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CITY OF TORONTO EDITION

FRIDAY, OCTOBER 7, 2005 • VOL 9 • No 40

AUSTRALIAN DELEGATION SHARES LESSONS LEARNED

ABCs of waterfront development

By Anne Marie Aikins

The **City of Toronto** received the cream of the crop when more than two-dozen senior development and real estate investment executives from Australia arrived this week eager to snatch up some profitable development opportunities and investment partnerships. Mayor **David Miller** seemed particularly keen to hear about their unique expertise in developing their own waterfront properties, such as the \$9-billion Melbourne Docklands. After a decade of announcements that did not amount to much action on his own waterfront, Miller worked particularly hard banishing any scepticism. "Let's just do it," he told the Australian contingent. The Aussies, in turn, listed a number of caveats and conditions before a successful waterfront revitalization can materialize, including tearing down "the bloody expressway."

"No one wants to buy a ticket to a concert, if there are no guarantees the band will play," said **Michael Maxwell**, the global head of real estate at **Babcock & Brown**, a company listed on the Australian stock exchange with activities in the U.S., Europe, Australia and Japan.

"If there isn't a shared vision and a commitment to forging partnerships willing to share the profits over time, it will be next to impossible to flip the switch that will make it happen on Toronto's waterfront," Maxwell told *NRU*.

Over the past three years, Melbourne's 200 hectares of waterfront has been transformed using mostly—95

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PLANNING PROCESS FIXITS

Recommendations raise questions

By Blake Eligh

Changes to the planning process, proposed by a committee chaired by councillor **John Filion**, were released at yesterday's planning and transportation committee meeting. While the recommendations contained in the report would thrill any ratepayer's group, city planning staff and area developers have concerns about possible implications.

The sub-committee's report was the result of consultations held in June to garner suggestions about ways to improve access to the city's planning processes. The consultations showed that Toronto's public harbours a perception that development deals are done long before public meetings are held, with claims that lack of adequate notice, among other issues, were precluding citizens from having a say about development proposals in their own communities. (*See NRU Toronto, June 17.*)

"What is being proposed has been well-received by

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MARK THESE DATES

TUESDAY OCTOBER 11

Works Committee, Committee Room 1, 9:30 a.m.

OCTOBER 13 - OCTOBER 14

Canadian Brownfields 2005: Developing Livable Communities, CUI and Canadian Brownfields Network, Château Laurier, Ottawa, 416-365-0816.

THURSDAY OCTOBER 13

World Expo Consultation, Scarborough Civic Centre, 6:30 - 9:00 p.m., 416-554-2714.

FRIDAY OCTOBER 14

Budget Committee, Committee Room 1, 9:30 a.m.

MONDAY OCTOBER 17

World Expo Consultation, Metro Central YMCA, 6:30 - 9:00 p.m., 416-554-2714.

Economic Development and Parks Committee, Committee Room 1, 9:30 a.m.

WEDNESDAY OCT 19

TTC Meeting, Committee Room 2, 1:00 p.m.

THURSDAY OCTOBER 20

World Expo Consultation, Toronto District School Board, 5050 Yonge St., 6:30 - 9:00 p.m., 416-554-2714.

World Expo Consultation, Etobicoke Collegiate Institute, 86 Montgomery Rd., 6:30 - 9:00 p.m., 416-554-2714.

OCTOBER 17 - OCTOBER 21

10th Annual International Metropolis Conference, City of Toronto, Metro Toronto Convention Centre, 416-221-6372.

OCTOBER 25 - OCTOBER 26

Toronto Regional Green Building Festival, Green Building Alliance, National Trade Centre, 416-364-0050 ext. 300, www.greenbuildingfest.com

WEDNESDAY OCTOBER 26

Clearing the Air in London and Toronto, Phil Jessup, Toronto Atmospheric Fund, CUI, Metro Hall, Room 308, 7:45 - 9:45 a.m., fax registration to 416-365-0650.

City launches new affordable housing office

Freshly appointed members of the city's new affordable housing committee will meet for the first time on October 12. New staff within the affordable housing office is already busy preparing for the transition—assuming responsibility for affordable housing policy, research and advocacy and the direct funding support functions. The committee and its office directors report directly to deputy city manager **Sue Corke**. Although planning decisions remain within the purview of planning and transportation, the new office is still expected to untangle the strings that often keep shovels from breaking ground.

“The creation of a special affordable housing committee will definitely speed up the creation of more affordable housing in Toronto,” said director of partnerships responsible for government relations **Sean Goetz-Gadon**. Goetz-Gadon recently left mayor **David Miller's** office where he was special housing advisor. He also worked for former mayors **Barbara Hall** and **Mel Lastman**, and is currently president of **Raising the Roof**, a national affordable housing charity.

The new process will entail many changes and there will be issues that still need to be sorted out as to what matters go before this committee or another committee of council. According to a staff report, the functioning of the committee will be reviewed within the next six months.

Councillor **Joe Mihevc** has been appointed mayor **David Miller's** designate on the committee. Councillors **Shelley Carroll**, **Paula Fletcher**, **Norm Kelly**, **Pam McConnell**, **Giorgio Mammoliti** and **Cesar Palacio** have also been appointed. A chair and vice chair

will be chosen at the meeting next week.

Paul Zuliani has been appointed a special advisor to the affordable housing office. He will be responsible for the organization of the new office and affordable housing policy. A professional planner, Zuliani has been seconded from his current position as project co-manager for the development application review project in city planning.

Greg Suttor will be working with Zuliani as a policy development officer. Suttor had

“The creation of a special affordable housing committee will definitely speed up the creation of more affordable housing in Toronto.”

- Sean Goetz-Gadon

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City dismisses Coburn and Carnevale

Mayor **David Miller** has been forced to admit that the administrative restructuring adopted by council back in November 2004—at his recommendation—has revealed, he says, that “historic checks and balances are insufficient to eliminate potential abuses at the city, including nepotism and cronyism.” Damage control has been kicked into high gear in response to ever-swelling allegations as Miller outlined the steps the city is taking to ensure that proper safeguards are in place to “guarantee ethical behaviour” and “clear out the rot.” That rot, apparently, includes municipal licensing and standards executive director **Pamela Coburn** and director of investigations **Joseph Carnevale**. Both were dismissed on Wednesday “with cause and therefore without a severance package,” according to city spokesperson **Brad Ross**.

An investigation was launched against the two sometime in July after the city received tips on its fraud and waste hotline, which Miller said is an indication the changes are working—a statement that appeared in direct conflict with other admissions.

Although it was city manager **Shirley Hoy**’s decision to fire the two after receiving the results of auditor general **Jeffrey Griffiths**’ investigation, she released only a written statement. Miller appeared once again—alone—to give answers about the latest allegation. The dismissals had nothing to do with an alleged personal relationship, he said, but was a result of violations of the city’s conflict of interest policy. Coburn apparently shared information about the director’s position with Carnevale, which he eventually got, before the job was posted. The two also hired a number of Carnevale’s friends, Ross said.

Miller faced heated questions from the media as to how he could have confidence in his city manager or deputy city managers, or the human resource department, which knew about the hirings, when it was a tip line that exposed the

“I have complete confidence in the city manager. Shirley Hoy was one of the administrators that brought the MFP allegations to light. We have also appointed two deputy city managers from the province to provide outside eyes.”

- David Miller

Statement by city manager Shirley Hoy

An investigation by the auditor general has resulted in a decision by the city to dismiss **Pamela Coburn**, executive director of municipal licensing and standards and **Joseph Carnevale**, director of investigations, for misconduct and violations of the city’s conflict of interest policies. A complaint was brought to the city’s attention through the fraud and waste hotline.

The city administration has put many changes in place over the past three years. Many of these changes have assisted the city administration in becoming more accountable for the services delivered to residents. The fraud and waste hotline, for example, has been an important tool for the detection and investigation of any possible breaches of city policies.

While the overwhelming majority of the city’s more than 50,000 staff works with integrity, service to the public is protected when action is taken in cases where staff have been found to act in a manner that breaches city policy.

A number of serious allegations about city policies and practices have been reported in the media. All allegations received are reviewed and dealt with appropriately by the auditor general. Steps are also underway to strengthen the city’s policies and guidelines for hiring temporary staff—work that began last spring.

Until permanent staffing takes place, deputy city manager **Fareed Amin** has appointed **Richard Butts** (who is currently director of solid waste collection—west and south districts) to be acting executive director of municipal licensing and standards. A decision about the appointment of an acting director of investigations will be communicated in the near future.

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Damage control continued from page 3

conflicts and not his new administration.

"I have complete confidence in the city manager," Miller said. "Shirley Hoy was one of the administrators that brought the MFP allegations to light."

"We have also appointed two deputy city managers from the province to provide outside eyes," he said.

As part of the administrative restructuring, Hoy is reviewing the human resources department, which apparently approved of Carnevale's appointment, to ensure that hiring practices reflect hiring policies.

The city is also undertaking additional investigations in the parks and rec and transportation divisions as a result of other suggestions of conflicts received on the hotline.

After the bombshell announcement, the city's administration committee, chaired by councillor **Sylvia Watson**, was asked by councillors **David Sognacki** and **Jane Pitfield**, to review

the city's hiring practices. Pitfield asked that there be an amnesty period granted to enable all councillors and staff to fess up to intra-familial relations at city hall.

Miller has also requested the city's integrity commissioner to clarify the rules for city councillors when constituents or relatives apply for a job at the city.

Miller has also requested the city's integrity commissioner to clarify the rules for city councillors when constituents or relatives apply for a job at the city.

When the new city legislation is passed, Miller has indicated he would like to see a formal lobbyist registry and stronger powers for the integrity commissioner.

A little known advisory panel is also currently reviewing the city's system of government in anticipation of being given the powers to determine its own structure under a new *City of Toronto Act*. Chaired by **Centennial College** president **Ann Buller**, the governing Toronto project panel held its first meeting in July and is scheduled to report its findings, through the city manager, to the city's policy and finance committee in January 2006.

The panel will engage councillors in consultations with the general public, urban experts, academics, community-based organizations and other key stakeholders. Over the summer, the panel, which also includes **University of Toronto** law professor **Sujit Choudhry** and Toronto philanthropist **Martin Connell**, met with community groups to gather information and research public expectations.

Within the next week, the city will launch an on-line consultation seeking more public input, said corporate policy manager **John Elvidge**. Sometime in November, public meetings will be scheduled. •

Affordable housing office continued from page 2

been on a secondment with the Ministry of Municipal Affairs and Housing.

Kathleen Llewellyn-Thomas has been appointed director responsible for the delivery of new affordable housing programs. A professional engineer, Llewellyn-Thomas has been Toronto's director of development engineering since 2001.

Current Let's Build staff now report to Llewellyn-Thomas. This includes the existing staff team of **Simon Liston**, **Sarah Power**, **Dennis Swartz**, **Evan Wood**, **Lorna Guerrero**, **Arnie Rose**, **Nicki Natale**, **Anne Carroll**, **Sommerville Henry**, **Patricia Michalik** and **Al Pessoa**. There are a number of vacant housing development officers positions currently open.

Karen Cooper is moving from the city manager's office to become project manager for Regent Park.

Kim Robison has also joined the office as a

housing officer and support assistant. One additional housing policy officer will round out the policy unit. •

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Australian delegation continued from page 1

per cent—private funds.

At a **Toronto Board of Trade** waterfront event during the delegates' five-day trip this week, Maxwell outlined the key private sector objectives for guaranteeing willing and eager developers. The first and most important objective is developing a "sensible process of due diligence" with reasonable bid costs.

"Developers will not be willing to spend huge amounts of money or millions of staff hours on a bid process that may or may not happen," he said.

Next, there must be transparency, probity and certainty in the process, as well as clarity as to what is expected from consultants. It also helps to have appropriate submission requirements and a reasonable amount of legal documentation required for bids.

Another member of the delegation **John Tabart**, CEO of **VicUrban**—the Australian equivalent of the **Toronto Waterfront Revitalization Corporation**—echoed Maxwell's comments adding his own twist.

"Tourists want to go where the locals go," he said.

"Create larger precincts, larger chunks of property so developers know what is going on with the property next door and up the street. The developers are then responsible for infrastructure within the precinct."

"Some of the decisions made will be painful, including pulling down major highways standing in the way of the waterfront, which we did in Melbourne. As long as there is a shared vision and clear planning guidelines, however, then all will be well," Tabart said.

Xavier Cortesano of **Oceanis Holdings**—an aquarium development company told the audience that the preferred location for aquariums is on the waterfront, or in another very accessible location with the city core.

"Aquariums are a fundamental piece of waterfront developments," he said. "All the most successful ones throughout the world are situated on waterfront, mostly underground."

"We are certainly very keen to build one on Toronto's waterfront," Cortesano said.

Deputy mayor **Joe Pantalone**, who is also eager to see an aquarium come to the city—except he prefers **Exhibition Place** as a location—did not attend the session. Councillors **Paula Fletcher**, **Gloria Lindsay-Luby**, **Mark Grimes** and **Sylvia Watson** were in attendance.

Tabart also noted that waterfront revitalization projects around the world have failed when they did not include enough space for people to walk along the waterfront's edge—100 metres is an ideal promenade

size, he said.

Gowling Lafleur Henderson LLP also hosted a private meeting with the board of trade waterfront task force, which is chaired by Gowling partner **Bob Onyschuk**.

Although **Buchan Group** managing director **Paul Malone** had to leave before the meeting, he told *NRU* during a Monday evening reception organized by **Toronto Economic Development Corporation** that city planners need to be less prescriptive.

"Developers must also be involved more in the process of creating the vision," he said.

The planning for the delegation's visit to the GTA began more than 18 months ago when **Greater Toronto Marketing Alliance** international marketing VP **John Jung** walked into Canadian consul general **Rick Kohler's** office in Sydney. More than a dozen meetings followed with senior trade commissioner **Jeff Blackstock**, which led to a Canadian contingent

"If there isn't a shared vision and a commitment to forging partnerships willing to share the profits over time, it will be next to impossible to flip the switch that will make it happen on Toronto's waterfront."

- Michael Maxwell

visiting Australia back in June.

"We are very pleased with the turnout and believe there are a number of business opportunities throughout the GTA they could get involved with," said marketing alliance CEO **Karen Campbell**, who is hopeful that some of the delegation will be swayed by the visit to invest in the area and eventually open Canadian offices.

The **Canadian Urban Institute** hosted a forum on Tuesday, featuring brownfields, P3s and city revitalization. The event included speakers from the Australian delegation, as well as public infrastructure renewal minister **David Caplan**, Tabart, **Urban Development Institute** president **Neil Rodgers**, **Real Property Association of Canada** executive director **Michael Brooks**, **Banking & Property Group Macquarie Bank Limited** executive vice president **Arthur Porter** and Miller's senior waterfront policy advisor **Leslie Woo**. •

Planning process continued from page 1

residents across the city,” Filion told the meeting. “The main thrust is to involve the community in a more meaningful way.”

The report contains 12 recommendations, which range from earlier community consultation to employing site plan inspectors to ensure adherence to plans, as well as casting a wider net for community meeting notices. The recommendations may be well-received by citizens, but city staff has raised concerns about funding, and local developers are worried that, if adopted, an already cumbersome process may become even harder to navigate.

One of the more contentious recommendations suggests that staff should be precluded from giving advice to developers during the pre-application stage, and advocates for an early public meeting instead. Part of that proposal would see developers pay for 25 per cent of the costs associated with the meeting, applicable to future development application fees.

That suggestion has not gone over well with developers.

“I don’t know what good it will serve if developers cannot get the advice of staff. What is gained if we are not allowed

access to planning advice,” **Urban Development Institute** president **Neil Rodgers** asked. “I would hate to see it become a requirement. If staff is forced to remain silent, it will become a one-way discussion.”

Rodgers also took issue with the idea of mandating early public consultation meetings. “This is trying to institutionalize something that is already in place for any major development,” Rodgers said. “Many developers are already doing significant pre-consultations with the community, local councillors and city staff in advance of filing an application.”

According to **Greater Toronto Home Builders’ Association** municipal government relations director **Paula Tenuta**, the development industry has been working with the city to streamline the development process, not add more steps to it.

“We have gone to lengths to identify and attempt to rectify delays and it is hoped that this initiative doesn’t add more,” Tenuta said. “Many GTHBA members already take the initiative to host community consultation meetings. They take it upon themselves to contact local ratepayers’ groups and to meet with them prior to submitting an application. They will meet with

them again with the councillor’s office, as well, to keep ironing out any concerns.”

“The community has a very valuable role to play,” Rodgers said, but added that involving the public too early may not lead to better planning, especially if staff is not allowed to participate in pre-application consultations.

“It is not going to be helpful to our architects and engineers if we are not able to work collaboratively.”

Aird & Berlis solicitor **John Mascarin** commented that there is a need for the city to develop a better balance between the interests of the community and the developer. However, he said that early meetings were not necessarily the solution.

“The costs of earlier community meetings would be prohibitive, and it could slow the process down incredibly,” he told *NRU*. “Additionally, it could put up a huge roadblock for smaller players—it is tough to get financing that early in the project.”

Rodgers agrees. Although developers are perceived as having deep pockets, Rodgers said that the burden of paying for applications may make smaller developers gun-shy. “This is a soft cost,

which is typically funded by the developer. There is no financing for this kind of stuff.”

“A lot of it is pie-in-the-sky—extra inspectors, additional meetings, more burdens on staff. To implement the changes, costs will be a huge factor, and it will not be justifiable to pass them along to developers,” Mascarin said. He estimates that a single proposal could rack up thousands in extra mailing costs, not to mention additional staffing to put it all together. “Is the city willing to pick up the costs for extra notification? It cannot impose that cost on the developers. You can’t change the standards.”

According to chief planner **Ted Tyndorf**, staff had some input into the report, but said that councillors had added their own recommendations. “We had a lot of input into what the councillors were reporting, but it is a report of the subcommittee, and not that of staff,” Tyndorf told *NRU*.

Staff has not had the opportunity yet to comment on the report, but already, there are concerns about costs, and the feasibility of implementing the recommendations.

“Many developers are already doing significant pre-consultations with the community, local councillors and city staff in advance of filing an application.”

- Neil Rodgers

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Expo consultations begin

The **Toronto World Expo Corporation** wants to hear from residents over the next two months on whether the City of Toronto should submit a bid to host the 2015 World Expo. Council will decide early in the new year whether to submit a bid.

The consultation team includes the **Canadian Urban Institute's** Centre for the Development of Community Assets, **Public Interest** and **Artscape**. The team will convene

meetings and workshops in October and November in a two-stage process. The first round of meetings will seek citizens' input and the second round will provide feedback from the corporation on the key issues raised in round one. (*See dates.*)

Energy efficiency plan includes transit cash

The **Canadian Urban Transit Association** has applauded the federal government on its decision yesterday to flow cash for transit as part of its \$2.4-billion package of

short-term and longer-term measures to help Canadians deal with high-energy costs. Federal finance minister Ralph Goodale announced \$400 million, previously provided under *Bill C-48*, will be made available in each of the next two fiscal years for municipalities to boost investments in urban transit infrastructure.

Watercourse construction begins

Representatives from the three governments and **Toronto Waterfront Revitalization**

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Planning process continued from page 6

Tyndorf is not sure that eliminating the pre-application process is the right thing to do. "The notion of involving the public much earlier than we currently do is absolutely correct. It needs to happen," he said. "The argument that we have been hearing is that no planning opinion can be complete until it has heard from the community."

Eliminating the pre-application consultations has the potential to prolong the process, Tyndorf said. He added that it should be weighed against public perception that the deal is done before it is ever presented for public comment.

"We have to ask ourselves: Is the preliminary report part of a negotiation that sets us on the path down to a certain conclusion, or is it something that is more of a fact-finding endeavour, not an opinion-forming one?"

Tyndorf is also weighing the possible implications on the division's budget.

"Financially, it is going to have an impact," he said. The recommendation to notify a wider area about impending applications could potentially cost a fortune. First class mailing to each individual owner of a building can be very expensive, at about \$1-per household. Tyndorf recognizes that there are broken links in the communication chain, such as outdated assessment data for condominium corporations, but says that the alternative of notifying individual condominium owners, rather than condo boards, could add tens of thousands of dollars to the notification budget.

"Knowing that, we have to develop some other kind

of process," Tyndorf said. "In the downtown, if we were to issue notification to individual condominium owners, we could be sending 15,000- to 20,000-notices per development."

It might be possible to recover some of those costs from the developer, as with other community consultations, mused Tyndorf. "Financial obligations should rest with the applicants," he said. "They are seeking to change a neighbourhood and change a community. It's a for-profit business. They will just have to build it into their pro-formas."

The recommendation that the city go on-line with planning notifications is another possibility, but that takes money too. "One of the recommendations that we heard loud and clear during the consultations is that we should allow greater use of technology to provide notice of applications, or general information about planning applications," Tyndorf said. He added that costs associated with hardware, software and staff to update the site could be prohibitive.

"The financial implications have to be calculated. We have a good understanding of what it will cost. More consultation will have an implication on overtime and other costs. There are direct and indirect expenses, which will be an issue for us as we go forward."

Tyndorf said that there is currently no timeline to implement any of the recommendations. "That will all depend on how the committee reacts to our staff report," he said. The staff response to the recommendations is expected at the November planning and transportation committee meeting. •

CITY IN BRIEF

continued from page 7

Corporation today launch the construction of the Western Beaches Watercourse. The multi-sport, flat-water facility will be completed in time for Toronto to host the International Dragon Boat Federation Club Crew World Championship in August 2006.

Toronto architects in New York

On Tuesday in New York City, **Royal Ontario Museum CEO William Thorsell** and **Daniel Libeskind**, lead architect for the renaissance ROM renovation and expansion project, will participate in a public forum called Toronto's Bilbao Effect. The forum is organized by the Canadian Consulate in New York. Other participants include architects **Will Alsop**, **Jack Diamond** and **Bruce Kuwabara**.

Place your butts here

Mayor **David Miller** will reveal the results of the 2005 litter audit today, followed by an announcement about the city's partnership with the **Downtown Yonge Business Improvement Area** and the **Little Italy BIA** for installation of tobacco receptacles.

City wins public sector awards

The City of Toronto has won 25 awards for outstanding achievement in program and service delivery at the 2005 Public Sector Quality Fair. The province-wide fair showcases service excellence in government, health care and education. This year's fair was held on October 6 at the National Trade Centre at Exhibition Place. City manager **Shirley Hoy** was the luncheon speaker.

Toronto wins 5th best place to live

The Economist has ranked the City of Toronto as the fifth best—or

depending on how you look at it, the least awful—city in the world to live. Each year, the London-based magazine assesses the level of hardship for expatriates in 130 cities using 12 factors, including housing, education, recreational activities, health, climate and terrorism. For the past three years, **Vancouver** and **Melbourne** have topped the list and after falling to 13th place in 2004 from 4th place in 2002, Toronto moved to a six-way tie for fifth place with **Calgary**, **Zurich** and three other Australian cities.

Pre-fab units go up on Leonard Street

The last of the pre-fab units were raised last week at 25 Leonard Street, a 26-unit affordable housing complex in the Kensington Market area. New residents should be ready to move in within the next 6 - 8 weeks.

25 Leonard hoisting



Source: Levitt Goodman Architects

Employers paying more for mileage rates

A survey by the **Toronto Board of Trade** finds that nearly two-thirds of Toronto employers either have

increased, or are considering increasing, the rates they pay for employee mileage expenses. The vast majority, 94 per cent, of those companies that have increased their mileage compensation rates have done so by less than 10 cents per kilometre. The average is now in the 35 - 45 cent per kilometre range, with some three-quarters of companies surveyed falling within those limits, said board president **Glen Grunwald**.

Housing market records smashed

A record number of GTA homes changed hands in September as the market jumped 11 per cent over September 2004, said **Toronto Real Estate Board** president **John Meehan**. It is also an 8 per cent increase over September 2003, the previous record.

Canada Mortgage and Housing Corporation's senior market analyst for the GTA **Jason Mercer** noted that consumer confidence in the economy as a whole is supporting the strong figures.

From October 17 to 21, the City of Toronto will host 1,000 international delegates at the tenth annual Metropolis international conference. The annual conference creates a forum for business, academic, and government decision-makers from around the world to discuss immigration and integration issues. This year's conference will focus on bringing together public, private and not-for-profit sectors to address challenges and opportunities of diversity and immigration. (*Watch NRU GTA October 19 for highlights.*)

Waste treatment contract awarded

The city has awarded **Conporec Inc.** a three-year, \$12.5-million contract for transportation and processing of

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STANDING COMMITTEE AGENDAS

BUDGET ADVISORY COMMITTEE

The Budget Advisory Committee meeting has been rescheduled from Friday, October 7 to October 14 at 9:30 a.m. at Toronto City Hall, in Committee Room 1.

WORKS COMMITTEE

The Works Committee will consider the following at its meeting at Toronto City Hall on Tuesday, October 11 at 9:30 a.m. in Committee Room 1.

REPORTS

No biodegradable garbage bags

According to a staff report, using biodegradable plastic bags to collect yard and household organic waste would be too costly to implement, and too complicated to administer.

Currently, only the only biodegradable bag specifications are kraft-paper bags, which are used for yard and leaf waste. According to the report, current processing contracts, which expire in 2007, do not permit other biodegradable bags.

The report estimates that a 10-week pilot project, involving 1,000-homes, would cost about \$77,000. However, while the pilot project would test the decomposition abilities of the bag, staff say that it would not adequately assess the retail and use pattern that could be expected by residents. It also adds that the clear plastic bags currently available would be difficult to distinguish from non-biodegradable bags, and could compromise the quality of finished compost.

Processing contractors indicated that they are not in favour of biodegradable plastic bags for leaf and yard waste, and would not contribute funding toward a pilot project. Contractors have also expressed concern that the light weight of the bags could become a problem at composting facilities, and could be blown around.

Recycling plans delayed for multi-res

According to a staff report, a proposal to issue a levy for waste collection for multi-unit residential buildings has been delayed pending review of a draft template by corporate access and privacy of proposed. The plans were originally to be submitted to council by the end of September. The report notes that the proposed closure of

garbage shutes has resulted in opposition from management and tenant associations, who say that it would adversely impact elderly and disabled residents of multi-unit buildings. Public workshops are scheduled until mid-November to present an explanation of the levy, city recycling plans for multi-unit buildings, methods to improve recycling and a revised recycling handbook for superintendents.

Standard bike lane recommended

Staff recommends design options for bicycle lanes and routes, and minimum lane widths. A minimum bike lane width of 1.5-m. (for roads with curbs) and 1.2-m. (for roads without curbs) is recommended, as well as a pilot project to mark shared-use lanes on Royal York Road, between Mimico Creek and Usher Avenue.

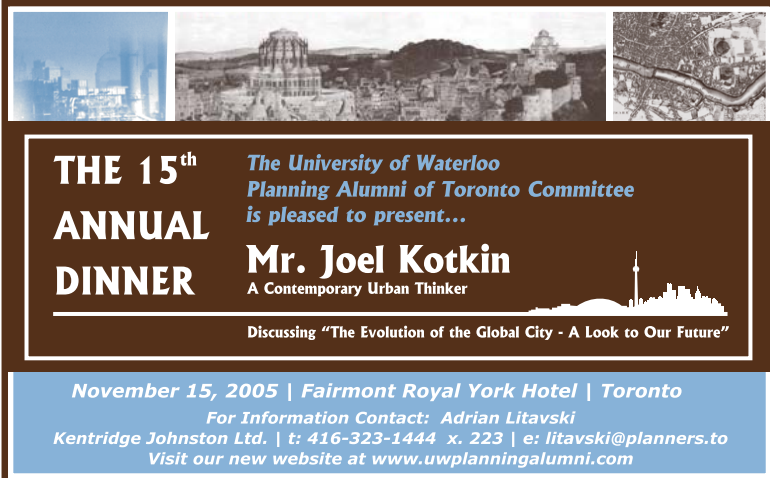
RFP for bio-solids master plan

Draft terms of reference for a peer review of the decision-making model to implement the *Bio-solids and Residuals Master Plan*. The plan is to prepare a long-term strategy for management of wastewater treatment bio-solids and water treatment residuals to 2025. Toronto Water and the medical officer of health are to issue a request for proposal to hire a facilitator and a panel of experts to review the decision-making model.

New process for industrial waste

As part of a review of the 2000 sewer use by-law, staff recommends adoption of a best management practices process for pollution prevention planning for certain

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STANDING COMMITTEE AGENDAS

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industries, such as dry cleaners, funeral homes, and the petroleum industry. Best management is a relatively new monitoring and compliance tool for dealing with smaller industrial, commercial and institutional businesses. Rather than sampling wastewater discharges, the process deals with industry-specific waste management issues, and are developed in conjunction with the industry. The process could contain requirements for special handling of waste, and the installation of pre-treatment equipment.

COMMUNITY SERVICES COMMITTEE

The Community Services Committee will consider the following at its meeting at Toronto City Hall on Tuesday, October 11 at 9:30 a.m. in Committee Room 2.

One-time funding for homeless services

Staff recommends allocating the remaining 2005 funds, totalling \$3,600,000, from Off the Streets, Into Shelters and the City of Toronto Homeless Initiatives funds for one-time homeless-related services and projects. Among the proposed allocations are \$875,000 for three community agencies to carry out youth-employment training and support projects; \$50,000 for a skills

development fund for homeless individuals in the Transition to Work pilot project; \$930,565 to buy new shelter beds and eliminate bed bug infestations; and \$250,000 to develop a landlord liason centre.

Wilson Foundation report

Staff report back on investigations of the **Wilson Foundation** model, which provides a strategy to help the homeless find permanent housing. Earlier this year, council instructed staff to investigate the Wilson Foundation's city-owned housing program, and report back on the feasibility of implementing a similar model in **Toronto**. The report finds many similarities between the Wilson Commencement Park program in Rochester, New York, and Toronto programs, such as WoodGreen's Homeward Bound Program. Homeward Bound provides support to 32-low-income single mothers and their children in the areas of employment training, life skills, child care and counselling, with the goal of moving participants to employment and independent housing within three years.

A related report recommends entering into an agreement with the **Ontario Women's Directorate** to receive a grant of \$697,500 for a three-year period to support the Homeward Bound program. •

CITY IN BRIEF

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organic waste. This agreement is the result of a 2004 pilot project to measure the company's performance with source-separated organics. Under the contract, Comporec is to process between 25,000-tonnes and 35,000-tonnes per year. The contract also includes an additional two-year option for \$9.1 million.

Bookworms, take note

The **Aird & Berlis** municipal and land use planning group recently launched the newest addition to its collection of planning-related texts with the publication of the *Annotated Ontario Building Code Act*, which was co-written by Aird & Berlis solicitor **John Mascarin** and municipal affairs and housing ministry solicitor **Jeffrey**

Levitt. Also launched were new and updated editions of other books by the Aird & Berlis team, including *Ontario Municipal Act and Commentary* by Mascarin and **Chris Williams**, and *Ontario Planning Act and Commentary* by **Bob Doumani** and **Patricia Foran**.

More publications are anticipated in the new year, including *Ontario Assessment Legislation* by Williams and **Tom Halinski**, and *Ontario Environmental Legislation* by **Adam Chamberlain**. Both books should hit the shelves early in 2006.

Godfrey to launch research alliance

Minister of State (infrastructure and communities) **John Godfrey** will be participating in an event today to

launch the **Toronto Region Research Alliance**. The alliance, which hopes to transform the GTA into a world-leading centre for research and research-intensive industry, serves the broader Toronto region, embracing **Hamilton, Guelph** and the **Waterloo** region, in addition to the GTA. •

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ONTARIO MUNICIPAL BOARD NEWS

North York townhouse proposal 'too intense'

In a decision issued September 28, board member **Stefan Stefanko** dismissed the appeals by **1530787 Ontario Inc.** for official plan and zoning amendments, draft plan of subdivision, and settlement of site plan details to permit an infill residential development southeast of Hucknall and Sentinel roads in **North York**.

The developer proposed 59-townhouses, eight-semi-detached dwellings, and a 2,050-sq.ft. one-storey commercial block on the site. It proposed to redesignate the property from commercial to second-density residential. The site is currently occupied by a two-storey commercial plaza.

George Popper (George Popper Architect) provided architectural evidence for the developer.

According to Popper, the proposed development would incorporate rear-yard garages, and create a pedestrian-friendly environment. He gave the opinion that the residential component would conform to the city's urban design guidelines on infill townhouses.

The board heard that the neighbourhood is characterized by an open feeling to the streetscape, with a mix of housing and good proximity to parkland.

Stephen Armstrong (SGA Consultants Inc.) provided planning evidence for the developer. He told the board that the proposed density was calculated at about 26.03-units per acre. Armstrong added that all parking requirements had been met, and gave the

opinion that the proposal would be compatible with the surrounding area.

Franco Romano (Action Planning Consultants) provided planning evidence for the city. He told the board that there were no objections to the proposed redesignation, but gave the opinion that the proposal was "too intense and too ambitious," and would not fit with the surrounding neighbourhood. Romano calculated the density at 46.2-units per acre. The proposal would result in 76 per cent lot coverage, compared to 33 per cent in the surrounding neighbourhood, Romano said. He added that the proposal would initiate a major change in the neighbourhood's urban structure, and did not comply with the intensification patterns of the official plan.

A number of area residents, as well as city councillor **Peter Li Preti (York West)** appeared at the hearing to oppose the application. They voiced concerns about possible traffic congestion, and said that the proposed development would be too dense.

The board said that it could not overlook the size of the proposed lots and laneways as they related to the surrounding area. It also found that the development would not adhere to infill townhouse guidelines.

It dismissed the appeal.

Solicitor **Michael Melling (Davies Howe)** represented the developer. Solicitor **Gary McKay** represented the **City of Toronto**. (*See OMB Case No. PL050402.*) •

CITY PEOPLE

Geoff Hare, deputy minister of public infrastructure and renewal, has announced his retirement effective October 14. Hare was appointed deputy minister in November 2003 and has been with the Ontario public service since 1980.

David Gavsie has been appointed chair of the **Alcohol and Gaming Commission of Ontario**. Gavsie is retiring as a senior partner of **Ogilvy Renault**.

The provincial Liberal association for the riding of Scarborough-Rouge River has nominated councillor **Bas Balkissoon** to be the Liberal candidate in the upcoming provincial by-election.

City of Toronto transportation planning director **Rod McPhail** has been appointed to a fellowship with the **Institute of Transportation Engineers**. McPhail becomes the 47th Canadian member of the international association, and one of only two Canadian planners appointed to the institute's highest distinction.

Sue Zielinski has been appointed managing director of the SMART program—a new interdisciplinary / multi-sectoral initiative linking the Business School, the Planning School, and the School of Natural Resources—at the **University of Michigan** in **Ann Arbor**. The position, which focuses on new mobility, begins in January. Zielinski is currently the executive director of **Moving the Economy**.

Hon Lu has been appointed manager of urban environmental services with **TEDCO** to work on the **Toronto Film/ Media** complex and the **World's Fair** bid. Formerly a planner with TEDCO, Lu was appointed special projects manager at the **Hamilton Port Authority** in March.

Kim Wright has been appointed a research analyst for **Urban Intelligence / Global Public Affairs**. Formerly, Wright was an executive assistant with **Toronto District Public School Board** trustees **Josh Matlow** and **Chris Bolton** and worked on councillor **Adam Giambrone's** election campaign. She replaces **Lindsay Mack**, who was appointed press secretary in provincial environment minister **Laura Broten's** office.