



# ONTARIO PLANNING JOURNAL

INSTITUT DES PLANIFICATEURS PROFESSIONNELS DE L'ONTARIO  
INSTITUT CANADIEN DES URBANISTES

MARCH/APRIL 1988  
VOLUME 3, NUMBER 2

## OPPI PLANS BUSY SUMMER: SEVERAL POSITION PAPERS UNDER PREPARATION

**A**s we welcome the arrival of spring and look ahead to the summer months, I want to take this opportunity to highlight some of the current and future Executive Council activities as we head towards the October Annual General Meeting.

### Student Affairs

The call for proposals has gone out for the OPPI under-graduate and graduate scholarship awards for 1988. The Executive will be judging the submissions in May, and the \$1,000 award to each student will be presented at the October Annual General Meeting in Toronto.

Also, representatives of the Exec-

utive Council are meeting on April 21st with the student representatives from each of the Planning School Programs to discuss the possibility of having an elected, non-voting student representative to sit as an observer at Executive Council meetings.

Depending on the outcome of the April 21st meeting, the Executive Council will further consider this matter and report back to the membership at a later date.

### Membership Service

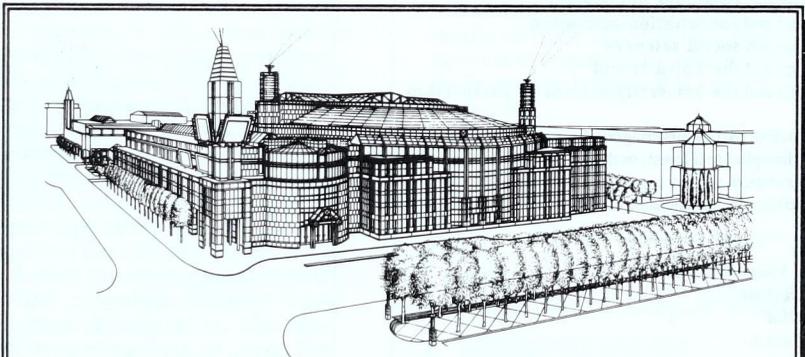
You will soon be seeing an advertisement in the Journal relating to the sale of several items which the Executive thinks will be of inter-

est to the membership. The first is a silver-covered lapel pin in the shape of the OPPI logo. The second item is a 1989 pocket day planner. I encourage you to order both. In 1989 the Executive hopes to expand the number of items available, to include such things as OPPI coffee mugs. Should the membership have any other suggestions, please let us know.

### Financial Affairs

The preliminary 1987 Financial Report shows both revenues and expenditures higher than anticipated in the approved 1987 Quarterly Budget. We ended the year with a deficit of \$7,306.00; however, our accumulated surplus at year end in the Reserve Fund stood at \$18,769.00. It was a very active year with membership numbers rising again for the second consecutive year. A 1988 Budget in the amount of \$226,925.00 has been struck with expenditures being projected at \$13,975.00 higher than anticipated revenues.

It has now been determined that the 1987 CIP National Conference in Toronto was a successful event financially. The Organizing Committee will return nearly \$20,000.00 to be split equally between National



### PHANTOM OF THE OPERA

*Deo Paquette, Betty Chee and Gino Natale were awarded first prize by the Toronto Society of Architects for their submission to the "Phantom of the Opera Exhibition of Ideas". This juried exhibition allowed architects, graduates and students to positively contribute to an architectural debate about the current trend in the commissioning of public buildings and, specifically, the commissioning of the Ballet Opera House.*

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NEXT COPY DEADLINE:  
MAY 25 1988

and the OPPI. The schedule of membership fees was struck in mid-1985, and implemented January 1, 1986. However 1987 was the first full year of operation with the whole Province being represented in the organization. 1988 will be the year to assess the on-going budgetary requirements of the organization. A recommendation will then be made by the Executive Council regarding an increase in fees for 1989.

I would ask you to remember that March 31, 1988 is the deadline for the receipt of the 1988 membership fee.

Liaison Committee The OPPI/MMA Liaison Committee meets four times a year, and the Committee's agenda since January of 1987 has been quite full. Recently a brief on the Temagami Wilderness Issue was prepared.

Submissions have been made to the Province on issues such as new legislation, legislation review, policies, programs and specific issues such as Healthy Cities.

The Committee is currently considering the issue of Solid Waste Disposal, Property Rights, Provincial

Housing Policy and a draft paper has recently been prepared on "The Future of the Greater Toronto Area". I hope that position papers on all three of these issues can be completed and submitted shortly.

Any suggestions on issues which should be discussed with the Province or on issues which the Institute should make public can be forwarded to me by letter. As always, the Executive and I are seeking the active participation of the membership in drafting such position papers.

*Steve Sajatovic, President OPPI*

## Call for papers

The Faculté de l'aménagement (Environmental Design) of the Université de Montréal is organizing, to celebrate the 20th anniversary of its founding, a national bilingual congress on the evolution of teaching, research and practice in **architecture, landscape architecture, urban planning, industrial design and other related fields.**

This encounter will take place **October 20, 21 and 22, 1988** at the Méridien Hotel in Montreal, accompanied by an important exhibition of student and professional work. It will group professors, researchers, professionals, civil servants and other persons in Canada interested in sharing and debating their knowledge and their experience in the fields under consideration.

Under the general theme of **VISION/88/ACTION**, these meetings will take stock of new developments in the environmental design disciplines. Special forum sessions will treat various issues which are common to several of these disciplines, such as:

Environmental design and **creativity**  
Environmental design and **conservation**  
Environmental design and **computer application**  
Environmental design and **consultation-mediation**  
Environmental design and **social sciences**  
Environmental design and **the Third World**  
Environmental design and **the university/enterprise partnership**

You are invited to take an active part in this congress by presenting a paper, within either the scope of a forum (multi-disciplinary interest) or the scope of a workshop (disciplinary interest). So that your presentation can be considered for selection, a **one-page outline**, indicating the title, objectives and content, should be sent before March 1, 1988 to:

Prof. Patricia Falta  
Executive secretary Vision/88/Action  
Faculté de l'aménagement  
Université de Montréal  
P.O. Box 6128, Station A  
Montreal, Quebec  
H3C 3J7

**Do not miss this important summit meeting in Montréal, the 20, 21 and 22 of October 1988.**

\* The organizers intend to publish the accepted papers after the congress.

VISION  
88  
ACTION

## PRODUCTION CHALLENGE MET: LET'S FOCUS ON CONTENT

by Glenn Miller

**Y**ou have probably heard about the wonders of desktop publishing. Chances are, however, that unless you have had hands-on experience you have little appreciation for how remarkable the current technology really is.

The Journal is now a product of this brave new world. The actual assembly of the Journal is done by Steve Slutsky on a MacIntosh SE, using the latest software, which gets updated practically every issue. Things change fast in this business. But production technology is only part of the story. With our correspondents located all over the map, we now rely on a wide variety of methods to compile the information.

Most of the material is sent to the Journal in typewritten or - dread the thought - handwritten form. It comes in the mail, or, more typically, by courier. Recently, more and more people are relying on the FAX - invaluable for correspondents whose material is LATE. Our keyboard artist, June Hall, then word-processes the edited material in a continuous wedge of type. This is then optically scanned and transferred on to a Mac diskette, at which point it is ready for ingestion into the Mac SE. This method is definitely miraculous, but alas, not foolproof, and accounts for occasional oddities in continuity that escape proofing. (When June gets a PC, the optical scanning step can be eliminated.)

Some correspondents, like South-western editor Gary Davidson, compose directly onto a Mac diskette which is mailed to me, along with a paper copy of the text. It can be imported directly into the SE.

A third source is material typed on IBM compatible diskettes. I can edit these directly on my machine before handing them to Steve. The

information is then transferred onto MacIntosh diskettes via a very clever piece of software called MacLink. Most word processing packages can be accommodated, although the most straightforward is WordPerfect.

Yet another method of receiving material is via the telephone lines, using a modem. This can be handled on either IBM or MacIntosh formats. We are still experimenting with this approach, and for the time being, I prefer that people send diskettes. Receiving material directly on diskette is very convenient, and saves the Journal money by cutting out the retyping cost. When sending diskettes, please include a Hard copy (on old fashioned paper).

As always, effective written communication is a vital tool, whether we are producing a newsletter, a report to Council or a submission to a client. The ability to manipulate data, make changes at the last minute and treat the printed page a powerful tool to reach our audience has never been more accessible. A professional appearance to our work definitely improves comprehension - today's technology gives that capability to nearly all of us. And with the range of options in transmitting information, there are few barriers that cannot be overcome.

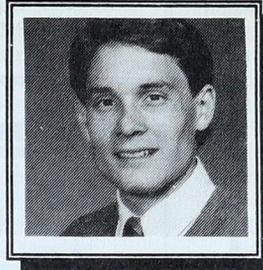
Now we have **no** excuses if we fail to communicate!

## MARKETING MANAGER FOR JOURNAL APPOINTED

The Journal is very pleased to announce that Scott Davis recently joined the OPPI Journal "staff" as Manager of Marketing and Advertising. His role will be to consolidate the Journal's already excellent advertising base and to expand the circulation of the magazine to related groups and professions.

Scott completed his Master of Arts in planning at the University of Waterloo in January. His under-graduate degree in Geography and Resources Management is also from Waterloo.

Scott has been a co-ordinator in the Department of Co-Operative Education and Career Services at the University of Waterloo since June, 1987. His primary function in that role is to find work placements for



Scott Davis

Environmental Studies (Planning, Geography and Environment and Resource Studies), co-op students. Planning students entered the co-op program in 1985, and the number of placements in both the private and public sectors continues to grow.

The objective of the co-operative education program is to expose the students to the theory of the classroom as well as the practicality and reality of the workplace. In order for this to be successful, Scott and his colleagues in co-operative education, contact prospective employers and encourage them to hire co-op students to help with the work loads of their businesses.

This experience will undoubtedly stand Scott in good stead in his new volunteer role with the Journal.

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## SOCIETY'S VALUES INCOMPATIBLE WITH SOUND PLANNING?

BY TONY USHER

*"The public has become more cynical. They don't involve themselves in parties anymore. They get involved in special interests. They just say 'We want this. Period.'" - Mitchell Sharp quoted in Globe and Mail, March 11, 1988.*

**T**his column's crystal ball says that the current transformation of Canadian politics and government is going to shake planning to its foundations. All you Planning Act planners should pay close attention to a recent development in one of those many sectors of planning that you don't define as planning.

The recent Temagami Area Working Group fiasco tells us a lot about how we are going to have to get used to a very different world, like it or not.

As mentioned in this column three issues back, the Crown land use comprises carefully crafted under the Davis administration came apart in the Temagami area in last September's election campaign. After the dust settled, Natural Resources Minister Kerrio established a working group representing all interests, to try to resolve the reopened conflicts between wilderness and resource industry advocates. The group apparently worked out another compromise (accounts differ), but collapsed when only half its members would sign the report. The report as submitted by the group's chairman, Laurentian University President John Daniel, includes the abortive compromise, but also deplores the decline of public confidence in land use decision making processes, the unwillingness of parties to compromise within those processes, and the inability of those processes to resolve conflicts effectively.

Dr. Daniel's lamentations about decision making processes are not unprecedented. They deal with only one side of the coin, however. The other side is a change in our legislators which is, of course, inter-

twined with the changes in the people who elect them. Since the Peterson administration took power, I have been puzzled by, and at times critical of, the extremely low priority it has given to planning. With the exception of pollution abatement, where the government's record has

rejected partisan nostalgia for Tory rule (a disease with which I was never afflicted). For a while, however, I thought that Mr. Peterson and his ministers just couldn't see the light, concerned as they are with other priorities such as the development of the human

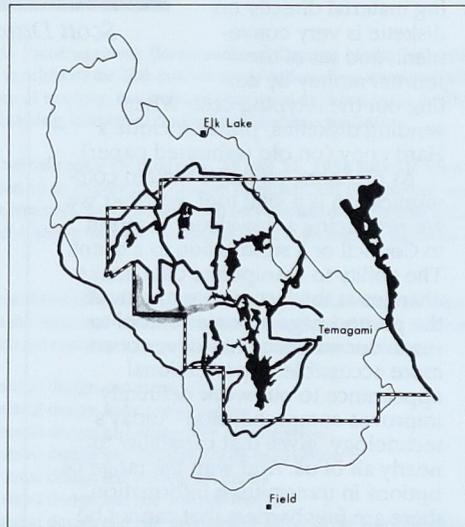
potential of Ontarians through enhanced shopping. This was unfair. In fact, our politicians reflect us, and we as people don't care about planning as much as we used to. It's the same at Ottawa and our city halls as at Queen's Park.

Planning, whether urban development, environmental assessment, or Crown resource management, involves strategic thinking and "scientific" management. It needs the gifts of patience, compromise, and reconciliation. It requires some basic public trust in agency and consulting planners, and in the political leaders whom the planners advise. Such trust must be built on commonly held goals beyond the satisfaction of individual greed. Planning involves willingness to accept the outcomes of open and democratic decision making processes most of the time. It involves political leadership - the guts to make decisions that might offend somebody - in the minority of cases where the everyday processes don't work. Whether for good or ill, our emerging society doesn't share these values. The planning processes and structures we have so carefully built up and grown used to over our lifetimes are no longer accepted as rules for the games people want to play. Temagami is one example. Toronto or Ottawa will be next.

*Tony Usher is a Toronto-based planning consultant, specializing in rural, resource, environmental and recreational issues.*

### TEMAGAMI AREA WORKING GROUP

#### REPORT



been admirable, land use, community development, and resource management issues have by and large been ignored. The government has been extremely reluctant to resolve conflicts, to improve decision making processes, or even to imply a sense of priority through ministerial appointments (James Bradley excepted). This contrasts with the previous administration's at least occasional interest in strategic planning and rational management of our lands, waters, and resources.

In trying to figure out why the present government doesn't care about planning, I immediately

## PLANNING AND ENVIRONMENTAL CRIMINOLOGY; DEVELOPMENT OF A HYBRID by Gregory Saville

What is a study of crime that espouses an environmental perspective? How can that environmental perspective contribute to the efforts of police crime-prevention officers or urban planners interested in avoiding crime-prone designs for neighborhoods and communities? These are the central questions that have been addressed of late by an embryonic field known as "environmental criminology".

weighed the costs of such programs. Researchers have pointed to limitations with available data and the reductionist nature of any such disciplinary perspective. Yet in recent years there has been a gradual merging of the practical and theoretical viewpoints, and while no multi-disciplinary hybrid has yet emerged, some significant inroads have been made.

From a subdivision design perspective, crime prevention officers of the Halton Regional Police Force reg-

ularly review subdivision plans prior to registration (as do many Forces) and conduct field visits to site plan locations in an effort to identify potential problems at an early stage. These efforts echo the lessons of a recent planning experiment in British Columbia where police, criminologists, planners, and government officials collaborated to design a town with a "crime-free" environment. The town was called Tumbler Ridge and its design took advantage of findings that indicate most urban crime takes place on the paths from home to work or school - findings that inevitably lead to common sense, site specific, recommendations. One recommendation is to enhance lighting in certain areas like parks and walkways to improve neighborhood, "informal", surveillance. Another is careful placement of "opportunity" targets, like placing taverns with night-time rowdies close to transit stops (where busses, streetcars, or subways can conveniently replace motor vehicles for the after-drinking journey home) and farther from commercial strips with storefronts susceptible to unobserved vandalism and break-ins.

From an urban research perspective, the Metropolitan Toronto Police

Force has developed computerized crime analysis units in which divisional police analysts examine the site specific, spatial patterning of criminal offenses across the urban landscape. At present, these analyses are part of on-going investigations. However, the potential exists for further development. Crime analysis is one of the newest endeavours of policing and some Forces are experimenting with main-frame, computerized geographic information systems to enhance this function. It may be only a matter of time before police crime analysts and criminologists can develop predictive models. This, in turn, may point the way in pro-active, crime prevention activities for police and planners alike.

From an environmental design perspective, the Planning and Research Bureau of the Peel Regional Police Force recently analyzed the spatial patterning of motor vehicle thefts in the Region of Peel to develop an "offender-target" profile. The findings identified the Pearson International Airport as the most victimized area in the region. With over 7,000 parking spots, a highly transient population, and limited surveillance capabilities, the locational opportunities for motor vehicle theft are high in land uses of this type. The Force accordingly pays particular attention to these problems.

The unstated objectives at hand for these inroads is to develop an interaction between practitioners and researchers. It is a multi-disciplinary interaction which is fostering the belief that crime is not only the venue of the police, that urban design is not only the venue of the planner, and that crime research is not only the venue of academics. They are shared venues.

The unstated goal of this process is to re-think earlier notions of urbanologists and criminologists ingrained with the "environmental determinist" panacea; a panacea that was devel-

## Equity in Health

### Health Goals To Health Gains



The OPHA will develop the theme of **Equity in Health** at its 39th Annual Educational and Scientific Meeting: 20-23 November 1988 at the Sheraton Centre in Toronto Ontario. Equity in health has been widely recognized as a primary value and goal in achieving health for all in Ontario. "Equity" is a philosophical value that has measurable and non-measurable aspects. It can mean equality in access to modalities of healing, and equality in health opportunities related to employment, housing, income and education.

### Call for Abstracts

You are invited to submit an abstract which leads to an articulation of target objectives for government and health professionals, or which identify and assess existing opportunities, constraints and future possibilities. Presenters may have university or college affiliations (faculty or students), may be practising professionals or may represent community groups or coalitions. Abstracts should be limited to not more than 200 words. The presentations will be of 15 minutes duration, with 5 minutes for discussion.

Please submit an original and 3 copies of the abstract with author(s) names(s), affiliations, address, and telephone number by not later than July 1 1988 to:

Marie Boullier, Scientific Papers Coordinator  
Ontario Public Health Association  
c/o Department of Behavioural Science  
McMurrich Building, University of Toronto  
Toronto, Ontario M5S 1A8



ONTARIO PUBLIC HEALTH ASSOCIATION  
L'ASSOCIATION POUR LA SANTÉ PUBLIQUE DE L'ONTARIO

Most planners, criminologists, and police officers are aware of the potential links between urban form, the built environment and crime, but the designing out of crime has not received a great deal of attention by practitioners in the past. One possible reason for this neglect has been the contradictory findings of past research.

Practitioners note that significant gains via programs such as C.P.T.E.D. (Crime Prevention Through Environmental Design) has not always out-

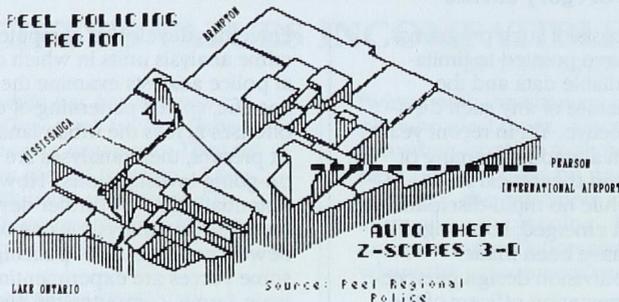


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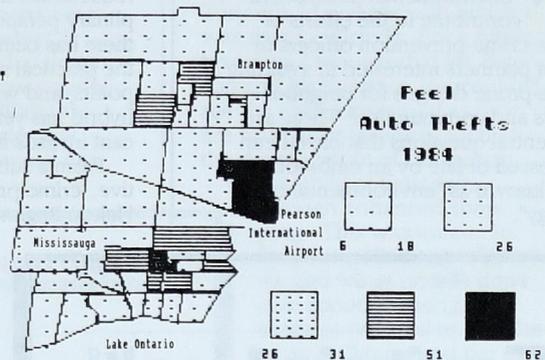
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**PEEL POLICING REGION**



Source: Peel Regional Police



oped from the 1960's treatise of Jane Jacobs about city planning and then was later expanded upon by New York architect Oscar Newman in his much, criticized work about defensible space. While one would certainly not wish to completely abandon notions of neighborhood territoriality, natural surveillance, and community cohesion/social control, it certainly appears to be time for a re-evaluation by those with the clearest understanding of

such processes - planners, police, researchers, and community members.

In keeping with the spirit and recent success of the multi-disciplinary approach, a working conference on potential research directions in environmental criminology is being tentatively scheduled for early October. The working title is "Research Futures in Environmental Criminology" and it is slated for the Toronto area in conjunction with the Faculty of Environmental Studies, York University, and several local police forces and government agencies. For further information contact Gregory Saville, telephone (416) 453-3311, ext. 251.

*Gregory Saville is a police officer assigned to the Planning and Research Bureau of the Peel Regional Police Force. He is currently conducting graduate work in environmental criminology at the Faculty of Environmental Studies, York University.*

**ECONOMIC DEVELOPMENT**

DIANE MOORE OF THE Ontario Industrial Development Council would like to receive information on any program meetings of seminars province-wide so she can publicize them to membership.

Her Windsor number is:  
**(519) 255-7790**

*The OIDC jointly runs the Economic Development Program at Waterloo.*



In the next issue of the Journal, we hope to carry extended coverage of the Economic Summit



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## The Job Life Cycle - A Tool For Understanding The Changing Needs Of Managers

by John Farrow

**A**re you tired, depressed, demotivated by your job? If you are, maybe this is part of a natural cycle, and the solution is not just to try harder. Research shows that most of us will spend three to four years in up to nine jobs in our working careers and that each job will follow a cycle of: familiarization, mastery, development and withdrawal. I believe this simple concept is useful for us individually as we seek to manage our own performance, and is useful for managers seeking to understand the assistance staff need to improve their performance.

The concept is based on the premise that all jobs must offer to the individual rewards which are personally satisfying and that what one "gets out of a job", must change over time. This approach is useful in helping to diagnose where individuals may be in relation to their work and, therefore, is helpful in guiding managers on which actions are most appropriate to help improve performance.

The concept of the stages that managers and professionals move through, together with the issues that arise at each stage, are as follows:

**Entry:** What expectations does the process of selection create? What will the new person inherit from the past? How will the hand-over be made? This can position the new person as either a "new broom" or as maintaining status quo. What is the role?

**Orientation:** Establishing a correct understanding structure of organization. Identifying correctly the key players - subordinates, colleagues, superiors and channels of communication. Understanding organizational priorities. Developing a concept of how to play an affective role.

**Mastery:** Moving from dependence to independence. Building channels of communication and influence. Demonstrating competence. Moving from social acceptance to acceptance by peers of task competence. Gaining recognition for personal style and ability. Demonstrating

ability to clean up old problems and solve new ones. Development of trust by superiors and subordinates.

**Development:** Establish leadership by initiating changes. Extension of influence. Focus becomes more upward and outwards, less inward. More contact and joint responsibility with managers of other groups.

**Consolidation:** Effectively implementing changes. Expansion as far as allowed by structure.

Personal goals achieved and drive begins to weaken. Much is familiar, stimulation lessens. Emphasis moves to maintenance.

**Resignation:** Drive gone. Focus on tangential issues. No new initiatives. Frustration builds.

Pressure experienced but work unrewarding. Problems look more complex and solutions look impossible. Tendency to blame organization for problems. Feeling of being under-employed grows.

**Exit:** Symbolic event important for next job. Style of exit determines which links will remain effective for next job.

What is outlined here is a simple concept for a topic on which there is a great deal of research.

However, even in its simple form, the concept provides a basis for considering how to help managers at different stages of the job cycle. Tutoring and coaching are obvious ways to help managers adapt and develop their skills so they move through the job cycle with more effectiveness. The objective is clearly to get individuals to their most productive stages (Development and Consolidation) quickly, and then keep them at this peak level of performance as long as

possible.

This model also provides a basis for considering when the restructuring of a job may be appropriate, and when a reorganization, which reallocates responsibilities, may be useful. However, the limitations of general models dealing with individuals must also be kept in mind. Good managers always recognize that staff require individual attention, not blanket solutions.

When it comes to self appraisal, this concept raises some interesting questions about where we are as individuals, and what skills we need to work on next. A good test for any manager seeking to base motivation initiatives on this type of diagnosis is to apply it to themselves, and see if it works.

1. *Adapted form research by Peter Smith of the Asbridge Management College (1985)*
2. *Career Dynamics by E.H. Schein (1978)*

*John Farrow is a partner responsible for strategic management at the Coopers and Lybrand Consulting Group*

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## British Planner Seeks Job In Canada

P.N. Horsley, MRTPI, has been a planner since 1983. He has worked for Wyre Borough Council, principally in the Forward Planning and Development Control sections, and most recently, with the Lancashire County Planning Department. Concurrent with his professional experience, Mr. Horsley earned a post-graduate diploma in Environmental Planning. His current job utilizes his under-graduate geology degree and involves the preparation of site histories for mineral and waste disposal situations. He has excellent references and would be grateful for help in getting established in a short or long-term planning position in Canada. A Canadian address for positive replies is 213 Greenfield Avenue, Willowdale, Ontario, M2N 3E2, (416) 226-1258.

## New Face At P & R

In Kitchener Mike Sanderson, formerly of Urban Systems Ltd., Calgary, Alberta, has joined the Kitchener Branch of the Proctor & Redfern Group. Mike received both Bachelor's and Master's degrees in planning from McMaster University, Hamilton, and a Master of Civic Design degree from the University of Liverpool. Since 1975, his experience includes eight years with DeLCan, Deleuw-Cather Western Ltd., Calgary and four years with the Calgary Regional Planning Commission.

Acquisition For Proctor & Redfern Limited Doug Scott, P.Eng., Vice-President of Proctor & Redfern's Northern Ontario regional offices has informed the Journal that Proctor & Redfern Limited has acquired the Sudbury operation of APD from Sandwell Swan Wooster effective March 1, 1988. The acquisition of the resources of APD's Sudbury operation enhances Proctor & Redfern's growing industrial engineering strength located in Thunder Bay, Sault Ste. Marie and Don Mills. The move was made in the interest

of Proctor & Redfern's industrial, architectural and municipal clients who demand high quality mechanical, electrical, structural and civil engineering services.

The acquisition of the APD Sudbury operation also enhances Proctor & Redfern's long-established Sudbury-based planning services, managed since 1978 by Mr. Don McCullough, MCIP. Sudbury planning services will now be fully integrated with and supported by local engineers living in Sudbury.

There are a total of 20 professional and support staff working there.

Proctor & Redfern's Sudbury office will be managed by Mr. Arturo (Art) T. Abrera, P.Eng. Don McCullough will be assistant manager and regional planning manager. The new address for Proctor & Redfern's Sudbury regional office is: 1040 Lorne Street South, Sudbury, Ontario, P3C 4R9, (705) 674-8343, Fax: (705) 674-1694.

## Appointment

Dr. Barry Wellar, MCIP, OPPI, Professor, Department of Geography, University of Ottawa, has been named to the Screening Panel for the National Science Foundation's National Centre for Geographic Information and Analysis (NCGIA).

The U.S. Centre will focus on basic research in geographic analysis using geographic information systems. The Centre, to be selected from among eight university consortia, will be funded at \$1.25 million per year for up to 8 fiscal years. It will link U.S. National interests - public, private, academic - in the research, education and applications aspects of geographic information systems research and development.

Dr. Wellar has been involved in a number of national and international R & D projects on information systems and services. He is a former president of Urban and Regional Information Systems

Association, and has been an advisor to all levels of government on the applications of information technology.

## STUDENT LOOKS FOR INPUT FOR THESIS

This summer Master of Urban Planning student Douglas Frost will be undertaking research into bargaining procedures between real estate developers and suburban municipalities in the Toronto region. The emphasis will be on office, industrial and commercial developments, and the approval process that promoters of these types of ventures encounter when dealing with planning staffs and municipal authorities. Flexible criteria used in the examination of proposals such as market feasibility analyses, design criteria and desirable environmental or fiscal attributes are of particular interest to Frost, who intends to write his McGill thesis on how negotiations between private interests and municipal officials can affect the real estate development industry, local growth patterns and the planning process itself.

Anyone with pertinent information willing to contribute to the study is encouraged to write Douglas Frost at 102 15th Street, Roxboro, Quebec, H8Y 1N6, or leave a message at 1-514-684-9317.

Information pertaining to the Scarborough-Markham and Mississauga-Oakville areas is especially welcome

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## Northern

### Region Seeks A New Vision -

Abridged From An Article By W. Parker In 88/02 Edition Of "Northern Ontario Business" - Abridged By Jeff Celentano Like a born-again boom town, Sudbury is out looking for new worlds to conquer. Only a few years ago, the mining community was scrambling for ways to keep itself alive. Now it's exploring vast visions - such as West Edmonton Mall or an Eaton Centre or a network of covered walkways through the downtown streets - that will turn it into an outstanding world-class community.

The Sudbury of 1988 is a confident, forward-looking community, proud of its present and hopeful of an even better future. It's a far different place than the lay-off ridden, recession shocked mining town of 1983.

Faced with extensive lay-offs in 1977 and a further deep recession in 1982, the community as a whole recognized that "everybody had the problem", and that a common enemy threatened the very survival of the region, according to Regional Chairman Tom Davies.

Once a local framework was in place, Sudbury's leaders moved out to Queen's Park and Ottawa where they lobbied both government and opposition caucuses for their support.

Don Caveen of the Sudbury Regional Development Corp. admits he's not sure why Sudbury was able to accomplish such wide-ranging diversification in so short a time. Like Davies, Caveen gives a lot of the credit to the community itself. At an early point in its fight for economic survival, Sudbury identified its grimy, mining-town image as one of the

major obstacles to diversification.

Downtown redevelopment, the "greening" of Sudbury and several new cultural amenities including Science North Project have gone a long way to turning that around.

Sudbury Mayor Peter Wong believes the Region's size was a big factor in its economic survival.

Wong sees the area's biggest potential in tourism, and he wants Sudbury to develop the industry.

But he believes the mining industry will continue to be the backbone of the community. Like Caveen, Wong is looking for a major project that will push Sudbury into the class of outstanding cities.

"If we can somehow find something that will make Sudbury an outstanding winter city I think we should be concentrating on that", Wong said.



## Central

### Busy season for Central Programs

Spring 1988 has been extremely busy for the Central Program Committee. Recent meetings have covered diverse topics such as Retirement Communities and Work Place Day Care. A report on the return visit to Mississauga City Hall will appear in the next issue.

Your correspondent has a confession. When I turned up at the Elmwood Club in March to hear about Retirement communities, it was out of a sense of duty. I was **not** looking forward to it. Instead, I was very pleasantly surprised. I not only learned a lot, but thoroughly enjoyed myself.

Fred Reynolds, President of Trent Rideau Properties, gave a high powered talk designed to change people's minds about the subject. He set

us straight from the outset. "Don't call it retirement," he said. "These people are just starting to live." He went on to explain how the philosophy of developing "lifestyle communities" is different from traditional development. Obligation and commitment are key words in the lexicon of a lifestyle developer.

Fred compared his developments in rural Ontario with those in Florida. Not only does Ontario offer a variety in climate, but seniors who choose to remain here - instead of fleeing to Florida - retain OHIP and their family and social ties. When Canadians living in a Florida retirement community were offered the opportunity to purchase comparable property in Ontario, the response was a staggering 120 out of 900 units.

In terms of development standards, site planning and a willingness to invest in amenities upfront are basic requirements for the developer wishing to enter the business.

Speaking in the wake of Fred Reynolds was John Rogers, a politician from Georgina Township. The discussion turned quickly to constitutional issues: is it fair that retirement communities pay school taxes when no one under 18 is allowed to live there? Is it reasonable to allow private agreements to exclude children? Should these be enforceable? John made it clear that successful retirement projects are upscale. Trailer park communities dedicated to that purpose have less appeal.

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## David Crombie Returns To Toronto

Planning and development activities in the Harbourfront area of Toronto have been reported in The Journal over the past year. It is now time to report another chapter.

Following the lifting of the freeze on development at Harbourfront last summer, Harbourfront produced a new urban design plan for its lands. Discussions were held with City of Toronto officials, primarily regarding the amount of "parkland" which was to be provided by Harbourfront. The City has been requesting that 16 ha of park space be turned over to the City. Toronto City Council was not satisfied with Harbourfront's offerings of parkland and in February, 1988, passed an Interim Control By-Law on the Harbourfront land which prohibited further residential and commercial development.

Recently, the Federal government has established a Royal Commission headed by former Cabinet Minister and Toronto Mayor David Crombie, to examine the use of Federal lands on the waterfront.

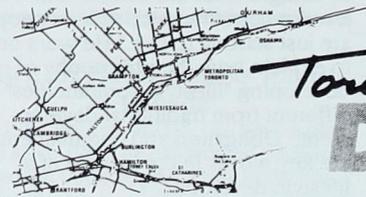
As well as Harbourfront, the Royal Commission will be examining the use of the 445 ha (1,100 acres) of land owned by the Toronto Harbour Commission, the future of the Toronto Island Airport, the protection of the environment and the possible use of the waterfront as sites for the Olympic Games and a World Fair.

The Royal Commission will have up to three years to carry out its review of Federal lands.

Mr. Crombie has indicated that he plans to hold public hearings on the waterfront land use issue.

As well as the Federal interest, the City of Toronto, Metropolitan Toronto, and the Provincial government all have jurisdiction in land use planning and have land holdings in the waterfront area.

Former City of Toronto Planning Commissioner Stephen McLaughlin completed his one-year study on the use of Federal land in the Metropolitan Toronto area in 1987. Mr.



# Toronto Planning DIGEST

## Toronto Planning Digest Event



Alan Demb

To celebrate its first year of publication, "Toronto Planning Digest" has sponsored a symposium on May 12th at the Guild Inn in Scarborough to bring together people who really care about the future of the greater Toronto region.

According to publisher Alan Demb, delegates debated with colleagues, like Joe Berridge of Berridge Lewinberg Greenberg, Ed Levy of the B-A Consulting Group, and Ken Whitwell, Scarborough's Planning Commissioner. Joe Berridge gave a paper on new development guidelines for Toronto's Central Area. Ed

Levy's paper was about the policy implications of mass transit fare integration across the greater Toronto region. Ken Whitwell's paper addressed the risks of continued regional expansion in the absence of clear regional development guidelines.

The position papers were sent about two weeks prior to the symposium as a preview, to allow delegates to present ideas fully at the symposium. The sense of participation made the symposium stimulating, provocative, and enjoyable.

The symposium was a congenial gathering of forty people, leaders who represent the range of disciplines associated with planning and development.

*A full report will follow in the next issue*

## Provincial Land Sales For Housing

The Province has recently announced that it will sell 30 ha (76 acres) of land at five sites in Metro to provide for the development of affordable housing. The five sites are located in Etobicoke, North York, Scarborough and Toronto. The land will be sold or leased at below market value, to provide the opportunity for non-profit housing organizations or others to build an estimated 2,000 units of affordable housing for low and middle income earners.

The Province owns more than 30,000 ha of real estate throughout southern Ontario. Provincial Housing

Minister Chaviva Hosek and Government Services Minister Richard Patten were quoted in local newspapers as indicating that other "surplus" Provincial lands could be sold, with the money placed in a housing development fund, and that about 1,600 ha of land could be used for non-profit housing.

Mr. Patten indicated that sensitive planning would be carried out and that the land would be developed with "mixed housing" to accommodate families of varying incomes "living in attractive developments that won't become slums."

*Gelnn Scheels*

*[see page 19 for more Central news]*

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McLaughlin has been critical of the planning and operation of Harbourfront and, as a colleague of Mr. Crombie's, there has been speculation that he too may play a role in the Royal Commission proceedings.

## News Bulletin

We have found the reasons behind the NIMBY phenomenon - it's the LULU. Locally Unacceptable Land Use. Then there's the Montreal car wash that offers personalized service from bikini clad "washers and ticklers". Is this strip zoning?

## Waste Disposal

Waste disposal is currently one of the biggest planning, engineering, political and community issues in southern and central Ontario. As our towns and cities have grown, so too has our ability to generate waste. While we are urged to recycle waste paper and other materials, and some municipalities are considering "energy from waste" incineration, the majority of our waste must still be disposed of at landfill sites. A growing number of municipalities are now searching for new sites to dispose of garbage as current sites quickly fill.

In the Midland area, a municipal dump was ordered closed by the Province as the landfill area was not technically sound, and leaching was occurring. The Province further ordered Metropolitan Toronto to permit the Midland area municipalities to deposit their waste at Metro's Keele Valley dump in Vaughan, northwest of Metro Toronto.

Meanwhile, Metro is scrambling to find a new landfill site as its second landfill site, Brock West in northeastern Pickering, east of Metro, is nearing its termination. A number of sites within northeastern Scarborough (Metro) and east of Metro Toronto have been identified as candidate sites by an engineering firm studying the matter for Metro. Residents in Pickering and Ajax, who live near Metro's Brock West site, have strongly voiced their opposition to a second Metro landfill in their communities. Three of the recently identified candidate sites were on land owned by the Provincial government in northeastern Scarborough and Pickering. The Ministry of Government Services informed Metro that these sites are not to be considered for landfill as they are being reserved for housing as the Province attempts to deal with housing needs in the Toronto Region.

The search continues with engineers carrying out feasibility studies,

Metro politicians discussing the matter with Queen's Park and the Metro Works Commissioner sending letters to more than 300 municipalities within 300 kilometers requesting to buy up to 405 ha (1,000 acres) of land for a dumpsite.

In the Region of Halton, a joint Environmental Assessment Board and Ontario Municipal Board hearing has been in progress for almost one year to determine where Halton's new landfill site should be located. It has been an extremely long process to arrive at a chosen site. The site search began in the late 1970's, and the Joint Board is not expected to deliver a decision until later this year.

Halton's previous dump located in Burlington became full in January, so the Regional Municipality is paying \$1 Million per month to haul garbage to an incinerator in Niagara Falls, New York, and to private landfills in Ontario.

Stay tuned - we will endeavour to report on further advancements.

The weather's been nice, no spring



## Southwestern

snows but still no news. Not to be discouraged the OPPI reporting squad has gone after good old gossip. So if your name appears in this column and you want to be spared further embarrassments then send us some real news.

## STOP THE PRESS:

Tom Lemon, SWOD's undercover community development agent in Seaforth, has had a baby boy (Alexander) - no we don't know how he did it. He was heard to say: "this is worse than night meetings"

## ESSEX COUNTY GOSSIP

What we really wanted when we contacted Essex County was GOSSIP, but we also got some hard planning news. For years Essex has been requiring people who received consents for the purpose of a retiring farmer or a surplus residences to enter into agreements committing ownership for a period of 5 years. The Ontario Supreme Court recently struck down these agreements. Oh well, back to the drawing board. In the meantime the Department continues their search for an intermediate planner. And now to the gossip- Ed Cornies continues his affection with garbage and Cindy Prince is doing her best to keep the population of

Essex growing. Cindy will be receiving cards in July.

## GUELPH GOSSIP

It's springtime and for students that means ..... you guessed it, graduation and permanent employment or, for those still struggling through the academic world, summer jobs! This report highlights a return visit to the University of Guelph campus to check up on the planning students at the University School of Rural Planning & Development (USRPD). (Yes, this reporter does admit to a slight bias when it comes to putting Guelph in the limelight.)

USRPD planning students are definitely on the move. Recent and soon to be entries to the world of full-time employment include: Rob Nesbitt - County of Lambton, Dennis Flaming - Ministry of Municipal Affairs, Plans Administration Branch, Toronto, Gary McTavish - OMAF, Foodland Preservation Branch, E. Ontario, Steve Connolly - City of Mississauga, Rob Stovel - Ecological Services for Planning consultants, Susie McAlpine - Town of Whitby, Dan Kenalley - Region of Durham, and Kathie Bell - Cumming-Cockburn & Associates Ltd. consultants.

Students with summer positions include: Lenore Ross - Ministry of Municipal Affairs, Willowdale, Helma Geerts - City of Guelph, Lyn Convery - Calmeadow Foundation, Toronto, and Dan McLean - County of Wellington. Best of luck to all in your new endeavours.

Now for some borrrrrrring planning stuff.

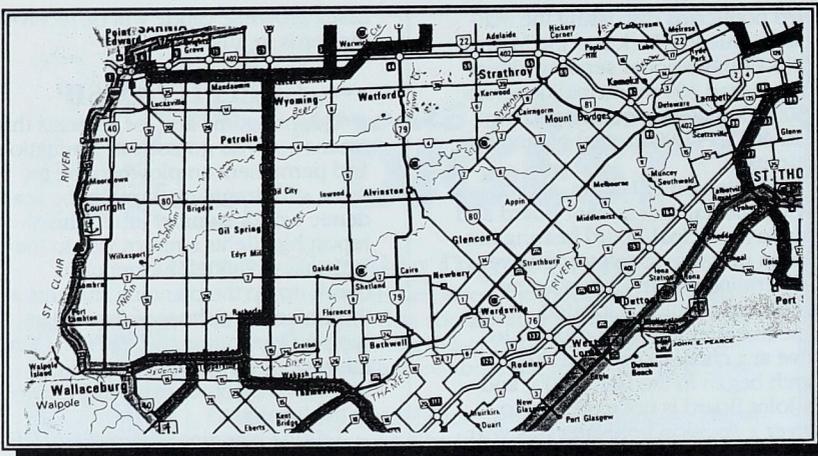
## BYE-BYE SARNIA TOWNSHIP?

As one element in a 5-point proposal to the Minister of Municipal Affairs to resolve an on-going boundary dispute between the City of Sarnia and Sarnia Township, the Township requested elevation to Town status. Although the boundary dispute is as yet unsettled, the change in municipal status has transpired. Sarnia

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*Clearwater not yet on map*

Township is now the Town of Clearwater! In May, 1987, the OMB awarded Town status effective January 1, 1988 in the presence of the City of Sarnia who had objected to the change.

Peter Hungerford, Commissioner of Planning and Development, feels the name change better reflects the composition of the Town's 25,000 residents of which 90% reside in urban or suburban environments (adjacent to Sarnia and in numerous lakeshore subdivisions). Peter advises that the change has only two real effects: potential for rebate from the Lambton County road levy, and the municipal police force will now also cover the rural parts of the Town. From we rural advocates, we trust that the Town status will have no detrimental effect on the integrity of the agricultural land use policies in Clearwater!

## STRATFORD

The City is hopping with development and they are as busy as the rest of us. Warren Hastings, Director of Building and Planning, indicates that \$50 million worth of development will occur in the next 12 months. They

have recently received a grant for a housing statement update to address the residential phasing problem and ongoing public works. This statement will be incorporated into an Official Plan Amendment. With 20% of the population over age 60, Stratford has seen a significant increase in the specialized senior's housing stock, with the creation of several retirement communities. The City will be reviewing a proposal for a shopping centre development on a 17 acre site adjacent to the downtown core this summer. The general development thrust in Stratford is certainly causing the City to look carefully at all existing land use policies. We hope that the staff can find the time to enjoy the theatre this summer!

## SWOD

By the time you read this, about 50 enthusiastic SWOD members will have met at another of our famous dinner meetings in London on April 21, 1988. This time we will have struggled with the issue of special housing needs including half way houses, student housing and group

homes. Speakers for the evening included London Alderman Janet McEwen and City of London Planner, Victor Cote.

Although no location or topic is confirmed, keep your eyes open for notice of our next dinner meeting to be held sometime in June.

Book the weekend of September 24 - 26, 1988 to attend SWOD AGM. This year we'll get together at the Inn on the Bay in Owen Sound. Stay tuned as details unfold.

## CPAB SOUTHWEST

We've heard nothing but rave reviews for the last seminar sponsored by CPAB and OPPI on Negotiations Skills.

The next major effort of the London Office in conjunction with CPAB Central will include a bus tour of waterfront developments in West Michigan. Councillors, municipal staff and planners from the Lake Huron and Georgian Bay Communities will travel to Grand Haven, Travers City and Petoskey in Michigan to tour waterfront developments and meet with local politicians. This tour is scheduled for June 15 - 18, 1988. Contact CPAB Southwest for more information. You should probably book it now before the bus fills up!

One final note. Good bye to Sue MacPherson, the tiniest planner in the great Southwest who is off to MMA Central Region to strut her stuff. - Look out!!!!

Enough is enough - till next issue! Keep those cards and letters come in, please, anyone!!



## EASTERN

**Queen's Update** A 1974 graduate of SURP, Ms. Mary Ellen Johnson, is teaching "Land Use Planning" during this 1988 Winter Term in the planning school at Queen's.

Professor Godfrey Spragge has returned to active teaching at Queen's University after spending his sabbatical leave haunting the archives, libraries, city halls and other primary sources throughout Canada in his search of early planning and related activities.

Queen's students Eugene Chin, Barbara Kostuch, Thomas Mahler, Mary Lou Tanner and Janet Wong have each been awarded CMHC Scholarships.



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Sudbury, Thunder Bay

Bogus Lubezynski, another Queen's student, has been awarded an Ontario Graduate Scholarship for the 1987-1988 academic year.

Enrollment in SURP has increased again this year. There have been a total of 25 students enrolled in the first year program, 20 are continuing their second year, and there are even a couple of students who have liked their program so much that they have gone on to work in the third year (actually they are just being overly careful in the completion of their thesis' because there is no third year).

Prospects for the 1988-1989 academic year also look bright as a good number of applications have now been received.

Much construction is taking place on the campus at Queen's this year. Of particular importance is a new building on Union Street. It is to house the new School of Policy Studies as well as Public Administration, Industrial Relations and the School of Urban and Regional Planning. SURP is slated to occupy a wing on the fifth floor of the building. This wing will contain student, faculty and administrative offices, classrooms, project rooms and computer stations. The move is to take place when the building is completed in the Fall of 1988.

SURP has also taken a giant step forward with the introduction of computer aided design (CAD) and to make it an integral part of the Physical Planning Laboratory course as well as the Land Use Planning Stream. The CAD system facilitates drafting, topographic analysis, visual analysis and thematic composite mapping of various kinds.

## Roster Of Examiners

The Eastern District is issuing a call for Nominees (or Volunteers) to be on the Membership Committee's Roster of Examiners. Full Members should submit a letter of intent with a CV attached, to Nigel Brereton, Chairman of the Eastern District's Membership Committee c/o RMOC, 222 Queen Street, Ottawa, Ontario. Nigel will contact all who apply with full information.

## An Invitation For Film Fans

The National Capital Commission and the Canadian Institute of Planning, in collaboration with the Ontario Professional Planners Institute and the Corporation professionnelle des urbanistes du Quebec, invites you to a presentation of Award Winning Films in the fields of architecture, planning and urban design.

These films were recently presented to the International Film Festival of Bordeaux, France (FIFARC), a Festival which showcases films dealing with urban issues. Your host for the evening will be Mrs. Ducourau, General Manager of FIFARC. She will be giving a brief introduction to each film.

This event will be held Tuesday, May 17, 1988 in the Auditorium of the National Archives Building, 395 Wellington Street. Free parking is available at the rear of the building. The evening will begin at 7:00 p.m., with the first movie to be shown at 7:30 p.m. All movies will be in the language of the originating country with

French sub-titles. The presentation will end at around 10:00 p.m.

Mark the date on your calendar - an international event not to be missed! For more information please contact Mr. George Vadeboncoeur (560-2053) or Mr. Pierre Dube (239-5096).

## Nepean: Building For The Future

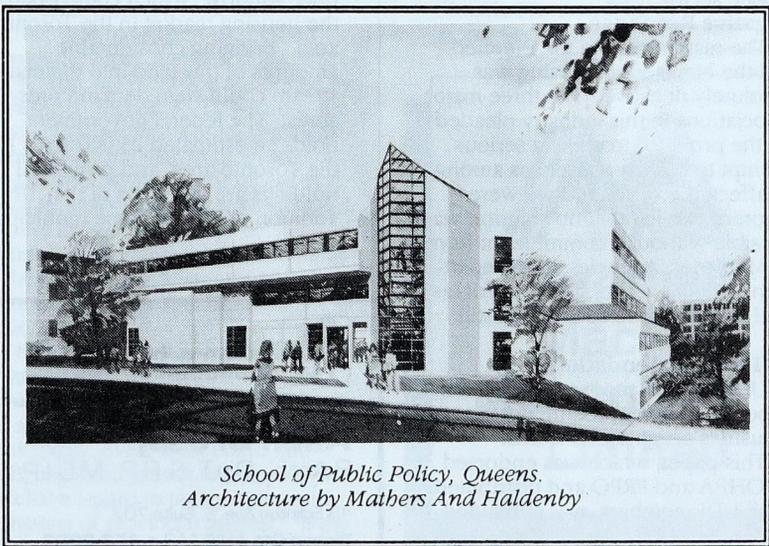
Nepean City Hall opened for business on March 29, 1988. The \$23 Million Centrepont Civic Square is a complex for civic government with its eye squarely on the future.

Its architects (the firm of Kohler, Dickey and Edmundson) say the glass and concrete landmark near the corner of Baseline Road and Woodroffe Avenue was designed from the ground up with expansion in mind should the need arise and most probably it will. Not only will the space designated as administrative space for councillors and city staff expand outward, but there is also the possibility the library could have a floor added to expand book storage space. The administrative space can be expanded to 85,000 square feet from 65,000 square feet, and the roof of the library can be lifted off to facilitate the addition of the extra floor. In addition, the Civic Square was constructed to house the staff necessary to serve a municipal population of approximately 160,000. Even the parking lot is designed to expand from 400 spaces to 500 plus spaces.

The move to the new city hall comes none too soon for Nepean council and staff, as the old city hall on Richmond Road in Bells Corners had simply been outgrown. It is a facility which should carry the City of Nepean well into the next century.

## Southeast Transitway Alignment To Change Near Riverside Hospital

The Regional Municipality of Ottawa-Carleton Planning Committee held a public meeting on January 26, 1988 on Amendment 67 to the Regional Official Plan which will amend



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Schedule E of the Plan by changing the Alignment of the Southeast Transitway between Pleasant Park Road and a point approximately one kilometer north of Smyth Road. The re-alignment will provide the opportunity for a station integrated with the Riverside Hospital.

The re-alignment will also lessen the environmental impact of the transitway on both the high-rise residences along Old Riverside Drive and the homes along Norwood Avenue. Prior to adopting the recommendation, the Committee heard from several members of the public. In Process, RMO, Vol. X, NO 1, February, 1988.

### Riverwalk Chosen In Perth

Perth Town Council chose the Riverwalk project over two other proposals as the direction development will take in the future of the two block parcel of municipally owned downtown land.

Riverwalk, a proposal from a local Perth group, featured mixed retail outlets and office space in a two to three storey structure.

This now means that the future of this municipally owned parcel of downtown Perth land will finally have a future after 10 years of negotiations and discussions. The town originally purchased the property for \$1 Million.

### New City Halls Offer Culture And Convenience

Gone are the days of stuffy, boring city halls where the public only went to get building permits and pay taxes.

Recently some Ottawa-Carleton cities and townships have started raising the roof beams on new city halls. The new Cumberland town hall and Nepean and Ottawa city halls are being designed to offer the public a wide variety of services, as well as fulfill a cultural role.

"Usually the heart of the community was the city hall. The civic square and the market place evolved around it," says Cumberland Township Commissioner of Planning and Development Ned Lathrop.

"This is designed to be a people place," says Mervin Beckstead, Nepean's Chief Administrative Officer, of Nepean's new city hall. "We want the people to know we are here".

Taking the idea of the civic square to heart, the new Nepean City Hall will include a 1,000 seat theatre, a three floor library, a 35 acre park and a 16,000 square foot pond that con-

verts to a skating rink in the winter.

Cumberland's town council hopes to break ground for its 26,000 square foot city hall in 1988. The township plans to design the council chambers in its new city hall so they can be converted into a theatre and space for art exhibitions. A municipal park is also in the works. Building a theatre in city hall is not a new idea. Car-

leton Place's town hall, built several years ago, contains an auditorium for the performing arts.

*(Editor's note: Hull's city hall across the Ottawa River in Quebec also contains a theatre as well as space for art exhibitions and a skating rink).*

## OPINION

# Where Is Ontario's Housing Policy?

by John Switzer

Housing Policy in Ontario is in a dishevelled state. By the end of last year, it was obvious that we were in the middle of a housing crisis - or one was imminent. The mechanisms presently being employed by various governments to address this problem are either too cumbersome, too slow in producing a response, or too limited in their scope to be effective.

UDI's response to this situation was to write a joint letter to the Premier with the Ontario Home Builders' Association and the Fair Rental Policy Organization. In mid-December, we held a joint press conference, calling on David Peterson to establish a Task Force to look into all forms of housing in Ontario. This Task Force should be made up of all people involved in housing, we said, including the provincial government, the municipal governments and the private sector.

### Negative Response

The response from the Premier and the Minister of Housing was absolutely negative. The three major associations in this industry pleaded for the province to make a serious attempt to build a consensus among all affected groups, and we were ignored. We felt that no solution was possible without a commitment from all Ministries, Agencies, and Departments at all levels of government, as well as the private sector. We still do.

### UDI Recommendations

UDI Ontario prepared a position paper on housing, setting out the industry's on-going concerns.

This paper, which was endorsed by OHBA and FRPO and distributed to all UDI members, was submitted

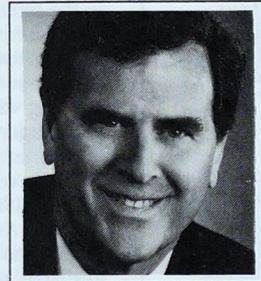
to Chaviva Hosek on February 5, 1988. UDI Ontario representatives met with the Minister and outlined the most important parts of that brief. Since then, we have held more meetings with staff. But there are few signs yet of major changes.

**Thom Report** The Thom report on rent controls strongly criticized existing policy in Ontario and recommended moving to a system of fair market rents. The UDI Board believes this report must be thoroughly examined. But the government has rejected it out of hand. Sometimes I am tempted to ask "What more can we do?" Well, we're doing a lot. There are on-going meetings with various government representatives and sister associations.

And we're coming up with some suggestions.

### Government Lands

Government land holdings are one "window" which could open up the housing market in the Toronto area. Bringing considerable amounts of this land into the market stream could stem demand pressures. The federal government holds an estimated 25,000 acres in the Toronto area, and provincial holdings are in excess of that. In addition, there are some municipal



John Switzer



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lands. Releasing these lands for development by the private sector could reduce land prices. The UDI Board has set up a Task Force to look at the extent of the actual holdings, where services are available, and possible timing for these lands. Finally, the UDI Board has requested that we

continue to pursue the issue of federal tax reforms, together with UDI Canada, OHBA, CHBA, FRPO, Ron Finch and other members of the Price Waterhouse organization. We will try to reduce the impact of the proposed measures - particularly the proposals to capitalize interest on

raw land and construction soft costs - on the availability of affordable housing.

*John Switzer is president of the Urban Development Institute Ontario Chapter.*

## ONTARIO MUNICIPAL BOARD

# Court Overturns Minister's Intervention To Protect Rental Housing

by Pierre Beekmans

In December of 1986, the Ontario Municipal Board allowed an appeal by the Minister of Municipal Affairs against a decision of the Ottawa Committee of Adjustment allowing the severance of nine rental units into separate parcels (Summary 87-2). The applicant appealed that decision to the Supreme Court of Ontario. He maintained that the Minister was not entitled to claim a provincial interest, since he had not issued a policy statement on the subject of the protection of affordable rental housing.

The court reviewed the applicable legislation. First, Sections 2 and 3 of the Planning Act, 1983.

Section 2 lists matters of provincial interest to which the Minister must have regard in carrying out his responsibilities. Section 3 provides for the issuance of policy statements on matters of provincial interest. The court also referred to Section 50(4) which requires that regard must be had to the matters of provincial interest referred to in Section 2, in considering a draft plan of subdivision. That provision is also applicable to consents for land severance.

Counsel for the Minister pointed out that Section 50(4) refers only to Section 2 and thereby permits provincial interests to be considered regardless of whether they have been established through the procedure described in Section 3. The argument was supported by reference to Section 23(2), whereby the Minister may request a municipality to amend its official plan in order to protect a provincial interest *as set out in a policy statement issued under Section 3*. Counsel argued that, where the Act intends to make something conditional on the existence of an approved policy statement, it makes specific reference to Section 3.

The court was not persuaded; it quoted Sub-section 5 of Section 3, which requires that, in exercising any authority that affects any planning matter, every municipality, every local board, the OMB, every minister of the Crown, etc. must have regard to policy statements on matters of provincial interest. "If the

Minister's argument is correct" the court reasoned "it appears to me that S.3 may as well be removed from the Planning Act. He could just write to a municipal council or committee or to the Municipal Board and tell them a provincial interest is at stake, without bothering to consult with his cabinet colleagues or seeking the approval of the Lieutenant Governor in Council. The court decided that the argument was unsound and that Sections 2 and 3 were inextricably linked: to establish a provincial interest for the purposes of the Act, an approved policy statement must be in effect, issued in accordance with Section 3.

In its decision released on February 9, 1988, the court concluded that the Ontario Municipal Board has erred in law. The four letters written by the Minister and his staff outlining the provincial interest at stake had no legal effect. The appeal was allowed and the Committee of Adjustment decision was restored, with costs to the appellant.

Source: Decision of the Supreme Court of Ontario (Toronto Divisional Court), Brennan

vs. Minister of Municipal Affairs, Action No. 72-87.

Ministry sources have added: "It is expected the Minister of Municipal Affairs will shortly be amending the Planning Act to restore the original intent to provide flexibility for the Minister to declare a matter of provincial interest, whether or not a formal policy statement has been adopted under Section 3 of the Act."



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## EXCHANGE OF AFFILIATE NEWSLETTERS ENGINEERED BY CIP

The Journal is now sent to the executives of all CIP affiliates across the country. When space permits we will excerpt ideas and comment from these publications and we receive theirs. The arrangement was begun through David Sherwood in Ottawa.

We recently received a copy of the newly established API newsletter, edited by Mary Bishop with the assistance of Alice Graesser. In it, she comments on a story that appeared in Vol 2 No 6 of the Journal concerning strip malls. The

Financial Post Special Report of February 29 stated, "Despite the seemingly endless demand for space, the shopping centre industry faces significant overbuilding in the strip centre market." In the face of this trend, strip malls will continue to be attractive because of the opportunities for a "synergistic tenant mix" and the shorter time frame needed to reach completion, the newsletter concludes.

In the same issue, Mary Bishop challenges the API council to bring Atlantic

regional issues to the national table. This is how change gets started - with people pushing and prodding. We'll do our best to keep you informed.

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# GOODBYE "RAILWAY LANDS", HELLO "SOUTHTOWN"

**P**lanning and site preparation for what is by far the largest and most ambitious development in Marathon Realty's history is gathering momentum.

The beginning of the transformation of 35 acres of CP Rail's former John Street yard into a vibrant and much-needed extension of Toronto's Financial District was dramatized recently when Mayor Arthur Eggleton and Marathon's President Don King collaborated in a ceremonial "pulling of the first spike" from the old rails.

Removal of the last 47 miles of trackage will be completed by the end of May.

At the ceremony - attended, despite cold, rainy weather, by government representatives, media, Marathon board members and staff, as well as key consultants - the Mayor expressed great satisfaction that the development linking the downtown with Lake Ontario was finally on its way to reality.

In his remarks, Don King said the event heralded an important new era in the economic development of the city. At the same time, he unveiled the name under which the Railway Lands will be marketed - Southtown.

The name was chosen after extensive research because Toronto is a city of neighbourhoods, and Southtown is a neighbourhood name that fits naturally as the southward extension of the existing downtown.

Southtown represents a challenging commitment by Marathon, involving the creation in stages of a lively and attractive business-oriented, mixed-use community. One of the most important and ambitious urban redevelopments ever undertaken in Canada, it will be the prime focus of the City's growth to the year 2000 and beyond, providing Toronto with the room it needs to keep expanding as a world-class business and financial centre.

The hub of the development will be

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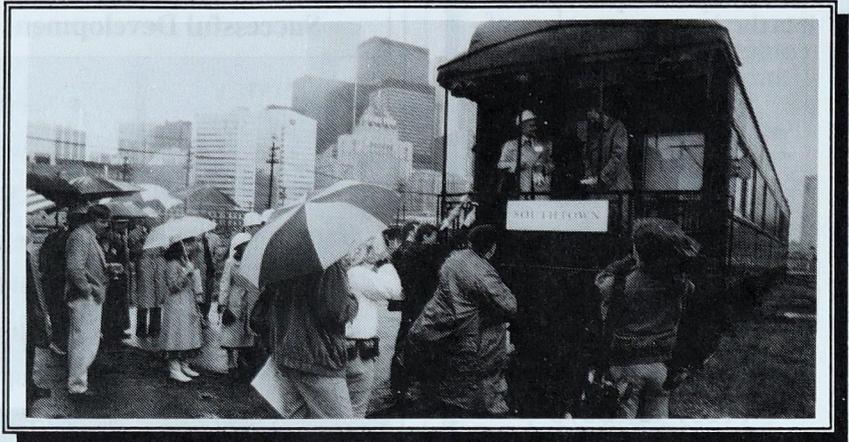
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Union Station, the focus of regional and rapid transit in the Toronto area. As an indication of the changing focus of development in the Financial District, it is interesting to note that during the next decade, more than half of all new jobs in downtown Toronto will be located south of Front Street.

Southtown will also give a signifi-

network of pedestrian linkages is the construction this summer of "teamway" extensions under the railway viaduct which will permit the creation of climate-controlled pedestrian walkways.

When Union Station was built (1915-27), passageways on both sides of York and Simcoe Streets



cant number of Torontonians the opportunity to live close to their workplace. All sites in Southtown are zoned to permit the kind of mixed-use development that has been created so successfully in other downtown neighbourhoods. In addition, Marathon will be dedicating a serviced site to the City of Toronto specifically for housing purposes.

Marathon will be dedicating 13 acres to the City of Toronto for the creation of a 17-acre park. In conjunction with other parkland, this will become the largest single greenspace in downtown Toronto. A principal feature of the park will be the former CP roundhouse. This structure will be handed over to the City which will oversee its transformation into a transport museum or similar civic attraction.

Another important benefit which will derive from Southtown is the extension of the city street grid and walkway system. The development should forge new pedestrian linkages between the core and the waterfront in a way that will dramatically improve the ease of access for people walking between downtown and the water's edge.

The first crucial step in this new

were constructed which were used by horse-drawn baggage carts to transport freight from Union Station to the CN and CP freight distribution buildings. Southtown's plan is to extend and improve these passageways to link development either side of Front Street.

These walkways - together with the creation of a completely new mid-block connection known as the Blue Route - will form first-class pedestrian access, similar to the network connecting major projects in the existing downtown core.

Ted Davidson is General Manager of the project and he directs the activities of a team of consultants that includes the following: Berridge Lewinberg, Greenberg (Landscape Architects), Design Vision Incorporated (Computer Graphic Images), Donald R. Martyn & Associates Limited (Business Consultants), Fenco Engineers Inc., Fraser & Beatty (Barristers & Solicitors), Gottschalk & Ash International (Design Consultants), MacLaren Engineers Inc., Voorhees Ltd. (Transportation Engineers), Zeidler/Roberts Partnership Architects.

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**CENTRAL DISTRICT NEEDS YOU !!!**

OPPI's CENTRAL DISTRICT NEEDS VOLUNTEERS to help develop its new initiatives for 1988/1989. If you are interested in one of the vacancies, please call the person listed. (If you have other skills or thoughts on how you might assist in building the OPPI presence in the Central District, please give Diana a call.)

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**NEGOTIATION FOR DAY CARE THROUGH THE PLANNING PROCESS**

*By Pearl Grundland*

Three interesting and frank perceptions of the issue of "baby bonussing" or providing for day care facilities through the planning negotiation process were heard in April at the Elmwood. Laurel Rothman, for the City of Toronto, Kevin Garland of BCED and Alderman Brian Ashton from the City of Scarborough.

As the Day Care Coordinator for the City, Laurel has spearheaded the negotiations with numerous developers in the past few years, including BCE, Scotia Plaza, CBC and Waterpark Place. She informed the audience that rather than being considered a welfare issue, day care is now viewed as a social planning matter. As such, the City is striving to ensure that adequate and affordable day care facilities will be available. While the City recognizes that there are many issues still to be resolved relating to matters such as design limitations and financial implications, the efforts have served as a model for other municipalities interested in providing for day care.

Kevin Garland of BCE offered some eye-opening statements on the costs of providing day care spaces for location on some of the most expensive land on the continent. In return for a density bonus, BCE agreed to provide a number of amenities including space for day care. All things considered, each of the 651 spaces will cost the company \$58,000.

Brian Ashton, who is spearheading Scarborough's efforts to provide additional day care identified some concerns about the legislative framework for dealing with this issue through the planning process.

It was generally concluded that in order to succeed in achieving the objective of increasing the availability of work place day care, political will, funding and planning must all combine.

*Pearl Grundland is a Senior Planner with the Office of Local Planning Policy, Ministry of Municipal Affairs.*

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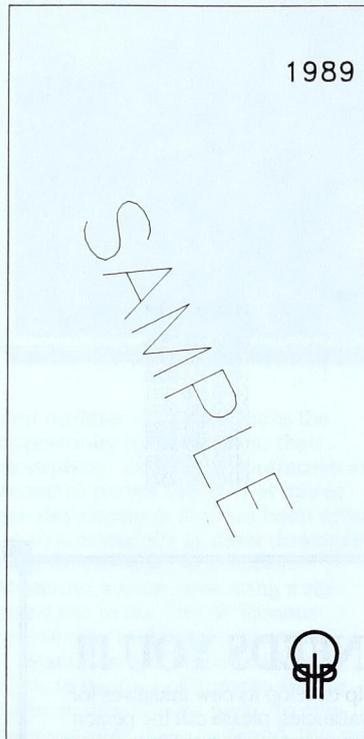
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**Publisher:**

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*Subscription Rates: \$35 per annum*

*For advertising rates, contact  
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*The Journal is published six times a year  
by the OPPI.*

*Copy deadlines are the 25th of every  
other month, beginning in January.*