

The Land Economist

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PROFESSIONAL JOURNAL



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Hamilton's \$145.7 million new Stadium and 2015 Pan Am Games Soccer Venue is more than 46% complete and on schedule for opening next summer, Hamilton Mayor Bob Bratina and Pan Am Games CEO Ian Troop said in mid November. Reported progress is: foundations (complete), structural steel frame (96%); pre-cast concrete over steel (22%), underground mechanical/electrical (50%+), and masonry (begun). See page 6-7 for more on Games Venues.



Congratulations AOLE 2013 Bursary Winners!

AOLE Board Member and Internet Chair Mike Real (second from left) presented the 2013 AOLE Bursary to the Seneca College student team of (left to right) Hongxue Zhao, Edmund Man Ho Tse, In Suk Jung, Amanda Dirycz, and Emily Sharon Hopkins. Their letters of thanks were delightful: "it is a great honour to accept this award", "my group and I are very grateful to be recognized", "the project was a fantastic opportunity to learn the details of the planning process hands-on", and "this award will help me achieve my career goals". Best wishes to all.

NEWS BRIEFS

Don Mills Subway

Numerous studies have called for a "Relief Line" to reduce congestion on Toronto's older subway lines. But, given the perception that this is just another line for downtown residents, it keeps getting knocked down the priority list.

Torontoist contributor and blogger Steve Munro recently outlined arguments for a much bolder approach: "From day one, the line must be planned to run, not merely (across Queen and north-east) to Danforth, but to at least Eglinton and Don Mills, from a downtown terminal at Front and Spadina." This would provide five key connections to relieve congestion, including to the proposed satellite GO terminal. "If the line is modelled as a stub from downtown to Danforth, it's potential will be limited, along with its political attractiveness." The stub "misses an essential problem," Munro writes. "Riders' starting points, and resulting transit demands, have shifted north."

And the line should be named "based on where it goes and might further be extended: 'Don Mills'". For the full article and links, see <http://torontoist.com/2013/10/a-don-mills-subway-for-toronto/>

Many other voices have joined in this discussion. An interesting view is found

in the Ontario Society of Professional Engineers' report "The TTC Subway Relief Line: Let's Get the Engineering on Track!". One key section discusses sub-surface constraints, and cautions that:

- existing underground tunnels virtually eliminate Front and Wellington Street alignments downtown, and
 - a Don River bridge may need to be further north than currently proposed
- See www.ospe.on.ca (search TTC Relief)

Glow-in-the-Dark Pavement

The City of Cambridge in England is currently trialling a new luminescent



surface for pathways, says Declan O'Halloran, Cambridge technical officer, streets and open spaces assets. Contractor ProTeq had installed a new elastomeric resurfacing system over the summer on paths in one of the City's parks, O'Halloran says. For this one path, City Council is using the brand new glow-in-the-dark surface option to

see if the "shimmering wash of light" it produces can aid visibility at night for wayfinding, help the partially sighted, and possibly replace courtesy lighting and reduce light pollution.

Stay tuned for results!

Costs of Site Plan Delays

A study by Bousfields Inc. and Altus Group for the Ontario Association of Architects has found that 35% of site plan approvals take more than 9 months.

For a 100-unit condo, it estimates costs for each month spent in the process as:

- developers (financing, taxes, etc., normally passed on to buyers): \$193,000, or \$1,930 per unit per month
- municipalities (delayed tax revenue and existing communities' lost spending by residents): \$159,900-241,600 per month
- end users (extra charges, lost equity and increased rent): \$44,000, or roughly \$443 per unit per month

Equivalent figures for a 50,000 square-foot office building were calculated as:

- developers: \$113,000, or roughly \$2.25 per square foot per month
- municipalities/existing communities: \$4,100-16,000 per month, or 8-32 cents per square foot per month, and a delay for 250 new jobs
- end users: \$7,000 or 14 cents per square foot per month.

GGH Population Grows Faster – But...

by Stefan Krzeczunowicz

Extended Forecasts Show Even Faster Population Growth

The Greater Golden Horseshoe (GGH) – with the Greater Toronto Area (GTA) as its economic engine – continues to be the focus of Ontario's growth.

This had long been the case when, in 2006, the Liberal government enacted the *Growth Plan for the Greater Golden Horseshoe* to manage land use planning in a region that was, in the North American context, already highly regulated. Enshrined in the *Plan* were population and employment forecasts to ensure that every community in the region did its bit to manage growth. The forecasts have recently been revised and extended from a 2031 to a 2041 planning horizon.

Those revised forecasts show that the GGH will continue to grow rapidly, with population growth fuelled by migration (mostly immigration). An important shift has been higher than expected fertility rates and longer life expectancy in recent years, which contribute to higher population forecasts throughout the GGH than previously projected.

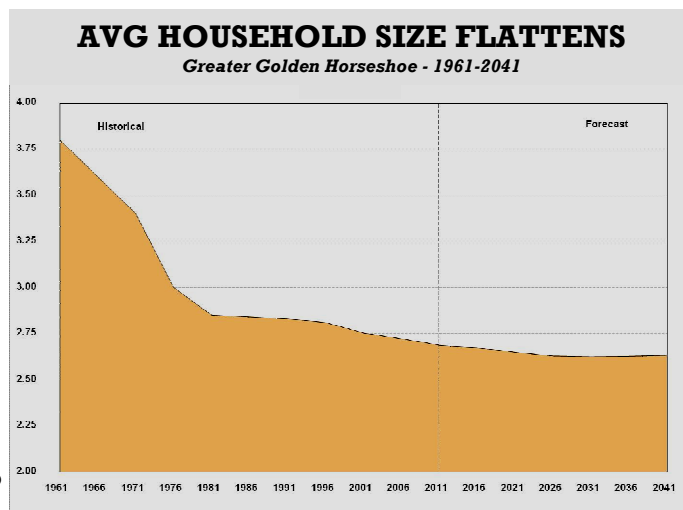
More Kids and Seniors Don't Mean More Land for Development

The unexpected rise in fertility and longer life expectancy mean that the GGH is entering a period of relatively stable household size after 50 years of inexorable decline.

So, the main message of the new forecasts is: Don't assume that more people across the region translates into more land for development. A large proportion of the additional population will be children who will not, by themselves, generate a higher demand for new housing for some time. Similarly, increased life expectancy, because it results in elderly couples living together longer, will lead to fewer households than anticipated.

Implications for Municipalities are Wide Ranging

Under the *Growth Plan* the amount of growth allotted to municipalities is enshrined in legislation and (supposedly) invulnerable to the whims of local politicians and the manoeuvrings of develop-



ers. For the last seven years GGH municipalities have wrestled with the forecasts, and other *Growth Plan* rules, applying them in the best way they can to their own community visions as well as the realities of real estate markets (not always the same thing).

The new forecasts, relying as they do on the ability of local real estate markets and supporting infrastructure to accommodate different types of housing and jobs, do *not* reflect a radically different pattern than what is currently observed.

Growth remains focussed on the GTA and, in the region's "Outer Ring", on a south-westerly orientation along US trade corridors rather than in the north and east. In some municipalities, like the Region of Durham, Provincial commitments to expand major infrastructure like Highway 407 and, eventually, a new Pickering airport are assumed to result in higher-than-historical growth rates.

For municipalities next in line for suburban expansion under the *Plan*, the forecasts highlight the need to prepare land use, infrastructure and financial plans well in advance so that the growth that is coming – *and it is coming* – is managed in a sustainable way.

Older Population Will Need a Different Mix of Housing & Services

Overall, the GGH population will remain much younger than in most other parts of Canada. However, the growth in the seniors population still presents challenges. The elderly rely heavily on municipal transit, fire and police protection,

and long term care services, and demand different recreational programs than are generally provided. Of importance for land economists is that they also require, towards the end of their lives, very different forms of housing.

Challenge for Government Revenues

Unlike the population forecasts, the employment forecasts haven't changed much since 2005. This is because

the demographic factors that lead to more people – increased fertility and longer life expectancy – do not materially affect employment. The additional population is mostly non-working-age children and the retired elderly. However, the implications of having a larger part of the population dependent on those who are working are sobering. For governments, revenues generated from taxes on income and services may be jeopardized at the same time as expenditures rise for services that are used disproportionately by the young and old – such as education, health care and pensions.

Significant Impact on Neighbourhoods

Given that much of the recent development in the GGH was planned prior to its implementation, it is likely that the *Growth Plan* has had little if any effect on recent settlement patterns. But recent Census data shows that the growth distribution reflects the *Plan's* vision. What is becoming apparent is the significant effect the *Growth Plan* will have on the future density of development and rate of intensification. In this respect, the *Plan* is much more concerned with how much land is used to accommodate growth than whether growth occurs in Brampton, Barrie, or Brantford.

Ultimately, should the *Growth Plan's* vision be realized, the real change will be the very different look and feel of our neighbourhoods rather than the populations of our cities and towns.

Stefan Krzeczunowicz is a Senior Consultant with Hemson Consulting Ltd., which prepared the growth forecasts, and Treasurer of the AOLE. www.hemson.com

CHART: Source - Hemson Consulting Ltd., Statistics Canada

Investigating & Cleaning Contaminated Sites in Ontario

by Steven Rose, PEng, PGeo

Industry best practices and regulatory guidance have evolved over the past 30-plus years in Ontario so that it is now a part of each land owner's or land purchaser's due diligence to assess properties with a history of either commercial or industrial property use for evidence of environmental impairment.

Starting in 2004 and with updated regulations in 2011, there are now two common approaches to undertaking investigations of potentially contaminated Brownfield sites in Ontario:

- the Record of Site Condition (RSC) approach leading to filing on Ontario's environmental registry and limited protection against future Ministry of the Environment (MOE) orders; for this, the Regulation provides Site Condition Standards and a highly prescribed methodology for completing Phase 1 and Phase 2 Environmental Site Assessments of the property before the characterization of the site is acceptable
- the Environmental Due Diligence approach (EDD); for these, the Site Condition Standards are still applied to determine what is "clean", but somewhat less stringent industry standard practices – Canadian Standards Association CSA Z768-01 (Phase I) and Z769-00 (Phase II) – are employed for defining the scope of work.

The RSC approach represents a "gold standard". However, the level of scrutiny and details of reporting required under RSCs will not always be required or necessary.

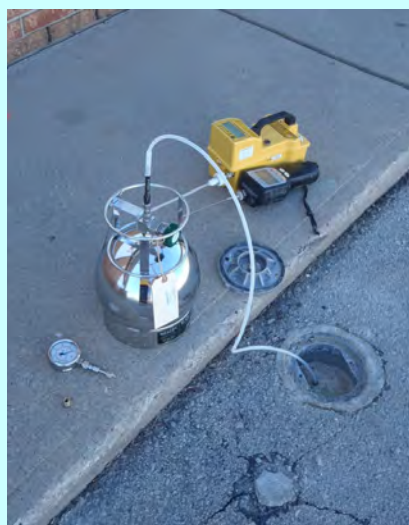
Using the RSC approach instead of EDD ESAs can often represent a doubling or even tripling of the cost and time for investigative work – even before you find out whether any site clean-up will be necessary.

So, it is important to understand when the extra expense and time required for RSC type work are warranted.

WHEN THE ACT REQUIRES AN RSC

Transaction or Development	RSC Required	EDD May Be Used
Property sale, no change in use	No	Yes
Change of land use from a lower risk use to a higher risk (e.g., commercial, residential, agricultural to industrial)	No	Yes
Change of land use from higher risk use to lower (e.g., industrial to commercial, residential)	Yes	No
Site cleanup using Property Specific Standards based on Risk Assessment	Usually	Where RSC is not required
Voluntary filing of RSC, even though not required	Must use RSC approach	Not accepted

Most often, the requirement for an RSC is triggered by a municipality during the permitting process when a change of land use (or more specifically a change in zoning) is required for property redevelopment. Banks and other lenders may also demand that an RSC is filed, as a condition of financing. Also, property owners can decide voluntarily to follow the RSC process and file the document on title, to establish site conditions at a given date.



Air Sampling Equipment (left)
Field sampling program under the EDD approach is designed based on CSA standards and application of sound professional judgment.

ARTICLE ILLUSTRATIONS:
Courtesy Malroz Engineering Ltd.

Conceptual Site Model (Below)
Projects going through the RSC process must meet very strict standards for reporting, including development of a Conceptual Site Model for both Phase 1 and Phase 2 Environmental Site Assessments.



Continued on Page 5

WHERE RSC & EDD ESAs ARE THE SAME:

	RSC	EDD
Ontario Site Condition Standards are used to determine the test of "clean" versus "contaminated"	Yes	Yes
Standard field methodologies are employed e.g., new field methods for sampling volatile contaminants in soil (for Ph 2 ESAs) use current methodologies for comparison to the 2011 Site Condition Standards.	Yes	Yes
RSC reports signed by a Qualified Person (QP) licensed in Ontario	Yes	Has become standard

WHERE RSC & EDD ESAs DIFFER:

	RSC	EDD
Level of detail in documentation	Very extensive. Development of conceptual site model required for both Ph 1 and Ph 2	Less extensive. Conceptual site model developed only in Ph 2 ESAs
Extent of sampling (for Phase 2 ESA work)	Highly prescribed in the RSC regulation, based on a published list of Potentially Contaminating Activities (PCAs)	Field sampling program design based on CSA standards and application of sound professional judgment
Process and reviews	For an RSC to be filed, both Ph 1 and Ph 2 ESA work may be subject to external review, plus acceptance by MOE staff	No legislated requirement for external reviews and filing; can save time and money

PROCESS AND PROFESSIONALISM

The RSC process is extremely prescriptive, especially in reporting. Requirements for the Table of Contents and all report Sections are highly standardized – which doesn't always deliver value for the client.

Some clients elect to do all the investigation and cleanup work to meet the RSC requirements, but decide filing the document on the Environmental Site Registry is not worth the extra time for Ministry reviews and approvals.

Tightened standards of investigation required for RSC assessments have raised the minimum level of work being done under the EDD process as well. Whether the RSC or EDD process is being used, it is very important to hire well qualified, experienced and licensed professional engineers or geoscientists for the work. Success depends on educated interpretation of interviews and available documents, site visits and aerial photographs. In summary, where RSCs are not

mandatory in Ontario, property owners may find the best value and outcomes come from using the EDD approach. Professional advisors and experienced QPs should be capable of providing input and insight at the outset of any project with respect to the relative merits and costs of each approach to investigative work.

Steven Rose is co-founding principal of Malroz Engineering Inc., Kingston, Toronto, Ottawa. www.malroz.com



Groundwater sampling Standard field methodologies are used in both the RSC and the EDD approaches.

Welcome New Members!

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Welland Pan Am Flatwater Centre

Operational: July 2013



Canoe/kayak sprint venue was the first to be operational.

2015 Pan/Parapan Am Games Venues: Progress

With 19 months to go before the 2015 Pan/Parapan athletes compete in Toronto, venue construction has reached the half way mark. "We are on schedule and on budget," says Ian Troop, CEO of Toronto 2015, the games Organizing Committee.

The Chart below is adapted from one TO2015 presented to the Pan/Parapan American Sports Organization meeting in Toronto in October, plus information from its November 21 quarterly financials. It shows the major "new builds", initial estimate of costs, "projected" costs (i.e.,

Venue	Estimate (\$Mill)	Projected (\$Mill)	Start	Foundations	Structural Steel	Bldg Env	Landscaping	Substantial Compl
CIBC Pan Am/Parapan Am Aquatics Centre and Field House, U of T, Scarborough	248.9	205	7/12	5/13	9/13	01/14	6/14	7/14
Markham Pan Am/Parapan Am Centre, City of Markham	85.8	78.5	9/12	5/13	10/13	01/14	6/14	7/14
CIBC Pan Am/Parapan Am Athletics Stadium, York University	52.9	45.5	11/12	8/13	11/13	01/14	7/14	7/14
CIBC Hamilton Pan Am Soccer Stadium, City of Hamilton	145.7	145.7	12/12	4/13	11/13	01/14	7/14	7/14
CISCO Milton Pan Am/Parapan Am Velodrome, Town of Milton	50	56	2/13	8/13	12/13	03/14	7/14	9/14
Field Hockey, U of T, City of Toronto	12.4	9.5	7/13	N/A	N/A	N/A	7/14	7/14
Welland Pan Am Flatwater Centre, City of Welland	12	10	10/12	2/13	3/13	5/13	6/13	8/13
Caledon Equestrian Centre Town of Caledon: Phase 1	11.7	11.7	10/12	3/13	N/A	N/A	5/13	6/13
Phase 2			10/13	TBD	TBD	TBD	6/14	7/14

Source: Toronto2015. Estimated Costs are from the 2011 Business Plan; Projected Costs are contracted hard costs, soft costs and contingency.

CIBC Pan Am/Parapan Am Athletes' Village



Key Village Facts

- CIBC Pan Am/Parapan Am Athletes' Village (PAAV)
- 30 km from airport
- 7,500 beds
- 14.29 hectares (35.30 acres)
- Walking distance to dining hall: 300 metres from furthest residential building
- Dining hall seating capacity: 2400+

Completion Date:
January 2015



The \$700 million Pan/Parapan Am Athletes' Village is well under way. Dundee Kilmer Developments is committed to provide, in time for the Games: a new 82,000-sf YMCA/training centre; George Brown 500-student residence and 787 units of market housing to be used temporarily for the athletes and then converted with 25% affordable housing; office space; related infrastructure and public spaces, plus temporary facilities (welcome and accreditation centre, dining hall, parking and service facilities, and a transit mall). The contract includes legacy conversions.

Cisco Milton Pan Am/Parapan Am Velodrome



CIBC Pan Am/Parapan Am Athletics Stadium



The Pan Am Games take place July 10 to 26, 2015, followed by the Parapan Am Games August 7 to 14.

However, sports venues must be ready well before the Games for other events and pre-Games training and trials.

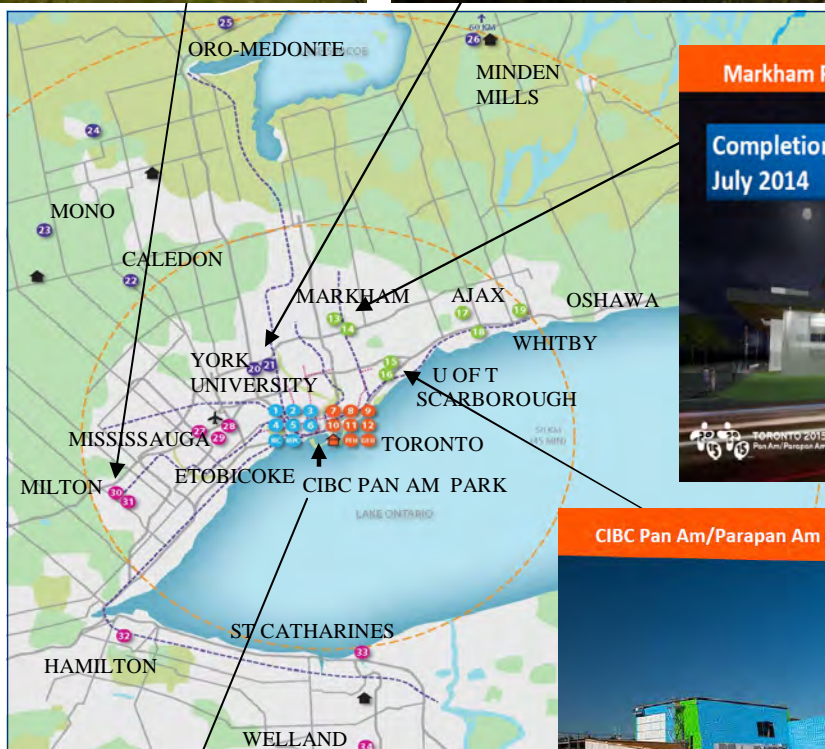
contracted cost plus contingencies), and schedule.

Areas in blue are already complete.

There have been some anxieties over scheduling, and criticism of provincial oversight of expenditures. But Troop says they are adhering to schedule and are "right where we want to be".

The group has a capital budget of \$647 million (of its overall \$1.4 billion). There is:

- \$493 million for new builds,
- \$86 million for renovations and
- \$95 million for other projects.



Markham Pan Am/Parapan Am Centre



CIBC Pan Am/Parapan Am Aquatics Centre and Field House



As of October 1, venues were 50% complete and

TO2015 had spent \$262.5 million.

CIBC Pan Am Park



The Canadian National Exhibition grounds/Ontario Place will host a main cluster of venues in Toronto, plus media centre and administrative facilities. Opening ceremonies will be held at the nearby Rogers Centre – renamed the Pan Am Dome for the duration.

Also part of the total spending on venues is:

- \$22 million the province is putting into the Hamilton Stadium,
- \$34 million from the City of Markham for its Field House, and
- the \$700 million Athletes' Village in the Waterfront Toronto West Don Lands.

The test events period runs from April 1 of next year to March 30, 2015. Plus, the new stadium in Hamilton must be ready for the Tiger Cats in time for the CFL season next July. (See cover for an image and information on the progress of stadium construction.)

The Welland Flatwater Centre and Phase 1 of the Caledon Equestrian Centre were both finished this summer. Most other venues are scheduled for substantial completion in 2014.

RM

AOLE Executive Board 2013-14



Allan N Windrem

MCIP, RPP, PLE, CLP, FRI
1955-2013

Allan served as AOLE President in 1994. A great supporter of the industry and the profession of land economics, he had more than 25 years of real estate development, municipal land use planning and project management experience, in both commercial and residential real estate.

Recently vice president of development at Villarrobo Development Corp., his career included management positions at Dillon Consulting, Bramalea, Monarch Construction and Marathon Realty. He was also a founding member of the Ontario Professional Planners' Institute.

Allan attended the celebration of AOLE's 50th Anniversary a few weeks before his death.

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ANDY MANAHAN APPOINTED TO TRANSIT PANEL

In September, Andy Manahan, AOLE's Legislative Chair, was appointed to the provincial government's new Transit Investment Strategy Advisory Panel, chaired by Anne Golden.

Manahan, who is executive director of the Residential and Civil Construction Alliance of Ontario, joins 12 other panel members to review Metrolinx's investment strategy, and consider other options to fund transit across the Greater Toronto and Hamilton Area (GTHA). They are meeting with residents and stakeholders,

holding town halls, and gathering input online. Two papers have been released to guide consultations: "The Hard Truths about Transit", and "The Transit We Need", available at www.transitpanel.ca.

Key issues are: public agreement with Metrolinx's recommended strategy, the fairness and accountability of investment tools, alternative measures the public can support, and individual municipal transit issues.

The panel is due to report back to the provincial government in mid December.



President's Message

It is a real honour to be here as your President, as our Association of Ontario Land Economists begins its second half century!

We owe a great deal of thanks to the visionaries who set up AOLE back in 1963 – and all the Professional Land Economists who have joined and participated in it over the past 50 years.

As they hoped, this has become a common ground for the diverse professionals who contribute to a comprehensive understanding of land, real property and the economics of community building.

In 1963, members truly believed that working together would give them enlarged scope, understanding and competence. In 2013, we still do.

We have learned, are learning and will continue to learn from each other. And that helps us to improve all aspects of our communities.

Our programs offer a terrific opportunity

to hear from and question experts on important facets of life and development.

For example, our recent AGM guest speaker Neil Prashad has been coming to grips with aging-in-place issues, and formulating new approaches to make them work in Canada and the USA since 1987. His insights (see page 10) will help us shape quality of life for thousands of people for decades to come.

This Journal, which started in 1966, has been a telling witness to our history. Year by year, decade by decade the reports written by members and for members have provided a window into key issues we thought important to share.

Let's all keep up and expand that good work. Look at the reports you prepare and the issues you care about – and send us a note. We'll publish your insights, data and opinions.

Thanks to each and every one of you for being a part of the first 50 years and



leading the next generation of Ontario Land Economists.

As we head into the next 50 years, let us remain committed to those who came before us and to those who will succeed us in the future. Sharing and working together, we can make a huge difference for our communities, our region, our province and our country as a whole.

Andrea Calla

Annual General Meeting 2013

The Association's 2013 Annual General Meeting of Members was held October 23, at the Royal Canadian Yacht Club in downtown Toronto. Following are some highlights reported by executive board members:

Treasurer Naomi Irizawa presented the audited **FINANCIAL STATEMENTS** for April 1, 2012 to March 31, 2013. The operating fund balance at the start of the year was \$38,976. Revenues were \$39,966, while expenditures totalled \$38,263, resulting in a balance of income over expenditures of \$1,703, and an operating fund balance at year end of \$40,679. Stefan Krzeczunowicz has agreed to take over the Treasurer's position.

Registrar John Morrison reported that **MEMBERSHIP** is currently 209, and AOLE continues to have a diverse body of professionals. The Board has been reviewing membership and will make proposals for rationalizing cate-

gories of membership and appropriate fees this year.

PROGRAM events have been popular. Mike Cane reported on the schedule since the last AGM, which included:

- last year's timely AGM presentation on changes at the *Toronto Transit Commission* from Chris Uphold,
- the festive *Christmas Party*
- a very well-received spring information panel titled *Looking 50 years into the Future*,
- the second joint RICS-AOLE *Golf Tournament*, and
- the year's highlight, the *AOLE 50th Anniversary Celebration, with Harbour Redevelopment Tour, dinner at the RCYC and presentation by Her Worship Hazel McCallion*.

Thanks to all the participants, and to incoming chair Bonnie Bowerman.

Jonathan Hack reported that the **BYLAW REVISIONS** are going through legal review. After one more

step, the revised proposed bylaws will be sent out to the membership for approval early in 2014.

Journal Chair Keith Hobcraft reported that **THE LAND ECONOMIST** Journal continues its success. There have been three issues this year, with the 50th Anniversary Special issue, and the aole.org website contains pdf versions back to 1994.

Our watching **LEGISLATIVE BEAT** is very informative. Andy Manahan, Chair, said that the minority government situation continues to be fractious ... and exciting.

Mike Real is overseeing imminent changes on the aole.org **WEBSITE** and upcoming online payment system.

Nominations Chair Bonnie Bowerman oversaw the **ELECTIONS**, which affirmed the Executive Committee and Board Members as shown in the list on page 8.

Revolutionary Thinking for Aging in Place

There are big changes coming to the post-retirement market, says Neil Prashad, President and CEO of Origin Active Lifestyle Communities, and key-note speaker at AOLE's recent Annual General Meeting.

With current demographic trends, "this industry is going to get more and more significant," he told members and guests.

According to a recent CBRE study (see chart), the 75+ age group will reach the three million mark within 10 years, Prashad said. On average, 360 new assisted and supported living units will be needed every month for the next 10 years to meet their needs. "And the numbers will really start to grow 13 years from now."

Today's seniors' market consists of three major age groups:

- 85+ (the GI generation, who served in World War II); this is the age when people start to enter fully assisted living units, with 24-hour skilled nursing services, assisted bathing spa, dining, social and recreational spaces.
- 75-85 (the Silent Generation, just too young to have been in that war); the prime market for supported living in apartments with social and recreational amenities, daily menus of meals, and 24-hour staff.
- 65-75 (the first baby boomers entered this group 3-4 years ago); many

boomers are now researching housing options for their parents, and may consider independent living ownership or rental units in these projects themselves.

Prashad described how Origin's projects mix all three housing types to tap into this market. One design offers independent living condominiums on the top floors of the project, with rental full-service assisted living below and a small number of memory care suites on the ground floor. Other designs use separate high- or low-rise buildings for a "continuum of care".

Social and recreational amenity packages in the projects are extensive, rather like being on a cruise ship. "Club Origin" memberships are often offered with the independent living units, and often to other seniors living nearby.

They have begun to offer meals, delivered on golf carts throughout one lower-rise project, and plan to add medical visits on the same basis.

For the 85+s, increasing temperature and holding programs in the afternoon has vastly increased the use of salt-water pools, Prashad said. And acupuncture has become the second most popular service, after hairdressing. RM



PHOTO: Courtesy Origin

LEGISLATIVE UPDATE

...cont from page 11

Instead, the consultation document poses questions such as "Should steps be taken to limit appeals of entire official plans and zoning by-laws?" and "Should there be a time limit on appeals resulting from council not making a decision?"

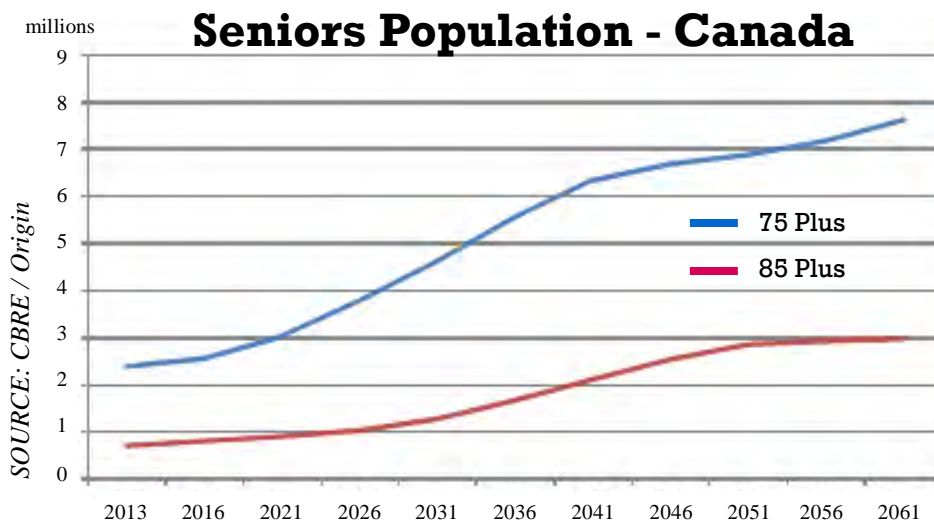
The paper points out that no municipality has yet established a local appeal body, and wonders what can be done to facilitate these bodies.

The second consultation document seeks feedback on development charges, section 37 density bonusing, parkland dedication, and the use of reserve funds by municipalities. Although municipalities have been calling for higher charges to pay for growth, it says "creating additional fees and/or taxes is excluded from the discussion."

It is interesting to note, however, that the document contains a question about whether the current list of ineligible services is inappropriate (e.g., DCs cannot be used to pay for hospitals and tourism facilities). If new services are permitted, then it would be an additional tax burden on those who purchase a new home but not on those who buy resale.

Consultation materials are available at www.mah.gov.on.ca/Page10355.aspx. Comments can be submitted to either PlanningConsultation@ontario.ca, or DCAconsultation@ontario.ca by January 14, 2014.

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The Legislative Update

By Andy Manahan, PLE

FALL ECONOMIC STATEMENT

Although Finance Minister Charles Sousa's Fall Economic Statement (FES) in early November did not receive widespread media attention because of the Rob Ford scandal, there are a number of noteworthy items. Building modern infrastructure is a major theme. In order to finance infrastructure projects the following new initiatives have been put forward:

- creation of a **Trillium Trust** where one-time proceeds from sales of certain assets eg, Ontario's shares in General Motors would be placed
- introduction of **Ontario Green Bonds** where proceeds would be invested in public transit and other environmentally friendly infrastructure projects
- new regulations that would exempt **Ontario pension plans** from the current 30 per cent ownership limit (and other supportive measures which OMERS head Michael Nobrega has said "will give pension funds greater flexibility to pursue investment strategies that are a strong match for our liabilities")
- legislation that would support a **10-year infrastructure plan**. This is a key recommendation, which if adopted, would more systemically set long-term infrastructure priorities perhaps without as much political interference once the plan has been established.

The Toronto Star's Queen's Park correspondent Martin Regg Cohn commented on the "dismal" growth forecast this year of 1.3% but admits that this is no reason to be "defeatist, nihilist or non-interventionist."

So, to be an optimist I will simply point out that infrastructure investments are vital to boosting Ontario's economic growth.

EGLINTON CROSSTOWN LRT "MEGA BUNDLE"

The FES further states that "the government will enhance its **Alternative Financing and Procurement** (AFP) approach to improve the delivery of large and complex infrastructure projects and increase the number of Ontario-based companies that participate in the construction of AFP projects."

This objective stems, in part, from the recent procurement experience for the Eglinton Crosstown Light Rail Transit project where only two bidders responded to Infrastructure Ontario's Request For Qualifications: one was an international consortium while the other was locally-based.

According to the Construction and Design Alliance of Ontario (CDAO), "bundling the station and maintenance facility construction into one contract has hamstrung the tendering process, limited competition, stifled innovation, and isolated the small- and medium-sized construction and design firms."

It was predicted that five consortiums would bid on the \$4 billion project but the large scale of this Metrolinx project meant that even some of Canada's largest companies were unable to bid on it.

Among several ideas, CDAO suggested that the rail system elements could have been separated into a single package, with the stations and maintenance facilities broken into several packages that

would have generated more competitive bids.

BRIDGE BUNDLING

At the other end of the spectrum, a recent study completed by the Residential and Civil Construction Alliance of Ontario (RCCAO) and the Ontario Good Roads Association, with financial support from the Ministry of Transportation, concludes that there could be benefits to municipalities of using AFP approaches, including project bundling, to repair and rehabilitate bridge and culvert structures.

For AFP contracts to be viable a minimum threshold of \$50 million is typically required because of all the legal and pre-planning work. To achieve the necessary economies of scale, bridges could either be bundled within a single jurisdiction or between neighbouring municipalities.

In this case, the local municipalities could enter into a long-term contract where a number of contractors have responsibility for maintenance. Based on an analysis of 635 structures in Wellington County and its lower-tier municipalities, the report estimates that an AFP contract could save 13-20% of the cost compared to a traditional contract. Go to www.rccao.com to access the study.

REVIEWS OF LAND USE PLANNING AND APPEALS / DEVELOPMENT CHARGES

In late October, Municipal Affairs and Housing Minister Linda Jeffrey launched an 80-day consultation on Ontario's planning system. Two review streams are being conducted:

- planning processes/appeals (including the OMB) and
- development charges/section 37 benefits/parkland dedication

The Land Use Planning and Appeal System consultation is designed to achieve more predictability, transparency, accountability and citizen engagement in the process.

Although it seeks feedback on the Ontario Municipal Board, the province is not considering eliminating the OMB.

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