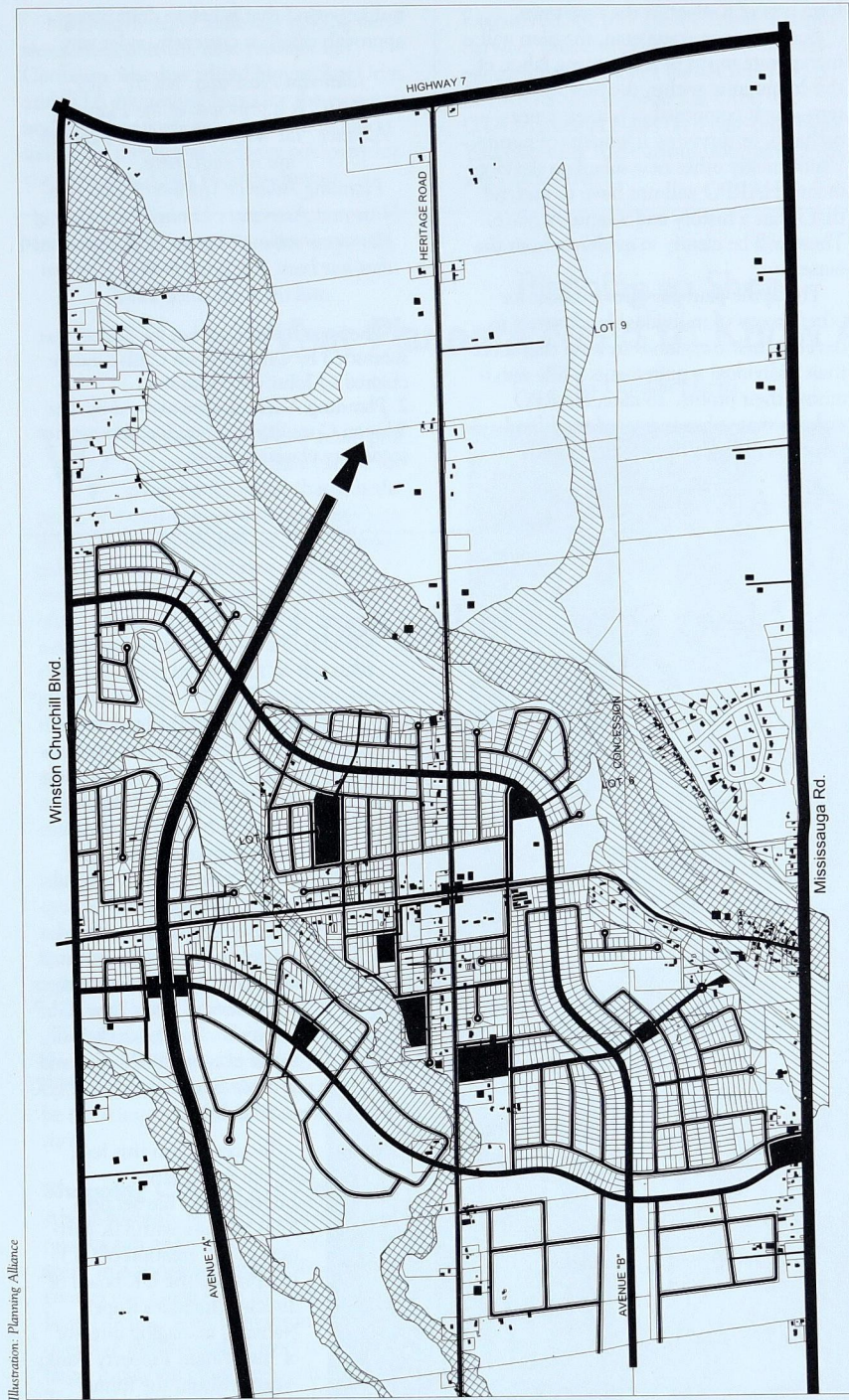


Illustration: Planning Alliance

FIGURE 4 - HARPO PLAN



Figure 4: Proposed new local street and open space structures

to sell and move on to more secure agricultural areas; and still others simply wanted to maximize their profits. Their primary objective became to create a flexible plan that would allow individuals to pursue their own course of action—but within a coherent overall plan that would retain the best aspects of their community intact.

The proposed Concept Plan for HARPO is based on an overlay of three patterns: the colonial (see Figure 1), the unplanned (see Figure 2) and a new planned pattern (see Figure 3) that respects the other two at the same time that it establishes a new relationship with nature. For example, instead of overlaying the new urban arterial road structure on the historic Heritage and Embleton Roads—as is done in most conventional “fully-planned” developments—the new pattern proposes to off-set them to mid-block locations. This leaves Heritage and Embleton to serve as upgraded residential collectors. As such, they and the historic tree lines, fences and gates associated with them will remain intact, and gradually infill over time to serve as local “main streets” within the emerging new urban community.

The new arterial roads—the Avenues—are proposed to be aligned more closely with the existing topography and designed to avoid and complement the woodlots that typically are located at the “rear” of the original farmsteads, in mid-block locations. In the Plan for HARPO, Avenues A and B have been located either along the mid-block property boundaries or on the north-south divides between the Credit River, Levi and Mullet Creek watersheds. They will be slightly elevated in the new urban landscape and will thus afford subtle but panoramic views over it. In turn, the Avenues will accommodate new district and regional land-uses that, because they are generally located mid-block, will not require the demolition of historic structures associated with the existing roads.

Finally, the proposed new local street and open space structures (see Figure 4) are planned to reinforce the natural structure of the site as defined by the topography and watercourses that flow from the northwest to the southeast. New schools, local parks, and commercial areas have been strategically located along green corridors—be they streets or pedestrian and bicycle paths or a combination of these—which link one watershed with another as well as with key new public spaces defined by the new overlay road structure. As a result, they are fully accessible on foot and by car, and housing

types and densities can be designed to complement the existing valleys, benches, and ridges.

The proposed new pattern acknowledges that HARPO's members will be the principal owner/developers of the site, and achieves their original objectives as follows.

First, the Plan gives individual property owners more opportunity to decide when and how they would like to address the redevelopment of their own properties. For example, those with frontages on the existing roads will be in a position to apply to sever these frontages in the short-term while they continue to sell apples in the rear—knowing that in the long run these new houses will simply

form part of a street in the new town.

Second, once completed, the plan will incorporate much of the existing fabric of the community within the new urban pattern—be it composed of houses, fences, orchards, or surviving fragments of nature. Unlike many other new suburban developments, HARPO will not have to pretend that it has a history and a sense of place. These will be clearly in evidence from the outset.

Third, the plan provides a model for other groups of individual landowners to develop their own lands in ways that meet their individual requirements while maximizing their profits. To date, HARPO reckons that it has increased total land values in the area by at least \$30-40

million—and that is before draft plan approval, which is currently under way.

John van Nostrand, MCIP, RPP, FRAIC is a principal of the Planning Alliance. Jill Wigle and Carlos Moreno are on staff there.

Planning Alliance (formerly John van Nostrand Associates Limited) is a firm of planners, urban designers and engineers that has been practising both in Ontario and overseas since 1978.

1. The award-winning Plan for Seaton was submitted by Ontario Form Collaborative chaired by John van Nostrand.
2. Planning Alliance were assisted by The Weston Consulting Group Inc. during the secondary planning phase.

6 / FEATURES

Planners as Entrepreneurs

NRU Launches News Service in London, UK

For the past four and half years, NRU Publishing and its predecessor company, Urban Intelligence, have provided urban professionals in the Toronto area with comprehensive coverage of municipal issues through their weekly publications, *Novae Res Urbis* and *GTA Municipal News*. Owners Ian Graham and Bruce Davis have had to split their time between running a planning/government relations business and overseeing a publication company. The business has emerged into two companies with their own independent staff operating out of the original Indian Motor Cycle Company factory building on Mercer Street in downtown Toronto.

Not content with these developments, Graham and Davis have set up a new company, Urban Intelligence International, along with partners Anne Bermonte, director of Government Relations with Urban Intelligence; Ian Connerty, political analyst and journalist; Lynn Morrow, municipal affairs consultant, and Edwin Hawken, consultant and Chair of the Board of Danier Leather Goods. The new firm will expand



Ian Graham outside "High Street Ken" tube station

the NRU concept to other jurisdictions outside of Canada. The first such venture began in September this year with the creation of Greater London Publishing Limited (GLP)

in the United Kingdom, which will publish two planning journals: *City Planning* and *Westminster Planning*. These publications, which have a successful 15-year track record, will cover real estate development in London's inner boroughs—one of the most dynamic and interesting real estate markets in the world. Over time, GLP is expected to cover the full range of municipal issues and provide lively coverage of UK local politics.

To accomplish this feat, Urban Intelligence International has set up a joint venture with UK partners in the creation of GLP. In London, the UK board of directors includes Rupert Nabarro, managing director of Investment Property Bank; Adam Hilton, the former director of planning policy at Westminster City Council; Sid Sporle, Westminster's former planning director; Erik

Brown and Adrian Day, owners of Publishing Business; and Peter Wood, the former owner of *City Planning* and *Westminster Planning*.

NRU have made some key staffing decisions to support the new venture. Ian Connerty, who has edited *Novae Res Urbis* and *GTA Municipal News* for the past year and half, has been seconded to London as managing director of the new company for the next year. Lynn Morrow, former

Executive Director of the Greater Toronto Services Board who launched her municipal consulting practice earlier this year, is interim editor of *Novae Res Urbis* and *GTA Municipal News* on a part-time basis. You can visit the various company websites as follows:

Urban Intelligence Inc.:
www.urbanintelligence.com

NRU Publishing Inc.:
www.nrupublishing.com

Greater London Publishing:
www.greaterlondonpublishing.com

More retail is coming our way

Planning to Shop: What Planners Need to Know About Retail

By Gordon Harris

When people see a new retail project being built, they can be forgiven for assuming that it is the result of a well-executed master plan by a developer, retail tenants, and the municipality. Planners, politicians and others involved in the land use approval process often assume that someone has done the necessary market analysis and that the right project is being built in the right place at the right time. This is not always the case, and because mistakes can be with us for a long time, it is vital that planners understand the nature and significance of retail activity in our communities.

Retailing is a huge part of our economy and of our communities. About 15 percent of Canadian workers work in retail-related jobs and billions are spent annually on retail goods and services. Millions of square feet of new retail space will be built in Canada to meet the needs of a growing population. To make sure that the right retail projects end up in the right places, planners everywhere have to be thinking more carefully about "how we shop."

Shopping Centres are Changing

About 50 cents of every dollar spent on retail goods and services in Canada is spent in a shopping centre. Shopping centres can range from the extremely large (such as West Edmonton Mall at over five million square feet) to the very large, including properties such as Toronto Eaton Centre (1.5 million square feet) and Vancouver's Pacific Centre (1.3 million square feet) down to small "strip plazas" in hundreds of neighbourhoods across the country. For many consumers, shopping centres are a highly convenient and efficient destination for meeting a wide array of shopping, entertainment



Photo: M. Manett

and social needs. Shopping malls like Toronto's Eaton Centre capture a large proportion of retail dollars

and social needs. For others, they are an unsightly and unwelcome blemish on the landscape. Whether you like them or not, they remain places where we spend half our consumer dollars. In other words, each one of us will, on average, spend about 4,500 of our after-tax dollars in shopping centres this year.

For most of us, our image of shopping centres is the enclosed regional-scale centre. Typically "anchored" by one or two department stores and containing a large number of national and regional fashion retailers, these centres are familiar features of our urban and suburban landscapes

(think of Micmac Mall, Place Vertu, Square One, Polo Park, Southgate, Chinook Centre, Pacific Centre or Victoria Eaton Centre). Times change though, and the last regional-scale shopping centres built in Canada opened their doors in the late 1980s.

In the past decade, the new shopping centres that have been built look and function very differently from the old regional shopping centre formula. Anchored by so-called "big-boxes" and "category-killers," these centres have no enclosed common space and encourage "destination" rather than "comparison"

shopping. Centres like Pacific Reach in Coquitlam, Signal Hill in Calgary, and Bayers Lake in Halifax are examples of this new generation of retail development.

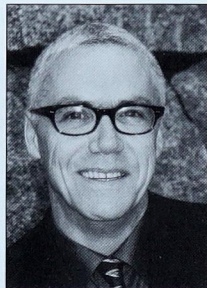
Meanwhile, local shopping areas are experiencing a revival. Long-established retail streets like Whyte Avenue in Edmonton, 17th Avenue SW in Calgary, Bloor West Village in Toronto, and St. Catherine Street in Montreal are seeing an increase in customer traffic and the arrival of major national and international retailers. The main streets of many smaller Ontario cities are also seeing renewed life.

More New Retail Space is Needed

Canada's growing and changing population will continue to create demand for new retail space over time. We can make a crude forecast of future demand for new retail space based on anticipated national population growth. Assuming that Canada's population will grow by 3.4 million people over the next 15 years, a total of as much as 100 to 135 million square feet of new retail space could be required. Several factors may serve to reduce the demand for so much commercial space. For example, existing retail centres could be renovated or otherwise improved and as a result, sales performance could be increased. As well, electronic retailing or on-line shopping can be expected to grow, as consumers embrace new ways to shop. As a result, some portion of the demand for retail space will be diverted to non-traditional retail delivery channels. Even if factors such as these were to reduce the long-term demand by a factor as great as 25 percent, another 75 to 100 million square feet of space will be needed across

Canada between now and 2016. While this rough forecast is interesting and quite dramatic when applied nationally, it is most relevant when considered locally and regionally.

For planners, the future demand for retail space must be taken into account now, particularly as there will be potentially conflicting demands for urban and suburban land. We have seen this played out over the past decade, for example, in the conversion of industrially zoned lands to accommodate big-box retailers. Retailers come and go and retail formats are constantly evolving. Big boxes are yielding to so-called baby-boxes, smaller versions of themselves. This endless adaptation by retailers to meet market demand and beat out competitors means



Gordon Harris

that planners will always be faced with competing interests for particular pieces of land. The planner's job becomes one of having to balance seemingly conflicting needs and objectives in organizing and positioning commercial activities in our communities as those activities themselves continue to grow and change.

Knowing that we will need to accommodate another 75 to 100 million square feet or more of commercial space across Canada over the next decade and a half, planners need an approach that will take us well past the site-specific decision making that now typically determines the location and

scale of commercial activity within our communities.

In the end, the new retail and service space we build will take many different forms and will be distributed among a variety of urban and suburban locations. The planner's task will be to take into account the many different community needs and aspirations that will affect — and in turn be affected by — the placement of commercial activities within our living environment.

Smart growth principles of containing sprawl, reducing congestion, encouraging infill development and densification, preserving open space, protecting the natural environment, and strengthening urban economies can all be supported through the careful and strategic planning of future commercial activity. In turn, commercial facilities can best meet the goals of their owners and the needs of their customers if they are planned as part of a larger and more complete community.

Gordon Harris, MCIP, is a planning and development strategist based in Vancouver. He is the principal of Harris Consulting Inc. and can be reached at gordon@harrisconsults.com.

Gordon is active in both CIP (PIBC) and the International Council of Shopping Centers, and for the past four years has chaired the Canadian Urban Institute's annual retail trends conference in Toronto (organized in cooperation with ICSC and the Centre for the Study of Commercial Activity at Ryerson). This is the first of a series of articles on commercial issues by Gordon focusing on the impact of national trends on the professional practice of planners.

Ways to Improve Policy Implementation

Regional Planning Commissioner's Position on Provincial Policy Statement

(Part one of two articles)

The Regional Planning Commissioners have conducted several discussion groups in their own organizations, and have attended several Ministry of Municipal Affairs and Housing workshops to discuss how well the PPS has served planning interests in the province.

The Regional Planning Commissioners have identified seven policy issues that need to be addressed. These issues are:

- Balancing Economic, Environmental and Social Goals;
- Growth Management Strategies;
- Problems for Implementation: Provincial Programs and Funding not supportive of Policy;
- Linking PPS Considerations to Regional and Local Planning Studies and Reports;
- Monitoring Performance and Accountability
- Policy Gaps;

- Lack of Leadership, Vision and Policy Objectives.

Balancing Economic, Environmental and Social Goals

The existing PPS developed in 1995 was heavily influenced by a prevailing concern with the province's economic well being. Increasing recognition of the role that social and environmental factors play in economic growth suggest that the PPS

should now also be concerned with facilitating a balance between social and environmental as well as economic considerations in land use planning decisions. The principles should be amended to state that quality of life should be improved in the province. To achieve this, the PPS needs to promote a sustainable balance between a healthy economy, a healthy environment and a healthy society.

Growth Management Strategies

While the PPS advocates the development of strong communities, it does not provide any clear strategy for implementation. Efforts to impose growth boundaries on a 20-year horizon lack an effective framework to guide increasing growth pressures, and deal with exceptional circumstances. Key to these growth management strategies is the need to develop programs to enable municipalities to respond to changing growth rates.

The general and province-wide approach of the existing PPS does not accommodate unique regional needs and challenges. A degree of flexibility should be introduced into the PPS that will allow for the development of growth management strategies more suited to the needs of individual regions. This will facilitate growth management that, for example, accommodates the needs of Sudbury's resource-based economy, Toronto's financial and industrial economy, and Muskoka's recreation-based economy.

Once Smart Growth management strategies are agreed to, they should become part of a new Provincial Policy Statement. The integration of PPS policies and Smart Growth strategies will aid in the creation of cohesive growth management strategies geared toward achieving the Province's stated goals of a strong economy, strong communities and a healthy environment.

Problems of Implementation: Provincial Programs and Funding not supportive of Policy

The ability of municipal governments to implement the objectives of the PPS is often

frustrated because provincial policies and programs do not support the PPS. Furthermore, current fiscal policies have meant that the financial commitments required of senior levels of government to implement the PPS at the municipal level are largely unmet. Finally local service realignment has resulted in many urban municipalities being unable to invest in necessary infrastructure. Therefore, the PPS needs to be expanded to address the need for the policy and program responsibilities of the Provincial and Federal gov-



Provincial policy statement must achieve balance between rural and urban priorities

ernments, to be aligned with the PPS.

The fiscal limitations on municipal governments pose probably the single greatest barrier to the sound application of PPS policies. Local services realignment has caused municipalities to focus on maintaining existing levels of service in the face of providing for additional responsibilities. The PPS must acknowledge municipal financial constraints and link fiscal and infrastructure development decisions to participation by all levels of government. For example, the lack of provincial and federal funding to support public transit in large urban areas limits the ability of municipalities to achieve their desired growth management strategies and undermines the development of energy-efficient and environmentally friendly public transit systems.

Another example is the need for federal

and provincial programs to support the construction of affordable rental housing. The Province should supplement the Federal proposal. Both levels of government should align their fiscal and tax policies to allow the private sector to build new affordable housing units.

The recent provincial announcement regarding funding commitments for public transit generally and GO Transit and the Toronto Transit Commission is an excellent example of precisely the kind of linkage being suggested. It is hoped that this con-

nection between provincial fiscal involvement and municipal capacity to implement more effective planning policies will demonstrate the need for further provincial funding commitments to enable efficient land use planning decisions and maximize economic growth.

The PPS is also difficult to implement because it is general and often ambiguous. For example, the PPS requirement that a development proposal seek out a reasonable alternative location to the

use of prime agricultural lands simply ignores the reality that such an option is usually not feasible and fails to define "reasonable alternative." In order to address this shortcoming, the PPS must focus more attention on the practical problems of policy implementation and not just state broad policy guidelines.

*Signed by Alex Georgieff, MCIP, RPP,
Chair of the Regional Planning
Commissioners of Ontario.*

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Long term commitment to change

25 Years of Women & Environments International Magazine

By Reggie Modlich

Over the past 25 years, a field of study emerged to analyze and develop an understanding of the planning implications of women's distinct relations to the built environment. A network of professionals, academics and activists sprang up around the globe. It began during the first UN Habitat Conference in 1976 in Vancouver, where women realized that there were distinct issues and pledged to stay in touch and follow up on their ideas. The newsletter, which two York University women put out for this group evolved into today's Women & Environments International Magazine. The magazine addressed such issues as:

- integrating land uses
- urban safety for women
- more affordable, flexible, better designed housing and transportation systems,
- greater participation by women in decision making.

Today, mixing land uses receives increasing lip service. Yet where implemented, each use is still strictly and distinctly defined. Rarely are mixed uses seen as a fluid, integrated commercial-residential entity or as a critical component of economic development. Women, and many men, north and south, working in agriculture, cottage industries, urban slums or middle class computer-based professions are hard put to draw lines between sustaining families economically, physically and emotionally.

Projects and groups continue to sprout up. Starting in Beijing and continuing in Istanbul

and other UN follow-up conferences, women's groups coalesced into a powerful, constructive and respected caucus, the Huairou Commission. The Commission's theme is: "Women, Homes, Communities." At the recent UN Istanbul + 5 conference in New York, many government delegations attended Commission meetings and responded to its positions and concerns

Women & Environments recently released its anniversary issue, entitled: "25 Years later: are communities better?" It describes the evolution of planning issues, the link between housing and development, urban safety and technology. Addressing the magazine's mission to cover women's relations to the natural, social and built environments, upcoming issues will focus on ecofeminism, feminist ecological economics and women's role in healing communities after conflict.

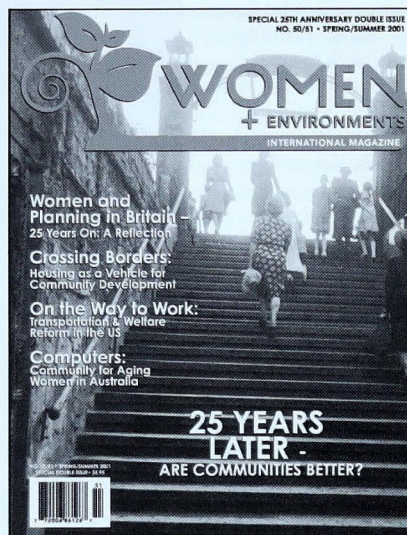
We encourage our colleagues to look at our website (www.weimag.com) pick up a copy in a store or subscribe. You will receive three double issues by mail, every six months. You can subscribe through the website, or send \$22.00 to:

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Reggie Modlich, MCIP, RPP is editor of
Women & Environments.



Board member Sherilyn MacGregor talking to a guest at a magazine launch



Cover of the 25th anniversary issue, 50/51



Cover of issue 52/53



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The President's Report

By Dennis Jacobs

This is a time to reflect on the year's achievements, and there have been many. I would also say it's a time to do some cheerleading and rally the membership, but I'm afraid if you get much more active I'll never keep up.

This is a very exciting time to be your President and I continue to be truly honoured to have been chosen to represent the Ontario Professional Planners Institute. Let me tell you why. The Institute is maturing and restructuring to become more member-focused. At the same time, our membership is growing in stature as the designation of Registered Professional Planner becomes recognized. Having reorganized the Institute's committee structure—Policy, Recognition, Membership Services, Professional Practice and Development and Member Outreach - and invested in skilled staff to support our efforts, Council has more time to focus on issues and initiatives that matter to the membership and the profession as a whole. We are also benefiting from the development of tools such as the Strategic Plan and Annual Business Plan to guide us, monitor progress and be accountable to the membership.

Here are some examples:

The Policy Development Program was launched last year as a direct response to the Strategic Plan, which called for our Institute to take a stronger leadership role.

By funding the development of papers on topics of emerging interest to our membership and the public at large, this program nurtures creative ideas and provides leadership in the development of planning policy in Ontario. It is also an effective way

to raise the profile of the Institute and our members by broadening public awareness of planning and the role of planners. The release of policy papers positions OPPI as a key stakeholder on planning and related issues while at the same time helping to shape the future of our communities.

In 2001, OPPI released two policy papers: "The Municipal Role in Meeting Ontario's Affordable Housing Needs - Handbook and Environment

Scan" was launched in February. This report provides an invaluable range of tools available to meet affordable housing needs. Equally important, it sets out a methodology through which a coherent municipal strategy can be developed. The paper was well received and feedback continues to be very positive.

The second, "Exploring Growth Management Roles in Ontario: Learning from "Who Does What Elsewhere," was released in October and was the subject of the cover story in the previous issue of the Ontario

Planning Journal. The paper highlights best practices available for urban and rural areas to effectively manage growth and to provide new approaches to ensure the long-term livability, economic viability and environmental health of communities

A third paper, on "The Role and Function of the Ontario Municipal Board" will be released soon.

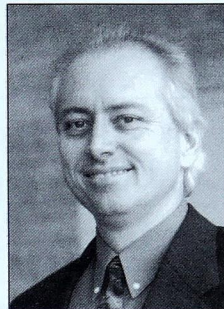
The Policy Development Committee kept OPPI in the forefront with commentary on the following areas of public interest:

- Oak Ridges Moraine
- Walkerton Inquiry
- Provincial Policy Statement review
- Niagara Escarpment review
- Building Regulatory Reforms.


We also know we are appearing on the public and government radar screen from the increasing number of requests for OPPI members to participate in workshops and other events. These are all of critical importance to raising our profile and credibility as professionals on the broader stage.

A second important priority is "Recognition of the Institute as the Voice of Professional Planning in Ontario." Under this banner, several key initiatives were completed and others begun this year:

- Redevelopment of our web site will bring long-lasting benefits to the Institute and facilitate communication and interaction. Expected to be launched later this year, this investment in technology will enhance our delivery of member services through a new database, and, make us more accessible to the growing number of stu-



Dennis Jacobs



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dents interested in the profession.

- Talking to the media is critical to getting our message out. A training program and the identification of media spokespersons have supported this initiative.

On the Membership and Member Service fronts, we have made progress in areas such as bringing senior practitioners into the fold through a targeted education and examination process. We are looking into many new approaches to making the membership process less time-consuming through technology while maintaining the rigor required for professional accreditation.

The range of services available to our members continues to grow:

- The Professional Practice and Development Committee is in the process of drafting two directions - "independent professional judgement" and

"disclosure of public interest for Council consideration."

- Staff are currently investigating partnership opportunities to deliver for-credit continuing education programs with Ryerson University and on-line continuing education programs.
- Professional liability insurance is clearly a move in the right direction for the overall credibility and stature for the Institute. I am pleased to report that there has been no associated loss of membership with the implementation of the program and the associated additional fee.
- Media Training for Planners was launched in June 2001 in partnership with Ryerson Continuing Education.

The Ottawa Conference was also a cause for great pride. Our annual conference truly reflects the dynamic nature of the profession. Our programs are beginning to attract

the interest of other related professions, the broader public and the media. This can only bode well for the future. The financial contribution to our bottom line has also helped us make some of the investments necessary to enhance our services.

As you can readily see, your Council and staff have been extremely busy over the last year and I thank them for these efforts. But I would also be remiss if I did not extend a sincere thank you to the many members who have also devoted many hours to furthering the cause of professional planning and the Institute over the last year—my hat is off to you. Thank you all and I look forward to the exciting times over the year ahead.

Dennis Jacobs, MCIP, RPP, is President of OPPI and Director of Planning with the new City of Ottawa.

Response to Oak Ridges Moraine Conservation Act and Oak Ridges Moraine Conservation Plan Province Shows Planning Leadership for the Oak Ridges Moraine

By Ann Joyner

The Province has taken up the challenge and responded to pressure from OPPI and other stakeholders to set a positive precedent for land use planning in southern Ontario. The Oak Ridges Moraine Conservation Act and Conservation Plan (released on November 1, 2001) are remarkable tools for strong and visionary protection of the Moraine. The legislation and plan are currently moving through legislative approvals.

The plan and legislation (if passed) respond to each of the key points made by OPPI in May in our Position Paper on the Oak Ridges Moraine. Our paper called on the Province to provide strong and immediate leadership to protect a significant portion of the Moraine. Consequently, we are delighted that the plan and legislation:

- Recognize the Moraine as a provincially sig-



Protecting ecosystems a priority

nificant natural heritage resource that must be protected;

- Are effective immediately and protect and plan for 100 percent of the Moraine; and
- Clearly define areas to be protected. Four categories are proposed: natural core areas (38 percent of the moraine), natural linkage areas (24 percent), countryside areas (30 percent) and settlement areas

Richmond Hill are to be protected as a park, partly through a land swap of key properties for lands in the Seaton Development Area in Pickering. The legislation outlines treatment for applications already in the development process and provides more flexibility to eastern municipalities to permit residential development in the countryside areas.

Although we support the vision and force

(eight percent).

The legislation and plan, which would be a regulation under the legislation, designates land use and provides detailed guidance on permitted uses and approval requirements, including extensive expectations for municipal/watershed-level comprehensive environmental studies. An Oak Ridges Moraine Foundation is to be established to fund land securement, stewardship and education programs. Critical Moraine lands in

represented by the proposals, a few questions remain for discussion as the final touches are made:

- We will need to be smart and vigilant in long-term implementation of the plan. Implementation must be both flexible enough to respond to changes in science and landscape and clever enough to manage ongoing growth pressure, changing conditions and specific local circumstances. Long-term planning must be comprehensive, addressing environmental conservation hand in hand with urban growth and transportation.
- We encourage governments to use any development of the Oak Ridges Moraine and the Seaton lands as a crucible for environmentally sensitive community design.
- Only a small number of policies in the overall Plan apply to on-going hearings. We are concerned about more protracted hearings, uneven approvals and scientific disputes over environmentally appropriate development in these areas.
- The details of the land swap in Seaton need to be spelled out publicly and a Conservation Plan for these lands should be developed to avoid simply transferring environmental issues to Pickering.

- More details should be provided for settlement growth on the Moraine that builds on other MMAH policies. Conversely, the Conservation Plan itself can be used as a model for "smart" growth for other areas. Comprehensive monitoring of environmental performance will be needed for the ten year review process to succeed.
- The government will have to work in cooperation with planners, the development community and other stakeholders to clarify the expectations for scientific evidence implied in these documents in order to provide certainty and avoid protracted debates.

To view OPPI's submissions on the Oak Ridges Moraine, please go to www.ontarioplanners.on.ca. For more information about the proposed legislation check out the MMAH website at www.mah.gov.on.ca

Written by OPPI's Oak Ridges Moraine Group and submitted by the Chair, Ann Joyner, MCIP, RPP. OPPI. Ann is a Partner with Dillon Consulting Limited and a part-time Professor in the Faculty of Environmental Studies, York University

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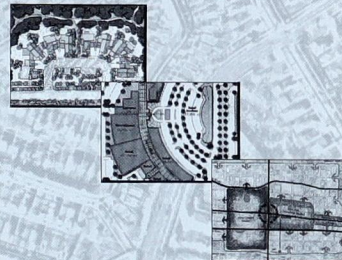
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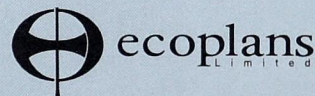
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Scholarship Winner

In our May/June issue, we announced that Faye Langmaid had been awarded the Gerald Carrothers Graduate Scholarship. Since that time, Faye has decided to postpone her studies. OPPI is pleased to announce that the award has been offered to Heidi Hoernig.

Heidi Hoernig is just completing her master's degree at the University and will be entering the doctoral program in January. Her master's research looked at the use of indicators in monitoring and evaluating the activities of regional government. Last year she served as the president of the Association of Graduate Planners at the Waterloo planning school. Before coming to Ontario, Heidi earned undergraduate degrees in anthropology and geography at the University of Calgary, where she organized a national community development conference in 1998. In Waterloo, she is a volunteer mediator with the Community Justice Initiatives of Waterloo Region, and a member of the UW Place Family Interest Group, which works to preserve family



Photo: Wolf Studios

Dennis Jacobs and Heidi Hoernig

housing on the University of Waterloo campus. She is particularly interested in alternative dispute resolution and hopes to gain experience in both the public and private sectors after she graduates. OPPI is delighted that she has won the scholarship and wishes her every success in her doctoral program.

OPPI Student Membership Renewal Reminder

Student Renewal deadline was December 1, 2001. A fee of \$116.79 is now payable (\$25.00 late payment fee + \$91.79 membership fee). Please contact the office at 416-483-1873, or 1-800-668-1448, if you have not received your invoice.

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2001 OPPI Excellence in Planning Awards

The 2001 Excellence in Planning Awards were given out in Kitchener. The program recognizes:

- excellence in all aspects of our profession;
- awareness of planning among related professions, government and the public;
- seeks out and recognizes professional planners providing excellence to the community.

District Professional Merit Award

City of Ottawa - Development Services Department, Delcan Corporation, The Planning Partnership: Regional Road Corridor Design Guidelines
Category: Planning Studies/Reports

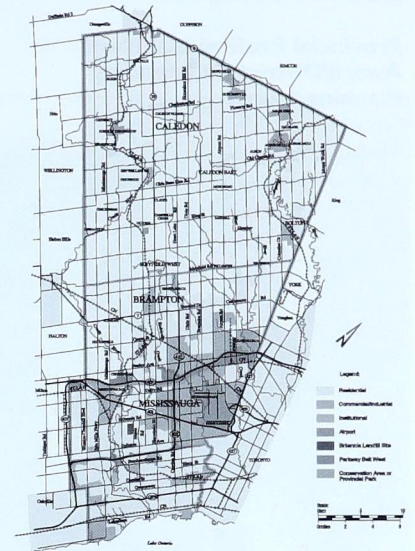
Roads are much more than simply surfaces for carrying vehicles. These design guidelines address the many functions of an arterial road—as a public space, as an important thoroughfare, and as a service and utility route. Ottawa's innovative guidelines were profiled in the Ontario Planning Journal, September/October 2000. The jury studying the guidelines felt that they could be used by other municipalities to shape the character of

major roads and improve the livability of nearby areas, while maintaining their function as transportation corridors. The judges admired the presentation of the information, as well as the way in which it incorporated the results of an extensive public consultation process.

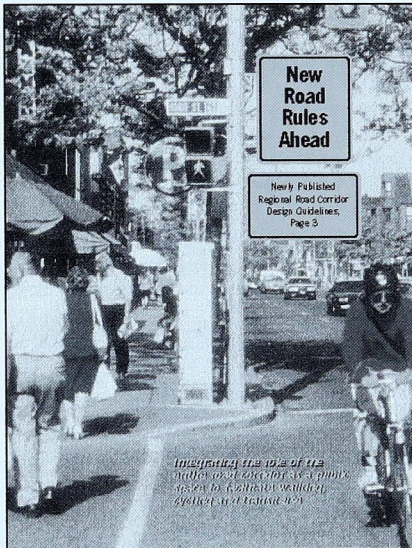
District Outstanding Planning Award

Regional Municipality of Peel, Planning Department: Regional Planning Atlas
Category: Communications/Public Education

Tomorrow's stakeholders are today's schoolchildren. Helping young people understand planning issues is an investment in planning for the future. The Regional Planning Atlas, which was prepared in conjunction with the Peel Regional School Board, is designed to explain the basics of regional planning to students in grades 7 and 8. It contains maps, sketches and simply worded text to help students make sense of planning information. So far, it has been distributed free to all schools in the region



Regional Planning Atlas

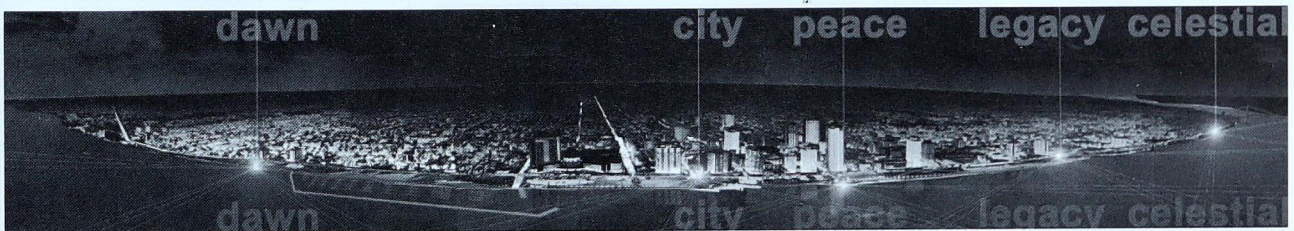


Regional Road Corridor Design Guidelines



The winners: other award winners will be profiled in upcoming issues

Photo: Wolf Studios



Windsor Central Riverfront Park Implementation Plan

that offer grade 7 and 8 geography classes. The judges described it as "fun to read" and "nicely laid out" and felt that the atlas made an excellent contribution to community awareness of planning issues.

Provincial Professional Merit Award/District Outstanding Planning Award

City of Windsor, Brook McLroy Inc, The MBTW Group, ESG International:

Windsor Central Riverfront Park Implementation Plan

Category: Urban/Community Design

The redevelopment of the Windsor waterfront, which was described in the January/February 2001 Ontario Planning Journal, was intended to emphasize the area's role as a "gateway to the nation." The park design incorporates five pavilions or "beacons" that provide services such as cafes and telephones, and also evoke a distinctive sense of

place in the park. The judges liked the way in which the beacons created a coherent image for the whole waterfront and the detailed design guidelines and cost breakdown in the master plan. They also found the report well-organized and appreciated its use of graphics.

These summaries were prepared by the Ontario Planning Journal's deputy editor, Philippa Campsie. Other award winners will be profiled in upcoming issues.

Congratulations to the following new Full Members

Coffey, MarleneCD
 Emerson, R. PaulSDGrand River Conservation Authority
 Hastings, SamanthaCD District Municipality of Muskoka

LeBlanc, NancyCD Town of Huntsville-Planning Dept

Makwana, ShaileshkumarCD
 Marquardt, WilliamCD Blue Circle Aggregates - Lands Dept.

Matanowitsch, JarretSW Cuesta Planning Consultants
 Penney, MarkCD CN Watson & Associates

Rendell, SusanCD

Rooney, Mary AnnCD

Roset, PatriciaCD

Sadrossadat-Zadeh, Seyed MehdiCD

Sheldon, JasonCD City of Vaughan

Siddiqui, Meraj AdmedCD

Small, ShawnCD

Smit, JohnED City of Ottawa - Transportation Dept.

Sra, BaljinderCD

Van Oostveen, JonCD Architects Alliance

Ward, JimCD Jim Ward Associates

Tavares, DianaCD

Welcome to these new Provisional Members

Boodram, RandolphCD

Brule, JustinED

Burt, GraemeCD Planning Alliance

Byers, LorenaCD

Djabatey, RaphaelCD Peel Regional Police

Doncaster, MicheleCD Waterfront Regeneration Trust

Gillis, David ECD Niagara Parks Commission

Gregory, KarenED MMAH

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OPPI Policy Symposium Policy in Action!

By Loretta Ryan

OPPI held its first Policy Symposium in Kitchener in mid-October. Over 150 planners attended the two-hour long session. The Symposium featured a presentation of OPPI's Policy Paper, Exploring Growth Management Roles in Ontario: Learning from "Who Does What Elsewhere," by Melanie Hare, Urban Strategies Inc. OPPI's latest policy paper was well received by everyone there.

The paper highlights best practices with respect to tools and implementation measures available for urban and rural areas to effectively manage growth. It provides planners, decision-makers, and citizens interested in urban and rural growth management with new approaches to ensure the long-term livability, economic viability and environmental health of their communities.



Photo: Wolf Studios

Melanie Hare

Diana Santo, MCIP, RPP, Vice-President of PricewaterhouseCoopers' Real Estate Advisory Services Practice, chaired the event. The panel included Mayor Robert MacIsaac, City of Burlington; Julia Ryan,



Photo: Wolf Studios

Top-rated post-session tour

About Peter Walker, FCIP, RPP

OPPI, at its awards luncheon in Kitchener on October 19, 2001, commended Peter Walker for his 15 years of service as chairman of OPPI's discipline committee.

Peter helped establish the OPPI

discipline process and Code of Professional Conduct. This code was important when OPPI sought legislative recognition from the Province of Ontario, because it demonstrated that the organization was already taking responsibility for

the conduct of professional planners.

Peter has contributed greatly to OPPI by mentoring planning students and lecturing on planning and ethics. OPPI thanks Peter for the time he has spent working for the organization and for his wisdom and patience in dealing with discipline matters.

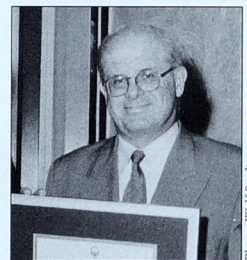


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Partner, Goodmans; Lindsay Dale-Harris, MCIP, RPP; Partner, Bousfield, Dale-Harris, Cutler & Smith Inc.; and Doug Annand, Partner, Real Estate Advisory Services, PricewaterhouseCoopers. This debate that followed reflected the diversity of the panel's perspectives and led to excellent questions from the audience.

Feedback from the event has been especially positive. Special thanks to Melanie Hare, Denise Moylan, Diana Santo, Mayor Robert MacIsaac, Julia Ryan, Lindsay Dale-Harris, and Doug Annand for their participation.

To obtain a copy of the paper and updates on other policy initiatives, go to the 'What's New' and 'OPPI Initiatives' sections of the OPPI website: www.ontario-planners.on.ca

For additional information, please contact Loretta Ryan, MCIP, RPP, CAE, Manager, Policy and Communications at (416) 483-1873 or 1-800-668-1448, ex. 26.



Photo: Wolf Studios

The panel

OPPI Treasurer's Report

By Andrea Bourrie

I would like to thank the OPPI staff for their work in helping Council manage OPPI financial affairs in a responsible and professional manner. Mary Ann Rangam, Executive Director, and Robert Fraser, Manager of Finance and Administration, have dedicated countless hours to help Council understand our financial responsibilities as a governing board. Their experience in association management has helped us implement many effective financial management practices that allow Council to fulfill its mandate to serve members in the best way possible.

In 2000 we focused on:

- the development of a business plan;
- the diversification of revenue sources;
- the allocation of 70% of expenditures to support member programs.

Early in 2000, Council and staff reviewed OPPI's financial position and the priorities established in the Strategic Plan. The Business Plan kept both Council and staff focused on our goals. As the year unfolded, difficult decisions had to be made in the face of competing demands for funding. We made those decisions and the result is an organization that grows stronger every day - an organization that is clearly focused on the future; while respecting lessons learned in the past.

Some of our successes in 2000 include:

- The Niagara Conference "Vintage Planning" was a resounding success; more than 500 planners and students attended.
- A new staff position, Manager of Policy and Communication, was added to support our goal of strengthening the voice of professional planners in Ontario. Subsequently, our first Innovative Policy Paper was prepared and launched in 2001, "The Municipal Role in Meeting Ontario's Affordable Housing Needs."
- We began the redevelopment of the OPPI website with a domain name change to ontarioplanners.on.ca.
- Job advertising reached an all-time high as the market demand for planners expanded.

We ended the year in a strong financial position. Although we have a deficit of \$26,660, this amount is directly related to implementation of the Strategic Plan. Council planned for this deficit through the Business Plan and it was offset by the 1999 surplus of \$27,549. We did not draw on OPPI's reserve fund in 2000. In fact, we have not drawn on the fund since 1996. The reserve currently stands at \$185,585 and we have good financial policies in place to safeguard this reserve for times

when an unforeseen shortfall in revenue or significant expense occurs.

Our plans for the future include continued proactive financial management, particularly exploring opportunities for generating revenues. We are working to improve our website, including a members-only area that will allow you to search on line for colleagues and edit your member information (for example, you can send in a change of address on line). We are also planning features such as e-commerce, e-mentoring, an on-line newsletter and on-line policy development.

The highlights of 2001 include a successful conference in Ottawa and the launch of our second Innovative Policy Paper at our First Policy Symposium: "Exploring Growth Management Roles in Ontario: Learning from 'Who Does What Elsewhere.'"

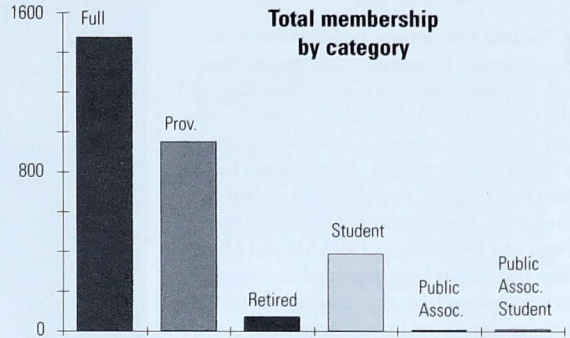
OPPI's Auditor, Kriens Larose, Chartered Accountants, has prepared financial statements for the year ending December 31, 2000. A full copy of the Audited Financial Statement is available from the OPPI office.

Facts and figures on OPPI

OPPI MEMBERSHIP BY DISTRICT, NOVEMBER 2001

TABLE 1

District	Full	Prov.	Retired	Student	Public Assoc.	Public Assoc. (Student)	TOTAL
Northern District	48	22	2	4	0	0	76
Southwest District	236	127	10	87	0	4	464
Central District	1008	704	49	233	10	7	2011
Eastern District	173	100	10	53	0	1	337
Out of Province	12	1	3	14	0	0	30
TOTAL	1477	954	74	391	10	12	2918*

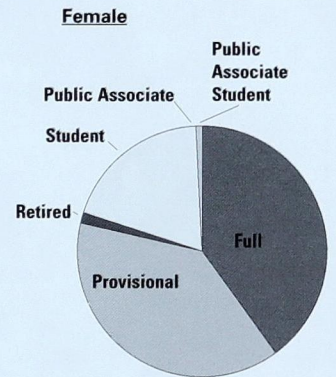
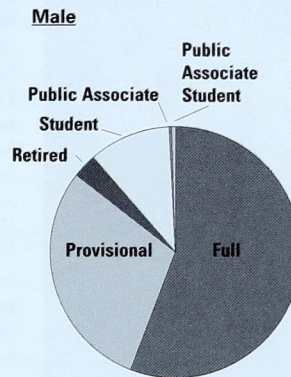


NOTE: Full Members include 17 Fellows of CIP; Retired Members include 3 Fellows of CIP.

MEMBERSHIP BY CLASS AND SEX, NOVEMBER 2001

TABLE 2

	Male		Female		TOTAL
	No.	%	No.	%	
Full	1083	73.3	394	26.7	1477
Provisional	575	60.3	379	39.7	954
Retired	60	81.1	14	18.9	74
Student	203	51.9	188	48.1	391
Public Assoc.	8	80.0	2	20.0	10
Public Assoc. Student	6	50.0	6	50.0	12
TOTAL	1935	66.3	983	33.7	2918



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Central

Brownfields, lovely
Brownfields

Central District was home to two well-attended brownfield conferences this fall. In September, the City of Hamilton and the Canadian Urban Institute hosted a one-day event that brought a new excitement to a rather prosaic subject. Ably chaired by Mitchell Frasken, vice president of Jannock Properties, participants heard from Mike Fenn and Brian Nixon (MMAH and MOE) how Bill 56 has been amended in response to submissions from the industry. There were also success stories from Cambridge, Cornwall and the City of Toronto and insights into financial tools from lawyer Bob Onyschuk of Gowlings. The session was held in the magnificently restored LIUNA (former CN) station. One of the prime movers in transforming an abandoned



Lynne Peterson accepts "Brownie" from Todd Lathow on behalf of MMAH and MOE

brownfield site to one of the premier public venues in the Golden Horseshoe was Joe Mancinelli SIC.

His fine presentation served as the backdrop for Luc Piccioni's explanation of Environmental Remediation and Site Enhancement (ERASE), Hamilton's contribution to the revitalization of Hamilton's brownfields. The day was completed with presentation of the

"Brownie Awards," introduced by the Canadian Urban Institute to reward leadership and innovation in the industry. OPPI will be participating in next year's nomination process.

In November, another successful brownfield event was staged in Kitchener, involving numerous groups. Terry Boutelier led the organization of the two-day conference, much of which focused on technical solutions. One of the keynote speakers was Minister Elizabeth Witmer. The Community Peer Exchange Program (C-PEP) was also announced. An initiative of the Canadian Urban Institute, C-PEP will act as a clearinghouse for best practices in brownfield development, and facilitate the exchange of expertise between communities that have a good track record with brownfield development and those that want to acquire it.



Luc Piccioni receives "Brownie" on behalf of Hamilton



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Mary Rose — A Fellow
of the Institute

By Toni Paolasini

As noted in an earlier issue of the Ontario Planning Journal, the Canadian Institute of Planners recognized Mary Rose as a Fellow of the Institute in Ottawa in July.

During her 23 year career with MMM, Mary mentored many young planners and came to be recognized for her leadership and innovation in the planning of retirement communities. She was also retained on

many occasions by the province on issues ranging from energy conservation and noise attenuation to residential intensification in downtowns.

Mary's rise to the top of her profession is also notable because she was one of the first women to become a partner in a major private planning and engineering consultancy. She also showed leadership in working with the former Central Ontario Chapter on matters such as programs and liability.

Originally trained as an architect, Mary returned to school in the 1970s to earn a Masters Degree in Urban and Regional Planning from the University of Toronto. Following her retirement from MMM, Mary established a practice in Orillia. A skilled artist, Mary's pen name is "Black Rose."

Mary's nomination was enthusiastically proposed by Elizabeth Howson, John Kennedy, Mofeed Michael, Anne Beaumont and myself. From outside the province, her supporters included former Ontario resident Judy McLeod from B.C. and Dale Stanway of the Alberta Association.



Mary Rose, FCIP, RPP

Toni Paolasini, MCIP, RPP, is a friend of Mary's. She works with Hydro One.

Eastern

Nick Tunnacliffe Honoured in Ceremony

Early in September, in a ceremony at a conservation area beside the historic Rideau Canal, near the Village of Manotick, we celebrated one of Eastern District's own planners for his visionary leadership. Nick Tunnacliffe, former Commissioner of Planning and Development Approvals in the now-dissolved Regional Municipality of Ottawa-Carleton, was honoured for his more than 25 years of service in the Ottawa area.

In recognition of his service, an art work consisting of two stone benches was unveiled. One of the benches includes a bird's nest to recognize Nick's concern for stewardship and open space preservation. The second bench is inscribed with the Latin words "Aer, Aqua, Terra in Futurum"

(Air, Water, Land for the Future).

Nick Tunnacliffe began his career with Regional Government in 1970 and held several senior positions in the Region's Planning Department. His responsibilities in recent years included economic development, property services and geomatics. The District joins in wishing Nick all the best in his new position as Planning Commissioner at the Region of Peel.

Thanks to Our Conference Organizers

Relief pretty well describes the mood of Ottawa's conference organizers. By all accounts "2001 a Spatial Odyssey" was a big success, with almost 800 joining us in Ottawa for a diverse agenda and an exciting array of social events. It seemed everyone was at the street dance in the Byward Market. And in spite of a few unexpected surprises, including Sir Peter Hall appearing on videotape as opposed to in person and Maryland Smart Growth expert John Frece agreeing to a Keynote speech on two days' notice, almost everything went off as planned.

A big thank you goes out to the organizing committee for a job very well done. Congratulations also to EOD's Pamela Sweet, now with Fotenn Consultants, and Mohammad Qadeer of Queen's University who were honoured as Fellows of the CIP at the Conference Banquet.

Smart Growth in Ottawa

As reported in our last issue, the City of Ottawa hosted a Smart Growth Summit in Ottawa City Hall over five days in June. Part of a larger project called "Ottawa 20/20," the Smart Growth Summit was held to guide the City in development of a new Official Plan. The summit organizers have invited Professor Gilles Paquet of the Centre on Governance at the University of Ottawa to prepare a synthesis of the major themes of the Summit and prepare recommendations.

In his paper, "Ottawa 20/20 and Baroque Governance," Professor Paquet brought forward 21 recommendations. He argued that Ottawa needs not only a Growth Management Plan but also a Greer Plan, a Social Plan, an Arts and Heritage Plan, a Talent Plan, and a Smart City Plan. He also made recommendations about the level of Council support necessary to obtain approval for an Official Plan amendment and the need for four or five Borough Councils. The full text of Professor Paquet's

report is available at www.ottawa2020.com

Many District planners also participated in and provided input to the Province's Smart Growth initiative. Kingston and Ottawa were the principal Eastern stops for the Smart Growth consultations.

Provincial Policy Statement Consultation

The Eastern Ontario District hosted a half-day consultation on the Provincial Policy Statement in Ottawa on September 28, attended by 30 planners. The Kingston office of the Ministry of Municipal Affairs and Housing organized a full-day event at the Kingston Olympic Yacht Harbour on October 4 that was very well attended and provided some useful feedback to Ministry staff on planners' experience with the Provincial Policy Statement. A clear message sent to the Ministry was the need for balance in application of the policies.

Changes

The "Meet the Students" Night, October 17, was a little different this year owing to David Gordon's absence from the event.

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He is currently a Fulbright Scholar at the University of Pennsylvania's planning school. Our new District Chair is Alan Gummo and we bid a fond farewell to the outgoing chair, Ron Clarke. Ron will be devoting more time to his work at Delcan Corporation's Ottawa office as well as to his family. By year's end it is likely that we will have new District by-laws to support the new District structure established to assist with implementation of the OPPI Strategic Plan.

Don Maciver is Manager of Planning and Regulations with the Rideau Valley Conservation Authority in Ottawa.

People

Dillon Attracts New Talent

Allan Windrem has left The Sernas Group to join Dillon Consulting Limited at its Toronto office. As part of his practice, Allan provides a full range of professional services in land use planning, project management and real estate analysis. He can be reached at (416) 229-4647 (E-mail awindrem@dillon.ca)

Valdemar Nickel has been appointed Manager of Planning Services for the newly created real estate and urban planning group in the Architecture Division of

Giffels Associates Limited. Valdy is a Professional Land Economist and provisional member of OPPI with consulting experience both locally and internationally in the public and private real estate and development sectors. Giffels Associates Limited/NORR Architects is an architectural/engineering consulting firm with offices throughout Canada and around the world. The urban planning group will provide consulting for real estate development, including feasibility analyses, land use planning, transportation planning, commercial/industrial planning and all facets of municipal approvals.

Diana Birchall has left the City of Toronto to head up Vaughan's Urban Design section. Diana hopes that the strong urban design culture in neighbouring Markham can be established in Vaughan. An earlier move missed by the roving eye of People was **Rob Blake's** migration north from Urban Strategies to Markham. **Peter Nikolakos** has moved from Urban Intelligence to join the staff of Dillon. Peter contributed to the recently released Canadian Urban Institute publication, "Smart Growth in North America." While at Urban Intelligence he worked on numerous planning assignments in addition to contributing to the NRU publications.

Obituaries

Wojchiech Wronski—Fellow of the Institute

Wojchiech ("Voytek") Wronski, FCIP, RPP, left an enduring mark on our planning and development world. From the time he arrived from England in 1953, to serve as Deputy Planning Commissioner for the Toronto City Planning Board, to his last formal job as Executive Vice-President of the Urban Development Institute, not much took place in the way of planning or development that didn't in one way or another reflect his influence.

From the City of Toronto Official Plan, through the various mutations of the Metro Plan that he oversaw as Deputy Commissioner and then Metro Toronto Planning Commissioner (Proposed Plan, Draft Plan and finally Official Plan), he was profoundly influential in settling the planning framework for the Toronto area. As ADM in the Ministry of Municipal Affairs, he supervised the TCRP (Toronto Centred Region Plan) exercises that ultimately emerged as the Greater Toronto

Development Plan, which today still provides the context within which the provincial government and the Toronto area municipal governments carry out their planning activities. And not least, at the Urban Development Institute, Voytek Wronski helped greatly to secure the productive coordination of development and planning in the Greater Toronto Area.

Few people exercised such profound influence on Toronto's post-war planning world as did Voytek Wronski. And no one carried out his tasks with such genuine friendliness and continual good cheer. Voytek Wronski left us a singular professional legacy. He is truly missed.

Contributed by Eli Comay, FCIP, RPP

Nicholas Hill—Heritage Expert, Architect and Planner

Robert Nicholas Hill died in August, after a long illness. Born in England, where he studied architecture, Nick came to Canada in 1966. After receiving a Masters in Urban Planning from the University of Toronto, he developed a practice that focused on the preservation of heritage buildings and landscapes. He went on to become president of the Architectural Conservancy of Ontario. According to friends who contributed to a piece in the Globe and Mail's "Lives Lived" column, Nick "was instrumental in helping many towns and cities grasp some vision about what they wanted to be." A long-time member of the Institute, Nick later earned a Master's in Landscape Architecture from the University of Guelph.

Laura S. Simmons—Planner and Landscape Architect

Laura S. Simmons (Anderson) recently passed away peacefully at her home in Cambridge after a year-long struggle with a brain tumour. Laura was born in Toronto and raised on Toronto Island and Quebec City. She went on to earn degrees from Carleton University, Queen's University and the University of Guelph. Her career spanned both the public and private sectors, and in addition to being a member of the Institute, Laura was a member of the Ontario Association of Landscape Architects. She worked with the City of Cambridge. She will be remembered through her garden, trail and park designs. Laura leaves her husband and three children. Her family has asked that Laura's friends remember Laura by planting a tree in her honour.



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Editorial

All Institutions Benefit from Renewal

By Glenn Miller

Although 2001 will be remembered for many things, the events of September 11 have clearly changed the way we view our world. Nevertheless, there have been some memorable moments affecting planners and planning in Ontario that are worth noting, not the least of which is the growing confidence with which OPPI is contributing to public debate on important planning issues.

If this is the year that Smart Growth captured the imagination, then the recent decision of the provincial government to bring forward legislation to protect the Oak Ridges Moraine is the litmus test for the credibility of Smart Growth as a government platform. The advocacy of organizations such as OPPI through its submissions has helped shape public opinion on the future of the Moraine.

As the province continues to mix the formula for Smart Growth councils, the decision to kill the Greater Toronto Services Board has left people wondering who or what is going to take up the challenge of implementing a GTA-wide strategy. Elsewhere in the province, newly amalgamated cities such as Sudbury, Hamilton and Ottawa have shown remarkable energy and initiative in their first official year. Toronto, meanwhile, continues to struggle, weighed

down by the burdens of tax reform, downloading and personnel problems, as well as mixed signals on the future of the waterfront and a major housing affordability crisis.

On a more positive note, in the fall of 2002, your Ontario Planning Journal will be celebrating its 100th issue (volume 17 number 5). We hope to mark this milestone with a special issue but in the meantime would appreciate your thoughts and suggestions. All institutions benefit from renewal, and in that regard, we are very pleased to welcome Steven Rowe as our new contributing editor on Environmental issues (see p. 31). As well, Gordon Harris from British Columbia makes his debut in this issue (see p. 7). Gordon will be contributing occasional articles on retailing and other national trends affecting professional practice. We will also continue to provide a platform for beginning planners and veterans alike to share their expertise on issues of the day. This is your magazine, and your contributions are always welcome.

Glenn Miller, MCIP, RPP, is editor of the Ontario Planning Journal and director of applied research with the Canadian Urban Institute in Toronto. Contact him at a new e-mail address editor@ontarioplanning.com.

Letters

Give me more footnotes

I would just like to comment that I particularly liked the use of references and empirical, numerical research in the article entitled "Linking Ontario's Fragment Ecosystems: Using Corridors in Environmental Planning." I think there should be more of this type of thing in the Journal. The anecdotal "evidence" that is normally only provided provides little real utility. It is especially nice to have

the option of going to the source of the data to find out more on the subject—this is something that most planners have very little time to do in the normal workings of their jobs, let alone have the time to do the searching to find the various articles on a particular subject. Having the references provided makes it that little but significant bit easier to potentially actually read the further articles. Thanks to the author and the Journal for permitting this departure from the norm.

Hopefully, in the future it will be less of a departure from the norm.

Kevin Plautz

LETTERS TO THE EDITOR

Read something that bothers you or puzzles you? Send your letters to the editor to:

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People zoning should not be supported by the OMB

By Stefan Huzan

Increasingly, Ontario Municipal Board hearings are requiring planners to have regard for social and cultural factors when evaluating the compatibility of a development proposal with the character of the area. Planning considerations of compatibility have traditionally been limited to the review of built form and the immediate physical context. Physical development features are typically regulated by zoning-by-law. In several recent examples of cases before the Board, opponents have argued that a development will have a negative impact on the surrounding residential area.

The suggestion has been that the development will have a sufficiently negative impact on the predominant sexual, cultural or ethnic characteristics of the surround-

ing residents that they will be forced to move. It has been successfully argued that these people have a charter right to continue "enjoyment and practice" of their chosen behaviour. This is a problem. Board members are being asked to "people zone."

The heart of this issue is the nature of the evidence accepted with respect to impact. In order to provide clearer direction, the rules of evidence should be reviewed. Essentially, I am proposing that conjecture regarding impact that depends on an opinion-poll type process should not be allowed. Just as the fear of crime is not considered to be evidence of crime, so the threat of having to move should not be taken as evidence that relocation will in fact occur.

Increasing reliance on "social" arguments suggests that these be reviewed more care-

fully. The collective desires, opinions, fears and hopes of a community do not constitute sufficient grounds for a planning decision. Expectations about possible resident responses to a proposed development are hypothetical and can potentially cause unnecessary delays. Opinions need to be supported by facts, not conjecture.

Stefan T. Huzan is a planner with the City of Thunder Bay.

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Ontario Municipal Board

Township of Dawn-Euphemia V. County of Lambton

By Paul Chronis

The Township of Dawn-Euphemia adopted a new official plan in June, 2000. The County of Lambton approved it with several modifications. The Township appealed the County's decision, which modified the agricultural policies as they relate to the minimum lot size for new farm lots.

The Township sought a reduced lot size standard for new agricultural lots varying from the County's established standard of 40 hectares (100 acres) to 20 hectares (50 acres). The County's official plan established three tests that have to be met before a reduced minimum farm lot size could be permitted in local plans provided that:

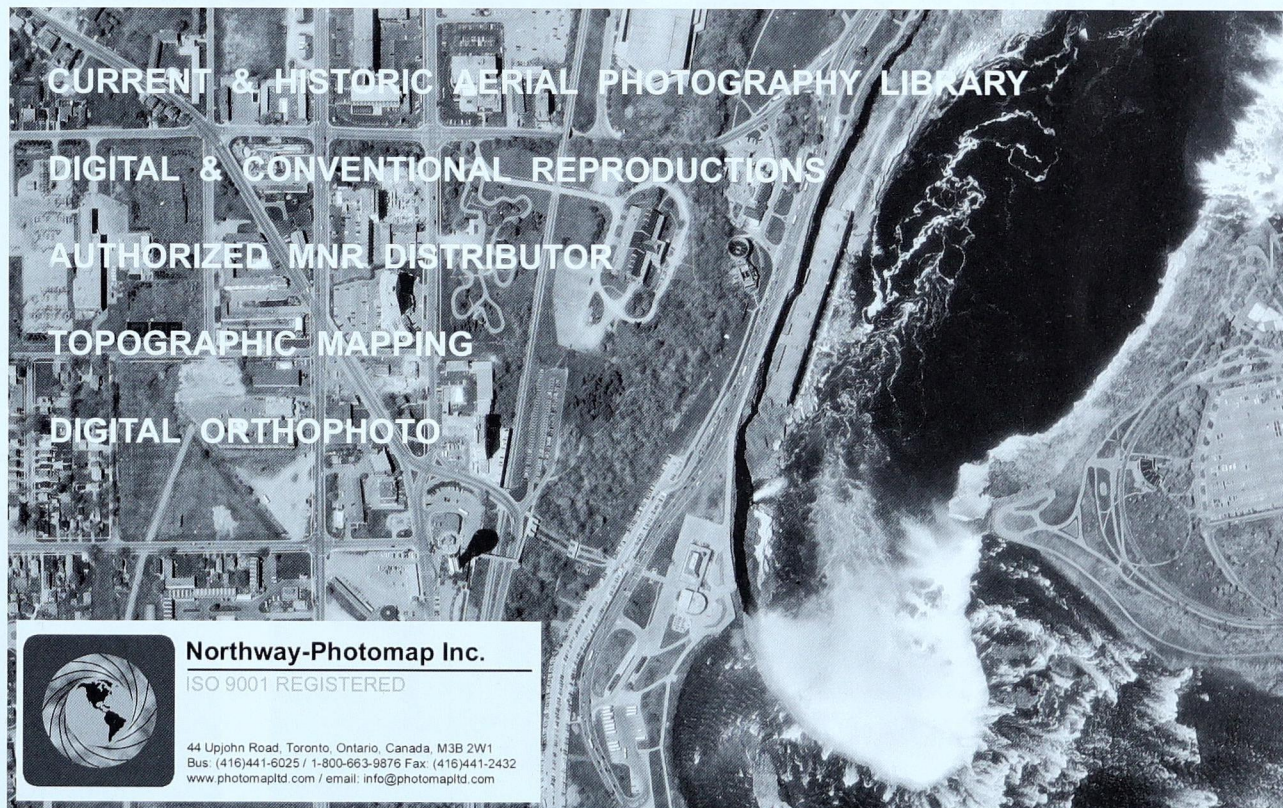
- (i) smaller farm lots of less than 40 hectares are prevalent;

- (ii) such lots are viable in relation to the type of farming occurring in the Township; and
- (iii) such lots are supported by the local community.

The Ontario Municipal Board, in arriving at its decision to maintain the County's 40 hectare minimum standard, reviewed the provincial planning context, including the Provincial Policy Statement issued on agricultural resources. It concluded that prime agricultural areas means lands with soil in Canada Land Inventory Classes 1, 2 and 3. These soils were common in the Township. It also found that the intent of the Food Land Guidelines (and now the Provincial Policy Statement) concerning long-term protection of the agricultural industry and

resource is substantially the same.

The Board accepted, as sound, the general principle that larger parcels provide more future flexibility and are more suitable for cash cropping and livestock farm operations. Further, the definition of a viable farm unit used by the Food Land Guidelines (a viable farm is one capable of generating adequate income to meet debts, while returning a reasonable standard of living to the farmer) is similar to the definition provided in the Provincial Policy Statement. The Board found from the evidence and the survey work conducted that the tests could not be met in the Township as a general matter, but might be appropriate on site-specific applications involving specialty crops. Because the Board could not distinguish the subject Township from the broader



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County agricultural trends, it was not persuaded that a minimum farm lot size of 20 hectares (50 acres) across the Township complied with the policies of the Provincial Policy Statement and the County's official plan. While refusing a general policy relaxation on minimum lot size, the Board did, however, acknowledge that future applications for particular situations, such as specialty crop or livestock operations supporting a smaller lot size, may be considered.

In conclusion, the Board found that the impact of the local community's preference could not prevail against the longer-term public interest. The Township's recommended policies were not approved.

Appeal pursuant to s. 17(36) of the Planning Act, R.S.O. 1990, c. P. 13, amended.

Source: Decision of the Ontario Municipal Board

OMB Case No.: PL001144

OMB File No.: O000226



The size of working farms is in dispute

#518046 v1—OPPI Annotation — Bay-Gordon Financial Corp. v. Toronto (City)

The owner of an existing four-storey 65 unit rental apartment building appealed a decision by the City of Toronto's Committee of Adjustment refusing an application for minor variance. The variances sought were for the purpose of providing nine small affordable rental apartment units by converting all of the existing internal parking spaces. The required parking was proposed to be provided at-grade by supplementing the existing outdoor parking spaces. To achieve the necessary parking, some of the existing open amenity space area would be reduced.

The Ontario Municipal Board approved the applications. It found that there is a trade-off of green space in exchange for additional affordable small rental apartment units in an existing built-up area of the City. The conversion can occur without sacrificing the usability of the remaining green amenity open spaces. The revised plans provided adequate green open space, more trees and shrubs, with a playground area for children.

With a vacancy rate of less than one per cent for affordable rental apartment units in the City, the Board found that the public

interest can be served if owners of existing older apartment buildings can (where appropriate) convert internal space into affordable rental units, without seriously sacrificing other existing amenities.

Source: Decision of the Ontario Municipal Board

OMB Case No.: PL001067

OMB File No.: V000478

Paul Chronis, MCIP, RPP, is a senior planner with Weirfoulds in Toronto. He is also contributing editor for the OMB column for the Ontario Planning Journal.



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Environmental Assessment

Environmental Assessment for the Ages: Addressing the Challenges

By Lisa A. Prime and Stephen Willis

This is the second of two articles highlighting the legacy of environmental assessment work in preparation for Toronto's Olympic Bid.

MMM worked with TO-2008 and both the federal and provincial governments to achieve early commitment to a direction that would see one EA for both governments. Both levels of government agreed to participate in the development of the combined EA process through an Intergovernmental Working Group that had representatives of 11 federal departments, and the provincial MOE. The MOE acted as the "one window" for seven provincial ministries and agencies, four Conservation Authorities, and GO Transit. This combined effort led to early identification of potential triggers and proponents, and early definition and integration of government interests. The two senior levels of government played an essential role in trying to find "economies of process" that allowed for integrated government reviews without bypassing either federal or provincial legislation.

The TO-2008 EA was designed as a two-part process. Part 1 was the "Environmental Review," or an initial impact assessment of all Olympic venues and related infrastructure. The two-part process addressed the level of detail available by reviewing impacts of the plan for the Games as a whole in Part 1 during the bidding phase. This allowed for the separation of overall impacts from site-specific impacts. The Part 1 document also identified venue-specific issues to be flushed out in Part 2, and a process for preparing the Part 2 reports.

The Part 2 "Project Assessment" would be more detailed environmental assessments conducted for each individual venue or infrastructure component after Toronto was awarded the 2008 Summer Games. Individual project reports for each element were to be written in Part 2, based

on and supplementing the analysis in Part 1. The EA program design reflected a match between the process and the availability of information at different stages for Olympic projects.

The Part 1 EA completed in May 2001 confirmed that the Bid sited venues in appropriate locations that balanced sporting, legacy and environmental needs. It addressed the overall impacts of the Games as a whole, and stressed the importance of transportation demand management as a means to mitigate air quality and traffic impacts. It confirmed the need for advanced environmental management practices to achieve the Bid's Environmental Policy objectives. It integrated government environmental policy interests and provided a menu of environmental management practices for categories of projects. Finally, it spelled out the integrated (federal and provincial) review and approval process that Part 2 reports would be required to follow to meet the requirements of both sets of legislation.

Early public consultation was necessary to achieve public satisfaction and buy-in to the project. Before the EA, the Bid had been involved in four years of consultation with stakeholders. There had been 28 town hall meetings, 24 focus groups, a survey of 4,500 community groups and a telephone survey of 1,000 households. In the EA process, a newsletter and consultation guide was prepared that was sent to more than 1200 stakeholders. Five workshops were held (one in Toronto, and four in the surrounding regions). The workshops solicited many useful responses. Participants asked about the two-part process and identified concerns about overall impact that included transportation, air quality and site-remediation issues. Some participants opposed hosting the Games, but overall most participants were interested in ensuring high environmental standards should the Games happen. Members of the public in

different geographic locales also identified venue-specific issues and helped TO-2008 recognize venues where more detailed consultation was needed. Consultation on the Bid continued through a Neighbourhoods Working Group, and TO-2008 committed to additional consultation in the Part 2 processes.

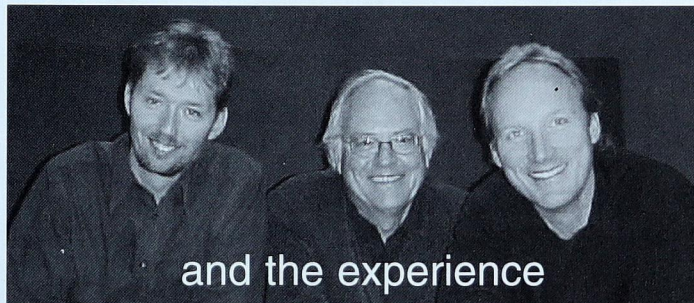
Accomplishments of the EA

Overall, the Olympic Bid EA process resulted in a unique process document (Part 1) designed with and for multi-government stakeholder, with endorsement by both levels of government. In their endorsement, the federal and provincial governments stated that the Part 1 report, establishes a publicly visible and effective environmental assessment process for Part 2, which facilitates federal-provincial co-operation, to ensure that both sets of legislative requirements are met in a timely manner.

Most importantly, the EA process had an effect on the planning of venues and resulted in the early involvement of stakeholders in a complex project. In this manner, TO-2008 demonstrated that it set out a plan to host the Games that involves the protection of natural features and a proactive effort to enhance the existing environment where possible and improve degraded conditions.

The two-part EA process can be a model for planning for large complex projects. It is being considered as a model for the broader Toronto Waterfront Revitalization initiative. It allows for environmental and community concerns to be considered early enough in the process to allow plans to change, leaving detailed impact analysis for later in the process when project details are more defined.

Steve Willis, MCIP, RPP, was the Project Manager and Lisa Prime, MCIP, RPP, was the Environmental Planner for the TO-2008 Part 1 Environmental Assessment. Steve was part of the Environmental presentation to the International Olympic Committee's Technical Evaluation Commission in March 2001. Steve and Lisa work in the Planning and Environmental Management Department of Marshall Macklin Monaghan



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Land Surveyors Sign Internal Trade Agreement

By Sarah Cornett

In response to an Agreement on Internal Trade signed by the federal and provincial governments to remove or reduce interprovincial barriers to the movement of workers, goods and services, Land Surveyors will now be able to be licensed in any part of Canada. Prior to the signing of the agreement in June, professional land surveyors faced a number of impediments to becoming licensed anywhere other than the jurisdiction in which they were first qualified. Now, land surveyors wanting to work as a professional in another province or on federal Crown land will be examined only in subjects that are unique to that area.

"This is an agreement that eliminates unnecessary trade barriers to ensure that land surveyors can pursue opportunities anywhere in the country," Canadian Council of Land Surveyors President Greg Browne said. "At the same time, the agreement ensures that the public continues to deal with qualified professionals regarding land information matters."


To work as a professional land surveyor in any province or on federal Crown land, an individual must hold a license to prac-

tice from the self-governing professional association in that jurisdiction. To obtain a license, individuals with a university degree, or equivalent, article to a land surveyor to gain practical experience and pass a series of professional examinations. The agreement

gives professional land surveyors greater flexibility in operating their practices across the country.

The Canadian Council of Land Surveyors is a federation of self-regulating land survey associations working on land related issues at national and international levels.


For more information, contact: Sarah Cornett, Executive Director, Canadian Council of Land Surveyors at exdir@ccls-ccag.ca.



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Housing

Recent Changes to the Municipal Act Facilitate Partnerships in Housing

By Linda Lapointe

A recent amendment to regulations under the Municipal Act will provide more latitude for municipalities to enter into agreements with private-sector partners to provide affordable housing. In order to limit undue competition among municipalities for new industries, the Municipal Act prohibits "bonusing" by which municipalities provide financial incentives to private-sector organizations. However, this same provision has been an obstacle to municipalities that wanted to give financial incentives to private-sector developers of affordable housing, although financial incentives to non-profit organizations were permissible.

Permitting Municipalities to Enter Into Agreements to Provide Capital Facilities

Reflecting the ideological orientation of the provincial government as well as practical-

cal realities facing municipalities, the province recently amended the Municipal Act to facilitate public-private partnerships as a way of providing certain types of public facilities. This permitted municipalities to enter into agreements with private-sector organizations for the provision of municipal capital facilities. These facilities are listed in Ontario Regulation 46/94 and include a list of 18 different types of facilities such as municipal community centres, municipal roads, public libraries, water and sewerage facilities and so on.

In Section 210.1, the amended Municipal Act states that notwithstanding Section 111 (the bonusing provision), the council of a municipality may provide financial or other assistance at less than fair market value or at no cost to any person who has entered into an agreement to

provide facilities. These include:

- giving or lending money and charging interest;
- giving, lending or leasing or selling property;
- guaranteeing, borrowing; and;
- providing the services of employees of the municipality.

In addition, councils may exempt some or all of the land upon which the capital facility is located from municipal taxes and from development charges.

Defining Housing as a Capital Facility

The May 2001 interim report of the Provincial Housing Supply Working Group recommended that: "The Province should allow municipalities to enter into agreements with the private-sector for the creation of affordable housing under Section 210.1 of the Municipal Act, which would enable municipalities to provide a financial incentive to a private-sector corporation for the development of affordable housing."

Subsequently in June 2001, "municipal housing project facilities" was added to the list of capital facilities exempt from bonusing

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provisions. Under the regulation, "(H)ousing project" was defined to mean: "a project or part of a project designed to provide or facilitate the provision of residential accommodation with or without any public space, recreational facilities and commercial space".

How Municipalities Can Take Advantage of the New Provisions

Municipalities that wish to enter into agreements with private or non-profit sector partners by providing them with one of the financial incentives identified above must meet certain conditions.

1. First, they must be a service manager under the Social Housing Reform Act – only service managers have the authority to create a capital facility agreement with private and non-profit sectors.
2. The municipality has to enact a municipal housing facility by-law which defines "affordable housing." It is up to each municipality to develop its own definition. The by-law also needs to state policies regarding eligibility for the housing units to be created and to summarize the provisions that agreements need to contain. A number of larger municipalities or housing providers such as the cities of Toronto and Ottawa are in the process of developing such by-laws.

3. The municipality has determined that all of the housing units to be provided as part of the municipal capital facilities fall within the definition of "affordable housing" contained in the by-law.

Both ownership and rental housing are eligible for these incentives; but a by-law must be passed for each agreement.

If the service manager is a regional government in a two-tier local government system, the service manager can waive only regional taxes - unless there were a separate agreement between the local municipality and the region governing local taxes. On the other hand, in single-tier local governments, the municipality can waive all municipal taxes.

Where does this leave us?

These amendments to the Municipal Act and related regulations concerning housing are certainly a step in the right direction. As

Peter Zimmerman, housing co-ordinator for the City of Ottawa, said, "The provisions are one more tool for municipalities to facilitate more affordable housing."

They will also give service providers negotiating strength to bring private-sector developers to the table. Greg Suttor, a senior housing policy analyst at the City of Toronto, observes that a service provider might arrange to rent a portion of units for affordable rental units in a new higher end development if the owner or developer receives certain financial incentives.

"Alternatively," he said, "the new provisions would allow the City to enter into agreements for larger scale developments where the



Municipalities may no longer be left with half a loaf after new Act passes

City provides the affordable housing." It is hoped that the changes may foster a more co-operative approach between the private-sector, the municipal sector and the non-profit sector, since it will be in their mutual interests to work together.

This new process of providing financial incentives for affordable housing will require careful analysis on a site by site basis with some underlying rules for measuring public costs and benefits. Furthermore, public-sector bureaucrats will need to learn to negotiate with their private-sector counterparts who may often have stronger financial skills. There is also the risk that some private developers will get favours in return for affordable housing because of political connections. Clearly, there is a need for checks and balances. While desirable, these tools are only the beginning for setting the stage for successful public-private partnerships to provide affordable housing. Many more financial and planning tools are needed – especially the much needed funding for affordable housing.

For further information on Housing and Regulation 46/94, go the Ministry of Municipal Affairs and Housing's web site or contact Susan Bacque at 416-585-7021. Linda Lapointe, MCIP, RPP, is President of Lapointe Consulting, and is contributing editor for housing for the Ontario Planning Journal. If you would like to contribute an article or suggest a topic, please contact her at 416-323-0807 or e-mail at lapointe.consulting@on.aibn.com.



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Steven Rowe: New Contributing Editor for Environment

Glenn Miller, Editor of the Ontario Planning Journal, is very pleased to announce that Steven Rowe has been appointed as contributing editor for environmental issues. Steven is an enthusiastic communicator of environmental planning issues. He has helped organize seminars and conferences for the Ontario Association for Impact Assessment and the Ontario Society for Environmental Management, and he has contributed numerous articles to the Ontario Planning Journal on EA, planning for contaminated sites, and the Ministry of Natural Resources' "Lands for Life" program. He is currently Vice President of the Ontario Society for Environmental Management and an active member of OPPI.

Steven graduated with a Diploma in Town Planning from Leeds Polytechnic, U.K. and worked in Central Africa and the U.K. before arriving in Toronto in 1981.

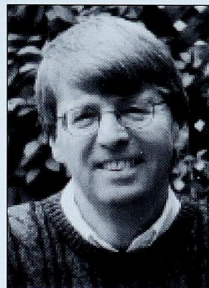
Steven's interest in environmental planning began in the 1980s when he provided land use input, coordination and peer review for a number of landfill site selection process under the Environmental Assessment Act. Since then, his EA work has taken him into diverse areas including hazardous waste, transit, electricity generation and transmis-

sion, roads, and provincial parks and conservation reserves. He continues to apply his land use planning expertise in projects that raise significant environmental concerns, including brown-fields, the effects of aggregate extraction, and the Oak Ridges Moraine.

In 1997, Steven established his own consulting firm, "Steven Rowe Environmental Planner," which provides services to private, government and public interest clients.

Steven's primary goal as environmental editor is to encourage planners across Ontario to share their experiences and success stories, and to keep their colleagues up to date on new legislation, policies and initiatives and their implications for planning practice.

Steven points out that there is no shortage of topics. If you have a suggestion for an article, or there is an area of environmental planning you want to read about in the Ontario Planning Journal, please get in touch. He can be contacted by phone at 416-489-7434 and by e-mail at deyrowe@sympatico.ca.



Steve Rowe

31 / IN PRINT

Just in time for Christmas

30 years of keeping tabs

By Robert Shipley

After an absence from the last issue, In Print is back. The way this section works is this, I do my best to get publishers to send us review copies of books that I think will be of interest to planners. Then I try to find people interested in reading and commenting on them. Then I relentlessly chase the poor people who have volunteered, urging them to finish their task and submit the reviews. The trouble is that the very people who volunteer for what is in effect an important service their colleagues

are also the people who are both busy in and devoted to their professional work. So I would like to thank people like Mary Ellen Scanlon, whose review in this issue is astute and personal, for their efforts. The good news is that reviewers get to keep the books. I would also like to thank Margaret Aquan-Yuen, Planning Librarian at the University of Waterloo for the Book Pix.

I hope others will volunteer in spite of knowing they will be hounded and so we can continue this valuable service to OPPI Members.

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**Durand—
A Neighbourhood Reclaimed**

Author: Russell Elman
Date: 2001
Publisher: NA Group
Pages: 120

**Durand Chronicle 1972–2000:
Three Decades of
Community Service**

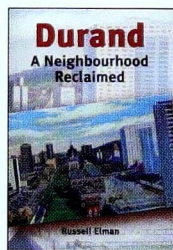
Author: Russell Elman
Date: 2001
Publisher: NA Group
Pages: 93

Reviewed by Mary Ellen Scanlon

I will begin this review by declaring a conflict of interest and end with a confession. “Durand - A Neighbourhood Reclaimed” and “Durand Chronicle 1972-2000: Three Decades of Community Service” by Russell Elman document nearly 30 years in the evolution of an inner city neighbourhood association in Hamilton. Much of the text is devoted to struggles with planning processes and decisions. This is where my conflict arises, as I am both a planner for the City of Hamilton and a resident property owner in the Durand neighbourhood.

Russell Elman's concerns about the threatened demolition of older homes adjacent to his co-op led him to the newly formed Durand Neighbourhood Association

Rober Shipley, MCIP, RPP, is contributing editor for In Print. He is also a lecturer at the University of Waterloo and a consultant in heritage and other issues. He can be reached at rshipley@cousteau.uwaterloo.ca



in 1973. Since that time the former journalist and college professor has been an active member of the Association and both a familiar face and articulate community voice at City Hall. “Durand - A Neighbourhood Reclaimed” recounts stories of the issues and the people he encountered over the years. The second book provides an annotated chronology of events and achievements.

The story of Durand is that of many older neighbourhoods in large cities across Canada. Stretching southwards from downtown Hamilton to the Niagara Escarpment, Durand encompassed a range of homes from modest cottages to some of the finest mansions in the City. The area contained several key institutional and heritage landmarks and was characterized by carefully tended homes, lovely gardens and shady streets. High-density zoning introduced in the late 1950s sowed the seeds for large-scale redevelopment throughout the 1960s. We all know the tune—speculation, demolition of historic structures, block-busting and concerned homeowners. The standard recipe for community activism.

Durand residents organized themselves in 1972 in order to lobby — successfully — for a neighbourhood plan, but they did not stop there. Over nearly 30 years, the Association has been actively and constructively involved in site-specific planning issues, transportation studies, heritage district designations, the creation of community parks and various aspects of policy development. While issues are unique to each community there is much to be learned from the methods and experiences of this particular group. It is not surprising that in the spring of 2001 the Association organized a Province-wide conference of neighbourhood associations to share experiences and facilitate networking.

I read these books with mixed feelings. I attended planning school in the mid-1970s, shortly after the Durand Neighbourhood Association formed and in the heyday of advocacy planners. Like many others I joined the profession determined to change the dynamics of planning through capacity building and facilitating more equitable decision making processes. I suppose I ought to have been heartened by the ongoing vigour of the Durand citizens, but I was troubled by the perceived need for continued activism. Elman makes passing reference to a handful of planners and gives kudos to a few over the years. For the most part, professional planners tend to be grouped with the forces that undermine rather than foster community well-being and sustainability. What concerns me most is that this might be a fair assessment given the history of this neighbourhood and many others across the country. Which leads me to my confession.

In 1994 I relocated to Hamilton and joined the planning staff of the former Regional Municipality here. I wanted to buy a home within walking distance of downtown Hamilton and narrowed my search to a couple of neighbourhoods. I asked a colleague which of the resident's associations in my short-listed areas was the most vigilant when it came to monitoring planning activities and decisions “Durand” was the reply. And so I made my purchase, comforted by the thought that my chosen location afforded me the best chance of protection against the periodic gaffes of my profession.

Mary Ellen Scanlon is Manager, Heritage and Urban Design in the City of Hamilton Planning and Development Department.

*She can be reached at
mscanlon@city.hamilton.on.ca*

BOOK PIX

*By Margaret Aquan-Yuen
(maquanyu@library.uwaterloo.ca)
and Suzette Giles (sgiles@acs.ryerson.ca)*

**Community by design : new urbanism
for suburbs and small communities**

Author: Kenneth B. Hall
Publisher: New York ; London : McGraw-Hill
Date: c2001
Description: 296 p.
ISBN: 007134523X

Planning in postmodern times

Author: Philip Allmendinger
Publisher: London; New York: Routledge
Date: 2001
Description: 280 p.
ISBN: 0415234220 (hard cover)

More pix next time.—Ed.

