

## Ontario Planning Forum

# LAND AND ECONOMIC DEVELOPMENT

Managing Current Realities | Designing the Future



In order to realize the vision set out in the *Places to Grow Act* and the award-winning Growth Plan for the Greater Golden Horseshoe, the province and municipalities still have many challenges ahead. Attend this event and learn:

- How the relationship between the province and municipalities will need to evolve if the growth plan is to be realized
- What issues need to be addressed in implementing the *Places to Grow Act*
- What is on the horizon for transit in Ontario and the impact the province's *MoveOntario 2020* will likely have on development
- How Bill 51 is being implemented
- How a regional approach and a creative economy can enhance the competitive position of the GTA and GGH
- How arts and cultural enterprises can boost development
- What issues and challenges does Simcoe County represent in the context of the *Places to Grow Act*?
- What to consider when dealing with Native groups

*and much more...*

March 31st & April 1st, 2008  
Metro Toronto Convention  
Centre (North Building)  
Toronto

### PROGRAM CO-CHAIRS

Jeffrey Davies

*Partner*

*Davies Howe Partners*

Mark Noskiewicz

*Partner and Section*

*Head, Municipal Land*

*Use Planning Group*

*Goodmans LLP*

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Dear Colleague:

The recent legislative initiatives introduced by the Ontario government including the Places to Grow and the Greenbelt Acts represent a clear attempt by the province to introduce greater transparency and uniformity to the planning process within municipalities across the province. While the Growth Plan for the Greater Golden Horseshoe (GGH) can be considered a major achievement and has won awards for its vision and comprehensive approach, there are many challenges municipalities need to address before this plan can be implemented effectively.

The competing interests of the province, municipalities and private developers that emerge in some situations need to be managed to promote the overall strategic vision of the plan. Difficulty in interpreting key pieces of legislation, the reform of the OMB, the continuing pressure to convert employment lands to residential use and the resistance of some to the province's intensification goals are issues that have also emerged among municipal planners and decision-makers as well as developers.

Equally important are the transit and infrastructure requirements necessary for the strategy underlying the Growth Plan to be realized. The major recent commitment to improving public transit made by the province could have a major positive impact on municipal planning decisions and development. However, the huge funding commitments necessary for this and other badly needed infrastructure improvements are causing municipal leaders to question their existing relationships with both the provincial and federal governments.

Successfully resolving these issues would provide significant impetus to further economic development and assist Toronto, the GTA and GGH in their continuing efforts to attract those entrepreneurial and innovative organizations that create high-value employment. These employment developments, together with continuing population growth and the high number of renowned arts and cultural organizations in Toronto, the GTA and GGH, are the fundamentals of a creative economy that will enable this region to be positioned as a major regional centre capable of competing globally – if all goes according to plan.

This conference, produced by *Insight Information*, offers an exciting opportunity to hear how these challenges are being taken up by your colleagues and to participate in discussions concerning their future resolution. It's one that we believe you won't want to miss.

Sincerely,



Jeffrey Davies  
Partner  
Davies Howe Partners



Mark Noskiewicz  
Partner and Section Head,  
Municipal Land Use Planning Group  
Goodmans LLP

## WHO SHOULD ATTEND

### From the Private Sector:

- Presidents
- CEOs
- Vice-Presidents
- Developers
- Real Estate and Construction Lawyers
- Executive Directors
- Partners

### Of:

- Land Development Companies
- Builders
- Builders' Associations
- Finance and Real Estate Companies
- Construction Companies
- Legal and Consulting Firms

### From the Public Sector

- Provincial and Federal Government Representatives
- Mayors

- Chief Administrators
- City Councillors
- Commissioners and Directors of Planning
- Planning Managers
- In-House Counsel
- General Managers
- Policy Analysts and Advisors
- Directors of Policy
- Directors of Development
- Controllers
- Members of Municipal Boards of Trade / Chambers of Commerce
- Representatives from Conservation Authorities
- Representatives from Professional Associations involved in planning, land development, the environment, transit, infrastructure maintenance and finance

## MONDAY | MARCH 31, 2008

8:15 | 9:00

### Registration and Continental Breakfast

9:00 | 9:05

### Welcoming Remarks from Insight Information

9:05 | 9:15

### Opening Remarks from the Co-Chair

**Jeffrey Davies**

*Partner, Davies Howe Partners*

9:15 | 10:00

### Economic Overview: What's Driving Growth in Ontario?

**Tom McCormack**

*Executive Director, The Centre for Spatial Economics*

- Impact of demographic shifts/immigration
- Impact of strong Canadian dollar
- What to expect in the GTA and the Greater Golden Horseshoe
- Is Toronto undervalued re: land prices, housing, etc.
- Where will the greatest growth take place in upcoming years?
- Economic sectors, geographic location

10:00 | 10:15

### Networking Coffee Break

10:15 | 11:15

**PANEL DISCUSSION**

### Challenges Facing Municipalities in Conforming to the Places to Grow Act

**Moderator: Jeffrey Davies**

*Partner, Davies Howe Partners*

**Brad Graham**

*Assistant Deputy Minister, Ontario Growth Secretariat  
Ontario Ministry of Public Infrastructure Renewal*

**Rob Horne**

*Commissioner of Planning, Housing & Community Services  
Region of Waterloo*

**Linda Jackson**

*Mayor, City of Vaughan*

**Hazel McCallion** (invited)

*Mayor, City of Mississauga*

**Steve Parish**

*Mayor, Town of Ajax*

- A "seamless" provincial vision that aligns with municipal objectives is positive. Provincial-scale strategic planning of this nature has not occurred in decades
- There is a need to establish consistent, practical and meaningful implementation approaches, all supported by the Province. This is not so straight forward
- Success relies on associated infrastructure – significant Federal/Provincial/Municipal Strategic Investment. It costs us all to do nothing.
- A new relationship with the province is necessary for the Growth Plan to happen
- What needs to be done
- Have the vision, but not the funding
- What alternate funding streams could be available

- current initiatives – "One Cent Now" campaign
- gas tax

- The overall impact that a lack of further funding will likely have on realizing the Growth Plan
- Is there a need for co-ordinated regional oversight?

11:15 | 12:00

**KEYNOTE SESSION**

### The GTTA and Ontario's Investment in Rapid Transit

**Rob MacIsaac**

*Chair, Greater Toronto Transportation Authority (GTTA)*

**David O'Toole**

*Assistant Deputy Minister, Policy and Planning Division  
Ontario Ministry of Transportation*

12:00 | 1:15

### Networking Luncheon

1:15 | 2:15

### Places to Grow Act: The Nuts and Bolts of Implementation

**Moderator**

**Sue Cumming**

*President Elect, Ontario Professional Planners Institute*

**Jim Baird**

*Commissioner of Development Services, Town of Markham*

**Matthew Reniers**

*Manager, Policy, Planning and Heritage, City of Brantford*

**Bryan Tuckey**

*Commissioner of Planning and Development Services  
Regional Municipality of York*

- The impact the Places to Grow Act has on the planning process
- Dealing with targets
  - greenfields
  - urban growth centres
  - intensification
- Conversion of employment lands
- Transit-oriented development
- Complete communities
- Incorporating the Growth Plan for the GGH
- **Story: York Region before the Growth Plan**
- Intensification
- Residential Land Supply
- Vanilla Built development
- Employment Lands
- Density targets gross versus net and what is included

2:15 | 3:15

### How Bill 51 is Being Implemented

**Moderator: George McKibbin**

*Chair, Policy Development Committee  
Ontario Professional Planners Institute*

**Robert Brown**

*Past Member, Board of Directors  
The Annex Residents' Association*

**Mark Flowers**

*Partner, Davies Howe Partners*

**Steven Naylor**

*Director of Current Development, City of Brantford*

**Rob Panzer**

*General Manager of Planning and Development  
City of London*

- The impact that's being seen so far
- How municipalities are using it
- How developers are dealing with it
- What residents are seeing
- Definition of a complete application

3:15 | 3:30

### Networking Refreshment Break

3:30 | 4:15

### Reforming the OMB: Has it Gone Far Enough?

**Roger Anderson**

*Chair, Regional Municipality of Durham*

**Ira Kagan**

*Partner, Kagan, Shastri Barristers and Solicitors*

The appropriate role of the OMB in municipal planning matters has been the subject of intense debate over the past several years. Bill 51 has introduced modifications to its scope of power and the process by which appeals can be launched. Discussion of these recent changes and whether they really address the needs of municipalities, land owners and other stakeholders will include:

- Cases that have given rise to the call for reform
- Should the OMB be eliminated altogether
- If further reform is needed, what form should it take

4:15 | 5:00

### Consultation With Native Groups

**Michael Henry**

*Managing Partner, Amick Archaeological Consultants*

- Responsibility to consult first nations
- Best practices in setting up consultations
- Avoiding Caledonia-type disputes
- The Grand River Notification Agreement
- Native groups that have appealed local decisions to the OMB
- Case study(ies) Big Bay Point, Brantford, Grand River, Walpole Island

5:00

### Conference Adjourns for the Day

**TUESDAY | APRIL 1, 2008**

8:15 | 9:00

### Continental Breakfast

9:00 | 9:15

### Opening Remarks from the Co-Chair

**Mark Noskiewicz**

*Partner and Section Head, Municipal Land  
Use Planning Group, Goodmans LLP*

9:15 | 10:00

**KEYNOTE ADDRESS**

### Developing the Future: The Creative Economy

**Kevin Stolarick**

*Associate Director & Research Associate  
The Prosperity Institute  
Joseph L. Rotman School of Management*

- Creating knowledge clusters of high-value employment in designated growth areas
- The rise of the mega-region
- How can the GTA and Greater Golden Horseshoe position itself to compete on global basis?

10:00 | 10:45

### YORKbiotech: A Case Study in Innovation

**Dr. Robert Foldes**

*Executive Director, YORKbiotech*

- How YORKbiotech became a centre for innovation
- A planned approach, level of involvement by provincial government, regional/municipal government, private sector
- Fostering a climate of entrepreneurship
- Collaborating with major stakeholders such as universities, hospitals, etc.
- Promotion of regional development and strengthening small and medium businesses by linking them with regional assets

10:45 | 11:00

### Networking Coffee Break

11:00 | 12:00

### Culture-led Regeneration

**Tim Jones**

*President and Chief Executive Officer, Artscape*

- Artscape and recent deal with developer
  - ensuring that the artists who created the attraction are not displaced by those seeking to capitalize on it and actually benefit from new development
- The impact these organizations can have on rejuvenating urban areas
- The role they play in attracting investment
  - the proximity to cultural organizations often a significant reason why locations are considered attractive
- Arts driving tourism
- Competing with 'big box' development

12:00 | 1:00

### Networking Luncheon

1:00 | 1:45

## Conserving Heritage Sites: Challenges and Benefits

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**George Rust-D'Eye** (invited)  
*Partner, WeirFoulds LLP*

**Gillian Haley**  
*Senior Project Architect, Goldsmith Borgal & Company Ltd.*

- Impact of the amendments to the *Ontario Heritage Act*
- Unique problems and how these can be dealt with effectively and efficiently
- Benefits these sites bring when properly developed
- Interpretation of 'properly developed'
- Adaptive re-use scenarios; opportunities and risks
- Growing requests for heritage impact statements
  - more onus on developers to investigate status of heritage sites

1:45 | 2:45

## Planning for Employment Lands: Current Conundrums, Future Solutions?

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**Brian Bridgeman, MCIP, RPP**  
*Director of Current Planning, Regional Municipality of Durham*

### *Employment Lands – To Have and to Hold*

- The Growth Plan requires municipalities to promote economic development and competitiveness by planning for, protecting and preserving employment areas for current and future uses
- The Growth Plan allows municipalities to convert lands within employment areas to non-employment uses, only through a municipal comprehensive review
- Under the Growth Plan, major retail uses are considered non-employment uses
- Has the Growth Plan, (after nearly two years), served to reduce employment land conversion pressures across the Greater Golden Horseshoe? What/where are the conversion pressures?
- What are the challenges that municipalities face in dealing with employment land conversion applications? Are official plan policies adequate? What new employment land policies can we expect to see to address the Growth Plan direction to plan for, protect and preserve employment areas? What does Bill 51 require? Are the policies of the Provincial Policy Statement and the Growth Plan sufficiently clear in relation to employment land matters? What happens when an applicant and a municipality do not agree on whether a proposal is an employment land conversion application?
- What are the challenges when retail uses are proposed on employment lands? What is major retail? What about "mixed-use" proposals?
- What/where are the "provincially significant employment areas" and "prime industrial lands"? What is the status of MPIR's sub-area assessments?
- What issues might the OMB face in dealing with employment land conversion applications?

**Robert Lehman**  
*Senior Advisor, Meridian Planning Consultants Inc.*  
*Founder and Director, Metropolitan Knowledge International (MKI)*

Bob will speak to the context and regulatory framework that the PPS and Growth Plan provide for the planning of Employment Lands. He will describe the process from the perspective of the municipal responsibility, risk analysis and his experience in the process from the preparation of comprehensive reviews through to their "trial by fire" at the Ontario Municipal Board.

- Role and function of employment lands in the urban system
- Planning horizons and land capacity
- Balanced growth as an employment land issue
- Calculating need, a reasonable approach

2:45 | 3:00

## Networking Refreshment Break

3:00 | 4:00

CASE STUDY PANEL

## Simcoe County: Issues and Challenges

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**Moderator: Maria Gatzios**  
*President, Gatzios Planning + Development Consultants*

**Mark Tutton**  
*Vice President, Acquisitions, Northam Realty Advisors*

**Mark Noskiewicz**  
*Partner and Section Head, Municipal Land Use Planning Group Goodmans LLP*

**Ian Bender**  
*Director of Planning, County of Simcoe*

- Impact of development on Lake Simcoe and the Nottawasaga River
- Transition of Simcoe County from a resource provider only to an urban focus
- The dual role of the County (1) employment and family housing (2) empty nester, retirement, and recreational and seasonal housing
- The importance of natural and cultural heritage in Simcoe County
- Governance of Simcoe County
- Impacts of intensification and high density development on an economy and lifestyle that is just emerging from its previous "hinterland" role
- Development vs. anti-development; what are the issues, what is at stake?
- Resort developments
- The impact of second homes on urban structure and green lands
- *Places to Grow Act*; enforcement
  - what measures are available?

4:00 | 5:00

## Innovation and Opportunity: Meeting the Challenges of Implementing Green Practices in Buildings and Communities

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**Moderator: Dan Leeming**  
*Partner, The Planning Partnership Limited*

**Joe D'Abramo**  
*A/Director, Zoning Bylaw and Environmental Planning City of Toronto*

**Brian Johnston**  
*President, Monarch Corporation*

**Jeff Steiner**  
*President and CEO*  
*Toronto Economic Development Corporation (TEDCO)*

- What challenges have emerged in implementing the green building program
- LEED Home and LEED Community
- The Monarch/TEDCO Joint Venture
- The business case for green

5:00

## Conference Ends

## Ontario Planning Forum

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