



# THE LAND ECONOMIST

**Hazel McCallion, PLE(Hon)**  
Honorary Member of the Association  
of Ontario Land Economists



## WHERE IT ALL BEGAN:

The Association of Ontario Land Economists ([AOLE](#)) was founded in 1963 and was officially incorporated in 1964. Its name reflects a long-standing position as the only body in Ontario open to all qualified professionals who work in the field of land economics. Since its incorporation, each full voting member has been known as an Ontario Professional Land Economist, with the right to use the letters PLE in their title.

---

### QUALIFICATIONS FOR PLE DESIGNATION

In order to receive the PLE designation, candidates must qualify as a voting member of the AOLE.

## TO QUALIFY YOU NEED:

- 1. To have held a position within the industry, in an occupation requiring competency in land economics.**
- 2. Academic study in a related discipline evidenced by a degree, diploma or certificate from a recognized educational institution.**
- 3. All students pursuing approved coursework can also qualify for Student or Graduate Membership.**

For complete qualification guidelines, please contact us at:

[admin@aole.org](mailto:admin@aole.org)



# FEATURES

## PROFESSIONAL JOURNAL



ASSOCIATION  
OF ONTARIO  
LAND ECONOMISTS

30 St. Patrick St., Suite 1000  
Toronto, ON M5T 3A3

Email:

admin@aole.org

Website:

www.aole.org

### Publisher

AOLE

### Editor-in-Chief:

John Blackburn, PLE  
(Vice President & Journal Chair)

### Administrator:

Kari Norman  
admin@aole.org

### Editorial Team:

Design, Layout and Copy Editing  
by Graphic Flow Design Ltd  
(GFDL)

### Copy Editing:

Leslie Savlov (GFDL)

### Design & Layout:

Benito Del Monte Medina  
(GFDL)

### Contributors:

Pat Brennan,  
Andy Manahan PLE  
(Legislative Chair)  
Mike O'Dwyer  
John T. Glen, MA,  
AACI FRICS MIMA  
Dr. Jim Ward  
Rowena Moyes, PLE

## 4 REVIEW OF PADDLE- TO- THE- SEA

by Holling Clancy Holling, Published by  
Houghton Mifflin, New York and Boston,  
1941 and 1961



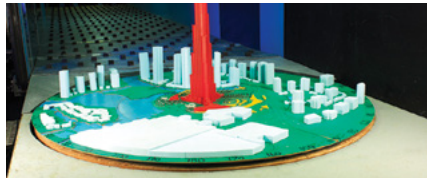
## 7 CANADA'S LONELIEST HIGHWAY



## 13 HAZEL MCCALLION'S ADDRESS TO THE AOLE AGM , JUNE 14 2022



## 17 GORDIE HOWE - NOBODY'S PUSHOVER



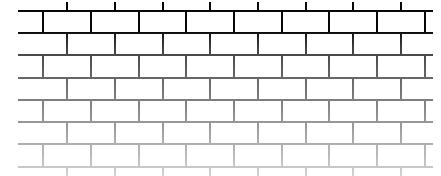
## 20 PIGS GO WILD

A hoofed menace is stealthily invading  
Ontario. It could potentially change the  
way we live and what we eat. And it's  
going to be hard to stop.



## 26 ANOTHER BRICK IN THE WALL

Editor's note: Title and art inspired by  
Pink Floyd's work of the same name.



## 36 CANADA'S IBI GROUP ACQUIRED BY HOLLAND'S ARCADIS

## 37 ASSOCIATION NEWS

AOLE Board 2022-2023  
Annual General Meeting  
New Membrs  
Profiling Robyn Brown, AOLE's new  
Board Member

## 40 NEWS BLASTS

## 41 THE LEGISLATIVE BEAT





# Review of Paddle- to- the- Sea by Holling Clancy Holling, Published by Houghton Mifflin, New York and Boston, 1941 and 1961

Reviewed by Jim Ward

*Paddle -to-the Sea Illustration Chapter 1: How Paddle -to the Sea Came to be Be.*



The first thing a reader of this review may ask is: Why is a book first published over 80 years ago being reviewed now? The answer is that a friend and neighbour of mine, a fellow octogenarian, (actually through his wife) discovered a copy in the Toronto Public Library. My friend was astonished, since this was a book much-loved by him in his childhood in England. He felt it really gave him a sense of what North America really was. I had never heard of the book, even though I was also a child, in the same country, at the same time. So, on my friend's recommendation, I read the book. And below are my impressions.

Firstly, I must agree that the book does give an overall sense of the size and splendour of the Great Lakes area. The great distances, the flora, the fauna, the things people (particularly the men) do to survive and make a living.

The story begins close by the shores of Lake Nipigon, just north and east of the town we now call Thunder Bay. A young indigenous lad, son of a fur trapper, decides to make

a small model (one foot long) of a canoe, occupied by the main character in the book whom the lad calls 'Paddle'. The creator of the model canoe and its occupant, Paddle, names his model "Paddle-to- the-Sea". On the bottom of the model canoe he carved the words: "PLEASE PUT ME BACK IN WATER I AM PADDLE TO THE SEA." And, when the snow melts in the early spring, the toy canoe begins its journey south and east. First down the Nipigon River, around the western and southern shores of Lake Superior, up and down the length of Lake Michigan, a zig zag course in a mostly southerly direction through Lake Huron and Lake St. Clair, easterly across Lake Erie, over the Niagara Falls, across Lake Ontario, into the St. Lawrence River, and finally, into the Atlantic Ocean.

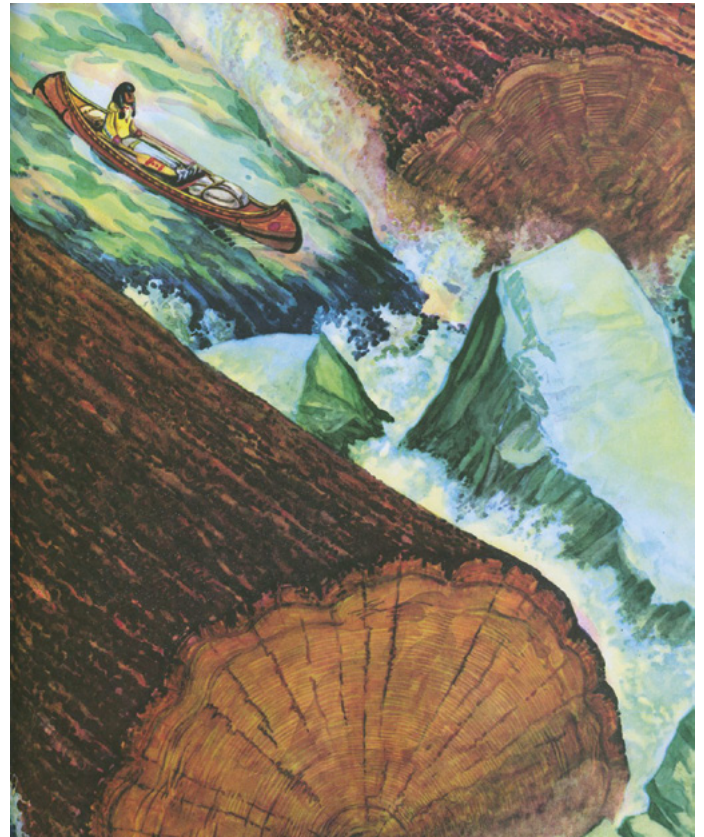
The story is made up of 27 chapters. Each chapter consists of 2 large (8 ½ " x 11") pages. One of the pages comprises the text of the chapter, the facing page features a wonderful colourful picture encapsulating the story in the text (usually about 300 words). One of really impressive features of

*Paddle-to-the Sea Chapter 2 illustration: Nipigon Region, Rivers & the Great Lakes.*





*Paddle -to-the Sea Illustration Chapter 3: Paddle Starts On His Journey.*



*Paddle -to-the Sea Illustration Chapter 5 : Paddle facing rapids, logs and ice.*

the book is the fact that the author has also painted the illustrations.

Because the toy canoe is susceptible to winds and tides and the activities of humans, the whole trip takes four years. In Chapter 4, “Brook and Beaver Pond”, Paddle encounters beavers, deer, muskrats, a skunk and a porcupine.

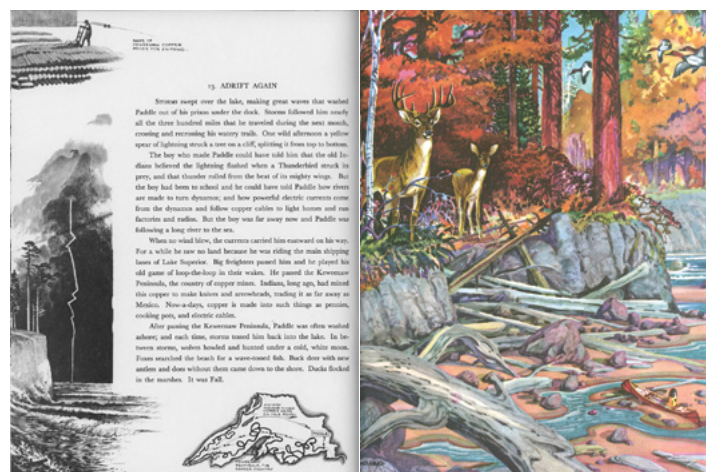
In Chapter 5 he encounters the work of lumberjacks in the form of cut timber as he is making his journey through rapids. In this setting, the canoe is overturned and continues upside down, with logs, to a sawmill and almost into the teeth of a circular saw but, miraculously, it is saved by a lumberman, a French Canadian (more on him later). This latter character decides he will take the toy canoe home to show to his son, but, on the way home, he reads “PLEASE PUT ME BACK IN WATER I AM PADDLE-TO-THE-SEA.” On reading this, the rescuing lumberman decides to carve further messages on the bottom of the canoe, as follows: “PLEASE PUT ME BACK IN WATER I AM PADDLE-TO-THE-SEA FROM NIPIGON COUNTRY, CANADA. And then he dropped the toy canoe back into the water.

Now, at last, Paddle has reached the Great Lakes. In Chapter 8, “The Largest Lake in the World”<sup>1</sup>. In Lake Superior Paddle

is buffeted by the winds and pestered by large fish and he tends to head more to the west, with the prevailing currents rather than south-east.<sup>2</sup> Paddle goes to the far western edge of Lake Superior, passes indigenous people in canoes and goes by the cities of Duluth and Superior. He floats by several large laker ships. At one point he gets caught up in the nets of a fishing boat and is spotted by several of the folks on the fishing boat but luckily his canoe falls back into the water. Eventually, through circumnavigation, and much back and forth movement and being battered by storms, Paddle is heading south west and near

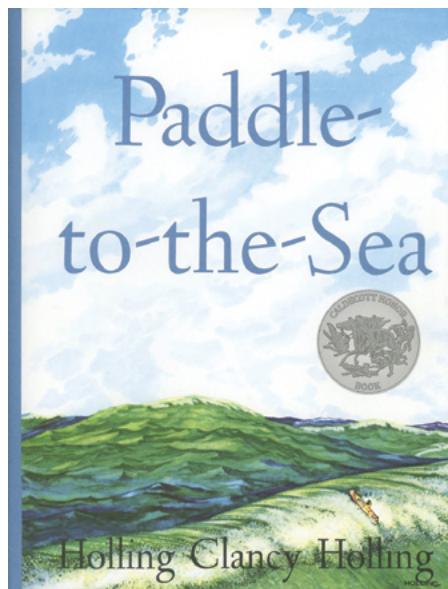
Thunder Bay. He crosses the Canada/U.S. border. Paddle gets stuck in the sand for a while, near a large marsh and here he encounters a variety of birds, bears and a couple of moose

At one point in his perilous journey across Lake Superior, Paddle goes close to a freighter that gets into serious trouble because it is weighted down by ice. (It is now fall.) The ship sinks and, luckily for the crew, a lifeboat is launched and all the crew are saved. Paddle is washed ashore near a lighthouse and the Coast Guard Station where the rescuers of the sunken



*Inside book view of Chapter 13 Adrift Again.*





*Paddle -to-the Sea 's front cover.*

freighter were based. One of these men spotted Paddle on the beach and he repairs the canoe and provides it with a new rudder and thick copper plating. The repairer also added to the message on the bottom of the toy canoe which included the words: "PLEASE HELP ME TO MORE ADVENTURES. SCRATCH WITH METAL POINT ON THIS COPPER, NAMES OF TOWNS I PASS. RETURN ME TO WATER IN GOOD PLACE TO CONTINUE VOYAGE TO SEA."

Paddle stayed at the Coast Guard Station until winter was over. The Coast Guard who refitted the toy canoe phoned a friend of his in Sault Ste. Marie to come the 60 miles on his dog sled and take Paddle-to-the-Sea to the "Soo". Once again, after some mishandling Paddle-to-the-Sea was accidentally dropped into the water but at the southern end of Lake Michigan. Fortunately for Paddle he ended up in a northward current along the eastern shore of Lake Michigan en route he encounters a major bushfire. He eventually makes it through the straits of Mackinac into Lake Huron. It was now winter again. But this helped Paddle's progress because he was pushed by the wind southward along the ice on Lake Huron. So that when spring comes again he is at the southern end of Lake Huron, in Saginaw Bay, Michigan. He is fished out of the water there and carried southward through Lake St. Clair and into Lake Erie. Paddle now drifted eastward along the north side of Lake Erie, took a dive down the Niagara Falls and then on to Lake Ontario. Paddle was now picked up by "kindly people" and taken first to Toronto and then Kingston. He spent that winter with "a little old lady" who lived beside the St. Lawrence River near Montreal. The little



*Inside book view of Chapter 4: Brook And Beaver Pond.*

old lady placed Paddle with her many curios of Canada and she spoke much about the history of Canada. When summer came the little old lady took Paddle to the St. Lawrence River and set him on his way towards to the sea. And some months later Paddle made it to the sea. He is picked up by a French fishing boat on its way back to France .The journey had taken four years!

And the final chapter, Chapter 27 is a kind of Afterword; it depicts a scene On A Wharf in Nipigon Country, north of Lake Superior, where someone, a Frenchman, is reading a newspaper from his sister in France. A story in the paper tells of a toy canoe, now in France, with places the canoe has visited scratched into the hull. The man reading the paper is astonished and shouts out, "I am the one who saved him from the saws!" An indigenous young man looks over the shoulder of the man reading the newspaper. And says, "You put him back in the river and

sent him on? Good, I made that one." he says softly and turns away.

#### **The story wheel has come full circle!**

I would recommend this book to any parent or teacher who has an interest in teaching children the history and geography of the Great Lakes Region of North America.<sup>3</sup> I would also recommend to the publishers and those who knew the author to do a rewrite of the book so that it works more effectively and somewhat more sensitive to the current set of values regarding the place of indigenous peoples in this part of the world. Perhaps it needs a rewrite by an indigenous author. There certainly should be no changes to the illustrations. They are truly remarkable.

This book is available for purchase through Indigo and Amazon and can be borrowed from the Toronto Public Library. 📖



Dr. Jim Ward holds a PhD in Social Geography from the University of Maryland. He has taught Urban Sociology in universities in the United States, Australia and Canada and has published two books on urban homelessness in the United States, Canada and Australia as well as a book on small town life in Australia and a book on the geography of Yellow Fever in Latin America. For 20 years he was a consultant on social issues that led to projects in Canada, the USA, Armenia and Russia.

<sup>1</sup> Actually Lake Superior is not the largest lake in the world. The Caspian Sea is more than 4 times as big. However, some of the water in the Caspian Sea is rather salty. So maybe this makes it a sea, as in its name. None-the-less Lake Superior is by far the world's largest fresh-water lake. So we can give the author a break on this one.

<sup>2</sup> An interesting little additional feature is that the author notes that each of the great lakes has the outline of an animal or some other thing. In the case of Lake Superior he points out that the outline looks like a wolf's head.

<sup>3</sup> As a geographer, I would have to say that the Great Lakes is one of the most fascinating physical geography features on this planet.



# Canada's Loneliest Highway

By Pat Brennan



Huge Dump Truck in Labrador. Photo by Pat Brennan.



Truck with Red Flag. Photo by Pat Brennan.



Labrador trucks with flags. Photo by Pat Brennan.

To feel right at home on Canada's loneliest highway, you'll need a 9-foot-tall plastic pole on your vehicle with a red flag at the top.

Most of the traffic you'll encounter on the Trans-Labrador Highway are wearing them – and most of those vehicles are pick-up trucks. You can easily go for an hour before meeting any traffic on this lonely route through Labrador's dense wilderness.

The red flag on the pole should save your vehicle from being crushed by the bemouth trucks you might find on this highway, but mostly they're confined to Labrador's open pit mines and construction sites.

The drivers of these massive dump trucks climb a flight of 15 steps to reach their cabs. They get a great view up there – a distant view. But they can't see the ground in front of them. That's why smaller vehicles wear the poles with red flags – so the big truck drivers can see them and avoid crushing them.

**The Cat 797 dump trucks cost \$5 million each, are pushed by a 20-cylinder diesel engine with 4,000 horsepower and can hit 40 mph. They can carry a 400-ton payload and their six tires, nearly 14 feet tall, cost \$50,000 each.**

It's unlikely you'll encounter one on the Trans-Labrador, but when this 1,200-kilometre-long highway was under construction there were plenty.

Another behemoth you might share the road with is a bull moose. There are more than 120,000 of them in Newfoundland Labrador. A bull can weigh 1,400 pounds and stand 6.6 feet tall at the shoulder and they like to spend time out on the pavement where there are fewer black flies.





Huge Dump Truck in Labrador. Photo by Pat Brennan.

Two roadside signs you'll see often on this highway are "check your fuel gage" and "watch for moose."

### Gas stations can be hundreds of kilometres apart.

Lisa Dempster has encountered many moose in her travels along the Trans-Labrador Highway and many before it was built while growing up in Charlottetown – a village of 290 souls on the Strait of Belle Isle that separates Labrador from the island of Newfoundland.

One big bull moose held her captive for several hours late one night. Labrador gets a lot of snow each winter and Dempster was driving through a white canyon with walls of snow 15 feet high on both sides of the highway.

She soon came upon a bull moose trotting along the highway looking for an opening in the snow canyon to return to the bush.

Each time she tried to pass the moose it turned its big head to the left to take a look at Dempster and her car. Just turning its head took up enough space to prevent her from passing. This ritual went on for hours.

When Dempster's husband woke at 3 a.m. to get ready for work (building the highway) he was surprised his wife was not yet at home. He went looking for her and found the two of them in the canyon of snow.

Several other travelers got caught behind the trapped moose over the next few days and eventually the only solution was to kill the beast.

Dempster had a much more pleasant event on the Trans-Labrador near her home on July 5th. As a current cabinet minister in the Newfoundland Government with multiple portfolios including Labrador Affairs she watched three feet of asphalt laid down to finally see the highway paved end-to-end.

Construction of the \$1 billion highway started in 1998 when then premier Brian Tobin climbed onto a large bulldozer to push aside several evergreens. It was a 1,200-kilometre-long gravel road for many years.

The highway crosses over a dozen or so spectacular white-water rivers and with



Warnings on highway about Moose. Photo by Pat Brennan.





*Trans -Labrador Highway running through the lakes.*



*Trans- Labrador Highway curves. Photo by Pat Brennan.*

such little traffic you can often stop on the bridge to shoot photos of the raging rivers.

The mighty Churchill River was one of those raging rivers and used to plunge over one of Canada's most spectacular waterfalls. The river dropped more than 300 metres over 32 kilometres, but today it is a mere trickle meandering through a canyon of huge boulders. The boulders were swept along by the powerful current, but that current is now diverted further upstream to power the huge Churchill Falls hydroelectric generating station.

The \$1 billion power station – the second largest in Canada – is 15 storeys tall and was built totally underground.

Minister Dempster says paving the highway end-to-end will trigger an economic boom for Labrador. "Our big land has many of Canada's most cherished mineral resources. The paved highway across Labrador helps us bring in the best people and facilities to access and develop those resources," she said.

There are no roads accessing Voisey's Bay, 356 kilometres north of Happy Valley/Goose Bay where Inco has 2,500 employees digging out two new shafts for a nickel mine. It had been operating an open pit mine at the site.

All the employees are flown into the site and live in a construction camp.

"We now have a committee in our highways department looking at carving a new highway north from Happy Valley to Voisey's Bay," said Dempster.

However, there are some interesting communities along the Trans-Canada that are already benefitting from the newly paved route by attracting more tourism.

The village of [Red Bay](#) is just off the Trans-Labrador on the coast of the Strait of Belle Isle. More than 25,000 whales were slaughtered in this quaint village. I thought that's where it got its name – so much blood.

However, Red Bay is named for the red ceramic tiles scattered around its rugged shore. Basque sailors in Spain and France loaded the holds of their sailing ships with ceramic roof tiles as ballast when they set sail in the 1500s for the Strait of Belle Isle to hunt Bowhead and Right whales.

When they reached Labrador eight weeks later, the Basques dumped the red tiles on



*Churchill River in Labrador. Photo by Pat Brennan.*



*Aerial View of Red Bay Looking Seaward. Courtesy of © Newfoundland and Labrador Tourism / Barrett & MacKay Photo.*





Costumed interpreter on Saddle Island, Red Bay National Historic Site photo courtesy of © Parks Canada / Chris Reardon.

the beach and filled their holds with thousands of barrels of whale oil. Whale oil 500 years ago was as valuable and as domestically sought after as petroleum is today.

Nearly everything in daily life in the 1500s was made easier with whale oil.

Naturalists estimate 80,000 whales once roamed the Strait of Belle Isle and the Labrador Sea. Hunting whales died off in the early 1800s and natural growth took over the area's beaches and shoreline covering up the red tiles.

Red Bay became just an isolated, little fishing village on Labrador's Atlantic shore until [Dr. Selma Barkham](#) started studying Basque history and lifestyles on the Bay of Biscay in France and Spain. The Basques had ancient records about sailing to Canada 500 years ago to hunt whales. Further study led to the discovery of Red Bay as the whale hunting capital of the world.

Barkham's studies got Parks Canada interested in Red Bay 15 years ago and their investigations uncovered an elaborate history of the little fishing port. It's now a National Historic Site and a World Heritage Site.



Newfoundland- Labrador Sign. Photo By Pat Brennan.

Parks Canada archaeologists, wearing scuba gear, explored the harbour's bottom and found hundreds of whale skeletons, plus three Basque whaling ships.

One of the smaller hunting boats called a [Chalupa](#) – in which six men rowed a harpoonist to chase after whales that weighed up to 50 tons, is on display at Red Bay. It's the world's oldest known whale-hunting craft.

The Basques preferred Right Whales because they were slow, hugged the shoreline and floated after being killed by a number of harpoon stabs.

A much larger sailing ship – the [San Juan](#) – was discovered well preserved in the cold water under tons of silt. It was studied and measured in every possible way and then buried again under the silt to preserve it further.

But the Basques are building a modern galleon using the exact same measurements and it'll sail to Red Bay when it is finished.

The most northern road in Labrador runs off the Trans-Labrador and comes to an abrupt end at the west bank of the North West River.



Interpreter explains features of the chalupa on display at the Visitor Orientation Centre, Red Bay National Historic Site Courtesy of © Parks Canada / Chris Reardon.



However, the town of “[North West River](#)” and its vital amenities - sits on the east bank of the wide river.

## What to do?

From its founding in 1743 as a fur trading post until 1961, the outside world connected to the town via boat or by snowmobile or dog team in winter. In 1961 the province of Newfoundland and Labrador brought new life to North West River by stringing a cable car across the river.

The cable car could accommodate six people, each with a dog and two bags of groceries. It made a difference in this town - the oldest community in Labrador. “I used to know everybody in town, but after the cable car arrived there were strangers in town I didn’t know,” said one veteran resident.

There were good reasons to cross the North West River. The town at the mouth of the river where it empties into Lake Melville for many decades had the only hospital on Labrador’s North Atlantic coast, plus the only school and was home to one of the Hudson Bay Company’s busiest and most profitable fur trading post.

In 1980 the province built a concrete bridge across the North West River and the town blossomed to nearly 600 souls. The retired steel cable car now sits on a pedestal beside the [Hudson Bay Trading Post](#), which is today one of Canada’s most innovative museums.

The museum depicts the history and lives of the town and its pioneers with a collection of exactly crafted miniature mechanical diorama models. There are tiny models cutting up fire wood. There’s a four-piece Eskimo band playing brass instruments and fishers sitting on the Hudson Bay trading post dock dipping their fishing lines into the river. A seaplane is suspended from the ceiling circling about driven by its moving propeller.

The diorama displays were created by radar technician Elmer Karl Lakata, now 86. In 1954 shortly after joining the United States Air Force he was posted to Goose Bay, a RCAF base in Northern Labrador where fighter pilots from various NATO nations were posted to train with low level flying and firing live ammunition in Labrador’s vast wilderness.



*Diorama miniature model in the Labrador Heritage Museum, North West River. Fishing on the Hudson Bay dock. Photo by Pat Brennan.*



*Diorama model of wood cutters at the Labrador Heritage Museum. Photo by Pat Brennan.*



*Diorama model of a Eskimo Band in the Labrador Heritage Museum, North West River. Photo by Pat Brennan.*





*"Red Bay". Photo courtesy of © Newfoundland and Labrador Tourism / Dru Kennedy Photography.*

Lakata fell in love with the nearby town of North West River and fell in love with one of the town's young women.

He started carving small models of North West River's pioneer residents doing pioneer things and then built small electric motors to animate the models. Lakata and his North West River wife now live in New Jersey, but return to the town each summer usually to create another animated display of its lifestyle.

North West River flows into Lake Melville, a 140-kilometre-long estuary of the Churchill River. It is open to the North Atlantic and thus attracted many explorers – mostly trappers.

Hudson Bay Company opened a fur trading post at North West River in 1843 because the river was the principal route into the animal-rich northern Labrador as far as James Bay.

Most of the fur trapping and river routes were mapped out by 33-year-old Minna Hubbard, a former school teacher from Bewdley, Ontario on Rice Lake. In 1903 her husband died during an exploration of North West River's tributaries and she blamed the incompetence of his exploration party.

In 1905 she set out with her own exploration team to fulfill her husband's mission and clear his name as an incompetent explorer.

Her incredible story of overcoming hardships is told in the museum on the river's east bank.

When the fur trading industry was significantly reduced by the Great Depression most of North West River's trappers got steady jobs building the new RCAF base at Goose Bay.

When the British air force decided to scrap its 40-year-old fleet of Vulcan Bombers, the USAF asked if they could have one of their Vulcans to use as a historic monument at a USAF strategic bomber base in Iowa.

The Brits sent off a Vulcan, but as it was crossing the North Atlantic it caught fire and did an emergency landing at Goose Bay. They put the fire out, but the Vulcan is now an historic monument there instead of in Iowa. 🐾



*Wreck of the Bernier on shore of Saddle Island, Red Bay National Historic Site photo courtesy of © Parks Canada / Chris Reardon*



Pat Brennan is a freelance writer and former real estate editor at the Toronto Star. You can reach Pat by phone at 647-898-9717 or at [travelswithlefty@gmail.com](mailto:travelswithlefty@gmail.com)





Hazel McCallion at the Royal Canadian Yacht Club for the AOLE AGM.  
photo by John Blackburn.

## Hazel McCallion's address to the AOLE AGM, June 14, 2022

By Rowena Moyes

Everyone in Canada needs to make sure that we all learn the lessons from COVID – and act on them, says 101-year-old former Mississauga Mayor, Hazel McCallion.

“We are not going ‘back to normal’,” she told members and guests at the Association of Ontario Land Economists’ 2022 Annual General Meeting. “The previous systems didn’t work. We all need to take action now, so we will be ready for the next one. It will come.”

### The problems were known

It’s not like people didn’t already know about the long-standing problems in long-term care, hospitals and healthcare.

Even before the SARS (Severe Acute Respiratory Syndrome) outbreak in 2003, building and staffing capacity had been an issue for years. SARS added calls for swift responses and new emergency preparedness measures.

But, when COVID 19 struck 17 years later, the capacity problems were as bad or worse. And emergency preparedness? Fortunately, we had taken the advice to create national and provincial Public Health Agencies ... but “we had to rely on imports from China to get the supplies we needed,” McCallion said.

### COVID impacts are widespread

SARS was mostly contained to Toronto hospitals, killed 44 people, and had ended within months – but the economic impacts lasted for two years.

This pandemic has already lasted more than two years, killed more than 40,000 people across Canada, and resulted in country-wide



John Blackburn, Ed Sajecki, John Hughes (Past President Royal Institute of Chartered Surveyors) with Hazel McCallion. photo courtesy of John Blackburn.



lockdowns with still undetermined impacts on the population and the economy.

That includes mental health. The pandemic brought human separation, losses, school disruptions, viral and economic threats, and a lot of stress. "I don't know of any group of medical professionals that has been asked to assess the impacts on mental health across our society yet," McCallion said.

## Responses must be widespread too

"Every family, organization and level of government has been affected by the pandemic," she pointed out. "We all need to find out what happened, what shouldn't have happened and what needs to be done in the future."

"We can't just leave it up to governments," McCallion warned. "The general public and organizations in each community should get involved."

"We all need to consider everything that can be done to prepare us ... and put pressure on governments to take action, so we won't have to be in a crisis situation when the next one comes along."

"Young people need to be present too, to decide the sort of future they want to have in each municipality."

"Each and every one of us has the opportunity to shape the future."



Ed Sajecki, Hazel McCallion & AOLE President Stefan Krzczunowicz. Photo by Rowena Mowes.



Photo by Peter Norman.



AOLE President Stefan Krzczunowicz with Hazel McCallion & others. Photo by John Blackburn.



Photo by Rowena Mowes.

## McCallion updates us about Mississauga Hospital Developments.

McCallion said Mississauga has been responding to the need for more hospital beds and healthcare.

Trillium Health Partners completed its Credit Valley Hospital Phase 3 Redevelopment Project at the end of 2018, she said. "I'm so proud of that. What would we have done (during the pandemic) without it?"

And preliminary plans have been released for the new [Peter Gilgan Mississauga Hospital](#). Expected to be almost three times the size of the existing facility, it is slated to start construction in 2025.

McCallion is no stranger to taking action. Within her first months as new Mayor of Mississauga, she faced the [1979 freight rail derailment](#), explosion and fire that required evacuation of 240,000 people. It was the second largest evacuation in North America after Hurricane Katrina.

After it was over, the Federation of Canadian Municipalities asked her to sit on a commission investigating the crisis, McCallion said. The cause was a "hot box" (overheated mechanism that houses a bearing). "Now, at every switch and turn of the track there are detectors to see if there are hot boxes."

Until the derailment, "there were no regulations about transporting dangerous chemicals. Now there are lots," she said. One of them, for example, says that "a truck driver must take the papers that outline what's on the truck inside with him if he stops for a coffee." That way, emergency services can know quickly what threats they are facing.





Photo By Rowena Moyes.



Peter McCallion Ian Ellingham & Clarence Poirier. Photo by Rowena Moyes



Photo by Peter Norman.



Hazel McCallion delivers Keynote Address. Photo by Peter Norman



Christina Kalt & John McDermott. Photo by Rowena Moyes



Mississauga Councillor Ron Starr, Hazel McCallion, John Blackburn and Ian Ellingham. Photo by Rowena Moyes



Photo by Rowena Moyes.



## Some of the comments from AOLE members and guests



**Stefan Krzeczunowicz** – Associate Partner at Hemson Consulting Ltd. and President of the AOLE (since 2021)

I was so lucky - I was seated next to Hazel at our AGM and we discussed all manner of current events. Her political acumen is as sharp as ever and her experience in office remains unrivaled. How fortunate we are to have leaders like her. What an inspiring woman.



**John Farrow** – Chairman Emeritus, Lea Group Holdings Ltd.

Hazel McCallion has the rare ability to relate her unique depth and breadth of experience to the complex issues we face today. Her warning that everyone needs to get on with addressing these problems now underscores the power of insights gathered over many years. And her ability to embrace the future has become even more profound since I first worked with her 40 years ago preparing Mississauga's first Official Plan. Seeing her in person again was truly a special occasion that I will share with my grandchildren.



**Kari Norman** – AOLE Administrator

Her comments really meant something to me. My mom had died two weeks earlier, because she caught COVID in hospital after going in for something minor. As Hazel said, if people had paid more attention to the recommendations after SARS in 2003, our health care system would have been much better off. We've got to pay attention to today's recommendations and make sure they get implemented.



**Dan Brewer**, Senior Appraiser/Consultant, Appraisers Canada Inc. and Past President, Appraisal Institute of Canada

I brought two guests to the event -- my oldest son and my youngest daughter. I said that they were about to watch history unfold. By the end of Hazel's speech, they fully understood. We don't get the opportunity to hear these special people speak very often. I was honoured to be able to be in the room, listening, watching and observing. Many years ago, the footer on my email was "Doing nothing is not an option". Listening to Hazel was a great reminder.



**Ed Sajecki** – Partner and Co-Founder of Sajecki Planning

Even after working with Hazel McCallion for years, I still learn something new every time I hear her speak. Her message about healthcare and the pandemic is exactly right. We need to pay attention. Covid restrictions may now be more relaxed, but we -- as planners, economists and policy makers -- can't afford the same. We're already suffering the consequences of having been too relaxed in the past. Hazel continues to lead and inspire.



**Vinkie Lau** – Housing Development Officer, City of Toronto and one of AOLE's newest members.

When Hazel spoke with such great conviction about the need for change to pave a path for the growing and aging populations, I recognized her deep compassion and kindness. After connecting with Hazel in person, I feel empowered to be an agent of change and continue to work for the progress we will need in the 21st century.



**Andrew Brethour**, Executive Chairman, PMA Brethour Real Estate Corporation Inc.

You could really feel Hazel's passionate appeal about the inadequacies of the Health Care system exposed during 2 years of Covid stress, and her warnings of what is yet to come. She challenged each and every one of us to a new and open debate on improving the effectiveness, the deliverables, the preparedness of an obviously broken system. When Hazel says 'get it done'...we'd better listen!!!!

Top to bottom: 1, 7, Photo by John Blackburn  
2, 4, 5, Photo by Rowena Moyes 3 photo  
courtesy of Kari Norman. 6 Photo Courtesy of  
Vinkie Lau.

Photo by Peter Norman







Gordie Howe International bridge model in RWDI's wind testing lab. Photo Courtesy of RWDI



RWDI wind tested this sculpture of a giant head located outside of the Bow Tower in Calgary. The Sculpture was designed by British architect Norman Foster. Photo By Pat Brennan.

# Gordie Howe Nobody's Pushover

By Pat Brennan.

**GUELPH** – Most of the world's biggest buildings, longest bridges, and iconic sports stadiums got their start in life on a turntable in this city.

The turntable lets scientists and engineers see how the structure will react to a stiff wind from the north or maybe a snow-laded wind out of the west or a hurricane force from the southeast before it gets built somewhere else in the world.

[RWDI](#) is a world-renowned engineering firm in Guelph that uses wind tunnels to test the suitability of the design of huge structures before they get built. They are actually built first in Guelph, but at a 1/300 scale.

Eighteen of the world's 24 tallest buildings were tested in Guelph for stability before being built elsewhere in the world, including the current tallest building, the iconic Burj Khalifa.



Model of the world's tallest building Burj Khalifa. Photo Courtesy of RWDI.



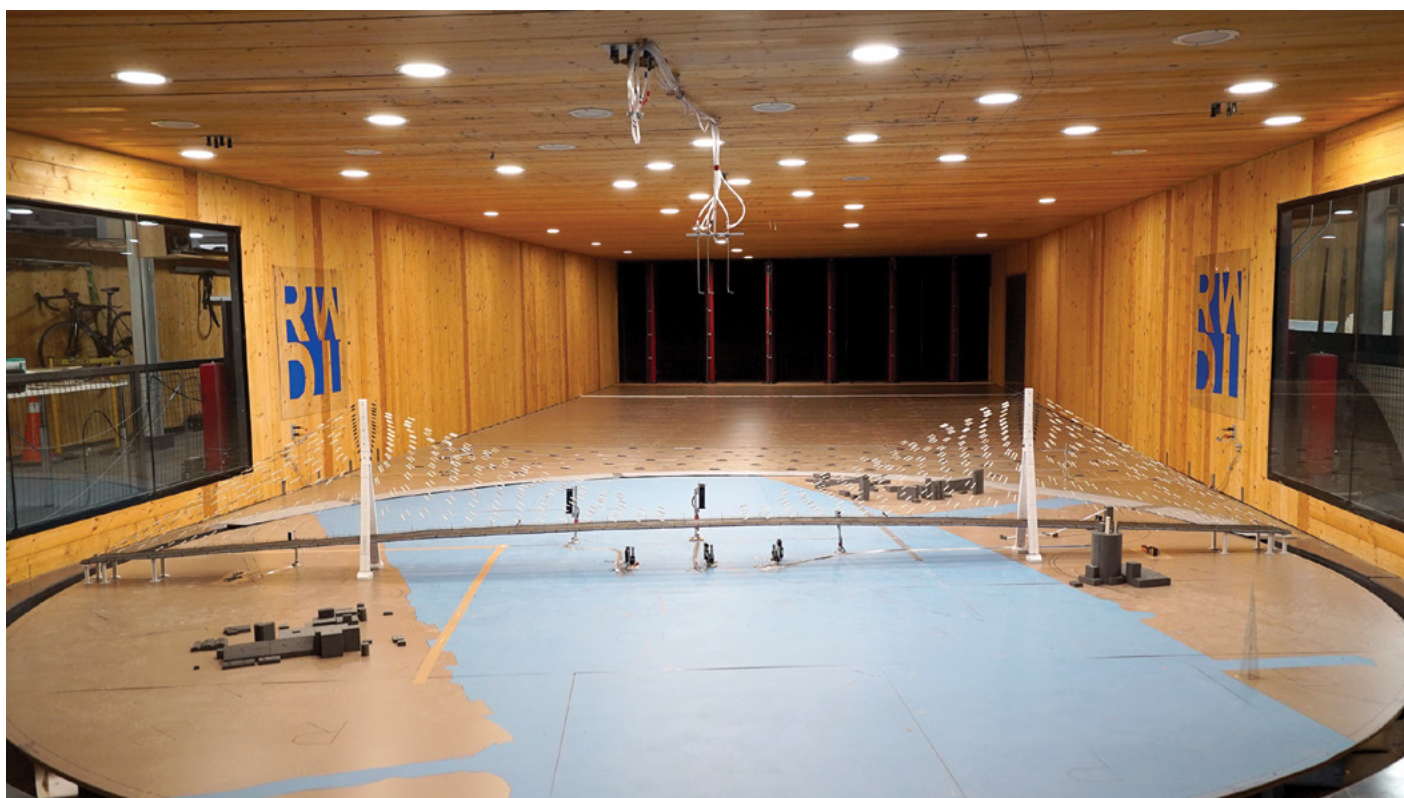
And it's not just structures that are studied in the wind tunnels at RWDI. Olympic athletes are riding bicycles or crouching into downhill tucks in the wind tunnels to determine the best outfits to wear, or the best equipment design.

The \$6 billion SoFi Stadium in Los Angeles that hosted its first Super Bowl game last February was tested in Guelph to see if its translucent canopy will allow Pacific breezes into the stadium to cool the spectators and yet keep out the rain.

**More than 400 sports stadiums (stadia) from around the world were tested in Guelph before being built, including Toronto's SkyDome.**

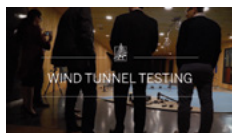


Model of the Grand Mosque Makkah. Photo Courtesy of RWDI.



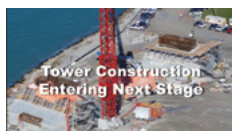
Gordie Howe International bridge model in RWDI's wind testing lab. Photo Courtesy of RWDI.

Recently tested in RWDI's wind tunnels was the \$5.7 billion Gordie Howe Bridge that'll connect Windsor to Detroit across the Detroit River. The 7,500-foot-long cable-stayed suspension bridge is slated to open late in 2024.



Watch this intriguing video about  
[Wind Tunnel Testing](#)

The 72-storey-high towers that'll support the cables holding up the bridge deck are scheduled to be completed by the end of this year.



Watch both of these interesting videos about the tower construction:  
[Tower Construction](#)  
[Tower Construction of the Gordie Howe International Bridge Entering Next Stage](#)





72-storey tall concrete towers on both sides of the Detroit River that will hold the steel cables that will support the 7,200-foot-long bridge deck. Photo By Pat Brennan.



Gordie Howe International bridge towers. Photo By Pat Brennan.



Gordie Howe International bridge towers. Photo By Pat Brennan.

Gordie Howe is considered by many to be the GOAT of the National Hockey League (Greatest of All Time). He led the Detroit Red Wings to four Stanley Cup championships during his 26 seasons in the NHL. He died in June 2016 at age 88.

[Aecon](#) is one of three construction companies involved in a consortium for building, operating and maintaining the bridge over the next 30 years. It'll be the fourth longest cable-stayed bridge in the world and the longest in North America.

The Detroit-Windsor connection is the busiest border crossing in North America and currently \$325 million in commerce each day passes between the two cities, mostly on the 93-year-old, privately-owned Ambassador Bridge one-mile upstream from the Gordie Howe construction site.

Aecon is also part of the consortium involved in expanding Highway 401 to 12 lanes from 6 for 18 kilometres between the Credit River and Highway 25 in Milton, at a cost of \$640 million.

Bridges and buildings aren't the only types of structures RWDI is asked to contribute their expertise on. A complicated assignment was to find a way to bring air conditioning to the Grand Mosque of Mecca in Saudi Arabia. Muslim leaders wanted not only the 3.8 million-square-foot mosque to be air conditioned in Saudi Arabia's 40C-plus temperatures, but also the mosque's court yard where up to 800,000 hajj pilgrims circle around a sacred shrine called the Kaaba and kiss the Black Stone. RWDI got the job done.

Climate has played a big role in most studies conducted by RWDI since their inception in 1972, a trend that is increasing sharply with the effects of climate change impacting both new and existing developments.

Derek Kelly, a principal at RWDI, said that climate will be a pressing concern for developers going forward. "The impact of the climate and changing weather patterns will continue to be a priority for our clients. Whether looking to contain costs by optimizing a building's performance, future-proofing a project against extreme weather events, mitigating weather impacts during construction, or even providing proof of responsible planning to their insurance provider, climate and environmental issues that are at the intersection of the built and natural environment are here to stay."

RWDI is celebrating its 50th anniversary in 2022 and its team of engineers, scientists and weather specialists have a breadth of experience to navigate the changed climate today and for decades to come. 🌱





# PIGS GO WILD

A hoofed menace is stealthily invading Ontario. It could potentially change the way we live and what we eat. And it's going to be hard to stop.

By Mike O'Dwyer

*"Wild pigs at the grocery store" by Randy Stewart is licensed under CC BY-SA 2.0.*

## Canadian bacon they ain't

Ryan Johnstone knows pigs – more specifically, *wild pigs*. He knows they are the most invasive and destructive mammals on earth. He knows they can live basically anywhere they want, eat just about everything and are frighteningly smart and adaptable. He also knows they are prime carriers of parasites and dangerous bacteria that they can spread to wildlife, livestock and humans and could potentially destroy the entire domestic pork industry by spreading African Swine Fever (ASF).

As a wildlife research technician and leading member of The Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry (MNR) Wild Pig Team, Ryan Johnstone knows all this because he is at the spear's tip of Ontario's multifaceted campaign to keep wild pigs from taking over provincial lands as they have huge swaths of rural – and some urban – areas in North America, Europe and Asia.

## Pickering a place to ravage

Some may call Johnstone a *wild pig whisperer* but it is more accurate to call him the *wild pig enticer* because he and his Wild Pig Team colleagues have developed very tasty baits appealing to wild pig palates that tempt them into traps.

Johnstone perfected his trapping techniques while trying to corral a marauding wild pig *sounder* -- the term for a group of feral hogs typically numbering a dozen or two or

three – that was tearing up agricultural and parkland in an area [north of Pickering](#) about a year ago.

"We were tasked with trapping a large sounder of 14 pigs in a rural area that was dominated by corn," he says. "At the time, it was harvest season and most of the standing corn was coming down. This was problematic because dried corn is our primary bait for attracting pigs.

"We explored other options for baits and attractants that were 'better' than the corn buffet on the landscape. Once we found bait that the pigs were interested in, we proceeded with trapping."

The ministry team tried baits of jujubes, gummies, sardines, bacon fat, which didn't work, finally settling on a mixture of peanut butter and marshmallow fluff that did the job.

Although wild pig sounders can be prevalent on a landscape, they can also hide pretty effectively when they want to. It took a heat-seeking drone to locate the Pickering sounder. A trap was set up and eleven of the 14 were captured. The last three were lured into the trap a couple of weeks later and all were humanely euthanized.

Johnstone says that at this time, there is no evidence to suggest that wild pigs are established (self-sustained and breeding) in Ontario but they definitely could be in short order unless effective actions are taken: "In the United States, where wild pigs are broadly established, they cost more



*"wild pig boar Sus scrofa" by briangratwicke is licensed under CC BY 2.0.*



than \$ 2 billion annually in damages and management. The least costly and most effective approach to managing them is to act early and that's why Ontario has set a proactive goal of preventing their establishment in the province."

## The boaring back story

Pigs (*Sus scrofa*) aren't native to North America. They were first introduced here in the 1500s by early European explorers who took them on expeditions as low maintenance food. Inevitably, some pigs were left behind, establishing the first feral pigs in North America.

Later, Native Americans and European settlers implemented free-range farming methods that promoted the spread of feral pig populations. Free-range farming of domestic pigs was still practiced through the 1950s.

In the early 1900s Eurasian wild boar were imported and released as an exotic game species for recreational hunting beginning in the southern US and quickly spreading to northern states.

Boar meat is considered a culinary delicacy and has been commercialized through the development of wild boar farms for meat production and hunting. But just as domestic pigs are canny *jail breakers* when given half a chance, farm-raised boars are equally adept at slipping out of farm pens and into the wild. And some producers have added to the problem by simply opening their gates and letting the boars roam free when the fluctuating economics of boar farming has put them out of business.

Dr. John Mayer, researcher and manager at the Savannah River National Laboratory in South Carolina, has been conducting research on wild pigs for over 40 years spanning three continents. He says people still haven't recognized the severity and impact of the wild pig problem. "Even in the Carolinas where we've had pigs since the 1500s, most people have no earthly idea how much they have spread," he says.

## Say goodbye to bacon if ...

Wild pigs carry all kinds of pathogens. They root, trample and wallow, destroying the natural environment and extensively damaging crops and agricultural lands. They also contaminate water sources by defecating and urinating in waterways. All that is bad enough. But what keeps wild

The term wild pig includes Eurasian wild boars, feral domestic pigs, domestic/wild boar hybrids, pot-bellied pigs -- essentially any free-roaming pig including domesticated pig breeds that have escaped from farms.

Wild pigs are not native to the Americas. They originated in Europe and Asia.

The Eurasian wild boar was first introduced in Canada from Europe in the 1980s as exotic livestock for meat.

Wild pigs can be speckled or solid in colour and range from black to brownish-red to white. Distinguishing features can include long snouts, large tusks, wedge-shaped heads and coarse hair.

Wild pigs are one of the most damaging invasive species in the United States and have been called an ecological train wreck for the sheer damage they can cause to habitats and farmers' crops.

Wild pigs have been reported in 45 U.S. states. It is estimated that there are more than seven million wild pigs in the U.S. Control and management costs are in excess of US\$2 billion annually but that figure does not include ecological destruction and loss of ecosystems which would add many billions more.

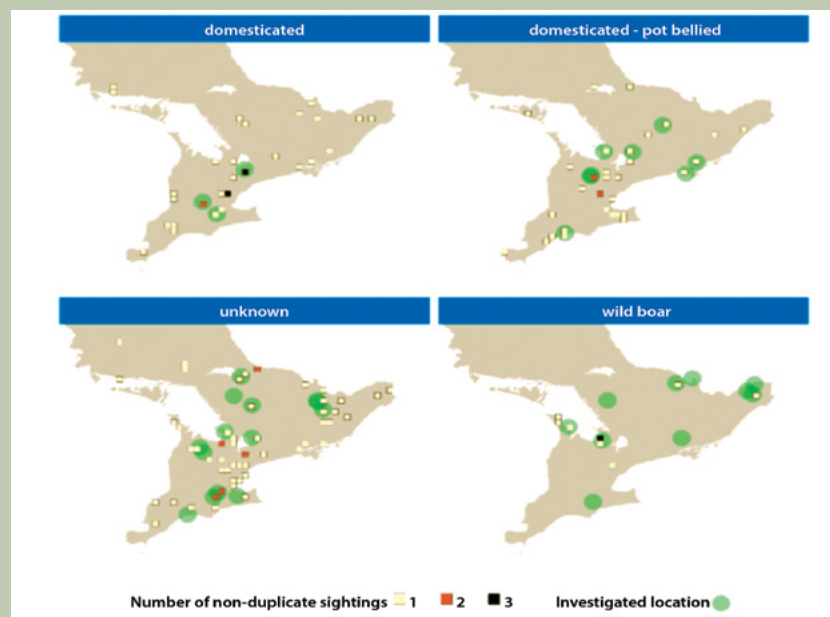
Wild pigs are prolific. With an average lifespan of four to five years, Canadian wild pig sows (adult females) are capable of producing up to six piglets at a time twice per year. Sows average 77 kilograms, boars (adult males) can weigh up to 275 kilograms.

Adult sows, juvenile males and females commonly travel together in groups called sounders while boars are typically solitary.

Wild pigs are hosts to over 30 significant viral and bacterial pathogens and diseases including influenza, brucellosis, classical swine fever, foot and mouth disease, E-coli and pseudorabies, and more than 37 species of parasites.

A key concern is that they will contract and spread African Swine Fever (ASF). Although not a threat to humans, ASF spreads quickly and could decimate Canada's hog industry. Ontario's pork industry alone annually contributes \$2.8 billion in gross domestic product, including over 57,000 jobs.

There are probably hundreds more examples of invasive, non-native species drastically affecting an alien ecosystem but right now in Canada and many other countries, it is wild pigs that are hogging centre stage.



Sightings of wild pigs (domesticated, pot bellied, Eurasian wild boar, and hybrid pigs outside a fence) in Ontario reported between April 1, 2020 and March 31, 2021 but seen on the landscape as early as July 2009. Two sightings of unknown pigs near Fort Frances and Kenora are not shown. Maps include sightings defined as 'resolved' - including dead or removed wild pigs, owned pet pigs, and recently escaped or free roaming livestock that have since returned to captivity. The ministry investigated wild pig sightings between January 2020 and March 2021; these locations are highlighted in green. If an investigated location does not overlap with a sighting, it is because the sighting occurred before April 2020 or was determined through investigation to be another species (e.g., raccoon, coyote).





*"Corsica Wild Pigs" by Anna & Michal is licensed under CC BY 2.0.*

pig experts up at night is the potential for wild pigs to acquire and spread [African Swine Fever \(ASF\)](#) -- and drastically change the way we live and what we eat.

Dr. Mayer says that, unless stronger and more effective steps are taken, it's only a matter of time before ASF gets into the wild pig population and then, "It's game over. The only solution would be to 'depopulate' - euthanize, burn and bury - domestic pig stocks. You wouldn't be able to afford bacon."

### How could an ASF contamination happen?

Dr. Mayer offers this possibility: "On the U.S. west coast, inbound eastern travelers sometimes return with raw pork products that could be infected with ASF. There are actually trained dogs at airports sniffing out contaminated pork but some is missed."

The California county of Santa Clara and the city of San Jose are served by the huge Guadalupe landfill site where some contaminated pork inevitably ends up.

"Wild pigs forage there constantly and eventually, they could find contaminated pork, ingest it and begin the spread of ASF in North America.

"That's how ASF spread in Eurasia: Contaminated meat disposed of in landfill, wild boars ingesting it and getting infected and spreading ASF to domestic stock."

Alberta Pork programs manager, Charlotte Shipp, also says that ASF getting into the wild boar population, "Keeps us in the industry up at night.

"It's important to remember that ASF is not a food safety concern so there is no risk to humans. However, ASF is present in many other countries and the virus itself can remain infectious in meat products from those countries for a long time - for example, bone marrow for months, chilled meat for fifteen weeks, cured hams for three to six months.

"As much as we try to prevent it, no system is perfect. If meat contaminated with ASF illegally enters the country and finds its way to a landfill, it is then possible for wild pigs to consume the contaminated meat, infecting that animal and start the spread of the disease through the wild population. That is a concern on two fronts.

"First, infected animals run the risk of comingling with outdoor pigs that could then introduce ASF to commercial pigs at common areas where animals are brought to market.

"Second, ASF is an economic disease regulated by the World Organization for Animal Health (OIE). Therefore, if found in Canada, our trading partners will close their borders to Canadian Pork. Canada exports seventy per cent of our pork so we would no longer have a market.

"Unfortunately, this has already happened in Germany and is a good example of the devastation a disease like ASF can have. The German industry has not yet recovered from ASF and is looking at ways to physically separate the wild pig population from farmed pigs."

### A walk on the domestic side

*Everything but the squeal:* From bacon to pharmaceuticals, from sausage to footballs, from ham to heart valves, from back ribs to glue -- no other animal provides a wider range of products than a domestic pig.





"Wild Pig" by saf2285 is licensed under CC BY 2.0.

In 2021 there were more than 14 million hogs on 7,635 farms in [Canada](#) producing 2.28 million tonnes of pork and exporting 1.44 million tonnes valued at \$4.96 billion.

## Pigs and pythons

It seems disingenuous to compare wild pigs to the python plague in Florida but there are similarities. Like wild pigs, pythons are invasive invaders from foreign lands. It's agreed that Florida's python problem largely originated with Floridians who acquired pythons as 'pets', got tired of them, or the pythons grew too large for comfort, as they tend to do, and simply let them go (as some boar meat producers did when that market contracted).

Once in the 'wild' those pythons flourished. Like wild pigs, they have few natural enemies and a readily available abundance of food in a perfect environment for them – the Florida Everglades.

Florida pythons have proliferated so quickly and profusely that python hunting is legal year round in the State and there is even an annual 10-day Python Challenge during which snake hunters must catch the pythons by hand with the largest-python winner taking a \$10,000 prize.

But while the State has turned to bounty hunters and concentrated hunts in an effort to stem the python tide, hunting definitely does nothing to alleviate the wild pig crisis in North America. In fact, it does just the opposite.

(BTW: The massive Burmese python – the most prevalent invasive snake species in Florida – is capable of *eating wild boar* – just sayin'.)

## Hunting for an answer – not!

Hunting wild pigs to control their numbers has been tried in a number of jurisdictions – and failed every time.

Dr. Mayer is a sport hunter but he knows from experience and statistics that neither sport nor bounty hunting of wild pigs is effective: "Modelling shows that hunters can take about one-quarter of the population but you need to get 70-80 per cent per year to drive to extinction. 25 per cent will not do it."

"Tennessee tried it with recreational hunters and the animals spread across the entire state."

In 1999, Tennessee implemented a statewide hunting season on wild pig hunting to reduce their numbers and stem overpopulation. But that didn't work. Hunters began transporting them back to their land for closer hunting and because they reproduce so quickly, the problem spread from a few counties to nearly every county in the state.

Texas has its own wild pig problems and there is no solution in sight – maybe ever.

Texas is huge, more than 1600 kilometres across, covering a variety of climate zones and habitats. Yet, Texas has confirmed the presence of wild pigs in all 254 counties in the state and has the largest wild pig population in the US at 4 million plus.

Texas also allows – endorses, promotes – wild pig hunting via ground hunting, aerial gunning (helicopters, fixed wing aircraft), trapping and bounty hunting. But even though Texas hunters and trappers are killing about 30 per cent of the State's wild hog population annually, wild hog numbers are growing by about 20 per cent each year.

Alberta Pork's Charlotte Shipp adds: "The challenge with hunting arises with the intelligence of the wild pig. These animals are smart. A hunter may find a sounder and shoot one or two animals. Unfortunately, the remaining animals in the sounder have been educated about humans and hunting and will now scatter, meaning you will likely never find those pigs again."

"In areas where hunting has been used in an attempt to control the population, you see the population expand."

## Don't tusk, tusk – they can be dangerous

Wild pig attacks on people are rare and uncommon but feral pigs are extremely dangerous, especially when travelling in sounders with their young.

- Between 1825 and 2012, there were over 100 attacks by wild pigs in the U.S., five fatal.
- In 2019, a 59-year-old Texas woman was killed in her driveway by a pack of feral hogs.
- In 2021, wild pigs killed 33 people globally.
- In some countries, wild pigs are moving into urban and semi-urban areas. In May, 2022, it was reported that Rome, Italy was 'under siege' from invading wild pigs even attacking local residents; some tested positive for ASF.



## Never here they said ...

Research predicted a Canadian feral pig problem was improbable; that European wild boars would never survive Canada's long winters. The research was wrong. In fact, the opposite happened.

Dr. Ryan Brook of the Canadian Wild Pig Research Project at the University of Saskatchewan (and of whom, South Carolina's John Mayer says, "Ryan knows more about pigs than anyone else.") says "The coldest spots in Manitoba, Saskatchewan and Alberta are where we have the most wild pigs by far."

Dr. Mayer adds, "Pigs are the ultimate survivors and quickly adapt differently depending on where they are geographically."

Wild pigs have definitely adapted to our northern environment, growing tough hair-covered coats that withstand the cold and learning to build *pigloos*. In winter, wild pigs cut down mounds of cattails and burrow into them. Covered with snow they hold enough heat to steam on cold days.

## Surprise!

*Here's more proof of wild pigs' surprising adaptability*

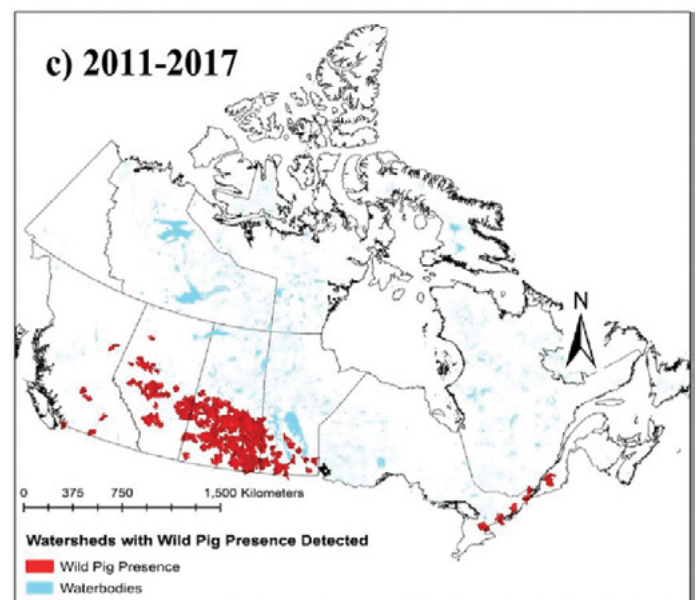
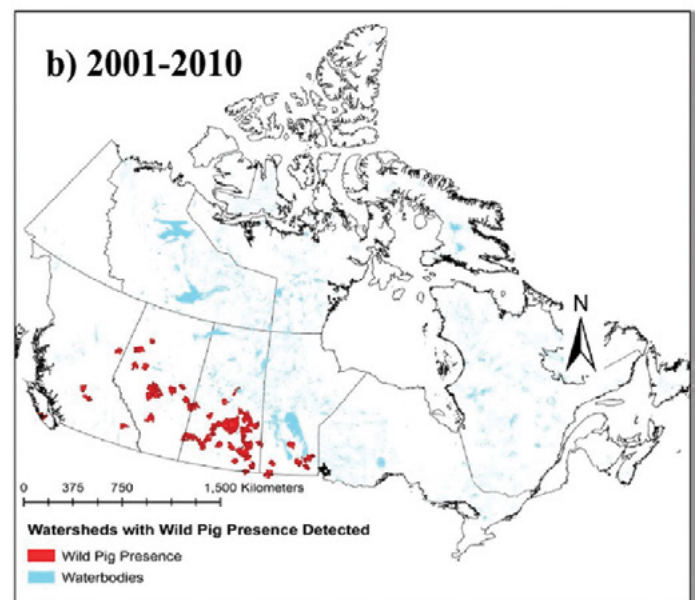
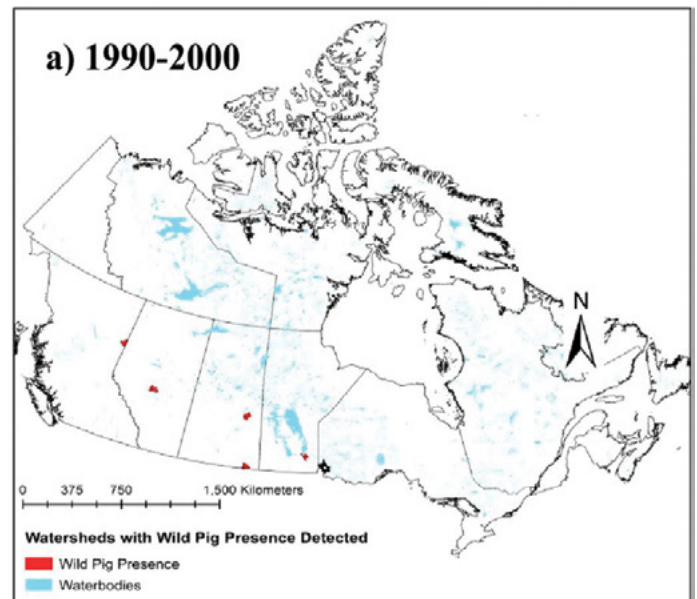
Dr. Mayer shares this story: One winters' day, a farmer and an agricultural inspector were checking things around the property. As they looked into a filled corn silo, a wild boar suddenly exploded out of the corn and galloped away – scaring the (bleep) out of the farmer and inspector.

But when you think about it, what better place for a wild pig to pass a cold winter than in a warm corn-filled silo. The compressed corn generates constant heat and the buffet is never-ending.

## The Canadian experience -- higgledy-piggledy

Experts have said that Canada's response to wild pigs has been patchwork and inconsistent – in part because the problem was overlooked or ignored for years. Perhaps a bit late to the wild boar bash, but nevertheless welcomed by wild pig professionals like Dr. Brook, an *Invasive Pig Strategy* is currently being developed at the national level involving provincial and federal agencies and agriculture, environment and public health organizations.

*Maps compiled by Dr. Brook and his University of Saskatchewan research team show that wild pigs are firmly established in Saskatchewan, Alberta, and Manitoba, with populations scattered in British Columbia, Ontario and Quebec. Newfoundland and Labrador, New Brunswick, Prince Edward Island, Nova Scotia, the Northwest Territories, the Yukon and Nunavut do not currently have wild pig populations.*





Dr. Brook calls for strong leadership to control wild pig populations in Canada: “That is the biggest missing piece right now – in government and in the domestic pig industry, which is at great risk due to wild pigs,” he said. “Each province needs a science-based management strategy and an overall collaborative national strategy.”

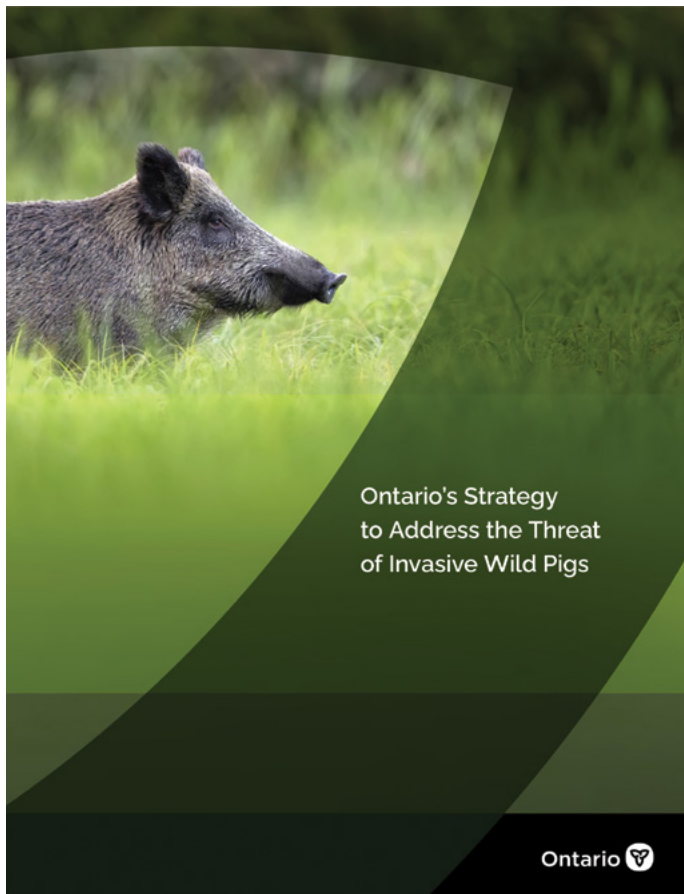
Meanwhile, provinces continue to develop their own containment/eradication strategies but for some it’s a Sisyphean battle that may never be won.

Wild pigs range throughout the prairies. Although they will eat anything they feast and replicate rapidly on prairie crops of wheat, barley and canola.

“Wild pig populations are completely out of control in the prairie provinces of Saskatchewan, Manitoba and Alberta,” says Dr. Brook. “We are well on track to have more wild pigs than people here in Saskatchewan.”



*“Wild pig” by Jon Olav is licensed under CC BY 2.0*



## The Ontario experience -- going whole hog

[Ontario's response to the wild pig conundrum](#) has been strong and strict. Based on Ontario-specific research and management and close collaboration between governments, agencies and industry partners, it includes phasing out wild boar farming, banning the recreational hunting of wild pigs and establishing a wild pig protocol to help people identify, track and report wild pigs.

Dr. Brook has said: “We missed the window in Saskatchewan. I think Ontario is in a good position to get on it. I give them an A-plus for effort.”

A number of containment measures have been investigated and, in some cases, attempted in certain jurisdictions – contraception, toxics/poison, snaring, Judas Pig (radio-collared sows used to locate feral pig sounders) – and some experts have said that a combination of these might be useful depending on local conditions. However, there seems to be a consensus building among affected provinces and many states that trapping is the most effective way to curb wild pig contagion.

And that brings us back to Ryan Johnstone and his MNRF Wild Pig Team. “Public sightings of wild pigs are integral to our ability to detect, investigate and respond to wild pigs on the landscape,” he says.

“Whole sounder removal has worked successfully in other jurisdictions to eradicate wild pigs and that’s what we do – using baited traps to capture a complete sounder of wild pigs at the same time.”

Based on reports to MNRF, there are small numbers of wild pigs scattered across southern, central and eastern Ontario.

Ontario aims to eliminate even those infiltrations – and you can help. If you see a wild pig or have information about a (dead or alive) sighting you can report it at [wildpigs@ontario.ca](mailto:wildpigs@ontario.ca) or download the iNaturalist Ontario wild pig reporting app. ➔



# ANOTHER BRICK IN THE WALL

Editor's note: Title and art inspired by Pink Floyd's work of the same name.

By Mike O'Dwyer



Original cover. Black or red text reading "Pink Floyd The Wall"

*As a professional working in the field of land economics, you no doubt know much more about Canada's various housing crises than this superannuated, Swiss Army Knife-ish writer. But with an imminent immigration influx about to further complicate this very complex problem, your AOLE editorial team thought it would be timely to take a sort of florilegium look at various news items, opinions, prognostications and potential solutions to this endemic problem.*

Canada is a nation of immigrants. With the very notable exception of 'our' nation's Aboriginal Peoples, at some point in their lineage, every Canadian ever came from somewhere else. And we still are – coming from somewhere else, that is. And in remarkably large numbers. Necessary numbers, yes, and we'll look at that in a bit. But...

The problem is that the new arrivals, the COVID backlog of already-approved but not-yet-arrived arrivals and the government's goal of admitting hundreds of thousands of soon-to-arrive arrivals may not have anyplace to live. And by the way, it's probable that lots of us who are already arrived – and may have been arrived for generations – will also struggle to find and/or afford our preferred accommodations.

**Silly wordplay aside: Canada is deep into a housing crisis with few immediately actionable answers in sight and our immigrant intake is slated to swell exponentially further exacerbating this BIG coast-to-coast problem.**

Here is a sampling of news stories, articles and commentaries on this very hot issue. Yes, the selections are somewhat eclectic – they are stories, etc. that the AOLE editorial team could easily find and are, therefore, broadly available to everyday Canadians. The items are also somewhat Ontario-centric, which is to be expected of an Ontario-based association. Here we go ...

## ON IMMIGRATION

Read any of Canada's major publications or watch a TV news program on any given day and you're likely to come across a story on immigration ranging from its humanitarian and economic necessity to its contributions to our vibrant Canadian mosaic. A prominent theme in many of these stories is the tremendous (partially COVID-caused) backlog of immigrants in the system but blocked from transit. The government is attempting to relieve the bottleneck by streamlining the immigration process. That is good for the hopeful arrivals, of course – and also for Canada. But will they be able to move comfortably into the new life they are seeking in a country without a workable plan to accommodate them?

## 2.4 million total applications in all IRCC inventories

**1.1 million**  
within service standards

**1.3 million**  
in backlog (exceeding service standards)

Temporary residence  
**580,000**  
applications are within service standards

This is **41%** of  
**1,400,000**  
total applications for temporary residence.

Find out what we're doing with temporary residence applications

Permanent residence  
**303,300**  
applications are within service standards

This is **47%** of  
**639,500**  
total applications for permanent residence.

Find out what we're doing with permanent residence applications

Citizenship  
**246,000**  
applications are within service standards

This is **65%** of  
**379,000**  
total applications for citizenship.

Find out what we're doing with citizenship applications

## Canada should revive the investor immigrant program and fix its past failures

- Globe and Mail, November 25, 2020 by Stephen Green, Managing Partner Green and Spiegel LLP and past chair of the Canadian Bar Association, National Section, Citizenship and Immigration

### Key Points

Immigration has been essential to Canada's evolution and identity as a country. The labour – and tax dollars – of successive waves of people from around the world have supported universal health care, pension plans, education, national infrastructure, and the creation of small business and employment.

We have always been justifiably proud of being a country of immigrants. Clearing the 2020 (immigration) backlog, expediting new permanent residency applications and reinstating the investor immigrant class is both timely and strategic at a time when we need to reinforce our country as seldom before, and to ensure the long-term prosperity of all Canadians.

*Editor's note:* The Land Economist first brought this issue to our readers' attention by featuring a reprint of Stephen Green's article in our Winter 2020-21 edition (Vol 51, No 1).

## Immigration will help Canada build back better, but only if the country has all hands on deck

- Business Council of Canada, December 28, 2021 by Lisa Lalonde, CEO of the Century Initiative and Golby Hyder, President and CEO, Business Council of Canada



### **Key Points**

Pulling Canada out of its (COVID-induced) economic malaise won't be easy. The obstacles holding the country back before the pandemic – including shortages of skilled workers, a deteriorating investment climate and an aging population – have not gone away. In fact, the pandemic has only added new challenges, such as supply chain disruptions and growing inflation.

Part of the solution lies in Canada's immigration system. Immigration has always been a source of growth and economic dynamism. And immigrants punch well above their weight when it comes to innovation and entrepreneurship.

Canada is a land of opportunity. Thousands of immigrants choose to make this country their new home every year. But barriers to unlocking the full potential of this enterprising population remain. By working together to remove these obstacles, we can position Canada for a strong economic recovery by unleashing immigrants' extraordinary energy, skills and ideas.

### **Immigration is rising. So will housing prices – unless we start building a lot more homes**

- Globe and Mail Editorial, January 5, 2022

### **Key Points**

(Canada) is poised to set new immigration records ... on track to hit the Liberal government's target of 401,000 in 2021. The aim is for 411,000 in 2022 and 421,000 in 2022.

The policy of high and rising immigration is centred on the economy ... to bolster current and future growth in the face of an ageing population and low birth rate ... What's missing ... is how to shoulder the main challenge a rapidly expanding population brings: namely, the demand for housing.

(Federal) housing policy has to catch up with immigration reality.

### **Businesses need to help immigrants prosper**

- Globe and Mail, January 13, 2022 by Dan Rees, Group head of Canadian banking, Scotiabank

### **Key Points**

Because of Canada's low birth rate and ageing population, it is only through immigration that Canada's population has continued to see substantial increases, unlike its Group Seven counterparts, where population growth is declining or even negative.

Before the pandemic, Canada increasingly faced labour shortages that were holding back growth. At the end of 2019, there were more than 500,000 job vacancies, according to StatsCan.

### **Canada aims to welcome 432,000 immigrants in 2022 as part of three-year plan to fill labour gaps**

- Globe and Mail, February 14, 2022 by Michelle Carbert

### **Key Points**

The federal government aims to welcome nearly 432,000 immigrants to Canada this year, as a part of a three-year plan to fill critical labour-market gaps and support a post-pandemic economic recovery.

The annual immigration levels plan, tabled in Parliament Monday, projects Canada will admit 431,645 permanent residents in 2022, followed approximately by 447,000 in 2023 and 451,000 in 2024. The majority of the permanent resident spots – 56 per cent – will be designated for immigrants coming to Canada to fill job vacancies this year.

### **Canada taps migrants for quick fix to labour shortage**

- Toronto Star, April 20, 2022 by Randy Thanthong-Knight and Theopolis Argitis

### **Key Points**

Starting Saturday, the federal government will loosen limits on hiring low-wage employees from abroad, changes that could bring in thousands of additional migrant workers.

The move adds to an intensive effort to ramp up immigration to fill record-high levels of job vacancies as the country faces one of its tightest labour markets in decades.

Critics warn, however, the changes will suppress wages and undermine incentives for companies to make productivity-enhancing investments, while broadening a program that's been accused of leaving foreign workers vulnerable to exploitation.

### **Immigration backlog seen as hurting economy**

- Toronto Star, June 24, 2022, by Nicholas Keung Immigration Reporter

### **Key Points**

(In a recent Business Council of Canada survey) Sixty-seven per cent of Canadian employers told the survey that immigration processing delays has become the top barrier in meeting their labour market needs amid an unprecedented immigration backlog caused by the pandemic.

"Given the growing immigration backlog has been identified as a major barrier to economic growth and business investment, it's imperative Canada take an all-hands-on-deck approach to secure a competitive advantage and ... modernize the immigration system," said Goldy Hyder, president and CEO of the Business Council of Canada.

"Canada is in a global competition for talent, and we risk losing out to countries with more effective and efficient immigration systems," Hyder said. "Nobody can afford to wait a year or more to have an application processed, not the deserving candidates themselves nor the companies hiring them."

### **Canada's immigration backlog grows to 2.7 million people**

- [CIC News, July 22, 2022](#) by Kareem El-Assal and Shelby Thevenot

### **Key Points**

Canada continues to struggle with its immigration applications as its inventory now stands at some 2.7 million people. This represents a growth of nearly 300,000 people over the past six weeks.



The backlog has nearly doubled over the past year and nearly tripled since the start of the pandemic.

## Canada Immigration Jumps 60% In 2022

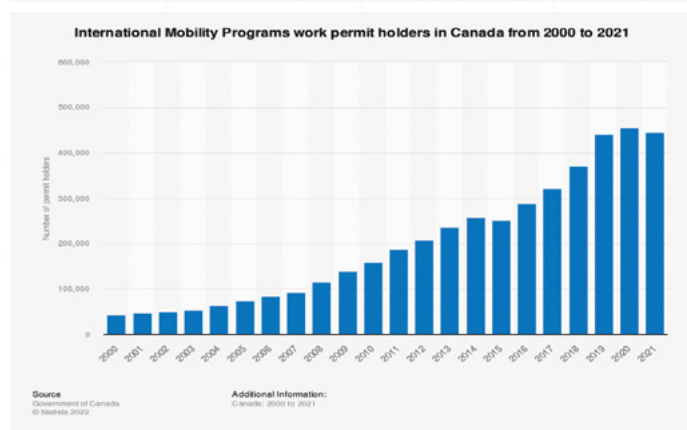
- Immigration.ca, August 29, 2022 by Colin R. Singer

### Key Points

Despite the current breakneck pace of immigration to Canada, provincial politicians and business leaders insist more needs to be done to allow foreign nationals to come here to fill jobs begging for a want of qualified workers to fill them.

In the past month, provincial politicians have called on Ottawa to up their allocations under the Provincial Nominee Programs (PNP) so businesses can hire more immigrants.

The country has also seen an explosion in the number of applications for temporary visas, including for temporary workers, international students, and Ukrainians fleeing their war-torn country through the Canada-Ukraine Authorization for Emergency Travel (CUAET) which was launched on March 17.



(Immigration, Refugees and Citizenship Canada) officials revealed in mid-July the backlog of those temporary visa applications had swollen to more than 1.72 million, including almost 904,000 temporary resident visas.

By then, IRCC officials were struggling to process a growing pile of applications which had hit 2.62 million.

Provincial politicians, though, insist even the current, record-breaking level of immigration is not enough to resolve the country's labour shortages.

## A stronger immigration system that better serves newcomers

- Government of Canada website, September 2022

### Key Points

In 2021, IRCC (Immigration, Refugees and Citizenship Canada) set a historic record by admitting more than 405,000 new permanent residents to Canada. Our target for 2022 is to welcome 431,000 permanent residents, and we are well on our way to achieving it. As of August 22, we have welcomed over 300,000 permanent residents to Canada, surpassing the milestone earlier than in any previous year.

Canada also exceeded its citizenship goals for 2021-2022, with over 217,000 new Canadian citizens. So far this fiscal year (from April 1 to July 31), Canada has welcomed over 116,000 new citizens, compared to 35,000 in the same period last fiscal year.

On November 26, 2020, Canada became one of the first countries in the world to offer citizenship testing online. By July 31, 2022, over 406,000 people had taken virtual citizenship tests, and we are able to invite about 5,000 applicants per week to complete the test.

IRCC also started offering virtual citizenship ceremonies on April 1, 2020, and by July 31, 2022, more than 394,000 people had taken the Oath of Citizenship in close to 15,000 ceremonies using a digital platform.

## Canadian banks look to newcomers as key source of client growth

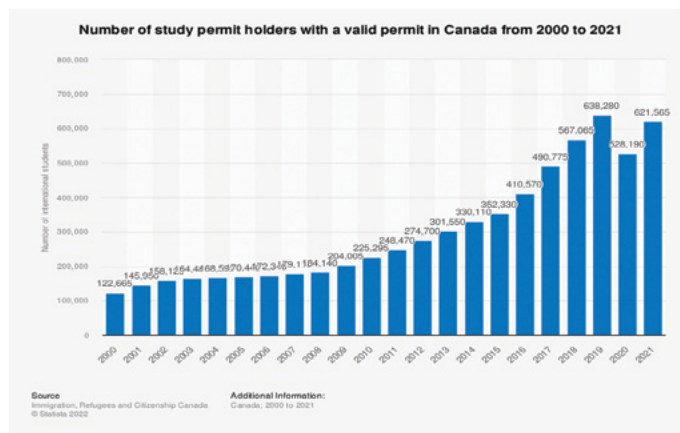
- The Canadian Press, September 18, 2022 by Ian Bickis

### Key Points

Canada is banking on newcomers to help keep the economy humming along, while banks themselves are eying the hundreds of thousands of people coming to the country every year as a key source of client growth.

The efforts come as Canada has been welcoming record numbers of newcomers, with an aim to bring in 432,000 permanent residents this year, rising to 451,000 by 2024, while the first half of the 2010s saw the average number of newcomers sit around 260,000.

Overall, the number of international students coming to Canada more than tripled in the decade leading up to 2019, reaching 638,000. The pandemic then led to a dip in numbers with 2021 drawing about 622,000.





And while many students will only be in Canada temporarily, a growing number return as potential long-term clients. Statistics Canada says about three in 10 international students become landed immigrants within 10 years of arrival.

Refugees, such as people fleeing the war in Ukraine, are set to make up about 77,000 of the wider permanent residency goals for this year, so it's an important segment for banks while for those arriving a bank account is absolutely critical to getting established, said Effat Ghassemi, executive director of the Newcomer Centre of Peel.

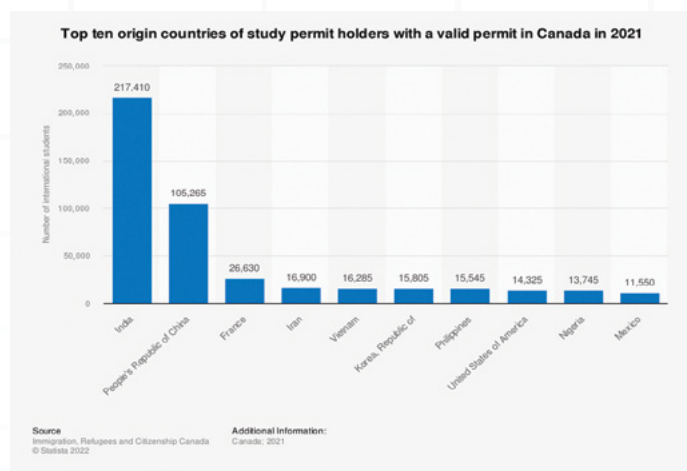
## Federal delays put foreign students in limbo

- Toronto Star, September 21, 2022 by Janet Hurley

### **Key Points**

Tens of thousands of international students' fall semester has been put in jeopardy thanks to a processing backlog of permits at Immigration, Refugees and Citizenship Canada (IRCC). As of Sept. 1, just days before classes began, 151,000 applications were still working their way through the system, according to IRCC's latest figures, provided to the Star on Tuesday.

Canada has become the third largest destination for international students after the U.S. and Australia. Post-secondary institutions across Canada ... have been actively working to attract international students, who, as of 2020, made up 18 per cent of the student body nationwide.



Last year, a record 560,000 study permit applications — which are considered a step toward permanent residency — were processed by IRCC. In the first eight months of this year, the government finalized 452,000 study permits, but has struggled to keep up with demand.

Tuition for international students is, on average, three times higher than for domestic students, making it a vital revenue source in schools across the country.

## Immigration Drives Fastest Canada Population Growth Since 1957

- Bloomberg, September 28, 2022 by Randy Thanthong-Knight

### **Key Points**

Canada's population grew at the fastest pace since around the height of the baby boom, with immigration responsible for nearly all of that growth. (Bloomberg)

The number of people living in Canada rose by 0.7%, or 284,982, to 38.9 million in the second quarter of 2022, according to Statistics Canada estimates released Wednesday in Ottawa. That's the highest pace for quarterly growth since 1957 and represents an increase of about 3,100 people per day.

The latest estimates underscore Canada's ambition in expanding its working-age population quickly by bringing in newcomers to replace aging workers who are leaving the labor force. Prime Minister Justin Trudeau's government has set a target to bring in a record number of new permanent residents -- more than 1.3 million -- over the next three years.

Canada's pace of population growth is the highest among the Group of Seven. Immigration has been one of the main drivers of the Canadian economy, and accounts for almost all of the nation's employment growth.

## **ON THE HOUSING CRISIS**

Where are many current and a rapidly growing number of future Canadians going to live? That is the challenge - and like the mythical Gordian Knot, it appears to have no easy solution. Except perhaps this: Just *build!* Responsibly, of course.

Can Canada solve its housing crisis? Opinion vary.



Home Construction: "new-home-construction" by hnnbz is licensed under CC BY 2.0

## We must encourage more home building

- Globe and Mail, May 12, 2021 by Dan Rees, Group Head Canadian Banking, Scotiabank; Jean-Francois Perrault, Scotiabank Chief Economist

### **Key Points**

Policy efforts must focus on anticipatory and very specific solutions rather than the short-term Band-Aids applied to the issue in recent years.

We propose Ottawa convene a national table bringing together federal, provincial and municipal authorities along with builders, developers and civil society organizations to document the multiple challenges to raising supply and to identify solutions to these obstacles.

Solving our country's housing challenge should be a national priority.



## Eight charts that provide insight into the housing market for the year ahead

- Globe and Mail, Household Indicators, January 1, 2022

### Population Rich. House Poor

- Jean-François Perrault, SVP and Chief Economist, Scotiabank Economics and Brett House, VP and Deputy chief Economist, Scotiabank

#### **Key Points**

For several years, Canada has had the highest population growth in the G8 but the lowest per-capita stock of housing. New construction hasn't been advancing quickly enough to stem the steady decline in the ratio of new home completions to population growth. A recent rise in the ratio has been wholly driven by a temporary (COVID) decline in new immigration – not an increase in building. This measure is set to decline when Canada pursues ambitious immigration targets through 2023.

Canada unequivocally needs more homes and quickly. But building takes time.

### Your Nest Will Never Be Empty

- Will Dunning, housing market consultant

#### **Key Points**

Since 2016, new housing production has fallen far short of estimated requirements by about 32,000 a year during 2016 to 2020, or 14 per cent based on my calculations reported in May.

Insufficient housing production is having substantial impacts on Canadians.

### What happened to the National Housing Strategy?

- Policynote, March 1, 2022 by Marc Lee

#### **Key Points**

Launched in 2017, the National Housing Strategy (NHS) was billed as a major re-engagement by the federal government on affordable housing after more than two decades on the sidelines. Starting with a headline commitment of \$40 billion when first announced and supplemented in subsequent budgets, the NHS is now ostensibly valued at more than \$75 billion over ten years.

This post takes stock of the NHS to date, in terms of the overall federal spending effort on housing and the amount and nature of housing supported by the NHS. The headline commitment of \$75 billion, in particular, substantially exaggerates actual federal expenditures on affordable housing. Where the NHS has played a role is in continuing support for existing social housing and, more recently, injecting funds to address homelessness.

When it comes to new affordable housing, however, the bottom line is that the NHS has delivered relatively little of what Canadians might consider to be affordable housing or social housing, in particular dedicated non-market and co-op rental housing. Market housing in Canada constitutes about 95% of the housing stock, and the NHS does not make any serious inroads into challenging that situation. If anything, the NHS is supporting the ongoing financialization of Canada's housing stock by emphasizing low-interest loans to private developers building market rental housing.

## Yes, Canada Has a Housing Affordability Crisis. Is It the Federal Government's Fault?

- Storeys Real Estate News, March 24, 2022

#### **Key Points**

It would be accurate to call Canadians' struggles with housing an outright crisis. Never before in Canada's history has housing been as far out of reach for so many people as it is today.

The crux of the matter is that housing demand has been vastly outpacing supply for years — and will continue to do, only at an accelerated pace — both in the new construction and resale markets. While it would stand to reason that supply-side solutions countervail excessive demand pressures, the government has instead stoked demand through monetary and settlement policies that failed to gain real traction.

### Canada Needs To Build More Homes to Welcome Immigrants: Minister

- Immigration.ca – Colin R. Singer, April 20, 2022

#### **Key Points**

Canada's investment in housing is going to pay dividends in terms of attracting and retaining immigrants, says Housing Minister Ahmed Hussen.

"We realize that housing is becoming ... a threat to our ability to not only integrate folks but to also economically develop regions in Canada," Hussen reportedly told the KelownaNow.com media platform.

With inflation hitting 6.7 per cent and housing affordability a growing challenge, though, Ottawa is worried a lack of affordable housing could slow Canada's economic development and sour prospective immigrants on coming to the country.

The federal government's latest budget attempts to address that perceived shortage of affordable housing through strategies designed to double the level of construction of housing over the coming decade.

### Facing criticism, Ottawa to reform affordable housing programs worth billions

- CBC news, Shaina Luck, May 4, 2022

#### **Key Points**

The federal government is making changes to two of its biggest housing programs in the hope the move will speed up the construction and repair of badly needed affordable rental units.

Last year, a CBC News investigation found many of the "affordable" housing projects under one of those programs had projected rents that were higher than the average in the local area. And critics called for a revamp of the other flagship, multi-billion-dollar initiative.

The federal budget also announced changes to the national housing co-investment fund, a \$13.8-billion program for construction loans to mostly non-profit and municipal bodies trying to build affordable housing.

The program has been criticized for being too hard to access and too slow to distribute funds, and the [Parliamentary Budget Office identified it as spending only half its budget in its first three years.](#)

## The challenge of affordable housing

- [Globe and Mail Editorial, May 24, 2022](#)

### Key Points

Deeper government intervention in affordable housing is necessary. Many analysts have argued that governments are well positioned to fund below-market rental housing ...

The key starting point, for both affordable and market housing is more density.

Reforming Canada's housing rules – what can be built where – will help make all housing less unaffordable.

## Immigration and the housing crisis

- The Lawyer's Daily, June 8, 2022 by Sergio R. Karas, specialist in Canadian Citizenship and Immigration Law

### Key Points

The Minister of Immigration, Refugees and Citizenship made statements to the media indicating that more immigrants are needed in Canada to create jobs, stabilize the economy and to build more housing. This raises significant concerns about the affordability of housing, given the skyrocketing prices during the last few years. The increase in demand coupled with the lack of inventory has already created a crisis across Canada.

The government should consider the impact that large contingents of new residents ... will have on housing. Historically, government programs attempting to interfere with market forces have failed. It would be far more productive for all levels of government to find ways to expedite approvals, permits and construction to facilitate building new homes, especially multi-unit rental accommodation, and let the market find its appropriate level as economic circumstances change.



Apt construction "constructions" by [tamburix](#) is licensed under [CC BY-SA 2.0](#)

## Ethno-racial minorities in Canada have less access to affordable housing than white people

- [The Conversation, June 27, 2022](#) by [Katie Choi](#), Associate Professor, Sociology, Western University and [Sagi Ramaj](#), PhD Student, Department of Sociology, University of Toronto

### Key Points

Prior work has shown that recent immigrants, single mothers and residents of large cities are less likely to live in affordable housing in Canada. Researchers rarely examine whether visible minorities are less likely than white people to live in affordable housing in Canada.

[Our new study](#) on Canada's affordability crisis partially closes this knowledge gap. We used data from the 2016 Canadian Census to document ethno-racial variations in access to affordable housing. Once these patterns were established, we identified why certain ethno-racial groups have less access to affordable housing.

We found that visible minorities have less access to affordable housing than white people in Canada. Unaffordable housing rates were especially high among Middle Easterns, North Africans, East Asians and South Asians.

## Canada needs to build more affordable housing for newcomers

- [The Conversation, July 3, 2022](#) by Fawziah Rabiah-Mohammed, PhD Candidate Arthur Labatt Family School of Nursing, Western University; Abe Oudshoorn, Associate Professor, The Arthur Labatt Family School of Nursing, Western University; Cindy Brown, Research Associate, Department of History, University of New Brunswick; Luc Theriault Professor of Sociology, University of New Brunswick

### Key Points

With a low national birth rate and a high labour demand, immigration is more important than ever to sustain and grow the Canadian economy.

While Canada now has jobs available for newcomers, and the immigration policies needed to fill those job vacancies, immigrants and migrants are still struggling with finding places to live. Rapidly escalating housing costs and low housing availability are a lethal combination for newcomers.

The relationship between newcomers and the Canadian economy involves three key pillars: job availability, a sufficient population of working age and affordable housing. All three pillars must be supported by the government — if one is missing, the entire system collapses.

## There is more at risk in Canada's housing downturn than just prices

- Financial Post, September 12, 2022 by Murtaza Haider, professor of real estate management and director of the Urban Analytics Institute at Toronto Metropolitan University. And Stephen Moranis, real estate industry veteran

### Key Points

If ultra-low interest rates were responsible for putting the housing market on steroids, as one prominent economist said in 2020, some might think the steep interest-rate hikes of late will put a chill on the markets, but we should be focusing on more than just prices.

Indeed, housing affordability may have worsened since prices



started to decline. Why? Because affordability depends on both the sale price and a household's ability to afford the monthly mortgage payments. A steep increase in mortgage rates will increase borrowing costs more aggressively.

Rising interest rates have and will continue to deflate housing sales and prices. This is likely to contribute to a slowdown in the overall economy.

## Canada's population is booming – and we aren't building nearly enough homes

- Globe and Mail Editorial, September 17, 2022

### **Key Points**

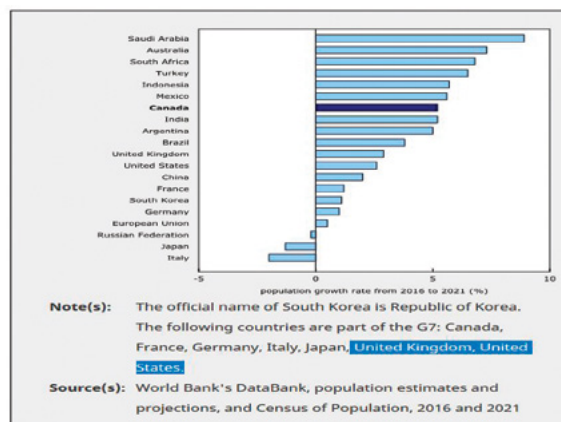
Canada's population is about to boom. And Canada isn't ready.

Last month, [Statistics Canada released](#) a report showing this country's population has recently been growing at almost double the rate of the rest of the G7. The agency also expects that trend to accelerate, because of the Trudeau government's history of, and plans for, high and rising immigration. Statscan's medium-growth outlook sees today's population of 38 million rising by 10 million by 2043. Its high-growth forecast is a population of more than 52 million. Both of those mean growth well above even the swift pace of recent years.

**Canada's population is growing at the fastest pace in the G7 and ranks seventh in the G20**

	population growth rate from 2016 to 2021 (%)
Saudi Arabia	8.9
Australia	7.3
South Africa	6.8
Turkey	6.5
Indonesia	5.7
Mexico	5.6
Canada	5.2
India	5.2
Argentina	5.0
Brazil	3.8
United Kingdom	2.9
United States	2.6
China	2.0
France	1.2
South Korea	1.1
Germany	1.0
European Union	0.5
Russian Federation	-0.2
Japan	-1.3
Italy	-2.0

Canada's population is growing at the fastest pace in the G7 and ranks seventh in the G20



Ontario, Alberta and British Columbia are going to become home to most of these new Canadians. Statscan's high-growth forecast sees more than two million new people in B.C., nearly three million new Albertans and more than six million more Ontarians.

Immigration is the driver. Projections of 340,000 immigrants a year in 2018 have been expanded to a minimum target [this year of 432,000](#), and as many as 475,000 in 2024.

Canada's infrastructure, above all housing, is not keeping pace with Canada's population growth. That has to change.

## Home ownership on the decline

- Toronto Star, September 21, 2022 by May Warren and Tess Kalinowski

### **Key Points**

The dream of home ownership is dwindling, especially for millennials, as more people ... turn to renting, according to ... the 2021 census.

The downward trend in home ownership in Canada has been occurring for the last 10 years as house prices have risen, said Canada Mortgage and Housing Corporation's deputy chief economist, Aled ab Iorwerth.

Ab Iorwerth also acknowledged that Ontario's rental construction is lagging places such as Halifax and Montreal where 61 per cent and 55.1 per cent of tenants lived in places built since the last census in 2016. In the two most expensive cities — Toronto and Vancouver — the percentage of renters in newer builds was only 43.4 per cent and 42.6 per cent, respectively.

"There's obviously a huge need for rental in Toronto but something seems to be inhibiting rental construction. My guess is, it's high land prices, but it's an important question that we don't know the precise answer," he said.

Rising interest rates could put the GTA further behind in rental development, ab Iorwerth said.

## High housing prices puts ownership beyond the reach of most millennials

- Toronto Star Editorial, September 23, 2022

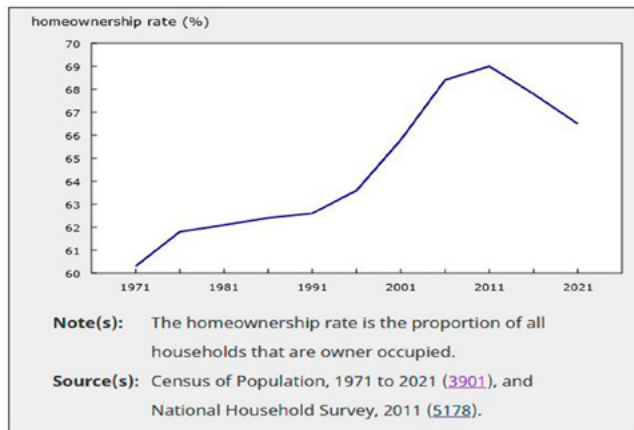
### **Key Points**

Data from [Canada's 2021 census](#) that show the high housing prices of recent decades have put [home ownership](#) beyond the means of most millennials, the generational cohort aged 25 to 40.

**The homeownership rate in Canada is beginning to decline from its peak in 2011**

	homeownership rate (%)
1971	60.3
1976	61.8
1981	62.1
1986	62.4
1991	62.6
1996	63.6
2001	65.8
2006	68.4
2011	69.0
2016	67.8
2021	66.5

The homeownership rate in Canada is beginning to decline from its peak in 2011



From 2011 to 2021, renter households in the census's Toronto metropolitan area jumped by about 25 per cent. Across the country, home ownership rates fell to 66.5 per cent in the latest census from 69 per cent a decade earlier.

Lack of home-owning opportunity arguably contributes to diminished marriage rates, birth rates and civic investment and engagement. It impacts livability and standard of living. A large class of people, moreover, could reach retirement age with limited savings and resources after missing out on equity growth that comes with ownership.

It's going to take many solutions by governments and the private sector to bring relief to an affordability crisis that has left aspiring homeowners and increasingly renters too squeezed out of the housing market.

### Developers waiting longer, paying more

- Toronto Star, September 27, 2022 by Tess Kalinowski

#### **Key Points**

Toronto area municipalities are taking 40 per cent longer on average to approve housing development applications than they did two years ago, and the cost of processing those permits has soared more than 30 per cent in the same period.

The fees and cost of delays are among the highest in the country and are being passed directly on to GTA homebuyers while extending the time it takes to bring new homes to market, says the latest benchmarking report released by the region's homebuilders on Tuesday.

Despite years of talk about cutting red tape and a growing consensus that a housing shortage is a leading cause of the region's affordability crisis, the development process has become slower and more costly, said David Wilkes, CEO of the Building Industry and Land Development Association (BILD).

## **IMMIGRATION AND HOUSING STRATEGIES, STUDIES AND REPORTS**

As is the Canadian way, there have been numerous strategies, studies and reports on Canada's current and continuing lack of housing. Here are just a few from among the many.

## Canada's National Housing Strategy

#### **Quick Facts**

Canada's National Housing Strategy (NHS) is an ambitious, 10-year plan to invest over \$72 billion to give more Canadians a place to call home. Since its launch in 2017, the government has committed over \$26.5 billion to support the creation of over 106,100 units and the repair of over 254,600 units.

Launched in 2020, the Rapid Housing Initiative (RHI) is delivered by the Canada Mortgage and Housing Corporation (CMHC), under the NHS. It provides funding to facilitate the rapid construction of new housing and the acquisition of existing buildings for the purpose of rehabilitation or conversion to permanent affordable housing units. The first two rounds of the RHI exceeded expectations, and are expected to create 10,000 units instead of the 7,500 initially planned. This includes over 3,300 units to support women and over 4,200 units to support Indigenous Peoples.

The RHI takes a human rights-based approach to housing, serving people experiencing or at risk of homelessness and other vulnerable people under the NHS, including women and children fleeing domestic violence, seniors, young adults, Indigenous Peoples, people with disabilities, people experiencing mental health and addiction issues, veterans, 2SLGBTQI+ individuals, racialized groups, and recent immigrants or refugees.

The Affordable Housing Innovation Fund was launched in 2016. Delivered by the CMHC under the NHS, it is designed to help generate innovation and growth in the affordable housing sector by encouraging the development of new funding models and building techniques. It supports innovative solutions by providing opportunities where conventional financing is not easily available.

Budget 2022 proposed targeted investments to build more homes and make housing more affordable across the country. This included:

- \$1.5 billion to extend the RHI, with \$500 million allocated through the Cities Stream and \$1 billion through the Projects Stream. City-by-city allocations and exact timelines for applications will be announced soon.
- \$200 million to create the new Affordable Housing Innovation Fund's rent-to-own stream.

### Right At Home: Report on the consultation on human rights and rental housing in Ontario

- May 28, 2008 (Dated material but still pertinent.)

#### **Executive Summary (excerpts)**

Tenants ... need to feel "right at home" in being able to access and live in rental housing that is free from discrimination.

For refugees, immigrants, transgendered people, lone mothers, Aboriginal people, people with mental illnesses or other disabilities, and other people protected under the Ontario Human Rights Code (Code), the human Rights dimensions of the housing crisis are undeniable.

#### **Key Points**

The workings of the current provincial rental housing system must be considered and evaluated in light of current statistics. For example:

- In 2006, almost 20% of the total population in Canada was born



outside of Canada of whom 70.2% had a mother tongue other than English or French, an increase from 67.5% in 2001.

- Ontario is the province of choice for recent immigrants with more than 55% of all new arrivals settling here over the past five years (Metro Toronto Chinese & Southeast Asian Legal Clinic – MTCALC)
- In general, around 10% of the total population had an after-tax income below Statistics Canada's low income cut off between 2001 – 2005, but 33 – 43% of female headed lone-parent families, 30% of single people and 34% of single people over age 65 were considered to be low income.
- One in five Ontarians will experience a mental illness in their lifetime. For 2 – 3% of Ontarians, the mental illness will be severe and persistent, affecting their ability to live and work in the community (Canadian Mental Health Association, Ontario – CMHA, Ontario).
- Among renter households, core housing need is 42% for lone parents, 38% for Aboriginal people and 36% for seniors over 65 or living alone (Advocacy Centre for Tenants Ontario – ACTO).

## Which Province Has the Largest Structural Housing Deficit?

- January 12, 2022, Scotiabank, Global Economics by Jean-François Perrault, SVP and Chief Economist, Scotiabank Economics

### **Key points**

Canada's population-adjusted housing stock is the lowest in the G7. Outcomes vary by province in Canada, with Alberta, Manitoba and Ontario recording the lowest number of homes per capita relative to other provinces.

Ontario would require over 650,000 homes for its ratio of dwellings to population to equal that in the rest of the country.

There is some cause for optimism as housing starts rose sharply in 2021 and efforts across the country to address the supply deficiency are multiplying. Despite these welcome signs we remain of the view that the shortage of housing relative to the population's needs will continue to put upward pressure on prices and rents and reduce affordability. Much remains to be done by policymakers to help close the housing deficit.

## Report of the Ontario Housing Affordability Task Force

- February 8, 2022

### **Executive Summary and Recommendations (edited)**

Housing prices in Ontario have almost tripled in the past 10 years, growing much faster than incomes. This has home ownership beyond the reach of most first-time buyers ... even those with well-paying jobs. Housing has become too expensive for rental units and it has become too expensive in rural communities and small towns. The system is not working as it should.

- Recommendations 1 and 3 urge Ontario to set a bold goal of adding 1.5 million homes over the next ten years and update planning guidance to make this a priority.

- Recommendations 3 through 11 address how Ontario can quickly create more housing supply ...
- Recommendation 12 would set uniform provincial standards for urban design ...
- Recommendations 13 through 25 would ... enact several ... common sense changes that would allow housing to be built more quickly and affordably.
- Recommendations 49 and 50 call for... (an) Ontario Housing Delivery Fund ... encourage federal matching of funding and ... the rewarding of municipalities that support change/reduce funding for municipalities that do not.



Report of the Ontario Housing Affordability Task Force | 6

## Report: Understanding Canada's Housing Supply Shortages

- Canada Mortgage and Housing Corporation, June 23, 2022

### From a CMHC media releases re the Report:

Over the last 20 years in Canada, housing supply has not responded to demand, especially in some of the country's large urban areas, resulting in the loss of affordability. Canada Mortgage and Housing Corporation's (CMHC) aspiration is that by 2030 everyone in Canada has a home they can afford and meets their needs. Understanding and addressing Canada's housing affordability challenge is integral to meeting this challenge.

### Key Report Highlights

We project that if current rates of new construction continue, the housing stock will increase to close to 19 million housing units by 2030. To restore affordability, we project Canada will need an additional 3.5 million units.

Two-thirds of the 3.5 million housing unit gap is in Ontario and British Columbia where housing markets are least affordable. Additional supply would also be needed in Quebec, a province once considered affordable. It has seen a marked decline in affordability over the last few years.

Other provinces remain largely affordable for a household with the average level of disposable income. However, challenges remain for low-income households in accessing housing that is affordable across Canada.

### **Quote**

The scale of the challenge identified in this report is more important than the exact number of housing units required. Canada's approach to housing supply needs to be rethought and done differently. There must be a drastic transformation of the housing sector, including government policies and processes, and an 'all-hands-on-deck' approach to increasing the supply of housing to meet demand.

- Aled ab Iorwerth, Deputy Chief Economist, CMHC

## Building on COVID-Period Immigration Levels: The Economic Case

- The Conference Board of Canada, July 28, 2021

### **Key Findings (edited)**

Building on COVID-era immigration targets would benefit the Canadian economy, leading to greater GDP and public revenues, as well as a better worker-to-retiree ratio. Our modelling found that a growth scenario would result in an extra \$67 billion in GDP and \$15.5 billion in public revenues annually by 2040, compared with a return scenario that reverts to pre-COVID immigration levels.

Canada remains a highly attractive destination for potential immigrants, with a long-standing commitment to multiculturalism, as well as access to permanent residency and citizenship improving Canada's reputation. While other countries can adopt similar immigration policies, it would be more difficult to replicate Canada's social fabric and the stability of the immigration system.

Canada needs immigrants to fill vacancies that require a wide range of education and skill levels. Selection for permanent residency should reflect this reality.

Immigration policies should be accompanied by strategies to effectively manage growth, including investing in infrastructure and sustainability, addressing housing affordability, and providing equity and opportunities for Indigenous communities.

## The Affordable Rental Housing Crisis in Toronto

- Ryerson Report by Crystal Fung, Sahil Prikh and Piotr Zulauf

### **Key Points**

Toronto is home to 2.8 million people, and over the past few years has become the fastest growing city in North America. (Toronto) is now the sixth most expensive city in the world (and) it is more expensive to find rental housing in Toronto than in San Francisco, London, and New York. In the last decade, the cost of housing has far outpaced income growth ...

Rental rates are at 1.5% while condo vacancy rates hit a historic low of 0.8% in 2019. Population growth is also outpacing the supply of new rental units.

Thus, it is not surprising that rates of homelessness and demand for social housing have also been breaking records.

A lack of stable and affordable housing has long term social impacts, and disproportionately affects racialized households, immigrants, lone-parent families, and seniors.

## In parts of city, rising rents outpace cost of ownership

- Toronto Star, September 28, 2022 by Victoria Gibson and Cameron Tulk

### **Key Points**

Homeowners have long outspent renters in Toronto's census metropolitan area; a decade ago, their average bills were \$1,516 per month versus tenants' \$1,043.

But over the last decade, the gap has been narrowing. Where

owners in all areas spent 45.35 per cent more than tenants in 2011, it fell to 38.84 per cent in 2016, and to 30.28 per cent in 2021.

Statistics Canada has noted a countrywide trend ... of renters' bills climbing faster than homeowners. The average tenant in Canada last year paid 17.6 per cent more than they did in 2016. The average homeowner's bills increased by 9.5 per cent over that period.

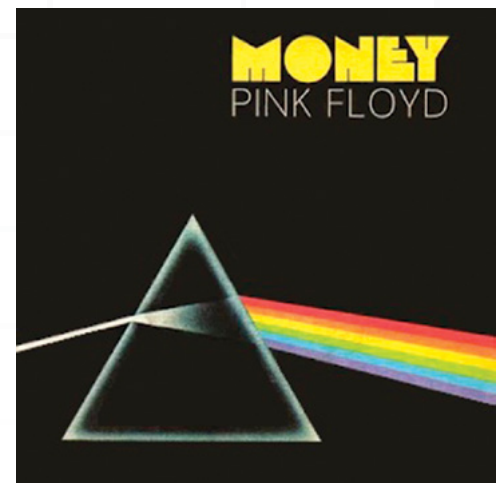
## **AND NOW THE END IS NEAR ...**

No, it really isn't. There has been plenty of discussion, reporting, studying and consternation about Canada's growing immigration and housing crises but very few immediately (or even eventually) effective solutions.

What do we do? Where do we go from here? How do we find answers to this endemic and *building* problem?

And by 'we', I mean you. The membership of the AOLE consists of the cream of professionals in all aspects of land economics. Why don't you find a way to cleave the immigration/accommodation Gordian Knot? And hurry - the next big immigration wave (tsunami) is coming soon!

*Editor's Note:  
All it takes to solve this crisis is  
"Money,.....Kaching"  
as per Pink Floyd's song. ➤*



*French single picture sleeve.*



# Canada's IBI Group acquired by Holland's Arcadis

On July 18th 2022 it was jointly announced by Arcadis, an international design and consultancy organization headquartered in Amsterdam, Netherlands and IBI Group Inc. that “they have entered into an agreement for Arcadis to acquire all issued and outstanding shares of IBI Group for C\$19.50 per share. The acquisition of IBI Group’s forward thinking, technology-driven design firm will strengthen Arcadis’ digital leadership, complement its position in North America and drive global growth of its combined solutions. “

[Read the full initial joint release by IBI and Arcadis](#) and a [message from IBI CEO, Scott Stewart](#)

An article appearing in the [Financial Post](#) on July 18th valued the total acquisition price at C\$873 million dollars.

On Sept 27th, 2022 it was announced by both firms that the acquisition deal was completed.

[Read IBI's Announcement](#) [Read Arcadis' Announcement](#)

The respective chief Executive Officers of both firms had the following comments back in July when the agreement was announced:

## Peter Oosterveer, Arcadis' Chief Executive Officer, said:

*“The acquisition of IBI Group marks a significant milestone in the implementation of Arcadis’ business strategy. Together with IBI Group’s management team, we have big ambitions. Our shared vision to digitally transform our industries and provide clients with new and innovative technology enabled solutions differentiates us amongst our peers. Today’s announcement will help accelerate this vision, leveraging Arcadis’ global platform and IBI Group’s strong track record by creating a strong fourth Global Business Area (GBA) “Intelligence”, complementing the services and solutions we offer to clients through our three existing GBAs (Resilience, Places, Mobility).*

*IBI Group is a superb business with a rich history, a highly talented team and a strong cultural fit with Arcadis. We warmly welcome IBI Group’s 3,500+ employees to the Arcadis family. By combining our talents and expertise, I am confident we will strengthen our role as a digital leader in our industry and simultaneously grow and enhance our geographical footprint.*

*The combination of Arcadis and IBI Group will amplify our ability to deliver the most innovative and impactful projects globally as well as locally, all aimed at improving the quality of life.”*

## Scott Stewart, IBI Group's Chief Executive Officer, added:

*“The combination of IBI Group and Arcadis will accelerate our ability to define the cities of tomorrow. Arcadis has a stellar reputation developing solutions for major societal issues from climate change to urbanization. Bringing our talent and expertise together will allow us to bring IBI Group’s strategy to life in a way that will drive an even greater impact for our clients and people. As a combined force, we will seed IBI Group’s Intelligence sector and technology initiatives across Arcadis’ broad global footprint. We will establish the leading and most diverse architectural firm in North America and potentially the world. In addition, we will expand IBI Group’s capabilities and depth in infrastructure and environmental services, amplifying our ability to support our clients’ missions for sustainable cities and communities.”*



## AOLE Board

2022-23

### President & Treasurer

**Stefan Krzeczunowicz**  
Hemson Consulting  
stefank@hemson.com

### Past President

**Andréa Callà**  
The Calla Group  
acalla@thecallagroup.com

### Vice President & Journal Chair CRU Communications

John Blackburn  
john.blackburn@sympatico.ca

### Vice President & Program Chair Christina Kalt

Kalt Studio  
christina.kalt@kaltstudio.com

### Secretary & Nominations Chair Bonnie Bowerman

Romspen Investment Corporation  
bonniebowerman@romspen.com

### Registrar & Membership Chair Jameson Chee-Hing

Jameson Lands Corporation  
jchee-hing@sympatico.ca

### Legislative Chair Andy Manahan

Manahan Consulting Services  
andy@manahanconsultingservices.com

### Marketing Chair Michael Cane

Michael Cane Consultants  
michaelcane@rogers.com

### Members at Large

**Edward Sajecki**  
Sajecki Planning  
ed@sajeckiplanning.com

**Clarence Poirier**  
P + B Marketing  
clarence@pbmarketing.ca

**Matthew Cory**  
Malone Given Parsons  
matthewjcory@gmail.com

**Robyn Brown**  
IBI Group  
robyn.brown@ibigroup.com

## Annual General Meeting

The Association of Ontario Land Economists' Annual General Meeting was held June 14th, 2022 at the Royal Canadian Yacht Club, President Stefan Krzeczunowicz, presided.

The 2021 AGM was delayed until this date to facilitate an in-person meeting.

The Land Acknowledgement was read aloud at the meeting

The AGM Gold Sponsors, Altus Group and Malone Given Parsons were thanked; as well as Bronze Sponsor Bessant Pelech Associates.

### Financial Statements

Stefan Krzeczunowicz, AOLE Treasurer, presented the highlights of the audited financial statements for the 2020-21 fiscal year, which ended March 31, 2021.

AOLE is in the best financial health it has been for years, as a legacy from the pandemic. The organization ran a surplus in 2020-21 (\$6,631) which left our fund balance at \$8,217 as of March 31, 2021. The continuation of virtual events means that we are currently in very sound financial health and members can be assured that we can continue to charge affordable membership dues and admission prices to our events, and produce a high quality journal at regular intervals Krzeczunowicz reported.

### Membership

Membership numbers now stand at 217 a little higher than in recent years. We had 19 new members in 2021. So far this year 4 new members have joined the Association.

All applicants were well qualified. We are also engaged in several marketing initiatives to attract new members. Our new members continue to have a diverse background of skills, education and experience and include planners, tax specialists, appraisers, assessors, developers, architects, realtors, lenders, lawyers, engineers, accountants, and others who specialize in issues relating to real estate and land economics.

### Program

Over the last year, AOLE hosted its first virtual AGM on April 28th, 2021 with keynote speaker David Wilkes, President and CEO of BILD. We also embarked on a virtual Speaker Series including Ben Myers, President at Bullpen Research & Consulting; Andy Brethour, Executive Chairman at PMA Brethour Realty Group (in attendance); Joe Vaccaro, Co-Founder & President of RIOS; and Carl Gomez, Chief Economist and Head of Market Analytics at CoStar.

### Journal

AOLE has been publishing a Land Economists Journal without interruption since 1966. We have published 3 issues in the past year with the look of a high-end magazine that covers the full spectrum of our members' diverse interests.

Journal Chair John Blackburn has assembled a dedicated team of researchers, writers, and graphic designers.

### Marketing

The marketing committee's purpose is to promote AOLE and boost membership. In the past year they have redesigned the new member certificate, conducted a survey of members, and developed the online "Company We Keep" initiative and published 4 company write-ups.

### Legislative

Andy Manahan has written a legislative beat column in the Journal since the 1990s

### Internet

The AOLE website is hosted on a platform called Glue Up, which specializes in providing membership management software. This has helped AOLE to improve and create efficiencies in the areas of membership renewals, event management, and member communications, and cut down on administration costs.

In the past year we have added content on the website such as a detailed history of the first 50 years of AOLE, and "The Company We Keep" profiles.



The website also recognizes the Gold Sponsors of the Annual General Meeting, Altus Group and Malone Given Parsons.

### Recognition:

Stefan acknowledged Mike Real, our Internet Chair, and Jon Hack, member at large, who are both stepping down from the Board this year. Mike is a Past President of AOLE and has served on the Board since the 1990s. Jon has been on the Board for a decade now and took a leading role in updating our by-laws in 2016.

Stefan also thanked Kari Norman, our Administrator, who is here tonight, for the professionalism, administrative support, and clear-headed advice she provides both to me and to the Board.

### New Board of Directors

The report of the Nominating Committee was emailed to members prior to the AGM and a copy provided at the meeting. There have not been any further nominations received at our Association's office or any nominations from the floor. Nominations were declared closed. The members voted to approve the nominated slate.

### Keynote Speaker:

Once the business part of the meeting was adjourned we had the pleasure of listening to our keynote speaker, Hazel McCallion. Read about the highlights of her remarks in a separate article in this edition of the Land Economist.

## Welcome New Members

### Daniel R. Bailey, MPI

Associate Consultant

urbanMetrics  
dbailey@urbanmetrics.ca

### Nancy Huether

MAES, MBA, Dipl. M.M.

Director, Economic Development &  
Airport Services  
County of Simcoe  
nancy.huether@simcoe.ca

### Nataliya Kelbas

CAPM,OLE

Consultant

Hemson Consulting Ltd  
nkelbas@hemson.com

### Sridhar Lam

MSA(Spatial Analysis), B.Arch.,C.E.T.,

Intl. Associate AIA

Consultant -Urban Analytics and  
Forecasting

Hemson Consulting Ltd.  
sridharlam@gmail.com

### Vinkie Lau

MBA, PMP, PLE

Housing Development Officer

City of Toronto  
Vinkie.Lau@toronto.ca

### Shelley Marr-Mouck

AACI, P.App

Strigidæ Strategies & Colliers  
shelley@strigidæ.ca

### Greg Martino

M.I.M.A., PLE

Vice President and Chief Valuation &  
Standards Officer

Municipal Property Assessment Corporation  
greg.martino@mpac.ca

### Robert Poirier

ICD.D

CEO

NeuState Advisory  
robert@neustate.com

### Prakash Venkat

MBA, AACI,, P.App

Canadian Real Estate Advisory Practice Leader  
Kroll Canada Limited  
Prakash.Venkat@kroll.com

## Our New Board Member



### Robyn Brown

Robyn Brown, MA, MPI, PLE is an Urban Planner and Professional Land Economist with nearly 20 years of planning, economic development and ICI market experience. Ms. Brown, as Director and Senior Practice Lead in the Real Estate Economics and Planning group, leads a group of planners, economists and GIS specialists, using her extensive knowledge and experience in the real estate market to assist clients with their planning and real estate needs.

Previously to joining IBI Group, Ms. Brown worked as a sales representative at DTZ Barnicke, a nationally represented commercial real estate brokerage. Focusing land acquisition and leasing, Robyn participated in the disposition of over 500 acres of development land across the Canada along with portfolio analysis, industrial leasing and real estate disposition strategies.

Robyn's work at IBI Group includes market, economic and development feasibility studies for public and private clients across the North America, Europe and the Middle-East.

Studies include:

- Land conversion studies;
- Market Needs Assessments;
- Housing Studies;
- Financial Impact/Economic Impact Studies;
- Economic Development studies/strategies;
- Residential and Employment land needs analysis; and
- Municipal and Infrastructure Financing

Robyn is currently the President Elect for Toronto CREW (Commercial Real Estate Women) and on the Board of Directors of the Association of Ontario Land Economists. Previously she was on the Management Board of ULI and chaired the Women's Leadership Initiative. Robyn is also currently attending the London School of Economics in pursuit of her MSc (Masters in Cities) with anticipated completion in 2024.

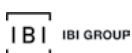
Her other memberships include ULI Toronto, Ontario Professional Planners Institute (OPPI), Buildings Industry and Land Development Association (BILD), Lambda Alpha International (Land Economics Society) and AOLE.

[robyn.brown@ibigroup.com](mailto:robyn.brown@ibigroup.com)



Association of  
Ontario Land Economists

## THE COMPANY WE KEEP



The Association of Ontario Land Economists  
30 St. Patrick Street Suite 1000, Toronto, ON M5T 3A3  
admin@aole.org

## THE COMPANY WE KEEP

As a marketing benefit designed to assist our members in promoting their companies, we are introducing periodic eblasts that will highlight various member's activities.

Should you want to take advantage of this promotion opportunity like John Blackburn, please contact Kari at admin@aole.org

## INTRODUCING

**Matthew Cory,**  
MCIP, RPP, PLE, PMP  
Principal, Planner,  
Land Economist,  
Project Manager  
**Malone Given Parsons**



Matthew specializes in regional and master planning, managing MGP's Planned Urban Structure Map which provides the firm with unparalleled geospatial knowledge and analysis capabilities over the entire Greater Golden Horseshoe.

As a Land Economist, this work has been deployed to critically assess the implications of and provide recommendations for the implementation of the Province's Growth Plan for the Greater Golden Horseshoe. As a Professional Planner and Project Manager, he has completed planning work in Ontario and in Kuwait that will result in smart growth to house well over 1,000,000 people and 300,000 jobs.



## **MUST WATCH: PMA|CIBC SUMMIT BREAKING THE BANK WITH STEPHEN POLOZ**

Canada's 9th Governor, Stephen Poloz! Governor for seven years until 2020 and author of a compelling new book, "The Next Age of Uncertainty: How the World Can Adapt to a Riskier Future", Stephen Poloz possesses the perfect mind to cut to the root of the rising rates, and shed some much-needed light on the industry's future. [Watch Video](#)

## **Avison Young Second Quarter 2022 Greater Toronto area CRE Investment Review:**

According to Avison Young "The Greater Toronto Area (GTA) commercial real estate investment market repeated its strong first-quarter performance in the second quarter of 2022, continuing the momentum reported in the second half of the previous year. The willingness of buyers to invest capital is a testament to their confidence in the market's stability and prospects for the future amid the constantly shifting post-pandemic economic landscape. The industrial sector returned to top position with the highest investment dollar volume during the quarter and led all asset classes by year-to-date total for the first half of 2022" [Read the full Report](#)

**Canadian Hotel Q3 2022 Market Update**  
CBRE Hotels has released the 2023 Outlook for the Canadian accommodation market. Following a strong year of recovery in 2022, CBRE projects 2023 will see national topline performance return to 2019 levels. In 2023, RevPAR is expected to grow by 11% over 2022 to reach \$107 nationally. [Read the full Report](#)

**Quarter 2 -2022 GTA High Rise Land Insights Report- Bullpen Research & Consulting & Batory Management**  
[Read Report](#)

**REITs still upbeat on Canada's industrial real estate sector**  
[Read Article](#)

**Canada's Renter Population is Growing at More Than Twice the Rate of Homeowners**  
According to an article in Storeys Real Estate News published on Sept 21/2022 "There's a significant shift happening in Canada — and it's between the renter population and the homeowner population. While the amount of homeowners in Canada is growing at 8.4%, the renter population is growing at 21.5%, more than double the rate, according to Statistics Canada data that was published this week." [Read More](#)

**Just How Much is Riding on the Fall Real Estate Market?**  
[Read Article](#)

**Toronto under Constructions Podcasts**  
A residential real estate podcast hosted by Bullpen Consulting's Ben Myers and co-hosted by Steve Cameron. This monthly podcast will dive into the nitty-gritty of Toronto Real Estate, with a specific focus on housing policy and economics [Access Podcasts](#)

**What Happening at One Bloor West?**  
Sam Mizrahi's luxury Toronto condo project faces a lawsuit from co-owner Jenny Coco —who wants out according to a Globe and Mail article published on Sept 11, 2022. [Read Article](#)

**Seventy-five towers in the works in Pickering**  
Local real estate agent Fahad Rehman noticed that a large number of development notices were going up in Pickering and started to look into it and found out that Seventy-Five new towers were in the works and talked about this in a YouTube video which got a lot of attention and media coverage. [Read Article](#) [Watch Video](#)

**Radon Gas- The Silent Killer Lurking in Basements**  
Radon gas poses a health risk to home dwellers when it accumulates to a high level according to a Canadian Government webpage about Radon. Furthermore it explains that Radon is a "radioactive gas that comes from the breakdown of uranium in soil and rock. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces, like homes, it can accumulate to high levels and become a risk to the health of you and your family." Most homes will have some radium but levels will vary from home to home. The only way to know the level in your home is to test. [Government of Canada Radon info](#)

Owens Corning offers a Radon Abatement System that they claim provides an effective radon barrier to prevent radon gas from entering the living space of a home. [More info from Owens Corning](#)

**Collingwood Grain Terminals – Revitalization Proposal that will Transform the Waterfront** By Pat Brennan  
COLLINGWOOD - [Streetcar Developments](#) and [Dream Unlimited Corp.](#) of Toronto propose to build a three-storey hotel on top of the 100-foot-high grain elevators on the

harbour at this Georgian Bay port. Streetcar president Les Mallins said his firm's proposal was chosen by the town from submissions by six development firms. Mallins said Streetcar plans to create a destination marina at the foot of the grain elevators and restore the concrete structure to be open to public access as well as the boutique hotel up on the roof. [More Information](#)

**Proposed Restoration to Return Canadian Pacific Building to Gilded Age Glory**  
According to an article in Storeys Real Estate News published on Sept 22/2022 "One of Old Toronto's most historically significant buildings is set for a loving restoration and upgrade, which would pay homage to its heritage elements while also bringing highly-sought density to the city's financial core. An Official Plan Amendment, Rezoning Application, and Site Plan Approval have been resubmitted to the City on behalf of [H&R REIT](#) for the redevelopment of 69 – 71 Yonge Street and 1 – 3 King Street East, the site of the Canadian Pacific Building. " [Read More](#)

**An architecture firm has an ambitious vision to bring a 105-storey, zero-carbon tower made of timber to the Toronto skyline.**  
Craig Applegath, Founding Partner at architects [Dialog](#), presented his firm's vision of a 105 -story zero-carbon tower made of timber to the Council on Tall Buildings and Urban Habitat (CTBUH) Hybrid Workshop Conference this past May. Dialog and partner [EllisDon's](#) purely conceptual proposal would theoretically be constructed atop the current TTC bus terminal at Finch subway station, using a newly-patented hybrid timber panel system. [Read More](#)

**World famous architect Frank Gehry at 93 is still busy at work with 17 projects in the works including two massive towers in Toronto's entertainment district.**  
[Read More](#)

**MUST WATCH: Global Consulting Firm Specializing in Construction Project Dispute Avoidance to Open Canadian offices.**  
[Quantum Global Solutions](#) (Quantum), a Dispute Avoidance Consultancy with offices around the world is in the process of establishing itself in Canada with Canadian headquarters in Toronto. AOLE's Past President, [Andrea Calla](#) will be an active partner. [Company Profile](#) [Quantum Video](#) [System Dynamics Video](#) [Quantum Sample case Video](#)



# The Legislative Beat

By Andy Manahan, PLE

## Election Results

As expected, the Ford government returned to power following the June 2nd general election and if there is one word that can sum up the Cabinet announcements that were made on June 24th, it is 'stability'.

Here are key portfolios where there is no change:

Finance: **Peter Bethlenfalvy**

Municipal Affairs and Housing: **Steve Clark**

Attorney General: **Doug Downey**

Transportation: **Caroline Mulroney**

Infrastructure: **Kinga Surma**, with additional responsibility for government real estate.

Labour, Immigration, Training and Skills

Development: **Monte McNaughton**

Colleges and Universities: **Jill Dunlop**

Economic Development, Job Creation and

Trade: **Vic Fedeli**

While this continuity of portfolios means that the ministers will be well-versed in the subject matter, it also means that the ministers are not being given responsibility for a wider range of issues, at least beyond discussions around the Cabinet table. When and if it comes time for a leadership change in the party, this would imply that potential successors are not as well rounded as they could have been.

I recognize that in the 1960s then MPP Bill Davis had only two portfolios (education and university affairs) before becoming Premier, but this was a different era known as the Big Blue Machine. An interesting sidenote is that a new phrase was coined during this campaign – the Big Blue Collar Machine – to reflect the PC party's inroads in former NDP strongholds such as Timmins and the Windsor area.

Premier Ford benefitted from the support of construction unions, but not public sector unions. For example, the Ontario Nurses Association has pointed to the burn out of front-line staff during Covid-19 and has launched a critical ad campaign against the government calling for fair compensation.

In his victory speech, Ford said "If you're a miner in the north who's out of work, I want you to know we're building that road to the ring of fire. If you had to worry about your job at the local auto plant, I want you to know we're investing in the future of Ontario's auto sector."

With the exit of Christine Elliott, **Sylvia Jones** takes over as Deputy Premier and health minister. One of the new faces at Queen's Park is **Graydon Smith**, who was elected in Parry Sound-Muskoka, and is the new minister of natural resources and forestry. Another newly elected MPP is the Premier's own nephew, **Michael Ford**, who became the minister of citizenship and multiculturalism.

## Academic Debate on Greenfield Development:

Part 1 - In July, Frank Clayton and David Amborski of Toronto Metropolitan University's Centre for Urban Research and Land Development (CUR) released a blog entitled "[Is All Greenfield Development in the Greater Toronto and Hamilton Area Sprawl? A Resounding No.](#)" The authors argued that the 2006 Growth Plan for the Greater Golden Horseshoe set out to focus development within built-up urban areas but also permitted greenfield development under strict conditions such as the creation of complete communities.

Part of the impetus for releasing this missive had to do with the City of Hamilton's decision to not expand its urban boundary to permit more housing. Municipal affairs and housing minister, Steve Clark, called Council's decision an "anti-growth and anti-housing ideology." Clayton and Amborski state that orderly expansion does not represent sprawl and that without some outward expansion there would be more leapfrog development as people search for ground-oriented housing in other communities.

Ottawa is cited as a city that has taken a balanced growth management strategy where 51% of residential growth will be accommodated through intensification (to

2046). In February 2022, Council adopted urban expansion criteria to ensure that future greenfield development does not result in sprawl. Growth must occur close to existing or planned rapid transit stations and close to existing jobs and community facilities.

**Part 2** - Karen Chapple, director of the University of Toronto's School of Cities, and Rolf Pendall, who heads the Department of Urban and Regional Planning at the University of Illinois Urbana-Champaign, take issue with CUR's blog. In a one-pager, they state that people want neighbourhoods that "offer a mix of housing types, tenures, and price levels and provide transportation options that don't require a car for many trips."

Communities with at least moderate density – averaging between 8 and 10 dwellings per acre within a district of about 25,000 people – will help to meet our decarbonization goals. Chapple and Pendall conclude that we cannot build in the same way that was done 50 years ago. We must build more missing middle housing, densify transit corridors and end exclusionary zoning.

**Part 3** - Clayton and Amborski then responded in September by stating that Chapple and Pendall had misinterpreted their views: they do not advocate for the type of low-density greenfield development that was built 50 years ago. Instead, the CUR researchers want densities and built form as specified in the Growth Plan. They state that both infill and greenfield development will be required if another 4.9 million people are to live in the GGH over the next 30 years.

Finally, Clayton and Amborski point out that new immigrants also want choice in housing, including ground-oriented housing, which is being built in more compact communities. Ignoring this reality will "lead to higher housing prices and longer commutes as households move further afield to find available ground-related homes."



## Strong Mayor, Building Homes Act

Despite not raising this issue during the election campaign, Premier Ford indicated in late July that he wants the mayors of large municipalities, starting with of Toronto and Ottawa, to be given more executive power, ostensibly to build housing and infrastructure faster.

Currently a mayor has just one vote on Council and must use his or her persuasive powers to get priority items through Council but can leverage influence through various means such as the appointment of committee chairs. Toronto Mayor John Tory supports the 'strong mayor' concept, with his budget chief, Councillor Gary Crawford, saying that these additional powers would enable the mayor to make "tough decisions" when it comes to budgetary items.

When the Bill was introduced by Min. Clark, he said that the legislation would help to build 1.5 million homes over the next 10 years through more "efficient local decision-making to help cut through red tape and speed up development." Tabling of the Bill to Royal Assent took only a month.

Following the municipal elections on October 24th, the mayors of Ontario's two largest cities will be given the authority to veto Council-approved bylaws, including zoning by-laws, that conflict with provincial priorities. The mayor must exercise this veto authority within two days of a Council decision being passed. A Council could only override the mayor's veto with a two-thirds majority vote. Schedule 3 of the Act notes that conflict of interest provisions would have to be adhered to for the head of council in these matters.

The mayors will also be able to exercise more control over budgetary matters. Regulations for this responsibility and other matters will be put forth in connection with "preparing and adopting a budget."

New powers include the hiring and firing of the city manager/CAO and department heads. In fact, one section states that "the powers of a municipality under section 229, with respect to the chief administrative officer, are assigned to the head of council." I do not foresee a mayor of a large city wanting to take on the burden of managing city staff, let alone the micromanaging tasks that a CAO must take on.

Certain appointments are exempted under the new legislation such as the auditor general, fire and police chiefs, clerks, the

medical officer of health and the chief building official. This new employment oversight extends to the appointment of chairs or vice chairs of local boards.

Municipal observers are concerned that these new employment-oriented powers are risky with respect to the possible politicization of the professional public service and could diminish the independent advice which is provided to municipal politicians. The Association of Municipal Managers, Clerks and Treasurers of Ontario wrote an open [letter](#) to Min. Clark expressing that these changes risk "threatening the neutrality of the municipal public service and politicizing local government leadership."

TMU (formerly Ryerson) professor emeritus Myer Siemiatycki has criticized this initiative in the media saying that the government's push for strong mayors is about downloading blame for the housing crisis to municipalities, rather than solving it.

He added that part of the problem stems from the province's unwillingness to address exclusionary zoning where municipalities tend to keep single family neighbourhoods intact rather than allow for multiple units on a building lot. In his address to the provincial standing committee, Siemiatycki noted that the province should ramp up investment in non-profit rental housing.

Speaking at the Association of Municipalities of Ontario's annual conference in August, the Premier promised that the mayors of other large cities such as Mississauga and Hamilton will be given the same powers. AMO has called on the province to engage in a consultative process before it expands these powers.

The day after the legislation passed Ontario's Big City Mayors, representing 29 single and lower-tier cities with a population greater than 100,000, also called for further discussions. In the context of a growing list of responsibilities, OBCM urged the province "to consult with municipalities and municipal experts to discuss the potential impact of the changes on municipal service delivery and leadership recruitment."

Further, the infrastructure to support new growth will have to be funded and upgrading assets such as roads and water systems is becoming more difficult to achieve using revenue sources such as property taxes and development charges (increases to the latter impinge on housing affordability, as we have seen in Toronto). Will Queen's Park and Ottawa be able to

work with our municipal sector to arrive at new funding models in conjunction with changes to local government structures?

In a [bulletin](#) by Aird and Berlis, lawyer John Mascarin concludes that the effectiveness of the strong mayor proposal to "solve the housing crisis" will be dependent on the mayor elected. Mayors "who are not proponents of high-density development or expensive public transit systems, or whatever other provincial priorities may not be local priorities of choice, the new legislation may not meet the initial goals (much less any other future-envisaged objectives) it was intended to achieve."

## FAO Report on the Impacts of Climate Change

Ontario's Financial Accountability Office has released its latest [report](#) in a series which has been produced as a result of a request in 2019 made by MPP Mike Schreiner to assess the costs of climate change on infrastructure. This report examines how changes in extreme rainfall, heat and freeze-thaw cycles will impact the long-term costs of maintaining public transportation infrastructure in a state of good repair (SOGR). If regular investments are not made, the useful life of roads, bridges, and transit lines will be shortened or require larger funding commitments in the future to return to a proper standard. A previous report reviewed the impacts of variables such as extreme heat on government buildings and facilities.

In a 'stable climate' scenario, it would cost an average of \$12.9 billion per year to bring these assets into a SOGR for the period 2022-2100. Assuming that global emissions peak by mid-century, the FAO reports that "climate hazards would increase infrastructure costs by an average of \$2.2 billion per year, totalling \$171 billion in additional costs by 2100."

The estimated costs to Queen's Park and municipal governments of addressing damaged transportation infrastructure (excluding the broader economic costs to households or businesses) would be \$110 billion to the year 2100 based on a medium emissions scenario but would climb to \$229 billion of additional infrastructure spending in a high emissions environment where global emissions continue to increase throughout the century.

According to the FAO, the current replacement value of public infrastructure assets is at least \$330 billion, broken down at \$269 billion for municipal transportation

assets and \$61 billion for the provincial government. Federal assets such as ports and private infrastructure such as Hwy. 407 were not counted in the analysis. The FAO states that the infrastructure cost projections assume that the funding is made available and spent in a timely manner.

The FAO admits that “while these additional climate-related costs are significant, they are less expensive ... than not adapting over the long term.” Examples of adaptation methods include:

- the incorporation of asphalt binders for roads that can withstand higher temperatures to prevent buckling
- larger culverts to cope with heavier rainfall
- deeper bridge foundations to deal with erosion impacts; and
- using thermosyphons to maintain permafrost stability for roads in the north.

As the executive director of the Toronto and Area Road Builders Association, I consulted with a specialist in pavements who indicated that this is a more complex issue than simply using an asphalt binder.

He suggested that the ‘use of modified pavement mixes is important for roads to be able to withstand higher temperatures’ would be a more accurate statement as all mixes contain binders.

Here is a condensed version of the response I received: Selecting a suitable performance graded asphalt cement for pavement construction heavily depends on temperature conditions. Identification of the asphalt material to be used appropriate to the mixture type and selection of the grade of asphalt will always be challenging given the explicit (binder formulation) and implicit (binder grade) design considerations that must be made, amongst many other considerations. To maximize the lifecycle of pavements, tools are needed to understand how each design decision affects overall system performance.

Beyond the above-noted technical concern, if there is one oversight in this report it is that natural infrastructure such as wetlands is not mentioned as a way to enhance resilience to climate change-related events. Fortunately, there are many governments

across Ontario that recognize the value of low impact engineering design and are incorporating these designs in new and rehabilitated infrastructure.

We know that maintaining and improving infrastructure is a monumental task even without the inflationary pressures and supply chain disruptions that we have been experiencing. There is no doubt, however, that we need advanced asset management systems that incorporate adaptation strategies to protect our capital investments. The FAO makes a compelling case for a more comprehensive approach to enhance SOGR funding to ensure that we are properly preparing for major storm events and rising global temperatures. ➔



**Andy Manahan** is President of Manahan Consulting Services, Executive Director of Toronto and Area Road Builders Association and a member of AOLE's Board of Directors



Association of  
Ontario Land Economists

## WHAT IS AOLE?

### YOUR MEMBERSHIP TO OVER **\$50 BILLION** IN NEW DEVELOPMENTS

The Association of Ontario Land Economists (AOLE) is a membership based group of real estate professionals that offers the opportunity to connect with other professionals in related fields, share knowledge, learn and network with potential clients, partners, mentors and more. Currently the group proudly represents most of the significant developments in Southern Ontario and its members are active in many various roles across the vast real estate industries.

You can make a difference today by joining AOLE. Members have the benefit of broadening and enriching their professional development ensuring high-ethical work standards and making submissions to the government for improvements in both the law and public administration in relation to land economics. This year, our members will be involved in over \$50 billion dollars in Ontario real estate initiatives.

[Read about membership qualifications](#)

[Apply for Membership](#)

What careers are represented within AOLE? To get an idea of the professionals that are members of AOLE, we have compiled a list of some of the most strongly represented professionals.

**If you need more information email us at [admin@aole.org](mailto:admin@aole.org).**





Association of  
Ontario Land Economists

### **What careers are represented within AOLE?**

To get an idea of the professionals that are members of AOLE, we have compiled a list of some of the most strongly represented professionals below:

**Architects**

**Certified Property  
Managers**

**Economists**

**Lawyers**

**Land Use Planners**

**Marketing  
Consultants**

**Mortgage  
Brokers**

**Municipal  
Assessors**

**Ontario Land  
Surveyors**

**Engineers**

**Property  
Tax Agents**

**Quantity  
Surveyors**

**Real Estate  
Brokers**

**Real Estate  
Appraisers**

**Land  
Developers**

**Chartered  
Accountants**

**FOR FURTHER INFORMATION  
CLICK HERE**

**aole.org**

**The Association of Ontario Land Economists**  
30 St. Patrick Street Suite 1000, Toronto, ON M5T 3A3  
admin@aole.org