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PROFESSIONAL JOURNAL



ASSOCIATION OF ONTARIO LAND ECONOMISTS

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PHOTO: Fordnation, Twitter

By Andy Manahan, PLE

ELECTION RESULTS

After close to 15 years of Liberal rule, Ontario turned Tory Blue on June 7. Led by Doug Ford, the PCs formed a majority government with 76 of the 124 seats and just over 40% of the popular vote.

NDP Leader Andrea Horwath ran a strong campaign, with her party hitting

the 40-seat mark. In late May, although the NDP were in a neck-and neck race, Ford successfully raised doubts by calling NDP candidates “radical” for being anti-veteran, and anti-police. He also contrasted the PCs as being better fiscal managers whereas the NDP would run deficits.

Even with 19% of the popular vote, the Liberals were nearly decimated at seven seats – too few for official party status.

(Continued on page 2)

Legislative Beat



LEGISLATIVE BEAT (cont'd)

Premier Kathleen Wynne retained her seat, but many high-profile cabinet ministers lost. John Fraser, an Ottawa-based constituency assistant to former Premier Dalton McGuinty prior to becoming an MPP in a 2013 by-election, was chosen by the Liberal caucus to be interim leader.

After a few attempts at being elected, Green party Leader Mike Schreiner handily won a seat in Guelph.

Readers will be aware of the high drama surrounding former PC Leader Patrick Brown's departure. Even though Ford started with a clean slate in terms of a new party platform, elements of Brown's "People's Guarantee" (see Vol. 47, No. 2) such as lowering electricity bills remained key planks.

A change in tactics was evident, however, when commitments were made to remove Hydro One CEO Mayo Schmidt, dubbed "the six-million-dollar man" during the campaign. While Schmidt's "retirement" occurred in July, the 1970s TV series still airs weekly on nostalgia-oriented stations in the U.S.

At the June 29 swearing-in ceremony, former premiers Bill Davis, David Peterson, Bob Rae, Mike Harris and Ernie Eves were in attendance. Considering the vitriol levelled at the Liberals' rein of power over the past 15 years, it was not surprising that former premiers McGuinty and Wynne were not seen at Queen's Park that day.

On the campaign trail, Ford often cited the auditor general's findings, but he also promised to conduct a line-by-line audit of the Liberals' spending. In mid-July an independent financial commission of inquiry was announced with an ambitious deadline to deliver a report by August 30. It will be chaired by Gordon Campbell, former premier of British Columbia.

CABINET MINISTERS

A smaller cabinet of 21 will deal with the matters of the province. Thirteen of the 20 ministers are veterans at Queen's Park while the new energy minister, Greg Rickford, served in Stephen Harper's cabinet. The following members hold key portfolios:

- Peter Bethlenfalvy (treasury board)
- Steve Clark (municipal affairs and housing)
- Christine Elliott (health)
- Vic Fedeli (finance)
- Monte McNaughton (infrastructure)
- Caroline Mulroney (attorney general)
- Rod Phillips (environment)
- Jim Wilson (economic development)
- John Yakabuski (transportation)

CITY OF TORONTO

In perhaps the biggest bombshell to date, Ford announced on July 26 that the number of Toronto councillors would be reduced from 47 to 25 and that local ridings would align with federal and provincial boundaries. Mayor John Tory has complained that it is inappropriate to alter the rules in the middle of the municipal election campaign, with council voting to initiate legal action to prevent this dramatic change.

While many commentators have pointed out that Ford has the legislative authority, Christopher Hume wrote in the *Toronto Star* – headlined "*It's time to revive conversation on Toronto independence*" – that this move runs foul of the 2006 City of Toronto Act which states that relations between the city and the province will be conducted with "mutual respect, consultation and co-operation".

An unintended consequence of Ford's interjection is that Toronto's former chief planner Jennifer Keesmaat was spurred to run against Tory. Keesmaat mused that Toronto should secede from the province.

METROLINX

One of the new government's goals is to upload Toronto subways to the provincial agency. This type of additional spending pressure would of course make it more difficult to balance the budget in the short-term.

In a clear *faux pas*, Premier Ford stood in front of the Pickering nuclear plant and promised to build a subway to Pickering. His handlers quickly backtracked on this utterance which National Post columnist Chris Selley called "even more insane than the baseline insanity of GTA transit debates".

There have been several high-profile departures, but the resignation of

Metrolinx Chair Rob Prichard after seven years at the helm, was certainly noteworthy. This announcement came at about the same time it was discovered that the consortium building the 19-km Eglinton Crosstown LRT filed a motion for breach of contract alleging that actions by Metrolinx and others have delayed work on the project. Additional costs are being sought by the Crosslinx consortium, but it is unknown whether the 2021 completion date will be impacted.

CAP AND TRADE

A key commitment by Ford during the campaign was to axe the cap-and-trade program, in which large companies bought allowances for their carbon emissions. Although Ford deemed them to be "cash grabs", these revenues have been used to fund programs such as energy retrofits for housing and schools or for transit purposes. Critics rightly said that rebates of up to \$14,000 for electric vehicles were inappropriate for those who could afford high-end cars.

Ford also said that eliminating this tax will be the first step in lowering gas prices by 10 cents a litre (4.3 cents of this is the cap and trade portion). Schreiner urged Ford to consider the Green Party's revenue neutral carbon fee and dividend proposal, which would return funds collected from carbon emitters to Ontario households.

Companies that purchased permits through government auctions have had the rules changed midstream. Whatever happens, federal environment and climate change minister Catherine McKenna has indicated that not only does Ottawa intend to impose a minimum price on pollution through a carbon tax on any province that has not got its own system in place, but also that Ontario could forfeit \$420 million already earmarked because of its withdrawal from the low carbon initiative.

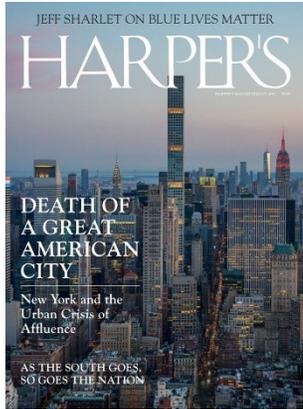
If early days are an indication, this will be one of the most controversial provincial governments in recent memory. Make sure you have your seat belts on – or purchase some legal marijuana in October!
Aug 1, 2018

Andy Manahan is Executive Director of the Residential and Civil Construction Alliance of Ontario and AOLE's Legislative Chair.

NEWS BRIEFS

WORTH READING

Harper's magazine's July cover story 'Death of a Once Great American City' traces "the systematic, wholesale transformation of New York into a reserve of the obscenely wealthy and the barely here—a place increasingly devoid of the idiosyncrasy, the complexity, the opportunity, and the roiling excitement that make a city great". Kevin Baker's article also raises lots of questions important for other big, growing cities.



History, politics, skyrocketing rents, pushed-out small businesses, never-present super rich, shady development deals, destructive and alien

architecture and a call to reverse the moral collapse.

Check it out here: harpers.org

CONSTRUCTION ACT (PH 1)

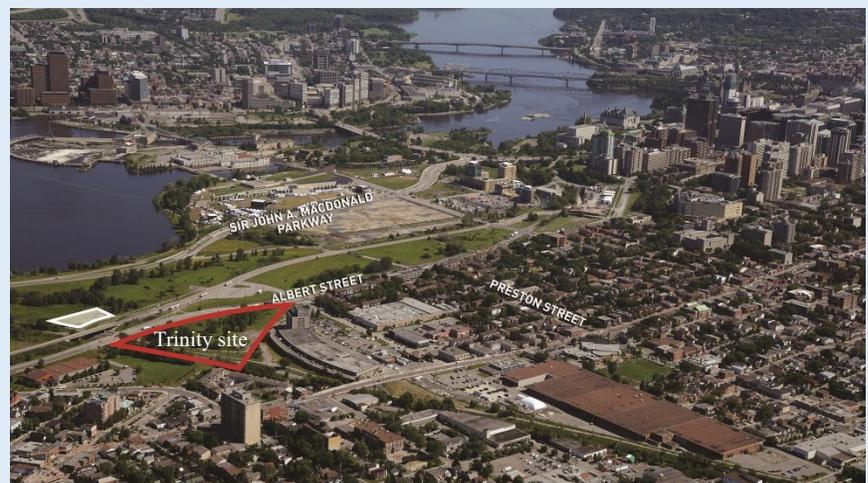
Ontario's first set of Construction Lien Act Amendments came into effect July 1, 2018. Key changes in this phase are:

- Owners **must** release statutory hold-backs once the lien period expires, unless they have published a notice of non-payment and notified the contractor within 40 days after publication of the certificate of substantial performance
- Liens must be preserved (registered) within 60 days (was 45), and perfected within 90 days after that (was also 45).
- There are new rules to respond to Alternative Financing/Public-Private Partnerships, splitting large phased projects for release of holdback, and changes to the definition of substantial performance.
- The old Lien Act continues to apply if procurement processes for the project started (e.g. RFQ, call for tenders), the contract was signed, or a lease concerning the premises was first entered into before July 1, 2018.

A [July 30 article from Gowlings](#) for lenders warns that an owner may end up



Intensification around transit nodes changing face of nation's capital



with a statutory obligation to pay hold-back, but not be able to draw from its lender.

"Where will borrowers get their funds?" it asks. "Is a higher reserve required or prudent? If they have to borrow to cover these gaps, does the credit agreement

On July 10 and 11, Ottawa's Trinity Centre project received planning committee and City Council Official Plan amendment approval for what will become the city's tallest building by far. That record, held for the last decade by Minto's 32-storey Metropole condo tower, will soon go to Claridge's 45-storey Icon. But Trinity Centre's tallest is proposed at 65 storeys, with sisters at 56 and 27, housing 130,000 sq. ft. of retail, 200,000 sq. ft. office, and 1,241 residential rental units (goal of 25% affordable).

900 Albert Street is a prime brown-field site in the fast growing area. Across the street, at the intersection of the Trillium and Confederation LRT lines, the Bayview station is estimated to get 18,000 passengers per (peak) hour. The development proposal has been controversial. Residents want it better integrated at street level and feel betrayed: the Bayview Secondary Plan limited heights to 30 storeys, although the Official Plan encourages taller buildings near transit stations. Council also approved other tall buildings in the area July 11, including Claridge Homes' five tower project next to Pimisi station. Tallest tower there is 45 storeys. See July's [Ottawa Construction News](#) and [this CBC item](#).

allow that? Does that impact financial ratios and covenants, and borrowing base calculations? "

Phase 2 will bring in very controversial "prompt payment" provisions and mandatory adjudication process. Those are due to come into effect October 1, 2019.

PHOTOS: Trinity Development Group / TIP Albert GP



PHOTO: Bonnie Bowerman

Bruce Krushelnicki (2nd from R) with AOLE Board Members (L to R) Ed Sajecki, President Andrea Calla and Stefan Krzeczunowicz

Impacts of the OMB - LPAT Transition

by Rowena Moyes

Recent reforms that turned the Ontario Municipal Board (OMB) into the Local Planning Appeal Tribunal (LPAT) in April are creating significant changes and some surprises says Bruce Krushelnicki.

In his speech to AOLE’s June dinner meeting, the former chair of Environment and Land Tribunals Ontario gave a brief overview of the OMB’s history, growth and ongoing changes, a run-down on the recent shifts in expectations and calls for reform, and comments on the major changes which came into effect in April.

The impacts will significantly affect people involved in planning and land use, specifically Official Plans and Zoning Bylaws. But AOLE members who appear before the Tribunal as experts relating to expropriations and development charges will see little change, Krushelnicki said.

Here are three major changes:

- Official Plans and OP Amendments of the regions, other upper tier municipalities and single tier municipalities such as Toronto, Hamilton and Ottawa will no longer be subject to appeal – which Krushelnicki identified as “a significant reduction of jurisdiction and Tribunal workload”.
- As indicated in the new name

(“Local Planning Appeal Tribunal”), Official Plans and Zoning instruments of local municipalities can still be appealed – but on a much more restrictive basis.

- Appellants can only argue that municipal documents:
 - a) **are not consistent with** the Provincial Policy Statement or other selected provincial policies, and/or
 - b) **fail to conform with** provincial plans, notably the Growth Plan, or (for zoning bylaws) local and upper tier Official Plans.

In other words, “it is the decision of council that is the subject of the appeal,” Krushelnicki said, “not the application itself.” Further, “where previously the Board would conclude whether the application under appeal was good planning in the public interest” (in a *de novo* hearing), “the test now is consistency with policy and conformity with plans”.

Hearings will be shorter, very differently organized, and likely fewer, he said, “though not as many fewer as some would expect, or less complicated”. Mediation will become increasingly attractive, but there are now concerns municipalities may have less incentive to compromise.

After years of being regarded as a “bulwark against politicization of the

planning process”, the OMB had been loudly criticized by citizen groups, local councillors and some in the media. They saw it as “overturning local council planning decisions in favour of development interests – often after significant resources had been spent to arrive at a decision, and months of public consultation and conversation,” Krushelnicki said.

So key changes were also made in process and procedures, including:

- Hearings will be based on written records of the planning, consultation and approval processes, appeal evidence and synopses received by the time the mandatory Case Management Conference is conducted.
- The Tribunal can decide no hearing is necessary, and make its decision based solely on those records.
- If it does decide on a hearing, only the Tribunal can call oral evidence or examine witnesses; parties are specifically prohibited from both.
- If it chooses to hear oral submissions from parties’ representatives, they are limited to only 75 minutes each in total. “Persons other than parties” (e.g., citizen groups or others given standing) may also be called but would only get 25 minutes.

Krushelnicki told land owners and developers they should expect different advice now from counsel and experts. “The nature of the hearing and the

OMB - LPAT *Cont'd from pg 4*

strictly limited basis for appeal will change how you approach your application, how you and your team must interact with the municipal process, how you may deal with objectors or other participants in the process and how you will assess risk and reward in considering options for appeal and/or settlement.”

No longer will lawyers for a party “call a case, examine witnesses or bring new evidence to the hearing,” he said. Instead, lawyers may become more like managers of evidence and strategic advisors, with an emphasis on settlement and mediation.

Some involved in planning cases may be rejoicing that they will have fewer hearings to attend and will not be subjected to cross examination by lawyers.

However, Krushelnicki said that as a planner he personally had looked forward to the opportunity to elaborate on and emphasize things that warranted additional attention, and to generally “defend my evidence when questioned by a skilled examiner.”

Under the new system, “you will get one chance, perhaps in the form of the written expert report or opinion contained in the record, and once the record is closed, there may be no opportunity to add to it.”

Municipalities “have a huge adjustment to make,” he continued. The reforms are meant to place considerably more importance on the process at the municipal level. Politicians “will not be able – if they ever did – to make an

irresponsibly populist decision in the expectation that the OMB will correct it and weather the consequences for applying unpopular provincial policy and plans.”

Staff also face increased responsibilities and expectations. “The processes leading to municipal decisions will be much more closely scrutinized,” Krushelnicki said.

The written report may be your one and only opportunity to provide analysis and opinion

“The record containing the reports by planning staff and others must be issued on the assumption that it may be the one and only opportunity for staff to provide its analysis and opinion ... without further explanation or defense.”

Further, residents “accustomed to simply showing up at a hearing with detailed local concerns about a planning proposal ... may be surprised to find they must make their submissions in writing 30 days prior to the case management conference,” and use the tests of conformity and/or consistency.

“I fear there will be some uncomfortable situations where the Tribunal may be obliged to rule that participants’

concerns are not relevant and do not form an acceptable basis for appeal.”

Finally, “it will be a very different world for (Tribunal) members,” Krushelnicki said.

“Without oral evidence, without the piercing scrutiny of skilled cross examination to assist in discerning truth from exaggeration, with often only the written record and a few hours of oral submissions, the members’ job will, I think, change radically.”

The highest calling of the Ontario Municipal Board and now the Local Planning Appeal Tribunal, he said, “is to provide added value to the planning process in Ontario”.

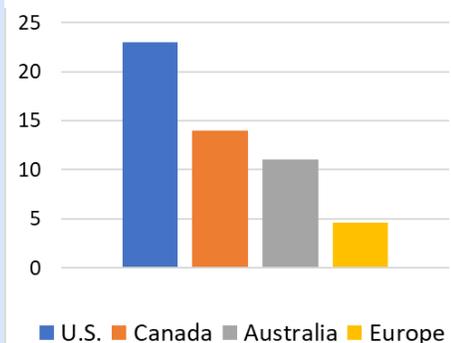
“The scrutiny of an OMB hearing has elevated planning practice in this province and elsewhere, and despite complaints to the opposite, it has required a high level of accountability by planners, politicians and developers,” he said. However, the Board’s requirement for reasoned decision-making following a full hearing “I think had not sufficiently sustained its apparent value to the public.

“Going forward, we will see whether the changes we are now witnessing will continue the traditions that have led to a high standard of reasoned decision-making, and whether the planning process in Ontario will continue to benefit from this newly reformed process of adjudicative review.”

Full text of the speech is available by contacting admin@aole.org

Rowena Moyes is a Toronto-based communications consultant and editor of this Journal.

Retail space per capita (sq ft)



Canadian retail flat, internationals still coming

Statistics Canada’s figures for May 2018 show a slight uptick in retail sales in Canada. However, “2018 could end up being the slowest year in recent history,” says Ed Strapagiel in a [July article](#) on Retail-Insider.com. E-commerce, which is counted separately, represents 2.7% of retail sales. Recent growth is coming in at 12.6%, but that’s much less than the previous year’s 33.4%.

At the same time, 2018 could break records for the number of international retailers opening stores in Canada, says Craig Ferguson in [another July article](#) there. After 28 new international stores opened in 2015 and another 21 in 2016, 2017 was a record-breaker with more than 50. And 2018 could see even more. “Since January of this year, we’ve reported on more than 30 retail concepts that have either already opened stores in Canada, or will be entering the country some time this year,” he wrote.

NEWS BRIEFS

‘VERTICAL FOREST’ IN TO?

If approved, a 5- to 27-storey Cityzen/ Designers Walk project proposed for 306-26 Davenport Avenue may become



the first in Toronto, and possibly North America, inspired by Italian architect Stefano Boeri’s ‘Bosco Verticale’. Architect Brian Brisbin of Brisbin Brook Benyon told the Grey to Green conference in May that the approach goes beyond mere green decoration. “It will create sustainable microclimates ... (through) the most sophisticated system ever developed for vertical vegetation.”

The building's design challenges include choosing and planting 400 to 500 trees on a vertical structure, and developing monitoring and other systems to make sure they receive sufficient irrigation and can withstand Toronto's harsh winters. The design team includes Robert Wright, the University of Toronto’s Dean of Forestry, and the Vineland Research and Innovation Centre.

New Boeri projects are pushing the envelope again: a “Forest city” in China and social housing in the Netherlands.

US/CANADA TRADE DISPUTES

The US Administration’s recent decision to impose tariffs on Canadian steel (25%) and aluminum (10%), and Canada’s retaliatory July 1 tariffs on more than 100 US products, are driving up housing costs in both countries, says the Canadian Home Builders’ Association.

CHBA and its US counterpart, the National Association of Home Builders are united in support of free trade in all residential construction products, and call-

ing for an end to this “lose-lose” situation, the Association says. CHBA is also working with NAHB in coordinated advocacy on the softwood lumber dispute. CHBA is also compiling examples of manufacturers’ letters to builders and renovators alerting them to price increases.

Meanwhile, the Toronto Star recently quoted the CEO of Montreal-based Resolute Forest Products saying he’s not expecting any settlement soon in the long-running Canada-US softwood lumber dispute because of all the focus on NAFTA. Last year the US slapped tariffs averaging 20% on Canadian timber. The company pays about \$80 million a year in tariffs now and Canada’s case at the World Trade organization could drag on for another four years, he said.

TALL WOOD R & D PROJECTS

This spring, Ontario announced a new Mass Timber Program to help support higher-than-six-storeys wood buildings. It includes \$3.15 million to support development of next generation technology, \$2.2 million to support training and education, and up to \$2.45 million to help offset the costs and timelines associated with seeking the special approvals (an Alternative Solution under the OBC) which often cause builders to opt for concrete or steel instead.

Ontario is providing up to \$2.45 million to offset the costs associated with four mass timber building projects. When completed, these projects will provide valuable transferable knowledge that can be used in future tall wood construction, resulting in lower costs, and will pave the way for future changes to the OBC.

Tall wood demonstration projects include:



George Brown College's Arbour development - planned to be a 12-storey building that will be the most carbon friendly building in Canada, constructed almost entirely of mass timber. It will house the college's School of Computer Technology and act as a living laboratory for students of mass timber construction.

George Brown College with Moriyama & Teshima/Acton Ostry Architects



The University of Toronto's Academic Tower - planned to be the tallest mass timber and concrete hybrid building in North America, this 14-storey tower is to be built with cross-laminated timber (CLT) on top of the 2014 Goldring Centre for High Performance Sport. It will act as a living laboratory for students learning skills in mass timber construction. *University of Toronto with Parkau Architects / MacLenna Jaunkalns Miller Architects / Blackwell Structural Engineers*



The 57-77 Wade Avenue development - planned to be an eight-storey office building near the Lansdowne subway station in Toronto. Construction will incorporate mass timber beams and an innovative floor assembly that will result in exposed wooden ceilings to the office space below. *Next Property Group with Bogdan Newman Caranci Inc. Architects*

The New Vision Park development - planned as a residential condominium complex consisting of three mid-rise buildings on a brownfield site in downtown North Bay. The first floor and the adjoining parking garages will be concrete, and the remaining 11 storeys will use mass timber. Also intended as living laboratories for students, the project will contribute to the sustainability highlighted in the city’s Master Plan. *Green Vision Developments/Bertrand Wheeler Architects/Blackwell Structural Engineering*

Toronto DOES have residential land

by Peter W. Aziz
FRI., AACI, P.App., PLE

Complaints of a low supply of residential development land as the cause of the un-supportable 2011 to 2017 housing free-for-all have fallen on deaf ears at Toronto City Hall. But even Mayor Tory recently acknowledged that all options should now be considered.

The City of Toronto in fact has an abundance of available privately- and government-owned lands that could be designated for residential development uses.

For example the "Employment" designation appears to be redundant in a changing world-wide economy. The jobs that this designation was intended to protect have already left Toronto and Ontario. Many believe they will never come back. As well, the US President will most likely create additional economic incentives that will attract other Toronto-based industrial and manufacturing businesses. The City of Mississauga is already considering new policy that targets industrial zoned lands located close to transportation hubs to be rezoned for residential development.

Where requested by the owner and where the lands satisfy other residential land use requirements, the City of Toronto should immediately rezone Employment lands. In return, it can request additional fees or contributions through rezoning and Section 37 and or 41 conditions.

This will open up hundreds if not thousands of acres of privately owned land for market and assisted housing of all categories across the City.

As a former City of Toronto Portfolio Planner (asset manager), I targeted many city holdings that had development opportunities. Some are being developed or converted to an advanced use but most are still sitting idle after 15 years.

For example, the City owns five golf courses of around 100 acres which I believe are partly leased to a second party at a nominal rate. Some have much developable table land which could be rezoned, while any remaining 'green' lands could be used for parks. Other Canadian jurisdictions have taken this step.

I recently drove through the Port Lands and there was still an abundance of vacant undeveloped lands, some owned

privately and the rest City owned. The Pan Am Games lands known to us as Ataritari, expropriated by the City and Province in the 1980s for housing, still has undeveloped vacant residential sites.

The TTC has many subway stops with residential development potential over the stop itself or on the adjacent TTC parking lots. Warden/St. Clair is a prime example. Many others have potential residential parcels that can be carved out, such as Victoria Park.

I also reviewed Works and Emergency Services properties and targeted many opportunities for merging facilities or creating development envelopes.

It may be possible to find other residential envelopes within Exhibition Place beyond the hotel under construction. The Parking Authority has many sites that could be built over or contained in a new residential project. Instead, many are just ground level parking spaces.

In addition, some former City Hall sites (e.g., East York and Scarborough) have unused adjacent vacant lands. Amalgamation was based on the assumption that some former city hall buildings would no longer be required.

Many privately owned strip plazas and larger mall properties are worth more as residential development sites than the value of the existing retail business.

There appears to be a lack of departmental coordination protecting Toronto's heritage buildings located on potential development sites. New York City retains most of theirs as New Yorkers are proud of their heritage.

There is also the view that the current land use planning and approval process has become unstable. It ignores the reportedly scarce supply of other development necessities like more downtown transit, hydro substations, waste water facilities and a clean water supply.

Selling surplus City real estate un-zoned which was taking place over the last 10 or so years, has meant giving away all of the upside profit. One City agency that sold City-owned properties was also actually offering long term vendor take back mortgages at a ratio well beyond what financial institutes offer.

The City has many departments and agencies, along with Provincial agencies responsible for real estate matters locat-



PHOTO: Courtesy Alexander Aziz

PETER W. AZIZ 1948 - 2018

A well-known member and regular at AOIE events, Peter Aziz passed away on June 4 after a short illness. Vice President/Business Manager at Mpire Appraisers and Consultants, his career also included VP of Real Estate Operations with Mintz & Partners/Deloitte Touche and Asset Manager/Portfolio Planner/Project Manager at the City of Toronto. In January 2018, Peter was elected Chair of the Toronto Chapter of the Appraisal Institute of Canada.

ed within the City of Toronto proper. A restructuring policy attempt is under way respecting the merger of all City mandated real estate entities – including *Build Toronto, The Toronto Port Lands Corporation, Toronto Parking Authority and Toronto City Real Estate. A city-wide real estate strategy will be developed by Q1 2019. From Jan 1, 2018, all development deals are to be managed through the new CreateTO.*

Leadership needs to comprise of a proactive creative asset management vision not reflective of dated perspectives, complacent inaction and a vague understanding of the "New Economy". It is time for responsible and new accountable leadership and a sound, expedient and strategic proactive asset management plan from all involved.

Note: Unfortunately, Peter passed away before formally approving the edited version you see here. The text in italics above was added in July.

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2018-19 AOLE BOARD



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2017 Annual General Meeting of Members

The Association of Ontario Land Economists' 2017 Annual General Meeting was held February 8, 2018 at the Royal Canadian Yacht Club in downtown Toronto.

After adoption of the Minutes of the 2016 AGM, held on November 23, 2016, President Andréa Calla called for reports.

Treasurer Stefan Krzeczunowicz reported on the **FINANCIAL STATEMENTS** for fiscal year 2016-17, which ended March 31, 2017.

- Revenue was down by 10% compared to the previous year (\$41,941, compared to \$45,420).
- While expenditures were somewhat higher than budgeted they also decreased from the previous year (\$49,321 compared to \$54,792 the year before).
- The deficit for the year was \$7,380.
- As a result, the fund balance, which had decreased from \$11,996 at the 2015 year end to \$2,624 at year end 2016, was negative \$4,756 for 2017.

However, Krzeczunowicz said, the Association was on track to balance the budget for the year which would end March 31, 2018, and had \$8,000 in the bank.

Registrar John Morrison reported that 15 new members were approved over the year. Reflecting normal churn, total **MEMBERSHIP** is down slightly to 213. Fees once again remain unchanged.

President Calla reported that the recent **PROGRAM** highlights included:

- Dermot Sweeney's presentation at the last AGM on *the Shift from Suburban to City States*
- the March 2017 dinner presentation by Ian Ellingham on *Why Aren't Buildings Beautiful?*
- the 6th Annual RICS-AOLE-CIQS *Golf Tournament* on May 26

On behalf of Program Chair Bonnie Bowerman, he thanked all the participants, and welcomed suggestions for new events, topics, speakers and venues.

Calla also reported that **THE LAND ECONOMIST** Journals were again well received. Issues back to 1993 are available on the aole.org/Publications webpage.

Calla thanked all contributors, Legislative Beat writer Andy Manahan, editor Rowena Moyes, and especially Journal Chair Keith Hobcraft, 1993-94 AOLE President and long-time Board member who has retired from the position after many years of yeoman service.

LEGISLATIVE BEAT writer and Board member Andy Manahan sent a written report. With the provincial election coming up in June, followed by municipal elections in October, plus the current leadership races and issues, there could be significant changes ahead.

INTERNET Chair Mike Real reported that the aole.org website continued to be one of the primary ways people learn about the Association and the majority of people now sign up for events online. He welcomed suggestions from members, and thanked Naomi for her on-going help.

A motion to approve all the reports together was carried.

Another motion to add members' company names on event name tags was also carried.

Vice President John Blackburn handled the nominations and voting for the **BOARD OF DIRECTORS**.

He reported that (with the exception of Keith Hobcraft and Kevin Tunney) the current members of the **Board** were willing to stand again.

There were no nominations from the floor, and the members present affirmed the 2017-18 Board, as shown above.