

The Land Economist



Special Issue

The Association of Ontario Land Economists celebrated its 50th Anniversary on 25th June 2013. Seventy five members and guests attended the reception and dinner at the Royal Canadian Yacht Club, after a guided tour of the Toronto Waterfront. Twelve past presidents were able to join us. Also in attendance were Her Worship, Hazel McCallion PLE (Mayor of Mississauga), John Hughes FRICS (Chair, Royal Institution of Chartered Surveyors - Canada), James Rokeby AACI, P.App (President, Ontario Association, Appraisal Institute of Canada), Bob Millward FCIP, RPP (Executive Director, Urban Land Institute) and Meg Davis MCIP, RPP (Vice President, Development, Waterfront Toronto).

PROFESSIONAL JOURNAL

ASSOCIATION OF ONTARIO LAND ECONOMISTS

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Five Decades of AOLE Leadership

1962-65	Gerald I M Young	1987-88	Conroy Dowson
1965-67	James E Farr	1988-89	John E L Farrow
1967-69	David J Williams	1989-90	Edward C Bruce *
1969-70	Cedric J Watkiss	1990-91	Stephen F Mullins
1970-71	R John Bower	1991-93	John S Lang *
1971-72	Colin A Hughes	1993-94	Keith Hobcraft *
1972-73	Joseph S Tully	1994-95	Alan N Windrem *
1973-74	Walter E Meyer	1995-96	Edward E Sajecki *
1974-75	Kenneth Johnston	1996-97	Judith Amoils
1975-76	Geoffrey R D Fryer	1997-98	Bonnie Bowerman *
1976-77	Janina Milisiewicz *	1998-99	Michael S Cane *
1977-78	Peter J Martin	1999-00	David Gibson
1978-79	Kevin W Hicks	2000-01	David Sanna
1979-80	Peter D Wildsmith	2001-02	Michael J Real *
1980-81	Peter J Andrews *	2002-03	Konrad Koenig
1981-82	Andy R Morpurgo	2003-04	John Morrison *
1982-83	Robert B Mauchan	2004-05	Andy Manahan *
1983-85	Roderick J Thurgood	2005-06	Bonnie Bowerman *
1985-86	Ian R Taylor	2006-09	Valdemar Nickel
1986-87	Alan G Williams	2009-now	Andrea Calla *

* Attended AOLE's 50th Anniversary Celebration on June 25, 2013



2012-13 AOLE Board Members, Naomi Irizawa, Ed Sajecki, Mike Cane, Andy Manahan, Andrea Calla, Mike Real, Stefan Krzeczunowicz, Kevin Tunney, John Morrison, Keith Hobcraft, Bonnie Bowerman, and John Blackburn, with Her Worship, Mississauga Mayor Hazel McCallion. (Absent: Jonathan Hack.)



"Canadian writer Michael Ondaatje wrote: 'Before the real city could be seen it had to be imagined'.

"That imagination is within every one of us in this room. We must continue to chart our course together ... and will continue to move forward in a most positive way."

Land Economists play a critical role

There has been a lot of change since the Association of Ontario Land Economists was first established, President Andrea Calla told the 50th Anniversary celebration crowd.

"The 1960s were a time of rapid expansion in Ontario's economy. Regional government did not exist. Metro Toronto consisted of one city and 12 towns or villages," he said.

The ideas that the environment was threatened, that bigger wasn't necessarily better and that old buildings might be worth protecting were gaining currency."

New public sector planning, building standards and service requirements were also driving how we would build our communities. "Our profession was coming up with new ways of building higher high rises -- the flying forms for casting reinforced concrete that are still used around the world were invented here."

Backdropped by this burgeoning growth, Gerry Young, Jim Farr, Sam Craig and others "had this little idea" in 1963 – this vision – of an Association that would leap the boundaries between the many disciplines expressing opinions professionally on the 'use and economics' of real property. A vision "based on being committed to improving the quality of life in urban regions and continually driving innovation, practical and effective

change." So, what have we accomplished through this Association?

"Look around you tonight at the city skyline," Calla said. Look at "the impressive communities within communities that are being realized – communities that have been shaped by the core philosophies and ideals of the AOLE."

Through sharing of ideas in meetings, seminars, research reports, and the Journal, we "have come to influence the way communities are being built, and helping to evolve how we live, work and play, in dynamic centres."

There have been ups and downs over the decades, but "our members have not just sat back and watched, they have worked to understand, change and improve the urban landscape around them and the way it is governed ...

"Today, we continue to lay the groundwork for tomorrow's communities

through strategic partnerships and information networks, and building bridges with the cultural community," Calla said.

"Canadian writer Michael Ondaatje wrote: 'Before the real city could be seen it had to be imagined' ... and that imagination is within every one of us in this room. We must continue to chart our course together ...

"There are many challenges and issues. But if we continue to hold those highest ideals close to our hearts and keep them alive in our work, in our profession, and continue to hold to those standards that our heroes of the past held so dear, we will continue to move forward in a most positive way." RM



PHOTOS: T Sandler Photography



CELEBRATION





MEMORIES

June 25, 2013



McCallion's Challenge

Mississauga's long-serving Mayor Hazel McCallion has called on members of the Association of Ontario Land Economists to work on today's difficult issues like transportation and infrastructure.

McCallion started her speech by presenting the Association with a certificate of appreciation from the citizens and residents of Mississauga. AOLE was established in 1963 "to broaden and enrich the professional development of its members ... and actively participate in policy and law making in economics," it says. "Members should be proud of the contribution they have made to shaping our province over the past 50 years."

Drawing on her own experiences, she talked about various challenges and changing issues over the years. For example, in the 1960s, when she worked for Canadian Kellogg engineers and contractors, "I was paid to build the Lakeview coal-fired generating plant on the lakefront. I also had the privilege of pressing the button to destroy it (in 2006)."

Also, Mississauga was "very fortunate to have had two large developers – Markborough and Cadillac-Fairview – who bought up thousands of acres of land and put plans on it." But there was no transportation planning at that time, she said.

"We all allowed the private sector to do that. Maybe we should have been more aggressive."

Despite years of attempted coordination for services, transportation has become a critical issue, she said. "The crisis situation in congestion is going to affect our economic future." MetroLinx has proposed a \$50 billion plan to deal with it, but "the leader of one provincial party is saying 'No more taxes', and so is the Mayor of Toronto," she said. "Where is the money going to come from?"

Most governments seem to be too focussed on getting re-elected to take real action. There is no national housing or infrastructure strategy. The private sector can't take on money-losing transit. And even consultants who should have been warning of the dangers missed the boat.

"I'd like to have people here now with vision like those who decided to build two rail lines across the country when the population was only 10 million,"

We are all part of the problem. We've all got to be part of the solution.



McCallion said. "And I think it has to be you folks in this room."

She stressed that "We are all part of the problem. We've all got to be part of the solution, so in the future our children and grandchildren will be able to say: 'They did something about it!'"

AOLE history online!

AOLE's slideshow with year-by-year highlights from 1963 to 2013 will be available soon on the new www.aole.org

Greetings from founding member Sam Craig FRI, PLE

AOLE certificate holder # three and secretary Sam Craig was not able to join us on June 25. However, he sent the following message from his home in California:

"Unfortunately, the stars did not align, and I will not be in Toronto. All the best tomorrow night. It is a source of some pride that 50 years on the efforts of Gerry Young, Jim Farr and (to a much smaller extent) myself to install a modicum of professionalism to the multi-faceted practice of 'Real Estate' is still with us, continuing to 'fight the good fight'."

Sam's career started at Ontario Hydro's Property Division in 1954, when Hydro was acquiring land for the St. Lawrence Seaway. It included stints at W.H. Bosley Industrial/Commercial (first city-wide, punch-card-operated listing of properties), and Toronto Industrial Leaseholds (property management). In 1967, he opened the first US subsidiary of a Canadian public real estate firm (Revenue Properties). 1972 saw him back in Toronto as Executive VP of Orlando Corp. Eight years later he joined Cadillac Fairview as Senior VP Industrial, later adding responsibility for unsold 'troubled assets' – which kept him busy continent-wide until retirement in 1996. Sam was also active in Toronto Montessori Schools (40 years), the National Association of Industrial and Office Parks, and local and international rowing groups, and volunteered with the Canadian Opera Company Board, Toronto Symphony Orchestra and National Ballet of Canada.

Toronto Waterfront: Now, Upcoming and 2025



1. Meg Davis, Waterfront Toronto Vice President of Development
2. Donna and Andy Manahan share the pilot's viewpoint
3. AOLE President Andrea Calla, Geoffrey Grayhurst and George Carras discuss future prospects
4. Members and guests enjoy the tour and the company
5. Artists' rendering of the future East Bayfront district

PHOTOS: T Sandler Photography
RENDERING: Waterfront Toronto

The 50th Anniversary celebrations of the Association of Ontario Land Economists' started off with a boat tour of Toronto's Inner Harbour. This is a great place to see what has been happening with private development and Waterfront Toronto – at 800 hectares, North America's largest public planning/ infrastructure project.

The presentation by Meg Davis, Waterfront Toronto vice president of development, gave members and guests the who, what, where, when and how of recent projects and those coming down the pipeline – from one end of the harbour to the other.

People are definitely "starting to get a feeling that there is a 'there' there," she said. Projects in the West Don Lands are ahead of schedule, and the Bayfront area is really starting to take shape. People are using the public parks and features, and the new infrastructure is helping to attract a lot of interest to the waterfront.

Davis gave stories about public and private sector projects. She also talked about lands in negotiation, and longer term plans.

Asked if Waterfront Toronto planned to keep any Port uses on the lands, she said yes - - people are really interested. "The folks at Corus say that the building almost tips to one side when there is a ship in the water because everyone rushes over to look."

AOLE Board member Ed Sajecki pointed out that it takes decades of planning and investment for a massive revitalization like this on mostly brownfield lands. "Much of that is completed now."

Watch for the new communities to grow.



Published continuously since 1966

THE ONTARIO LAND ECONOMIST



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

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THE NUB OF THE MATTER

This foreword is contributed by our President,

Mr. James E. Farr

When William the Conqueror ordered the compilation of the Domesday Book he was about to embark on an exercise in land economy. By force of arms, a usual form of land alienation in those days, he had acquired a proprietary interest in the land of England and it was imperative that the extent and nature of his domain be ascertained so that it could be so administered to yield the greatest benefit to him.

During 1085-87 he dispatched some of the leading land economists of the day to survey the wealth of the country. Doubtless, he subsequently consulted other such individuals in the interest of the efficient administration and development of his newly-won land resources.

As it was then, so it is today that prudent land owners employ the services of those skilled in the economics and use of land to survey their land resources, advise them as to their use and disposition, and administer them.

In those far off days, the able and trusted steward performed many functions, but our more complicated times have produced a great deal of specialization. The land economist of feudal times was something of a land surveyor, architect, and engineer as well. Today we find these occupations as well defined and recognized professions in most jurisdictions, whereas the residual skills of land administration have not experienced the same degree of professional organization and recognition, particularly in Canada.

The proportion of the nation's wealth that is invested in the land and its improvements comprises a significant part of the whole, and substantial increments of value are being added annually.

It is our duty to ensure that these land resources are put to their optimum use so that the greatest benefits are yielded. There is no better way of effecting this than to make available competent professional advisers and administrators.

In this day and age, both governments and business corporations are placing greater reliance upon the universities to provide educated advisers and administrators. When one looks at the field of land economy it is amazing to find that those whose responsibility it is to provide higher education to Canadians for business and the professions have virtually overlooked the provision of any training in land economics and administration.

Many problems confronting both the provincial and municipal governments have their roots in the land. If realistic solutions are to be found and applied to the problems created by our rapidly urbanizing society, then these must be the product of thought and conviction based upon adequate research, education, and experience.

To carry out this undertaking it is necessary to supply our universities with adequate funds. These would provide the facilities to attract the best brains to carry out research, instruct, and learn about the problems and skills inherent in land use and economics.

No worthwhile program of education can be established without a well-founded and continuing research base; the results of such investigations can also be available to those whose task it is to formulate and implement policies and plans for land administration.

While professional advice and services should be competent, it is also essential that any advice tendered shall be sincere and single-minded. Experience has shown that the highest standard of professional services have been afforded when there is available a representative professional body of competent persons of proven integrity.

The province of Ontario has a total population smaller than that of the world's largest cities. It is self-evident, therefore, that to achieve the most effective results, a concentration of effort must take place. At the outset a single university should be supplied with the necessary funds from both public and private sources to finance programs of research and studies into land use and economics. This educational body can then make available courses of study relating to that group of allied

skills constituting land economy. Such a fundamental education in the principles of land economy would serve as an academic foundation to competent professional knowledge. On this essential stock could be grafted specialist training in such matters as land use planning, municipal assessment, property management, land alienation, real estate financing, etc.

Professional organization in land economy should also be concentrated in one representative body with excellence as its goal. Such a body should be able and willing to discharge its professional responsibilities by ensuring competence and integrity in its members, as well as sponsoring and supporting worthy objectives within their professional scope.



J. E. Farr
President 1965-6

See www.aole.org > Journals



CITY OF MISSISSAUGA CERTIFICATE OF RECOGNITION

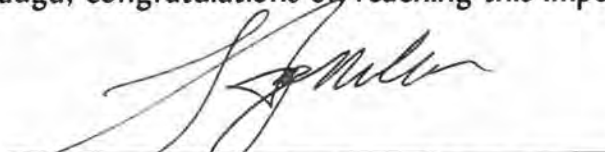
Presented to

Association of Ontario Land Economists

on the occasion of its 50th anniversary

Established in 1963, the Association of Ontario Land Economists is committed to broaden and enrich the professional development of its members, promote and maintain ethical standards, gain public recognition and actively participate in policy and law making in land economics. Members should be proud of the contribution that they have made to the shaping of our province over the past 50 years.

On behalf of members of Council and the residents of the
City of Mississauga, congratulations on reaching this important milestone.



Mayor Hazel McCallion, C.M., LL.D.

June 2013