



**Meeting  
Environmental Advisory Committee  
October 14, 2020, 6:00 p.m.**

**The following were in attendance:**

Staff: Darlene Suddard  
Janice Peyton

Council: Councillor Mark Bagu  
Councillor Harry Wells

Public Members: George McKibbon  
Jack Hellinga  
Tim Hoyle  
Ryan Waines  
Steven Rivers  
Trent Doan  
Clayton Nadeau  
Kerry Royer

As a COVID-19 precaution, city staff and the chair met in person at the Engineering and Operations Centre. The rest of the committee joined on Microsoft Teams.

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**1. Call to Order**

George called the meeting to order at 6:05 p.m.

**2. Adoption of the Agenda**

Moved by Clayton Nadeau  
Seconded by Jack Hellinga

That the agenda dated October 14, 2020 be accepted as circulated.  
CARRIED.

**3. Disclosures of Interest**

Councillor Wells declared a conflict with regard to item 5(c), Site Alteration By-law Review.

#### **4. Approval / Review of Previous Meeting Minutes**

Moved by Tim Hoyle  
Seconded by Harry Wells

That the minutes of August 12, 2020 be accepted as written.  
CARRIED.

#### **5. Items Arising from Previous Minutes**

##### **a) EAC Terms of Reference**

George provided clarification regarding how EAC TOR item #5 works. EAC meetings are open to the public. Meeting dates and agendas are made public in advance of the meeting on the City website. Members of the public can and have attended meetings in the past. We need to be diligent and provide the agenda well in advance of the meeting for public notice.

In 2021, the terms of reference of all committees of Council will be standardized. If members have suggestions regarding the EAC terms of reference they can be forwarded to George.

##### **b) Boulevard Trees**

This item is on hold pending the completion of an Urban Forestry Management Plan. A forestry canopy survey will be completed as part of this effort in 2021. This survey will be used to help review the boulevard tree bylaw and policy.

On a related matter, Director of Community and Economic Development Ashley Grigg will provide an update on a tree planting partnership in parks program.

##### **c) Site Alteration By-law Review**

Darlene advised that there is no new information available on this item.

##### **d) Additional Vale CBRA Recommendations**

Moved by Steven Rivers  
Seconded by Clayton Nadeau

That the Vale CBRA sub-committee re-convene to discuss next steps.  
CARRIED.

George will arrange a meeting for the sub-committee.

## e) Provincial Policy Statement 2020 Comments and Review of NPCA and Region of Niagara Comments

George provided the following highlights from the Provincial Policy Statement 2020 changes for further discussion by the committee:

1. The PPS 2020 has strengthened policy on land use compatibility where industrial and sensitive issues are concerned. Specifically, a planned transition/buffer is required where adverse effects from noise, odour, dust and air contaminants are required. Concurrently, the Province is reviewing its air, noise, odour and compliance policies. With Jungbunzlauer's assistance, the committee could have a presentation from Port Colborne's industrial sector on what transition needs between industrial and sensitive uses that sector may have as supply chains and new industries relocate here.

Ryan commented that Jungbunzlauer wants to listen to what the community desires, and he agreed to speak at a future committee meeting.

2. While there may be political differences of opinion between the Federal and Provincial Governments on the causes of climate warming, there is consensus and clear direction in the PPS 2020 that the effects of climate warming are occurring, that the Conservation Authority is a recognized local body with whom collaboration is suggested when responding to these changes and infrastructure and coastal development are two geographic areas where action is required.

With the Authority representatives' assistance, the committee could have a presentation and discussion with Authority staff on actions that might be taken to address coastal and infrastructure concerns.

3. PPS 2020 Section 2.2 on water was not changed. George's observation is that this section was strengthened to back up policy and legislative action after the Walkerton Inquiry. Much of the research in Conservation Authority watershed plans wasn't use, particularly in source water protection where municipal water supplies were focused on.

Conservation Authority staff could be asked to update the committee on actions that could be taken to better protect the ground water aquifers.

Kerry agreed to arrange for an NPCA representative to speak to this. George asked if this could be arranged for the next committee meeting.

**f) Community Gardens Update and Review**

Clayton provided an update on community gardens to date.

Moved by Clayton Nadeau  
Seconded by Tim Hoyle

That a status report reported separately on community garden findings be provided to Director of Community and Economic Development Ashley Grigg.  
CARRIED.

A copy of the status report is attached to the minutes.

Clayton and Trent will assist George with a review the parks system mapping in the Recreational Master Plan and will identify potential community garden sites for consideration.

**6. New/Other Business**

**a) Results of Member Surveys on Activities for the Next 6 Months**

In September of 2020, George spoke to each of the committee members to learn of their expectations of the committee for the coming year. He provided a written summary of the comments with the minutes of our previous meeting for review and discussion. The review of EAC purpose and focus is attached to the minutes.

Committee members agreed that this was a good summary and framework to move forward on.

The committee feels that public input is important, and that it would be great to have younger people involved.

**b) 2<sup>nd</sup> Western New York Section Editorial on Open Space**

George provided an editorial that he wrote with the help of his wife Ann, and John Forrester from Cornell University. The editorial was written for the Western New York American Planning Association centred in Buffalo. It has also been shared with the Ontario Professional Planners Institute. A copy is attached to the minutes.

Jack would like the statistic of the portion of the City's developed open area that is open space, and how this compares to other municipalities.

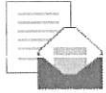
Steven observed that with the various changes proposed to parks dedication the 5% dedication remains.

7. **Next Meeting/Adjourn**

Moved by Jack Hellinga  
Seconded by Clayton Nadeau

That with no further business to discuss, the meeting be adjourned at 6:53 p.m.

The next EAC meeting will be on December 9 at 6:00 pm.

**Environmental Advisory Committee update on Community Gardens**

Janice Peyton to: Ashley Grigg, Karen Walsh

12/02/20 09:48 AM

Good morning Ashley,

Here are the EAC community gardens findings to date for your information.

1. There are three community gardens in Port Colborne, one located in Portal Village for members of that community; one located in the East Village; and one located Gardierie St. Joseph. The garden in Portal Village functions for members of that community. The East Village garden has been the subject of considerable investment but is unused presently. It was operated by Port Cares and we understand produce grown there was given to Port Cares for distribution throughout Port Colborne. The lands are owned by Vale and may be sold as part of Vale's land disposal program.
2. We asked Vale for a copy of research they undertook to help gardeners condition their soils to offset nickel deposition. We have not received that and will try again.
3. We have sought clarification from Port Cares on the status of the East Village community garden. Unfortunately, we received no reply to our calls. In the alternative a Port Cares Board member has been approached and a promise secured that there will be an answer.
4. Officials from Niagara Community Garden Network were spoken to in the summer. That organization provides design and technical assistance for the creation and management of community gardens. At the time, the Network had established partnerships in some Niagara Region area municipalities and oversees 700 community gardens at 40 sites across Niagara including the East Village and the Gardierie St. Joseph sites.
5. Port Colborne isn't a partner presently. Since then, we also understand the Niagara Community Garden Network has a new funding partner, the United Way. This may be the partner Port Colborne needs to develop a community garden.
6. From the research we reviewed on community gardens, a major public benefit of a community garden is increased food security for those who grow food. From information available to us, we understand that Port Cares helped gardeners grow food and the food was contributed to Port Cares for community distribution.
7. During the COVID-19 pandemic, research suggests that gardening is an important constructive recreational outlet for the public as we social distance.

Regards,

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## Draft Review of Environmental Advisory Committee Purpose and Focus

**Purpose:** This report summarizes the Environmental Advisory Committee's review of how to best achieve Council's Environmental Advisory Committee purpose.

**Recommended Topics for Focus:** Here are the general topics Environmental Advisory Committee members identified for action:

1. More dialogue among community partners and City staff;
2. Strategic and Planning Policy;
3. Environmental Quality; and
4. Becoming More Effectiveness

**Recommended Actions:** Here are examples of actions the Environmental Advisory Committee has taken to address these topics and which the Committee proposes to take:

1. Under dialogue: for example, continuing discussions with partners concerning Community Gardens as requested by City staff;
2. Under Strategic and Planning Policy: for example, follow-up on boulevard tree bylaw and policy review;
3. Under Environmental Quality: for example, advise staff from time to time on matters such as Vale's community based risk assessment where studies of municipal drains are proposed; and
4. Under Effectiveness: for example, shorten reports, use our members more effectively, and include recommended actions when reporting to Council with, from time to time, public meetings among parties (i.e., Niagara Peninsula Conservation Authority) on selected issues, (e.g., aquifer and shoreline protection).

**Introduction:** The Environmental Advisory Committee's terms of reference set out the Committee purpose:

*"The Environmental Advisory Committee is an Ad-Hoc Committee of Council whose purpose is to:*

- *Advise Council on environmental, energy conservation and shoreline protection issues that affect the City of Port Colborne and those matters referred to the Committee by Council.*
- *To promote the integration of environmental, energy conservation and shoreline protection considerations into the planning and development of City policies, programs and services."*

That is a broad mandate. In September 2020, George McKibbin, Chair, spoke to each of Port Colborne's Environmental Advisory Committee members and staff to learn how Committee members expected to meet this purpose in the coming year. He organized the comments by

subject headings for Committee discussion at its October meeting. This discussion celebrates Committee accomplishments and defines what actions the Committee may take.

The number in brackets shown beside the comment indicates comment frequency. Confidentiality was maintained throughout the notetaking. The Chair didn't offer comments. He grouped comments into four general subject headings. He also drafted actions of actions taken previously and which may be taken in the future as examples the Committee might consider.

**Analysis:** Here are the main topics mentioned in the interviews:

- a) Community dialogue (1);
- b) Industrial land use compatibility where air, noise, odour and dust are concerned (4);
- c) Work closely with the municipality, Conservation Authority and others to preserve landscapes;
- d) The changes we proposed to the tree bylaw are very important (3);
- e) Include native plants in municipal planting programs (1);
- f) Work more closely with the Niagara Peninsula Conservation Authority and encourage the City to do so as well (1);
- g) We should aspire to be the "go to" advisors on environmental policy and developing better policy (2);
- h) We should look at other measures to improve our tree canopies and address climate change (4);
- i) Some of the things we are asked to do are low key and probably better done by staff (1);
- j) We should comment on development proposals, include environment in the City's strategic plan and address environmental sustainability (2);
- k) We need to become more effective by not be providing Council and staff with information reports: we need to make recommendations on actions Council might take (3);
- l) Show how we can finance change (1);
- m) We need to define our direction (1);
- n) Our streetscapes are really dreary: we need to improve them (1);
- o) Work more closely with citizen's groups/funding applications (1);
- p) Create a local assets inventory (1);
- q) We need to protect our groundwater aquifer for local water supplies (2);
- r) How strong are our official plan and zoning bylaw policies (1);
- s) Pollinator plant species (1);
- t) Prepare annual report for Port Colborne Council and the community (1);
- u) Review and advise Council on our budget (1); and
- v) More focus (2).

**Findings:** The above underlined items go beyond the Committee's purpose, unless otherwise directed by Council. These include:



- We should comment on development proposals
- Show how we can finance change
- We need to define our direction and purpose
- Funding applications

It is recommended the Committee not address these unless directed by Council to do so.

**Dialogue:** a, c, f, o, and t

Four years ago, the Committee met with Patty Moss to discuss the pollinator program she initiated and the mowing schedule of rural roads. The Committee supported her program and volunteer effort before Council. Since that time, the City has endorsed the pollinator program and incorporated it within administration activities. This is an example of a successful dialogue.

Here are additional topics where dialogue has been and may be productive:

- a) we understand a portion of HH Knoll Park will be redeveloped as a pollinator garden. The Committee could canvass the garden society and local gardeners and horticulturalists for native pollinator species seed and planting assistance.
- b) Jungbunzlauer has developed pollinator gardens on their industrial property with Patty Moss's assistance.
- c) In addition to public education, we understand Patty Moss may be working with Conservation staff and others to promote pollinator gardens.

These are examples of constructive dialogue that produce environmental results across Port Colborne. The Committee can foster and encourage this dialogue within our terms of reference.

**Strategic and Planning Policy:** b, j, l, q, and r

With staff guidance, we asked Council to direct staff to review two topics: the boulevard tree bylaw and policy and suggested components needed for the review of the site alteration bylaw. We heard one progress report on monitoring carbon emissions in City operations before the report was finalized and presented to Council. Thereafter the Committee reviewed the report and supported with reasons the proposed monitoring plan.

As requested by City staff, the Committee is researching community gardens and will make recommendations to staff shortly on our findings.

We recommend more proactive work with staff on identified topics on which the City seeks advice and which the Committee's experienced and qualified membership can contribute.

**Environmental Quality:** d, e, h, n, and s.

The third grouping are matters of environmental quality. One contribution on this topic included a set of questions and answers summarizing the science and positions of the Provincial Ministry of Environment, Conservation and Parks, the Regional Department of Health, and Vale on the Community Based Risk Assessment.

We suspect the last thing Council and staff are looking for is another lengthy report. We addressed this concern by preparing short reports with recommended actions.

The Committee's report on Vale's community based risk assessment was an exception. However, background work alerted staff Vale's researchers were about to undertake research on the municipal drains east of Vale's property. Committee minutes on this subject recorded helpful discussions of technical matters staff may use when approached by Vale's consultants.

There are other actions on Vale's community based risk assessment that might usefully be considered. The five member subcommittee which researched that report may consider and report these to the Committee for consideration.

It is unusual to have a community based risk assessment without much community input over much of the assessments preparation.

**Effectiveness:** i, g, j, k, m, p, t, u and v.

Council provided the Committee options for actions we have not taken full advantage of.

For example, the Niagara Peninsula Conservation Authority has one non-voting member. Jungbunzblauer has a member on the Committee and is representative of the industrial sector Port Colborne wishes to encourage. These representatives have much to offer and we could seek their assistance more effectively.

At a scheduled meeting we could request a presentation from their representatives on topics agreed to be of mutual interest. These could take the form of the public meetings provided for under item 10 of the Terms of Reference. Meeting findings can be reported to Council.

We could ask members of Port Cares, Vale or other organizations associated with community gardens to make presentations. We experienced difficulty obtaining information on the operations of one community garden needed to respond fully to the City staff's request.

It would be also prudent to develop committee working principles for decision making. Here are principles environmental organizations in other jurisdictions use for decision making:

1. Participants need to be collegial in all discussions;
2. All the applicable sciences should be applied;
3. Evidence based decisions making should be adhered to when providing advice; and
4. All points of view among the participants need consideration during discussions and when providing advice.

Last, focussing on green outcomes where the pandemic and climate warming are concerned helps provide messages of hope and comfort much needed in this difficult time. This is especially important in this period of COVID-19 and climate warming.



## WNY APA EDITORIAL BOARD

### **Editorial Board Welcome**

*Written By: George McKibbon*

In our first editorial entitled "Planning During and After the Age of COVID-19" we addressed how planners might respond to the pandemic. In this second editorial, we explore how planners can reconceive and recreate public open spaces as one means of containing the virus' spread.

As we drafted this editorial, we drew upon research reported in the Journal of the American Planning Association and presentations by Dr. James Sallis, Ken Greenberg and Sari Liem at an Ontario Professional Planners Institute (OPPI) Friday Forum Webinar on July 3<sup>rd</sup> 2020. I moderated that session and was able to discuss their presentations and review their background research in depth. OPPI graciously made that Webinar available to APA members in the Upstate Chapter and the Western New York Section.

The Webinar represents the second cross border event the Section has organized in which members of the Upstate Chapter and OPPI participated together.

Your editorial team took all that information and drafted the second editorial.

Special thanks go to Ann McKibbon, McMaster University, and John Forester, Cornell University, both of whom reviewed the article and provided comments. We also thank OPPI for the making the Friday Forum Webinar available to New York State APA Members! Last, a special thanks goes to Dr. James Sallis who graciously offered us his permission to publish the infographic demonstrating "How activity friendly cities can benefit non-communicable and infectious diseases."

We hope you find this editorial stimulating and helpful and welcome any comments and suggestions for future editorials you may have!

## How Planners Can Help to Contain the Spread of COVID-19: Creating Safe Public Space

*Written By: George McKibbon*

Our local paper, the Welland Tribune (Thursday, July 30), observes Niagara Region's COVID-19 case load is increasing. We are reaching levels not experienced since early June. We just moved to Stage 3 of Ontario's re-opening plan. The day before, 40 new cases were reported: 23 of which are Niagara Falls related, perhaps to Clifton Hill, a popular recreation area. Lake Erie beaches are also crowded this hot summer. Dr. Deborah Birx and Dr. Anthony Fauci report COVID-19 spread in the United States entered a new phase: widespread outbreaks are occurring in rural as well as urban areas throughout the States (Washington Post, August 3<sup>rd</sup>). Our borders remain closed and will be closed for the foreseeable future.

In his striking book, Loss and Change<sup>i</sup>, Peter Marris observes the COVID-19 challenges we face involve grief and loss of meaning. Grief occurs when social relationships and their attendant meaning are disrupted. Predictable spaces of social encounters, spontaneous or planned, no longer exist. To recover, we need time to process our grief by reconstructing lost meaning respectfully in new and needed and as yet uncreated spaces. Recovery is beginning but we struggle. Planners can help by designing spaces amenable to recovery of lost relationships and meaning in this perilous time.

COVID-19 stresses produce four categories of grief and lost meaning. First there are changes from which no course of action exists to prevent loss of relationship: quarantining and the hospitalization and death of a family member from COVID-19. A second class involves changes where the cause can't be easily identified: the disruption of global corporate resource supply chains and retail functions we need for supplies to survive. A third class involves the loss of predictable attachments where no action is capable of restoring meaning: the furloughing of religious gatherings, schools, community meetings and the loss of use of public and private parks. Last, changes where the relationship's meaning is lost but not the relationship itself: I still have my job/business and my health and family, but what am I to do?<sup>ii</sup>

Some changes we experience don't challenge meaning. For example, the changes we make as we mature, choose a profession or partners, and raise a family. Recovery from a broken arm won't challenge personal meaning. Adoption of new technology may not challenge collective meaning: for example, moving to digital meeting technology like ZOOM and e-commerce involving portal to portal delivery. Except where these changes overlap our COVID-19 experience we can set these types of changes aside for the moment.

There may be no best strategy to stop COVID-19 spread short of a vaccine. Evolving treatment strategies and a vaccine development hold promise but require time and expensive research. But less well understood is how effective vaccines will be and for how long? Canadian health officials suggest COVID-19 challenges may remain long after vaccines are available.

Meanwhile, we experience COVID-19 disruptions in each change category discussed above<sup>iii</sup>. COVID-19 is an infectious disease, but with the application of science and best practices its spread can be limited by applying social distancing, quarantines, capacity limits, spacing requirements and contact tracing.

But implementation of these measures presents us with a mystery. How and where do I, my family and my community meet one another safely? The challenge immerses us. Its dimensions are as

variable as the personalities involved.

Institutions, public and private, apply science and its general specifications for social contact to address COVID-19 abstractly. But how are we to encounter each other face to face “in a world governed by technics”?<sup>iv</sup> This lost spontaneity challenges our practical ability to be compassionate and empathetic. What does it mean to be a family, a community in this time of COVID-19?

Marris wrote, “*Any serious bereavement impairs the ability to attach collective meaning to events and spaces, and hence the ability to learn how to survive.*”<sup>v</sup> In this time of COVID-19, our planning challenge involves finding new ways to encounter each other in the spaces we use and share safely. Grief arises when our old ways of meeting are no longer appropriate or possible. The resulting desolation is profound: we feel disorganized, bewildered, lost! Unattended to, this desolation escalates into rudeness, blame, racism, opioid and substance abuse, and spousal abuse, incidents of all of which are rising in both of our countries.

We need safe places where we encounter each other and self-identify as individuals, families, and communities. These encounters make living special and provide meaning. So “*recovery from grief depends on restoring a sense that the lost attachment can still give meaning to the present, not in finding a substitute.*”<sup>vi</sup> ZOOM may be an important part of our software future, but virtual meetings don’t replace face to face encounters entirely.

We need to take the meaning we received from encounters in spaces before COVID-19 and design a full range of safe spaces for meeting and encounter to recover those experiences. With time, we may move beyond that former space and meaning, but that is a matter for time’s passage and the conscious decisions of all users. This spatial redesign will enable us to reformulate our purposes in ways that will be emotional, personal and self-directed, too. Once undertaken we can move on.

Collective change can involve conflict: witness the reactions to face masks requirements. We need to provide time and the opportunity for individuals to act out in safe forums, not in our streets and in stores. These forums and processes require time, respect and patience. We need to enable “*the realization of the essential continuity in the structure of meaning*”<sup>vii</sup> in this difficult time. If we do not, some will strive without success to return to a lost, and now unsafe past; discriminate and blame others; and become narcissistic.

In the midst of this confusion and disorientation community planners are also participants in the COVID-19 event: each of us and our profession experiences loss of meaning and requires silence and patient work to process our attendant grief even as we address that of the communities we serve. As we think of how we help our communities, remember you need space to process it all.

In the first edition of this Editorial, we discussed the importance of setting rules for the deliberative conversations we engage in as planners in our communities:

1. Participants need to be collegial in all their discussions;
2. All the applicable sciences should be employed;
3. Evidence based decision making should be adhered to when providing advice; and
4. All points of view among the participants need to be listened to during discussions and when providing advice.

We must remember: The virus doesn't discriminate! But we need on-going enquiry and learning shaped by leadership combined with scientific expertise and social solidarity<sup>viii</sup>!

What can land use planners constructively do to help? How might we mobilize land use to better serve our communities in this difficult time?

Here is an illustration. The entrances to the Seaway Mall in Welland, Niagara Region, notify all who enter that "mall walking" is prohibited. Before the pandemic, the elderly and idle and shoppers and employees walked for exercise and socialized in the mall corridors while using the food court, library and stores together with shoppers many of whom met together and engaged in vibrant conversation.

This mall houses many commercial and office spaces. A cinema, municipal library, medical services, commercial day care and an outdoor seasonal farmers market round out the mall's private and public functions. Extensive parking surrounds the complex together with a municipal transit stop. Big box stores (Staples) co-exit separately with associated parking that services all. Some shops closed due to COVID-19. Those which remain open are staffed nervously. Some outlets in the food court are open for take-out: seating has been removed.

Less obvious are pension fund and insurance policy investments and their banks and managers who make the mall retail function possible<sup>ix</sup>. Even less obviously, commercial property value world-wide, hotels, shops, offices and warehouses quadrupled since 2000, and institutional investors (pension funds and insurance companies) hold a third of that value. But COVID 19 upends this in two ways:

1. Tenants may simply stop paying rent and limit investor's ability to make mortgage payments; and
2. Investment trends towards warehouses and e-commerce accelerate, further devaluing commercial property<sup>x</sup>.

Mall stores adapted with a mix of social distancing, capacity limits, the use of masks, and physical re-organization for curbside pickup depending upon the Provincial re-opening stage that applies. Building operators use more stringent air conditioning filter standards together with greater air circulation from without and within<sup>xi</sup>.

But other uses are hard pressed and some are failing: hotels, restaurants and smaller owner-occupied shops. Half of America's independent restaurants may go under while a third of America's 1,100 malls may be demolished. When public and private financial supports end, will the Mall survive?

Jeffrey Hardwick's biography reports that Victor Gruen, "Mall Maker... Architect of an American Dream" envisioned America's shopping malls as recapturing the nostalgia he felt as a child growing up, with rich experiences of walking and frequenting Vienna's streets, before his family fled the Nazis. Today, supply chain changes transform commercial functions and space requirements, but the experience of walking the Mall and encountering people still undergirds the Mall experience.

Planners cannot address COVID 19's land use effects without grappling with the lost spaces within which we encountered each other. For the moment, I suggest we set aside the vast changes taking place within institutional supply changes and address recovering this space first.

The lost social space encompassing the Seaway Mall are multiple and varied depending on the

categories of public and private space encountered in the complex. Kenneth Frampton differentiates public spaces into public, semi-public, private and service space<sup>xii</sup> where semi-public includes the functional space where customers and clients view the wares, negotiate their prices and have their needs met, or not as the case may be.

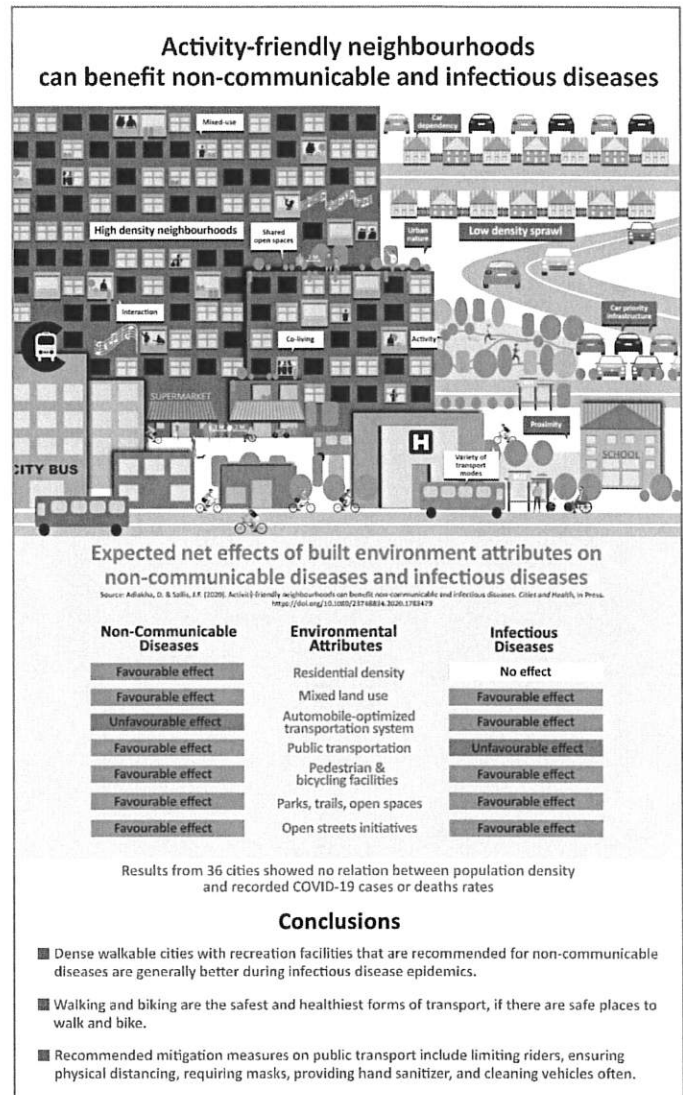
Private Mall spaces include spaces where personal nurture needs are met. For example, consider the animal shelter where lost pets are reconnected to new families and homes, and the library. Semi-public space is space restricted to employee access: where sales displays and supplies are organized, stored or office space, where meals are cooked and where the service needs to clients are met: banks and dental offices.

Service areas serve the building itself: loading docks, the parking lot and municipal bus station; and those areas that minister to corporeal needs: the washrooms, coatrooms etc. The indoor mall corridors and outdoor sidewalks act as public spaces linking the stores and offices.

In the pandemic, economic changes compound the collective recovery of lost encounters within these various public spaces<sup>xiii</sup>. We can't walk the mall for physical exercise needed. Employees can't get the hours or generate the sales needed to support their families, their businesses and make rent and mortgage payments. We can't meet safely with colleagues and friends with whom we work or serve or have coffee and lunch or use a public washroom.

Planners need to help redesign and replace these lost spaces within which social encounters occur safely and people can interact:

- a. We need to recapture the mall experience either in place or in different settings. We can design public spaces that enable people to socialize while maintaining social distancing. That may involve open air shopping and physical activity in streets which are either closed or with some lanes closed to vehicular traffic for some or all of the day.
- b. A system of street and/or lane closures can enable cycling and walking corridors to encourage physical activity throughout and acknowledge social recognition and encounters between walkers, cyclists and bystanders. Even if that recognition is limited to a wave, or hello in passing or how are you from across the street, it enables people to wish each other well and to stop to reconnect at safe distances during this difficult time.
- c. In OPPI's Webinar on "Planning for a New Normal: COVID-19 Impacts on Community Building, Intensification and Public Health"<sup>xiv</sup>, Ken Greenberg described how Calgary is providing



temporary sidewalk widening to help physical distancing. Similarly, he described how Winnipeg is limiting vehicular traffic in designated areas to provide for expanded cycling and active transportation routes. We need to experiment in these techniques to better provide opportunities for interaction.

- d. In OPPI's Webinar, Dr. James Sallis<sup>xv</sup> observed physical activity benefits where chronic and infectious diseases are many and varied. Of importance for this pandemic, specifically, walking "improves immune function and decreases inflammation; reduces non-communicable diseases that place people at higher risk to COVID-19; reduces psychological stress; rebalances stress hormonal cortisol which helps improve immune function and inflammation; improves lung function; and improved response to vaccines, when one is made available."
- e. Staying at home is likely counterproductive in the long term where COVID-19 is concerned unless one is under quarantine. We need to provide constructive opportunities for physical activity in community shared space.
- f. Dr. Sallis also reported on research suggesting that there is no correlation between urban population density and COVID-19 infections and deaths. Please see the attached image Dr. Sallis helped produce for further explanation of this and other observations between built environment attributes and infectious and non-communicable diseases.
- g. It may be productive to begin to reconsider family clusters to include larger clusters of unrelated persons who provide each other supports like child care, cleaning, grocery shopping, and teaching so as to enlarge support available to single parent families and individuals living alone, elderly or otherwise.
- h. Overcrowded and dense communities are not the same thing (see Jane Jacob's definition<sup>xvi</sup>). Overcrowding occurs when too many people occupy the same space. We can and do have densely populated urban areas which are not overcrowded. But Homeless populations are too often in overcrowded communities and will require immediate and more directed assistance than the larger population doesn't require.
- i. Shima Hamadi, Sadegh Sabouri and Reid Ewing<sup>xvii</sup> found in their research on density and COVID-19 that connectivity matters more than density where infections and loss of life are concerned. In OPPI's Webinar both Ken Greenberg and Sari Liem stressed the importance of land use diversity that enables family and community living to safely occur in closely knit and diverse neighbourhoods with an abundance of public open space and which minimize the need to travel to different communities.



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- <sup>i</sup> Peter Marris, *Loss and Change*, Revised Edition, Routledge and Kegan Paul, plc, 1986.
- <sup>ii</sup> *Ibid*, Marris, 1986, page 124.
- <sup>iii</sup> Joseph Rykwert, *Remembering Places: A Memoir*, Routledge Press, 2017, page 156.
- <sup>iv</sup> *Ibid*, Joseph Rykwert, 2017, page 156.
- <sup>v</sup> *Ibid*, Marris, 1986, page 149.
- <sup>vi</sup> *Ibid*, Marris, 1986, page 149.
- <sup>vii</sup> *Ibid*, Marris, 1986, page 156.
- <sup>viii</sup> Forester, John., George McKibbin., *Beyond Blame: leadership, collaboration and compassion in the time of COVID-19*, awaiting publication in the *Journal of Socio-Ecological Practice Research*, Springer Nature Singapore Pte Ltd., 2020
- <sup>ix</sup> *The Economist*, "Commercial Property, Like a Ton of Bricks", page 57, June 27<sup>th</sup> 2020.
- <sup>x</sup> "IBID, *The Economist*, Page 57, June 27<sup>th</sup> 2020.
- <sup>xi</sup> Wall Street Journal article carried in the *Welland Tribune* Saturday, June 11<sup>th</sup>, 2020.
- <sup>xii</sup> Frampton, Kenneth., *A Genealogy of Modern Architecture: Comparative Critical Analysis of Built Form*, Lars Muller Publishers, Zurich, Switzerland, 2015/16, page 31
- <sup>xiii</sup> *Ibid*, Marris, 1986, page 148
- <sup>xiv</sup> Greenberg, Ken, "Design for Resiliency in Post-Pandemic Age, Powerpoint presentation at OPPI's webinar "Planning for a New Normal – COVID-19 Impacts on Community Building, Intensification and Public Health, OPPI Forum Friday Webinar – July 3, 2020.
- <sup>xv</sup> Deepti Adlakha, James F. Sallis, « Activity-friendly neighbourhoods can benefit non-communicable and infectious diseases, in *Cities and Health*, <https://www.tandfonline.com/doi/full/10.1080/23748834.2020.1783479>
- <sup>xvi</sup> This statement comes from Jane Jacob's classic, *The Death and Life of Great American Cities*, page 268. It reads "This confusion between high densities and overcrowding, which I will go into briefly because it so much interferes with understanding the role of densities, is another one of the obfuscations we have inherited from Garden City planning. The Garden City planners and their disciplines looked at slums which had both many dwelling units on the land (high densities) and too many people within individual dwellings (overcrowding), and failed to make any distinction between the fact of overcrowded rooms and the entirely different fact of densely built up land. They hated both equally, in any case, and coupled them like ham and eggs, so that to this day housers and planners pop out of the phrase as if it were one word, "highdensityovercrowding"."
- <sup>xvii</sup> Hamidi, Shima, Sadegh Sabouri, and Reid Ewing., "Does Density Aggravate the COVID-19 Pandemic?", in the *Journal of the American Planning Association*, 2020. <https://www.tandfonline.com/doi/full/10.1080/01944363.2020.1777891>

*John Forester (Cornell University) and Ann McKibbin (McMaster University) reviewed and provided very helpful comments on drafts of this editorial. I am very grateful for their insights! Thank you!*