



A Brief History of the First 50 Years

1963

“With the innocence of angels, in the midst of this awesome universe unfolding around us, some 40 or 50 rather dedicated individuals believed that it was time to bring together diverse members of the Profession of the Land in a comprehensive provincial body.

We wanted to do this because there were some dozen or so separate bodies...we saw the need for an umbrella group to bring together all these people.”

Gerry Young, on the occasion of AOLE’s 30th Anniversary



Gerald Ian Miles
Young

1st President
1963-1964

Certificate no. 1

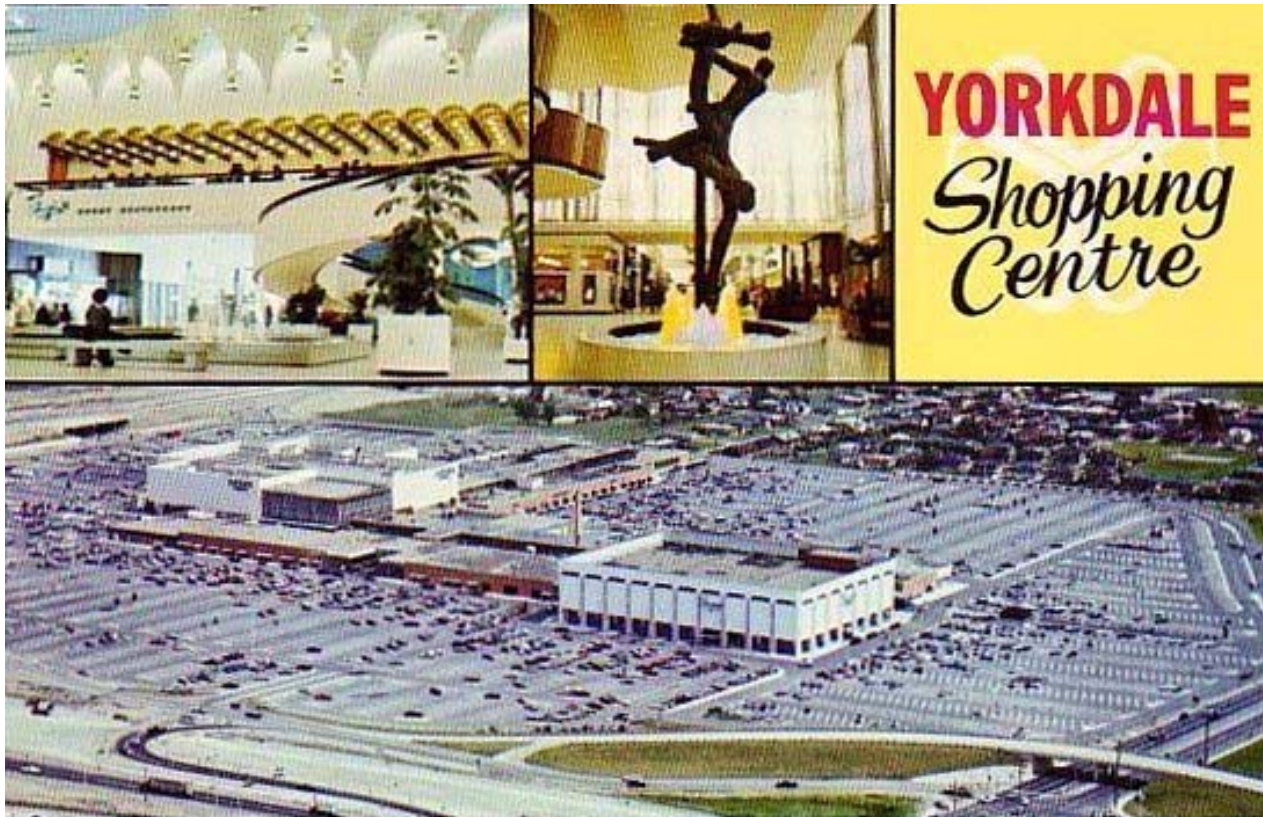
1963

- AOLE incorporated March 23 with 48 members
- “The profession of land economy is concerned with the administration of the land resources of communities, concerns or individuals with a view to the efficient allocation, use or disposition of such resources”

Preamble to original AOLE By-Law

| Ontario in 1963 and 2013 | | |
|-----------------------------------|---|--------------------------------------|
| Population | 6.5 million (78% urban) | 13.7 million (85% urban) |
| Typical conventional mortgage | 7% for 25 years (3.5% bank rate) | 5% for 25 years (1.25% bank rate) |
| Average house price | \$17,500 | \$370,000 |
| Average full-time weekly earnings | \$85 | \$1,075 |
| Number 1 selling single | “I Want to Hold Your Hand” The Beatles | “Gangnam Style”, Psy (2012) |

1964



John Arnup, Q.C., speaks to AOLE on “Defining the Profession of Land Economics”

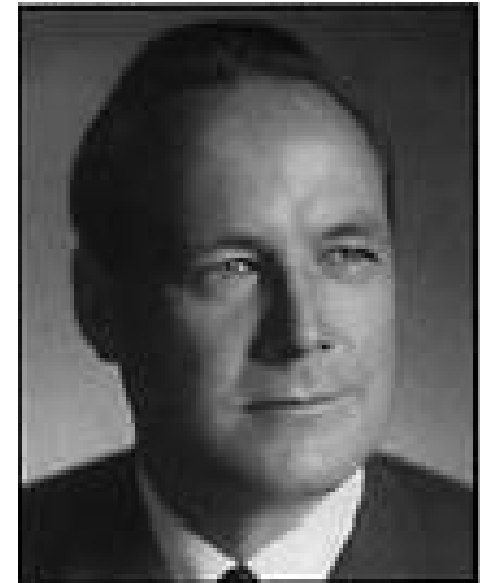
Membership hits 110

First **Tim Hortons** opens in Hamilton

Yorkdale, Canada’s first suburban plaza, opens its cash registers

1965

- AOLE membership reaches 141
- **Walter Manthorpe**, Commissioner of Development, City of Toronto, makes presentation on development of Nathan Philips Square to AOLE
- **Janina Milisiewicz**, future AOLE President, becomes Canada's first female accredited appraiser



James Edgar Farr
President 1965-1966

Certificate no. 2

1965



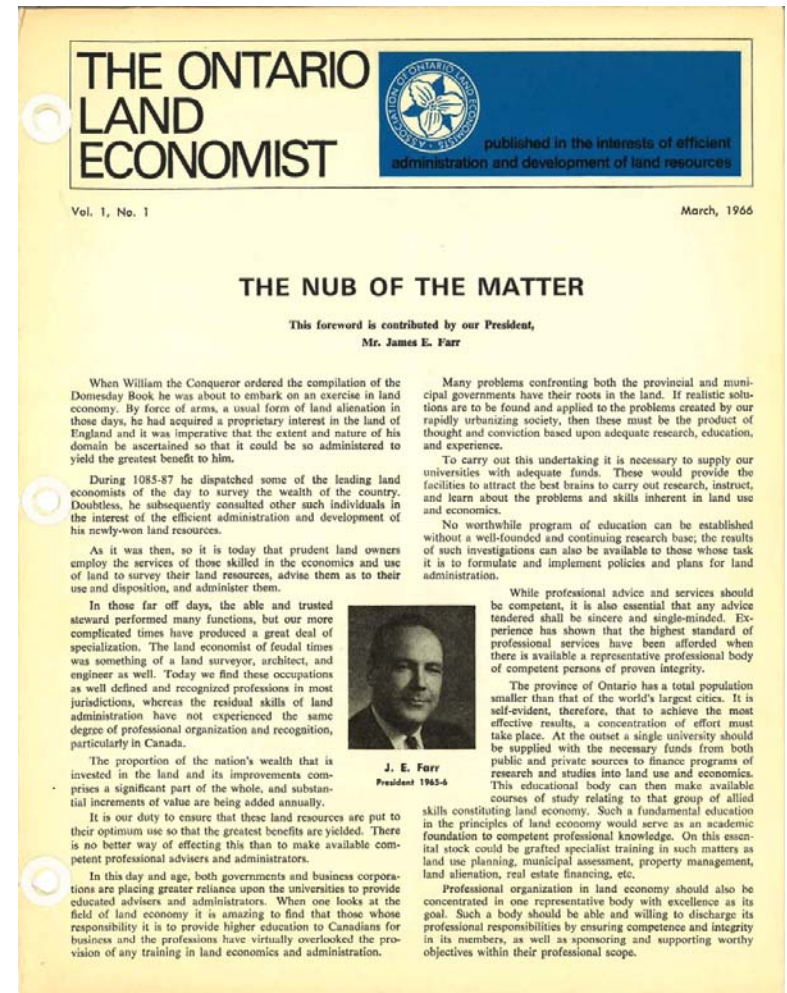
Toronto's daring new **City Hall** rises at Queen and Bay

Failure at an Ontario power station causes the **1965 Blackout** stretching from Florida to Chicago and all of southern Ontario

Canada gets a **new flag**

1966

- AOLE starts Ottawa branch
- Membership reaches 177
- H. W. Hignett, President of CMHC, speaks on “Urban Renewal – Progress and Prospects” to AOLE
- Inaugural AOLE seminar addresses “Land Development Procedures” & “Financing of Land Development Projects”



1st AOLE journal

1966

“By the turn of the century Canada’s population will double to 40 million people. This is hardly a prediction but rather a logical projection. The great majority of people will be urban dwellers, an accepted fact”

H. W. Hignett to AOLE AGM



H. W. Hignett (centre), T. B. Pickersgill, Supervisor, Ontario region CHMC (left), and Jim Farr, President AOLE, at AOLE banquet

1966



Bloor-Danforth subway
opens

Ottawa Train Station
built

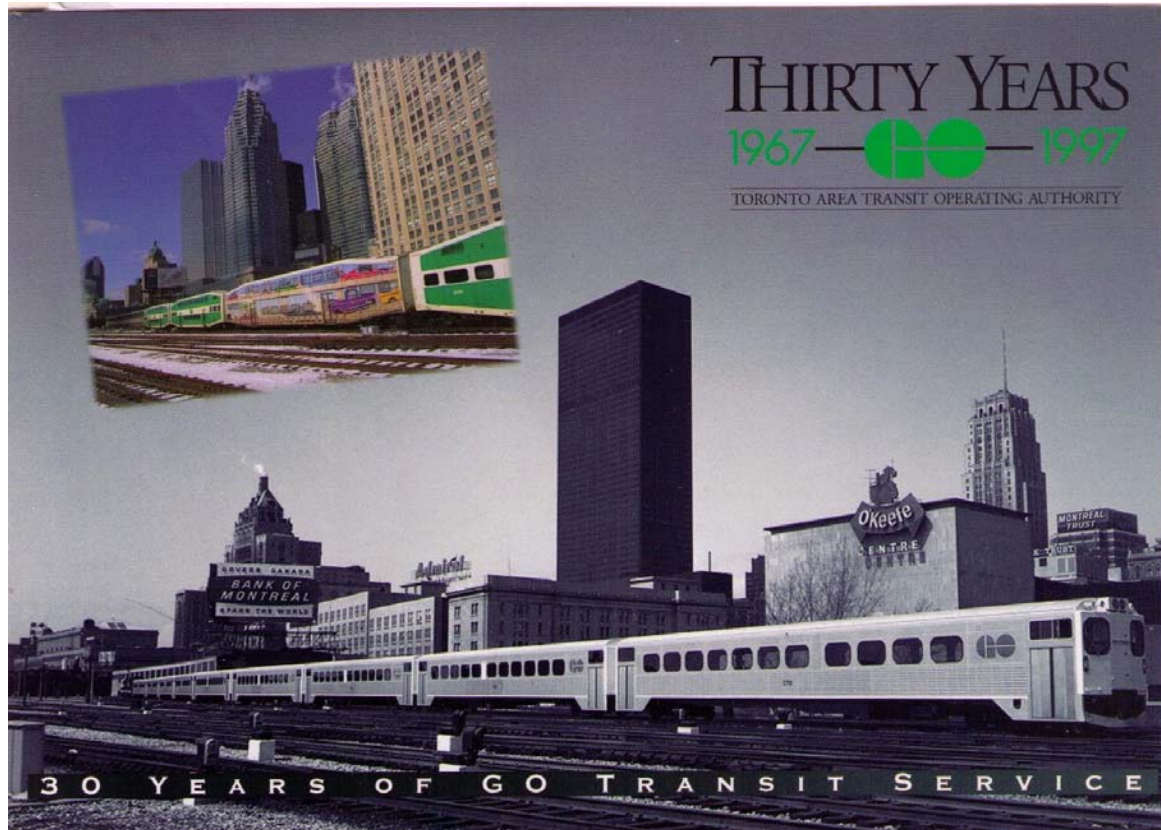
Government of John
Robarts introduces
**universal health
insurance** in Ontario

Canadian Pension Plan
introduced

1967

- AOLE seminar tackles “Computers – Urban Problems – Renewal”
- Centennial paper by Past-President Gerry Young published as “Housing and the Allocation of Resources”
- AOLE submits brief to Ontario Law Reform Commission on new *Expropriation Act*
- AOLE’s long support of Stratford Seminar on Civic Design begins

1967



GO Transit established as Canada's first passenger rail system

Smith Committee—to which AOLE submitted a brief—identifies inequities in Ontario tax system

Etobicoke, East York, North York, Scarborough and York incorporated as boroughs

Canada turns 100—Ontario pavilion opens at **Expo 67**

1968

- AOLE seminar addresses “Roles of public and private sectors in development” & “Municipal taxation”
- Metro Toronto Deputy Planning Commissioner R. J. Bower showcases Toronto Waterfront Plan to AOLE
- Brief on “Metropolitan Toronto and Region Transportation Study” submitted to Province by AOLE
- “Vaughan Township’s housing crisis worse than Toronto’s” says Reeve of Vaughan to AOLE

David J. Williams
President 1967-1968

1968



McLaughlin Planetarium opens in Toronto

Pierre Trudeau becomes
Prime Minister

Lincoln Alexander elected to
the House of Commons as
Canada's first black MP

Ontario's first
Condominium Act passed

Rising silver prices force
Canadian mint to introduce
nickel coins

1969

- “Young urban man has had it! He’s recoiling from the big city. He wants to live in a small town; commute if he has to. With telemetric communications, he won’t have to. Almost certainly, filing cabinets will be abolished. With them will go downtown offices and pretty girl secretaries who are pretty choosey about the knees they sit on these days.”

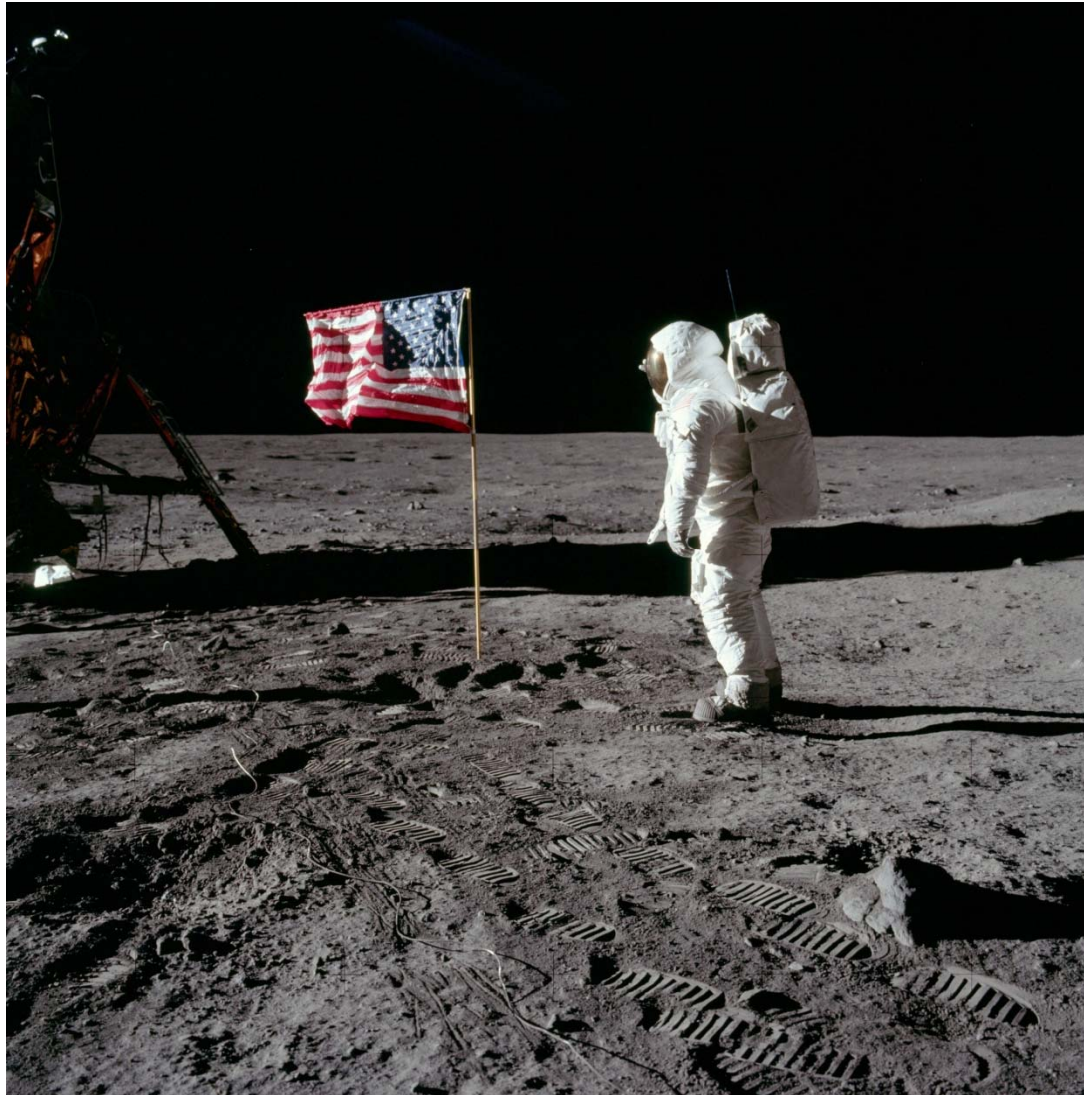
Dr. Daniel Cappon, York University, to AOLE

- AOLE seminar on “Land Ownership in the Space Age” includes talks on “Philosophy of Land Ownership”, “The Problem of Land and the Metropolis”, “The Relative Effect of Public and Private Ownership on the Creation of a Satisfactory Urban Environment” & “Land Transfers”



Cedric J. Watkiss
President 1969

1969



Earthlings land on the moon

Province of Ontario takes over
responsibility for assessment

Ottawa Regional Municipality
formed

Ontario Science Centre opens

Toronto proclaims 1st Monday in
August **Simcoe Day**

1970

- AOLE seminar topics include “Spadina expressway” & “Proposals for tax reform”
- **R. J. Bower** speaks to AOLE on “Major development proposals affecting Metro Toronto”
- Ottawa branch holds events on “Mobile living and the capsule home”, “Cost Estimating” and “The mortgage-equity capitalization concept in an appraisal report”
- 2nd AOLE seminar addresses “Value” in land development decisions, building design, government, real estate financing, & professions
- AOLE dinners include “Airport location & impact upon surrounding areas” & “Pollution & world population growth”



Robert “John” Bower
President 1970

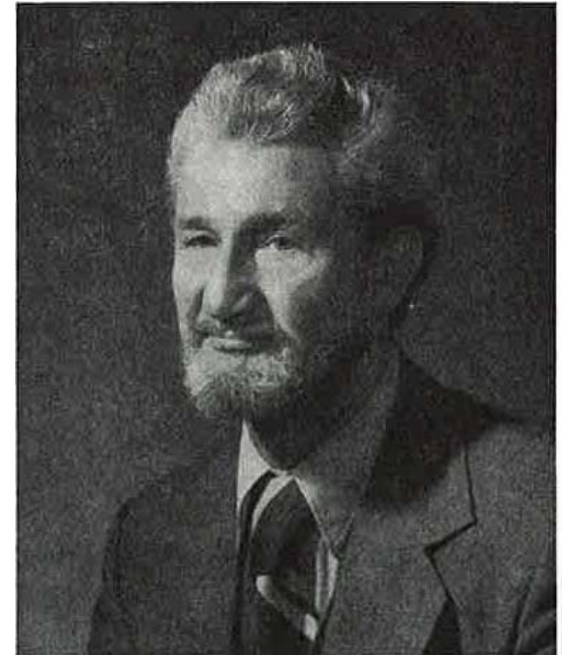
1970



Toronto skyline from the harbour c.1970. In background is the **TD Bank Tower**, the tallest building completed in the city in the 1960s.

1971

- **Stewart ‘Bud’ Andrews** presents redevelopment plan for 190 acres of railway lands between Bathurst and Yonge—including a 1,500 ft tower—to AOLE
- **John Wright**, Ottawa-Carleton Planning Commissioner, presents the Region’s first Official Plan to AOLE Ottawa Branch
- An event on “Industrial development—requirements of real estate services” hosted by AOLE
- AOLE seminar: “Federal, provincial, regional & municipal tax implications upon land use, ownership, & land values”



Colin Arthur Hughes
President 1971

1971

Spadina Expressway Halted



“If we are building a transportation system to serve the automobile, the Spadina Expressway would be a good place to start. But if we are building a transportation system to serve people, the Spadina Expressway is a good place to stop”

Bill Davis, Ontario Premier

“It may mean that we will never build another expressway”

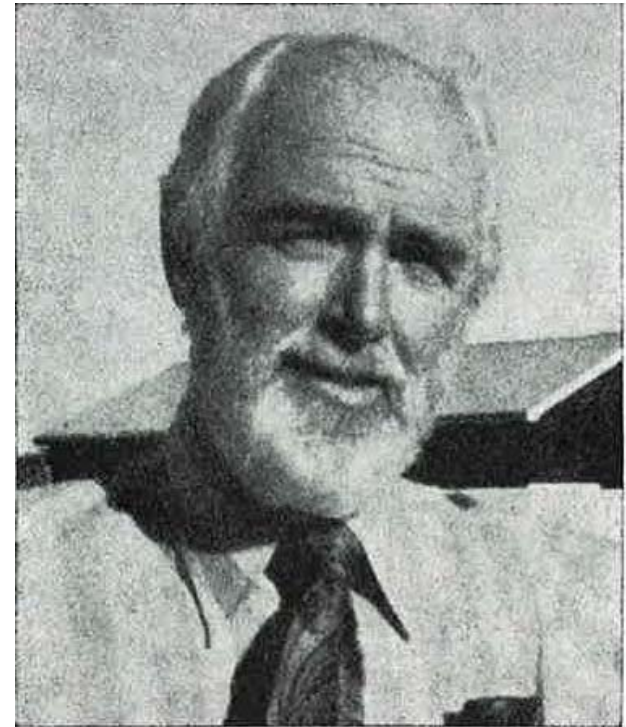
Albert Campbell, Metro Toronto Chairman

1972

- Membership reaches 300
- "Fierce competition from other countries is affecting the Ontario economy"

Donald W. Stevenson to AOLE

- Joseph Tully and Geoffrey Fryer appear before Select Committee on the Ontario Municipal Board on behalf of AOLE



Joseph S. Tully
President 1972

1972



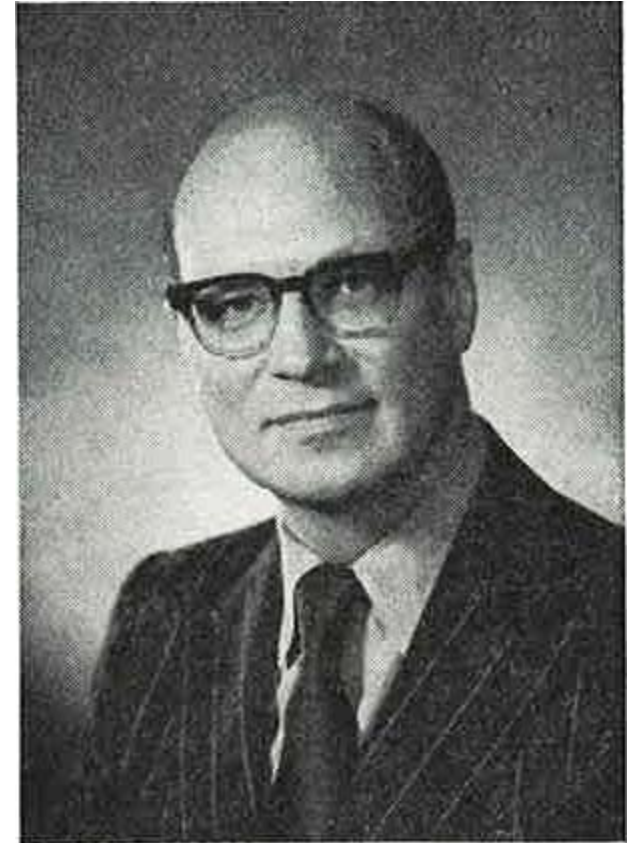
Commerce Court West,
home of CIBC, completed
in downtown Toronto

**Pickering Nuclear Power
Plant opens**

Canada's **Capital Gains Tax**
comes into effect

1973

- AOLE seminar addresses “Public land use controls and private property”
- AOLE submits brief to Ontario Advisory Task Force on Housing
- Since 1963 the organization has delivered:
 - 3 manuals
 - 6 seminars
 - 11 journals
 - 4 government briefs
 - 1 code of professional practice



Walter E. Meyer
President 1973

1973



Scarborough Town Centre
opens

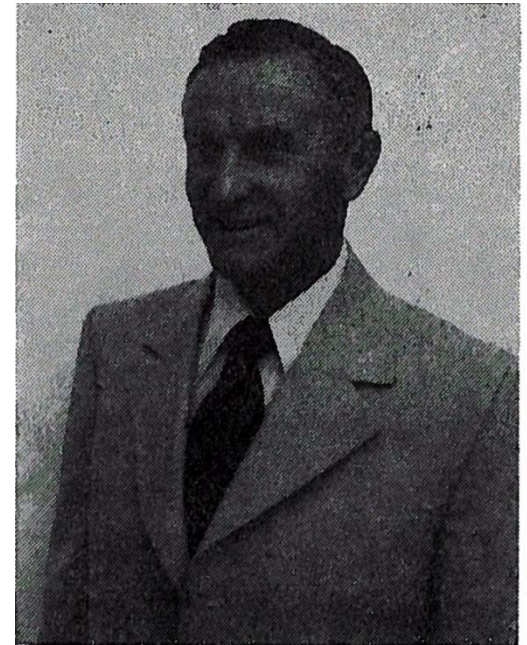
Wentworth County becomes
the **Regional Municipality of**
Hamilton-Wentworth

OPEC dramatically raises the
price of oil, helping Alberta
while hurting Ontario

CN Tower begins construction

1974

- AOLE seminar addresses “Inflation”
- Provincial revenue officials discuss Land Speculation Tax Act—on which AOLE has submitted a brief—at AGM
- Membership steady at 281



Kenneth Johnston
President 1974

1974



Metro Zoo opens

Yonge subway
extended to Finch
station

Trudeau Liberals win a
majority

U of T's **Massey College**
is opened to women

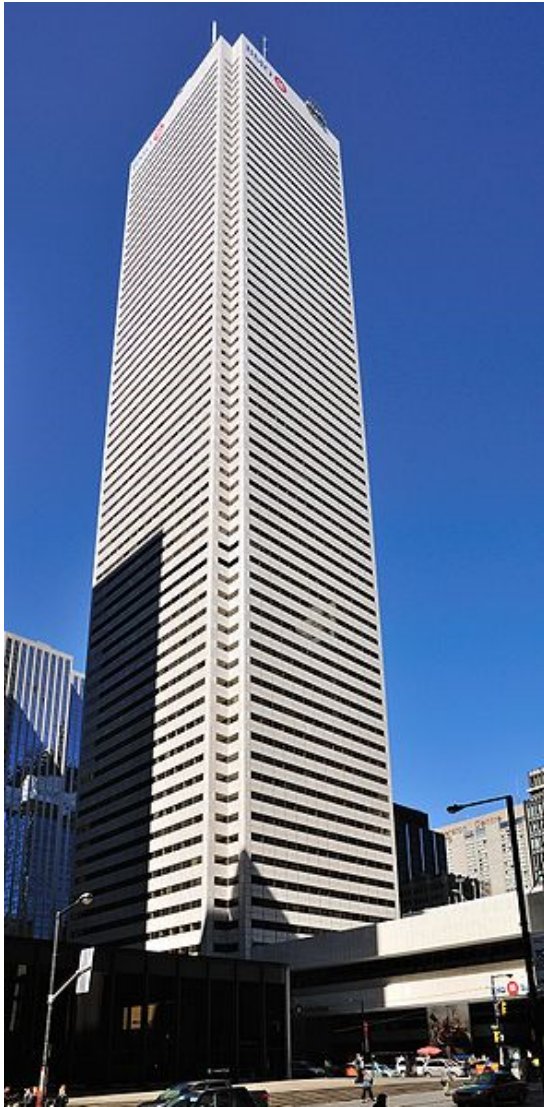
1975

“If for you this Association offers hope of achievement...perhaps the enlargement of your professional ability through interchange with kindred spirits, or some other special purpose and meaning it holds for you, then continue your membership, advance your identity as a Land Economist and ask what you can do to further that purpose.”

Gerry Young, 1st AOLE President

Geoffrey R. D. Fryer
President 1975

1975



72-storey **First Canadian Place** opens as the tallest building in the Commonwealth

Bill Davis's Progressive Conservatives win a majority in Ontario

Ontario introduces **rent controls** and a **building code**

Federal government introduces **wage and price controls**

1976



1976 AGM

Janina Milisiewicz
1st female AOLE President
centre left



1976



CN Tower completed

553 metres tall
\$57 million
1,537 workers
40 months
42 lightning rods
18 inch sway

**Toronto Reference
Library** relocates to
Bloor and Yonge

Eaton's Catalogue fills
last mail order

1977

- AOLE annual dues—which have been \$25 since 1963—rise to \$45
- Membership at 337 (440 certificates issued)
- AOLE makes submission to Blair Commission on property tax reform and hosts a panel discussion on subsequent reforms with **Allan Cooper**, QC, of the Blair Commission, **Mike McQuaid**, lawyer tax specialist, and **Eric Hardy**, PLE
- AOLE hosts distinguished panel event on topic of current problems in real estate development
- AOLE seminar held in Kitchener addresses the status of North Pickering and current trends in commercial development



Kevin W. Hicks
President 1977

1977



Old Eaton's store at Queen and Yonge closes

Five days later—and six months after AOLE hosts a tour of the site—the **Eaton Centre** opens

Bill Davis's Progressive Conservatives re-elected with a minority

Canada's **first ATM** opens

1978

- PLE average age is 52, highlighting a need to recruit new members
- In response, AOLE seminar focuses on the theme of “Educating future Professional Land Economists”
- **Professor Norman Pearson**, PLE, defines six core practice areas for the profession
 - Economics of land
 - Planning
 - Legal aspects
 - Appraisal and value theory and practice
 - Building and construction
 - Development

Peter J. Martin
President 1978

1979

- AOLE seminar: “Ontario investment climate in a changing world: trends in development”
- **Don Cole**, VP Markborough Properties, addresses AOLE on topic of “Profile for profit: a corporate approach”
- **R. M. McGuire** speaks to AOLE about the activities of the Land Compensation Board

Peter D. Wildsmith
President 1979

1979

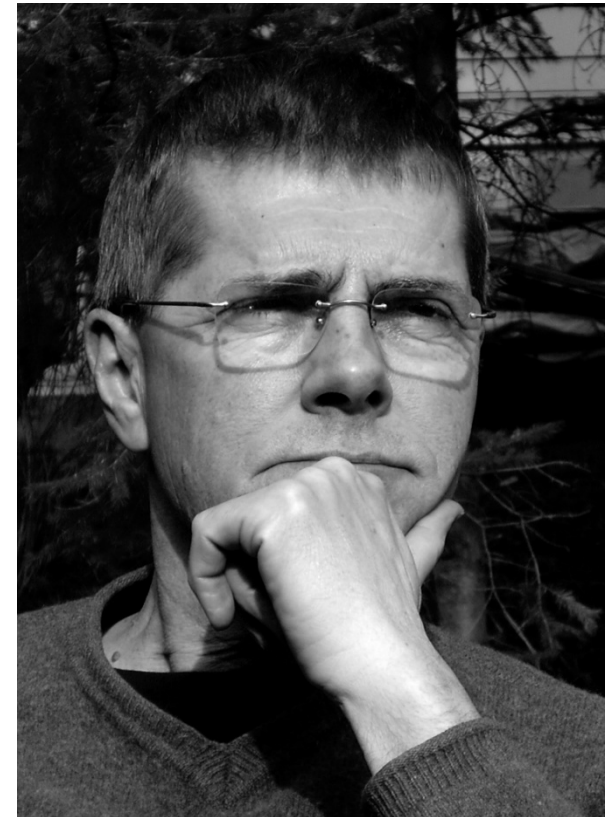


A **train derailment** in Mississauga causes the largest evacuation of a city in North American history

Hazel McCallion (honorary PLE) leads the emergency response on a sprained ankle, and still holds mayoral office at age 92

1980

- In homage to Keynes and Galbraith, AOLE runs up its first annual deficit
- 500th AOLE certificate issued; membership at 306
- **David Arscott**, President Downtown Business Council, Toronto, speaks to AOLE on “Understanding real estate and politics”
- AOLE submits brief on proposed Ontario Planning Act
- AOLE seminar: “The science of human settlement”



Peter J. Andrews
President 1980

1980



Terry Fox ends his Marathon of Hope charity run across Canada early due to illness near Thunder Bay

O Canada becomes the national anthem

Toronto streetcars stripped of their names and given numbers

1981

- Articles on “The profit perspective of home ownership” and “Lessons of Mrs. Thatcher” published in AOLE Journal
- AOLE seminar: “Money matters— real estate in the 80s” includes debate on the motion:

“That McLeod, Young and Weir are conservative in their predictions of a 30% prime rate by 1985”



Andrew R. Morpurgo
President 1981

1981



**Canada's
Wonderland opens
in Vaughan**

**Bill Davis's
Progressive
Conservatives win
a majority in
Ontario**

**Ontario enters
recession**

1982

- AOLE launches annual \$500 bursary award
- AOLE seminar: “The changing land use regulations in Ontario”
- Heated seminar debate results in overwhelming support for the motion “We have too much land use regulation in Ontario”

Robert B. Mauchan
President 1982

1982



Roy Thompson Hall
opens

Canada Act 1982,
passed by the British
Parliament, severs
constitutional and
legislative ties between
the UK and Canada

**Access to Information
Act** passed

1983

- Lively seminar debate “We will be better off in the year 2000” results in victory for the optimists
- “The test of 20 years has proved the promise that the mingling of kindred professionals would be beneficial”

Gerry Young

AOLE 20th anniversary



Roderick J. Thurgood
President 1983-1984

1983



Ottawa Transitway,
one of the most
extensive and
successful
implementations of
bus rapid transit,
begins service

Etobicoke,
Scarborough, and
York are
incorporated as
cities

1984

- Membership steady at 296
- **David Greenspan**, lawyer and economist, speaks to AOLE on “Deflation and the future of land and housing prices”
- AOLE dinner addresses “The impact of urbanization on agricultural resources”
- **Frank Mills**, Director of Planning and Development, speaks to AOLE about Harbourfront developments
- **Mayor Hazel McCallion** is one of many notable speakers at AOLE seminar



Roderick J. Thurgood
President 1983-1984

1984



**Metro Toronto
Convention Centre**
opens

Brian Mulroney
wins the largest
parliamentary
majority in Canadian
history

1985

- **George Ashe**, Minister of Government Services, speaks to AOLE about “Provincial real estate opportunities”
- Peter Cavelti, President and CEO of Guardian Trustco International, speaks to AOLE on “Is real estate still a valid inflation hedge?”
- AOLE hosts spirited dinner debate on rent controls between **Frank Clayton** and **John Sewell**
- AOLE seminar: “Ontario in transition—the challenge of economic development”

Ian R. Taylor
President 1985

1985

Scarborough RT
opens

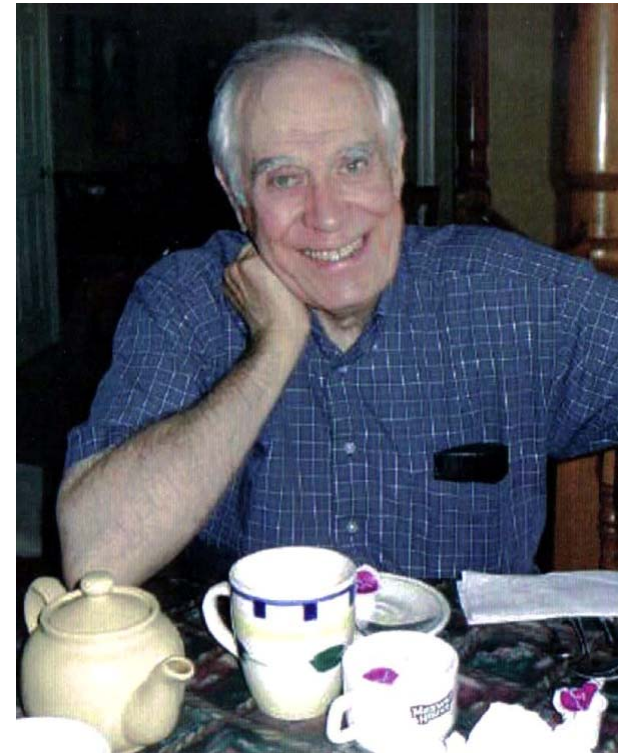
Copps Coliseum
opens in Hamilton

Ontario
Conservative
government of Frank
Miller falls, ending
42 years of the "Big
Blue Machine".
**David Peterson's
Liberals** gain power.



1986

- A busy AOLE year includes 3 breakfast events, 2 dinner events and 2 seminars
- **David Atlin** receives AOLE certificate #600—membership at 260
- **Scott Burns**, Partner, Hemson Consulting, speaks to AOLE on “The high tech solution: location factors—forms of development”
- AOLE seminar: “In search of the good city”



Alan G. Williams
President 1986

1987

- AOLE designation changed from “Ontario Land Economist” (OLE) to “Professional Land Economist” (PLE)
- AOLE seminar at Niagara-on-the-Lake: “The politics of development”
- **John Winter**, PLE, speaks at 2 AOLE dinners on “21 new market trends” and “Formulating future success”

Conroy G. Dowson
President 1987

1987



Loonie introduced

CMHC introduces **mortgage-backed securities** as an alternative to investing in individual residential mortgages

“If all economists were laid end to end, they would not reach a conclusion”

George Bernard Shaw

1988

- AOLE celebrates 25th Anniversary
- **Professor Norman Pearson, PLE,** warns AOLE:

“Nearly 40% of the entire debt accumulated since Confederation has been built up since the 1981-82 recession [and] more than one-third of total tax revenue goes to pay the interest on the national debt.”



John E. L. Farrow
President 1988

1988



Scotia Plaza, the tallest building completed in Toronto in the 1980s

Toronto hosts 14th
G7 conference

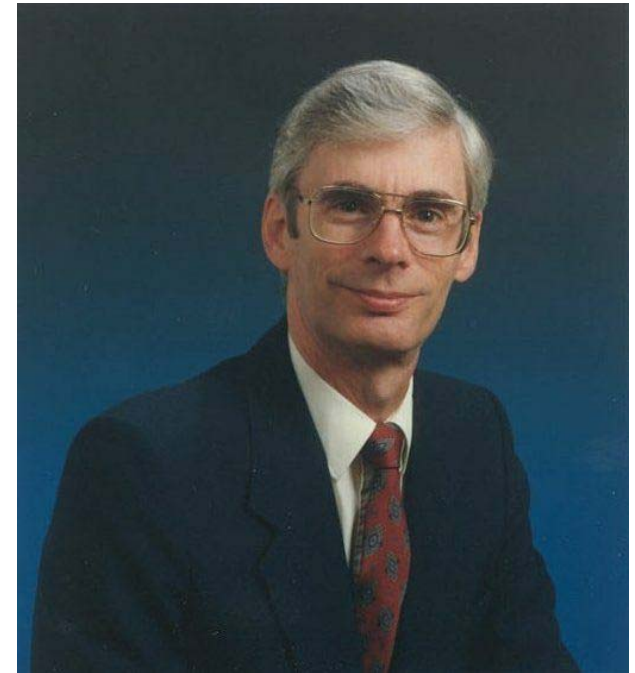
Vicki Keith doggedly crosses all five Great Lakes, the first person ever to do so

Ben Johnson runs 100 metres, wins a medal, has a drug test, loses a medal and goes from hero to zero in 9.79 seconds

CMHC establishes
National Housing Awards

1989

- **Lincoln North**, President Lincoln North and Co., speaks about the largest shopping centre in the world “East of ~~Eden~~ Edmonton” to AOLE
- **Lawrence Smith**, Professor of Economics, University of Toronto, addresses AOLE on “The housing crisis: is there one?”
- AOLE seminar: “Land development pressures in the 1990s”



Edward C. Bruce
President 1989

1989



Blue Jays win pennant in new
SkyDome

Canada-U.S. **Free Trade Agreement** goes into effect

With a million tonnes a year,
Toronto becomes top world
garbage producer

1st **Development Charges Act**
enacted

1990

- **Jane Pepino**, Toronto development lawyer, tells AOLE that “with the current economic downturn, the phrase ‘development economics’ has almost become an oxymoron”
- Membership falls to 269
- AOLE seminar on “Land development expectations” addresses:
 - Economic outlook
 - 7 influences on land development
 - Reasonably priced serviced land for Ontario
 - Shrinking provincial commitment to municipal costs
 - Housing demands and supply



Stephen F. Mullins
President 1990

1990



TD Canada Trust Tower, the tallest building completed in Toronto in the 1990s

1990-1992

A **major recession** hits Ontario. Many companies began to massively downsize and threaten to leave Canada all together. New advancements in manufacturing such as automation and globalization further destabilize the Province, and lead to a decade of instability

1991

- Outgoing AOLE President **Steve Mullins** calls for “a new focus on education, recertification, greater participation, and public awareness.”
However:
 - Membership falls to 261
 - Spring seminar is cancelled
 - No official President
 - Dinner events and publication of the journal continue
- “NIMBY attitudes must go” exhorts **Robert Jarvis**, Past Chairman CMHC, to AOLE

1992

- **Lloyd Atkinson**, Executive VP and Chief Economist at BMO addresses AOLE on “Where is the good news?” for economic growth, interest rates, dollar value and international competitiveness
- **Carlos Sada**, Consul General of Mexico, addresses AOLE AGM
- **John Sewell**, former Mayor of Toronto, speaks to AOLE on planning and development reform



John S. Lang
President 1992

1992



Amid the economic gloom, **Blue Jays** win their first of two consecutive World Series titles

1993

- **Ontario Fair Tax Commission** report released
- “The recession has affected all branches of the real estate profession, and of course the membership of professional organizations such as ours...For this Association, however, the future seems bright.”

Keith Hobcraft, AOLE President

- **Maureen Farrow**, Chief Economist at Coopers and Lybrand, addresses AOLE on “The economy & the election: where do we go from here?”
- **Ben Wicks**, cartoonist, speaks at AOLE AGM



Keith Hobcraft
President 1993

1994

- AOLE seminar: “Land economics and government”
- **Ellis Galea Kirkland**, President Ontario Association of Architects, addresses AOLE on “Seeking business investment for Ontario. Lessons from Hong Kong, Beijing, and Mexico”
- AOLE hosts “Is Canada’s engine running empty? An economic forum on the future of the GTA”
- **Helen Cooper**, OMB Chair, explains OMB reforms at AGM



Alan N. Windrem
President 1994

1994

**THE
LAND
ECONOMIST**



published in the interests of efficient
administration and development of land resources

SPRING 1995
Vol 25, No. 2

Is Canada Solvent?

by Bonnie Bowerman

The recent downgrading of the Federal Government rating has unleashed a torrent of news articles focus Canada's debt woes. To gain a valid perspective on debt, it has to be compared to our annual production net assets. This article examines net government debt those two key perspectives. How big a problem is it

- what our country earns or produces annually
- what we own as a nation — our equity

How you define net government debt affects the size of the problem

Net government debt is defined as the gross debt of levels of government — federal, provincial and municipal — less their financial assets (mainly cash and securities).

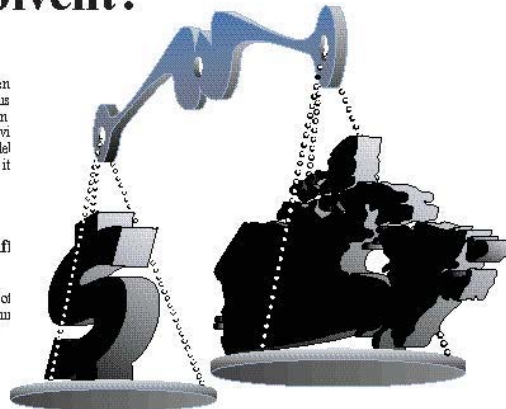
There are three different approaches to defining what our governments owe:

- Public Accounts
- Federal Management System (FMS)
- System of National Accounts (SNA)

The Public Accounts method is compromised by changing category definitions between various jurisdictions. The end total it produces is the highest of all three methods, but the variability in accounting allows for duplication.

The main difference between the Financial Management System and the System of Accounts method is that FMS includes \$77 billion in unfunded liability to government employee pension plans and the SNA does not. Naturally, the SNA approach provides the lowest estimate of net government debt, but it does so by ignoring a sizeable liability. While there is a valid argument for each, the FMS total appears to be closest to reality, particularly when examined in light of the total interest paid in 1994.

The FMS approach shows total debt at March 1994 equal to 93 per cent of Gross Domestic Product (GDP), while the SNA calculation amounts to only 63 per cent of GDP.



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Ontario **budget deficit** reaches \$17 billion

The previous year the NDP government of Bob Rae had introduced “**Rae Days**” which re-opened public-sector collective agreements with the intent of rolling back wages

1995

- “Canada’s economic slump won’t last” writes **Dr. Peter Anderson** in AOLE Journal
- AOLE seminar on “When development meets environment” elicits strongly conflicting views
- **Mayor Barbara Hall** speaks to AOLE about the GTA’s economic climate



Edward R. Sajecki, President 1995,
at right, with AOLE scholarship
recipient Kevin Murray

1995



Mike Harris's Progressive Conservatives win a large majority on a "**Common Sense Revolution**" platform

Major legislative and governance reforms are initiated

Labatt is sold to a Belgian company

1996

- “The Internet is not a fad, nor is it a passing trend. It is a tool that offers the real estate industry several new advantages, if it is used properly. In the future, it will become more and more important”

George Carras, AOLE Journal

- **Tom McCormack**, President Strategic Projections, speaks to AOLE about demographic trends
- **Elizabeth Patterson**, ADM Ministry of Finance, speaks to AOLE about market value assessment
- **David Crane**, Toronto Star, addresses AOLE AGM



Judith Amoils
President 1996

1996



Good cheer at an AOLE event

Spadina Subway
extended north to
Downsview

AOLE submits
briefs to Minister
of Municipal
Affairs on rent
control and to the
Who Does What?
Secretariat on
assessment

1997

- **Michael Freund**, President and CAO of Gentra, speaks to AOLE about his success in Canadian real estate investments
- **William Owens**, Senior VP, Economic Research Associates, speaks at AOLE AGM on “Trends in urban entertainment”
- AOLE seminar addresses “Urban engines of growth—where does the road lead?”
- “The GTA is in the secondary tier of financial centres around the world [and] it has several advantages which should help keep it there”
Dr. Warren Jestin, Senior VP and Chief Economist, Scotiabank, to AOLE



Bonnie Bowerman
President 1997 & 2005

1997

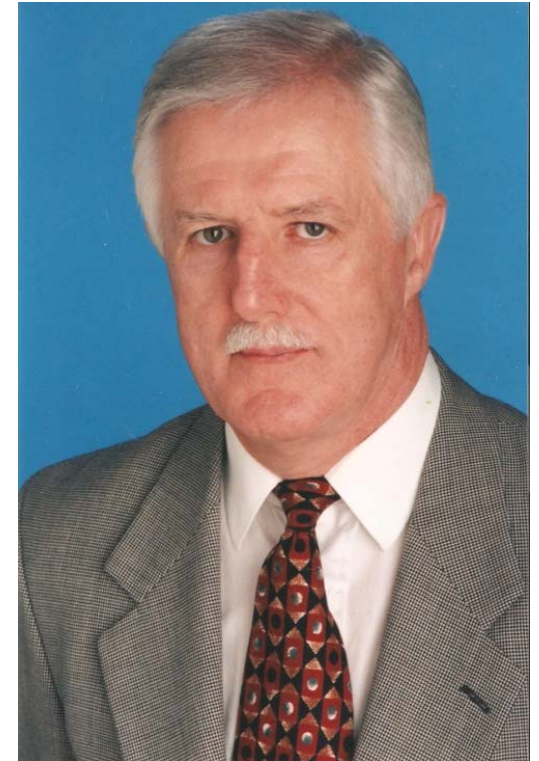
- Province passes 'Mega City' bill calling for dissolution of Metro Toronto and merging of its 6 cities to create a new City of Toronto
- "I am absolutely convinced that amalgamation is the way to go in Toronto...If this was 1957, rather than 1997, people would have thought of themselves as living in the 'Golden Horseshoe'. They understood that the economic region was not the same as the political region."

David Crombie to AOLE



1998

- AOLE debates current value assessment and the impacts of property tax reform: “Have we boarded the Titanic?”
- **Stuart Smith**, Executive VP Oxford Properties, speaks on “Current trends in office markets” to AOLE
- **Dianna Saxe** speaks to AOLE about Ontario environment law and **Iain Dobson**, Vice President, J.J. Barnicke, addresses AOLE AGM
- **Nicholas Boothman**, author of “How to make people like you in 90 seconds or less”, speaks at AOLE networking event
- “Now, almost four years after the first casino opened [in Windsor], it is generally accepted that positive factors outweigh negative, so far.”
Ronald Derochie, AOLE Journal, Winter 1998



Michael S. Cane
President 1998

1998



Ice Storm strikes southern Ontario and Quebec

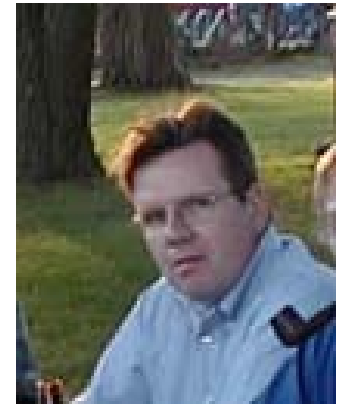
Conservatives begin privatizing **Ontario Hydro**

Assessment functions in Ontario transferred to OPAC (now **MPAC**)

AOLE website goes “live”

1999

- “There is no way current funding arrangements will come anywhere close to paying for the infrastructure we need”
Ray Simpson, Hemson Consulting, to AOLE/CUI seminar
- “A theatre’s value is in direct relationship to its ability to be used...Sometimes the best use is to stay closed.”
David Mirvish at AGM
- AOLE hosts “Top legal insights on Ontario’s new Condominium Act” with **Harry Herskowitz** and **Mark Freedman**
- **Mary Carpman**, President Information by Light, speaks to AOLE on “Building an effective web presence”



David Gibson
President 1999

1999



**Air Canada Centre
opens**

**Highway 407—
constructed in 1997—is
privatized**

**Mike Harris's PCs win a
2nd consecutive
majority**

**Eaton's files for
bankruptcy**

2000

- After \$1.5 billion in funding is announced, **Gord Thompson**, Toronto Waterfront Revitalization Task Force, tells AOLE of the urgent need for a waterfront development corporation involving all three levels of government
- AOLE seminar: “What’s hot; what’s not. Investment opportunities in Southern Ontario: a practitioner’s guide to development prospects”
- **Ruth Bassel**, CEO Arcadia Group Management, speaks to AOLE about “The aging stock of multi-residential housing”
- **Katherine** and **Russ Loader** of Powerofplace.com speak about “Feng Shui” approaches to development



David Sanna
President 2000

2001

- AOLE and CUI host seminar on “Smart Growth” and its impact on gridlock, sprawl and economic growth
- **Michael Power**, Director, Ontario Land Information Services, speaks to AOLE on “Teranet: past, present and future”
- **Maureen Farrow**, Economist, speaks to AOLE on “The Canadian Economy” and the impact of the downturn in the US and other countries
- **Gary McNeil**, CEO GO Transit, addresses AOLE on “The Future of GO Transit after Repatriation”

Mike Real
President 2001

2001



AOLE Board at RCYC August 2001

O-Train, Ottawa's light rail transit, begins service

New Cities of Ottawa, Hamilton, and Greater Sudbury created

Sep 11th terrorist attacks

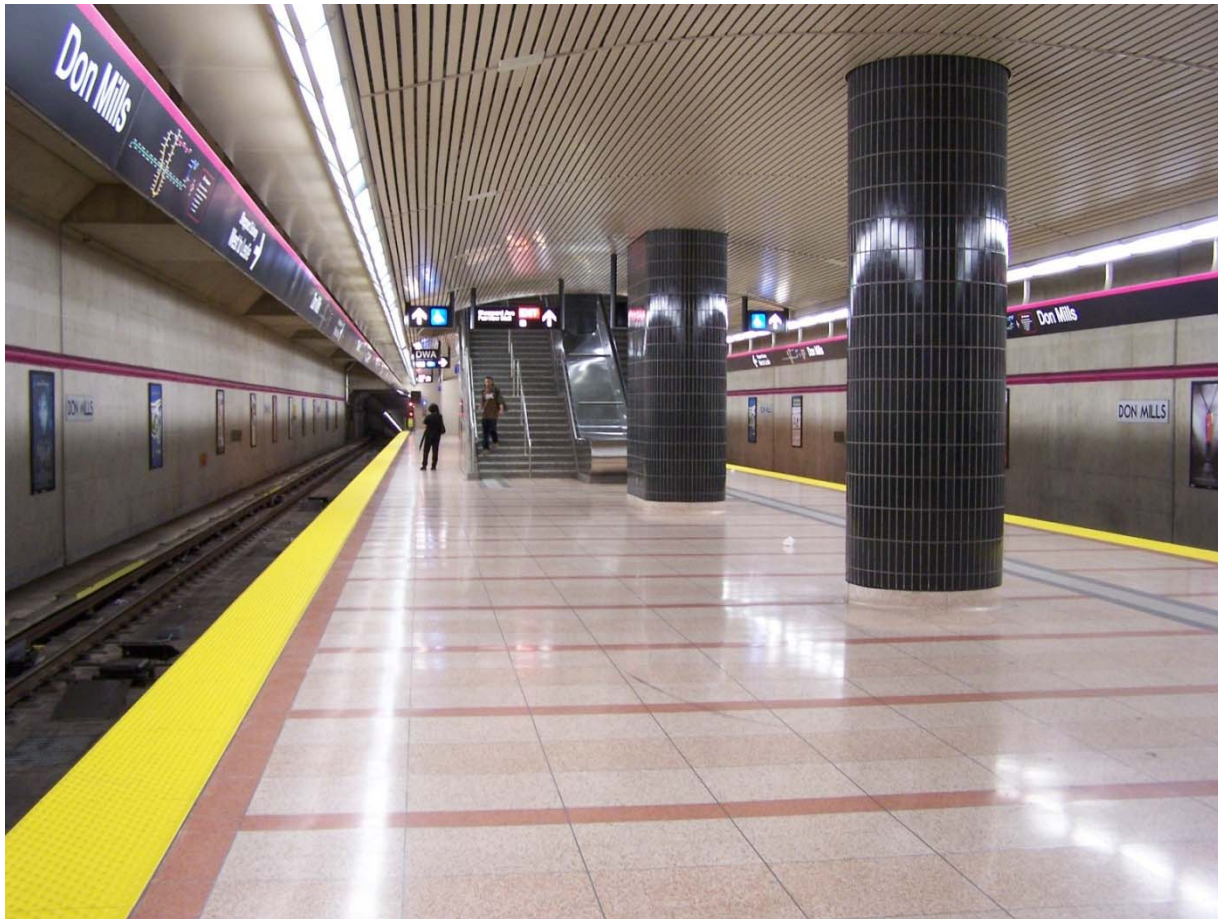
2002

- AOLE grants **honorary lifetime memberships** to:
 - Gerry Young, founding president
 - Alan Mott, AOLE Council 1966-2002
 - Janina Milisiewicz, 1st female president
- **Michael Hanna**, VP First Gulf, speaks to AOLE on “An inside look at today’s private developer”
- **Ira Gluskin**, Gluskin Sheff & Associates, reflects on “30 years of public real estate” to AOLE
- **John O’Bryan**, VP TD Cornerstone, speaks at AOLE AGM on “Commercial property markets”
- **Will Dunning**, Economist, addresses the “Housing outlook for the GTA” at AOLE dinner



Konrad Koenig
President 2002

2002



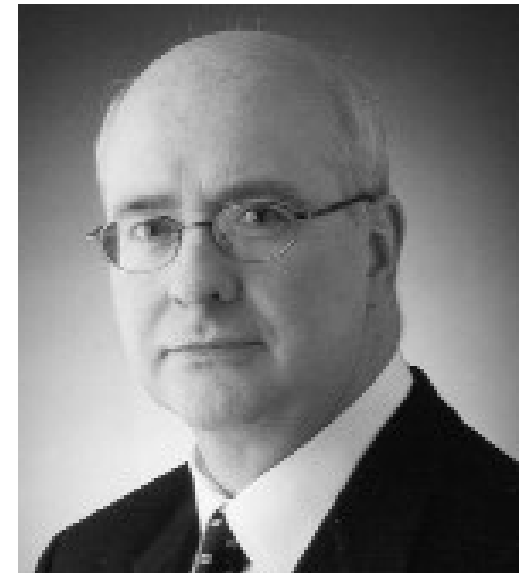
Sheppard subway line
opens in Toronto

“Canadian money is
also called the loonie.
How can you take an
economic crisis
seriously?”

Robin Williams, 2002

2003

- Membership at 250, up 10% from 2001
- **Joe Nestic**, Senior VP of Menkes, speaks to AOLE on “The common cents evolution of suburban and industrial product”
- **John Winter**, President John Winter Associates, discusses “Strategies for the recovery of retail in Toronto” with AOLE
- **Bernie Morton**, Senior Associate Sussex Strategy Group, addresses “Expansion of services at Toronto island airport” to AOLE



John Morrison
President 2003

2003



Toronto plunges into darkness after a major **electrical blackout** hits Eastern North America

Outbreak of **SARS** in Toronto;
44 die and tourist revenue
drops by half

Same-sex marriage made
legal in Ontario

Liberals returns to power
under **Dalton McGuinty**

2004

- “Canada must recognize the centrality of cities to innovative public policy – and export this innovation to the federal level.”

Jack Layton, AOLE Journal

- **Tim Hudak**, MPP and PC Caucus Chair, speaks to AOLE about public-private partnerships
- **Paul Bedford**, former City of Toronto Commissioner of Planning addresses AOLE AGM on “The state of the city and reflections”
- Province announces that one cent of provincial gas tax will be used for transportation infrastructure



Andy Manahan
President 2004

2005



Land Economists get unique look at Toronto's historic **Distillery District** from Lance Alexander

John Tory, Leader of the Ontario PCs and Leader of the Official Opposition, addresses AOLE AGM



AOLE tours **One King West**, the tallest residential building in Toronto, with Harry Stinson

2006

- **Hazel McCallion** speaks on “Ontario’s planning reform, smart growth” at AOLE AGM
- **Ian Dobson**, co-founder of Real Estate Search Corporation (RESC), speaks to AOLE on “The value of transparency: moving into the age of information”
- **Michael LeGresley**, President and CEO of Giffels, addresses “Development in Russia versus Canada: which is easier in 2006?” to AOLE



Valdemar Nickel
President 2006-2007

2006



Jack Diamond's **Four Seasons Centre** becomes home of the Canadian Opera Company and National Ballet of Canada

Greenbelt Act (2005) and **Places to Grow Act (2006)** passed to guide land use planning in the Greater Golden Horseshoe

Ontario bans smoking in public spaces and workplaces

2007

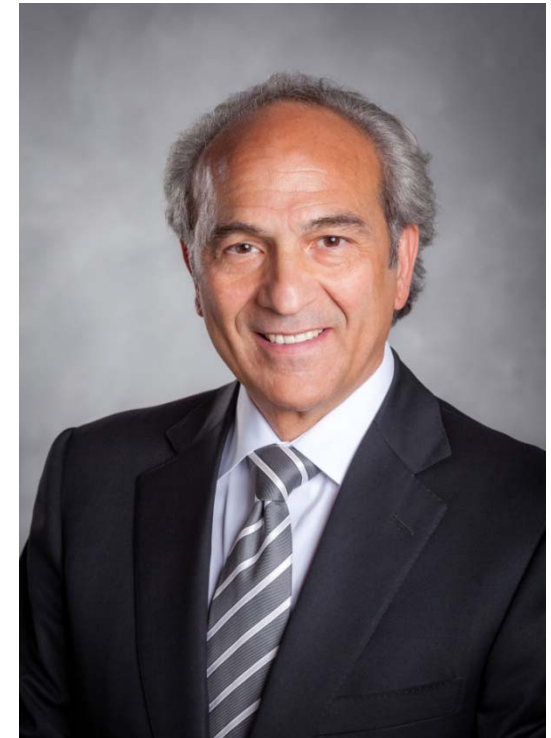
- AOLE presents “An intimate and interactive evening to discuss regional transportation issues” with **Rob MacIsaac**, Chair of the Greater Toronto Transportation Authority (now Metrolinx)
- **George Carras**, founder of Realnet Canada, speaks at AOLE AGM



Conrad Koenig presents honorary
PLE to Her Worship Hazel
McCallion, Mayor of Mississauga

2008

- AOLE journal published online for the first time
- **Will Dunning**, Economist, speaks to AOLE on the “2008 housing outlook for the GTA”
- Global recession hits Canada:
 - Economy technically in recession for three quarters—4th 2008 to 2nd 2009
 - Not nearly as severe as recessions of 1981-82 and 1990-92 nor as bad as in other countries
 - Initial speed of descent higher than previous two recessions, but labour market recovers in two years
 - Exports plunge and business investment hammered, but consumer spending falls only 2% before bouncing back



Andréa Calla
President 2007-present

2009

- **James Mckellar**, Professor and Academic Director of the Program in Real Estate and Infrastructure, York University, speaks at AOLE AGM on the topic “Supersize me: the growth of mega cities”
- **Michael McClelland**, ERA Architects, speaks to AOLE AGM on “The Mayor’s tower renewal project”
- “Where art meets architecture” walking tour of the AGO organized by AOLE

2010

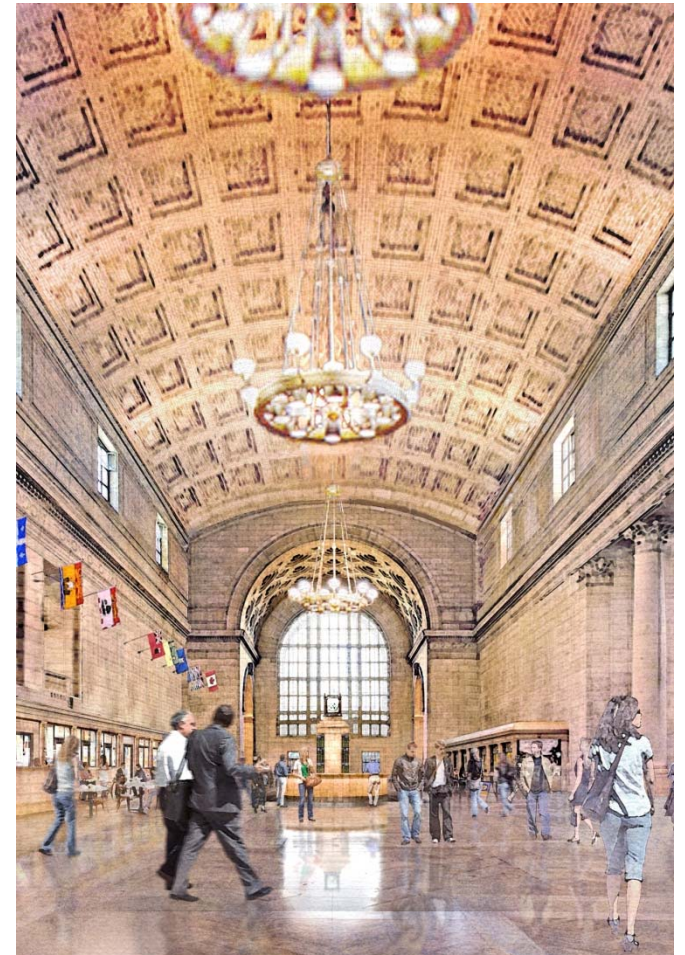
- **John Campbell**, President and CEO Waterfront Toronto, speaks to AOLE about Toronto's waterfront revitalization



- AOLE hosts walking tour of historic Consumers Gas pumping station, with presentations by the designers and builders of this incredible renovation
- **George Carras** of RealNet addresses the state of the real estate market in the GTA at AOLE AGM
- Inaugural AOLE Christmas Party held at Quince Restaurant

2011

- **Paul Noskiewicz** of NORR provides a glimpse of the massive redevelopment at Union Station to AOLE
- AOLE hosts panel on Resort Shared Ownership featuring **Gloria Collinson**, past president of the Canadian Resort Development Association, **Les Mason**, Shibley Righton Lawyers, and **John Puffer**, the most successful shared-ownership developer in Ontario
- CUI, supported by AOLE, U of T Cities Centre, & Canadian Institute of Planners, hosts panel featuring **Ken Greenberg**, **Anne McIlroy**, **Eric Miller**, **Frank Lewinberg**, and **Paul Bedford**, discussing how to implement plans



2012

- **AOLE** hosts inaugural golf tournament with Royal Institute of Chartered Surveyors
- **“Marilyn Monroe”** towers open in Mississauga



2013

- AOLE hosts distinguished panel of economists on “Ontario in 2063: the shape of things to come”
- **50th Anniversary of AOLE** celebrated with boat tour of Toronto Harbour and dinner at RCYC with guest speaker **Hazel McCallion**
- **Sam Craig**, AOLE Certificate #3, extends best wishes to current membership on eve of anniversary:
“It has been a week which calls for reflection...All the best tomorrow night”