

Thursday April 19, 2018

# Capitalizing on Growth a prosperous Ohio region for all

Jennifer Keesmaat, CEO, Creative Housing  
Former Chief Planner, City of Toronto

tweet @jen\_keesmaat

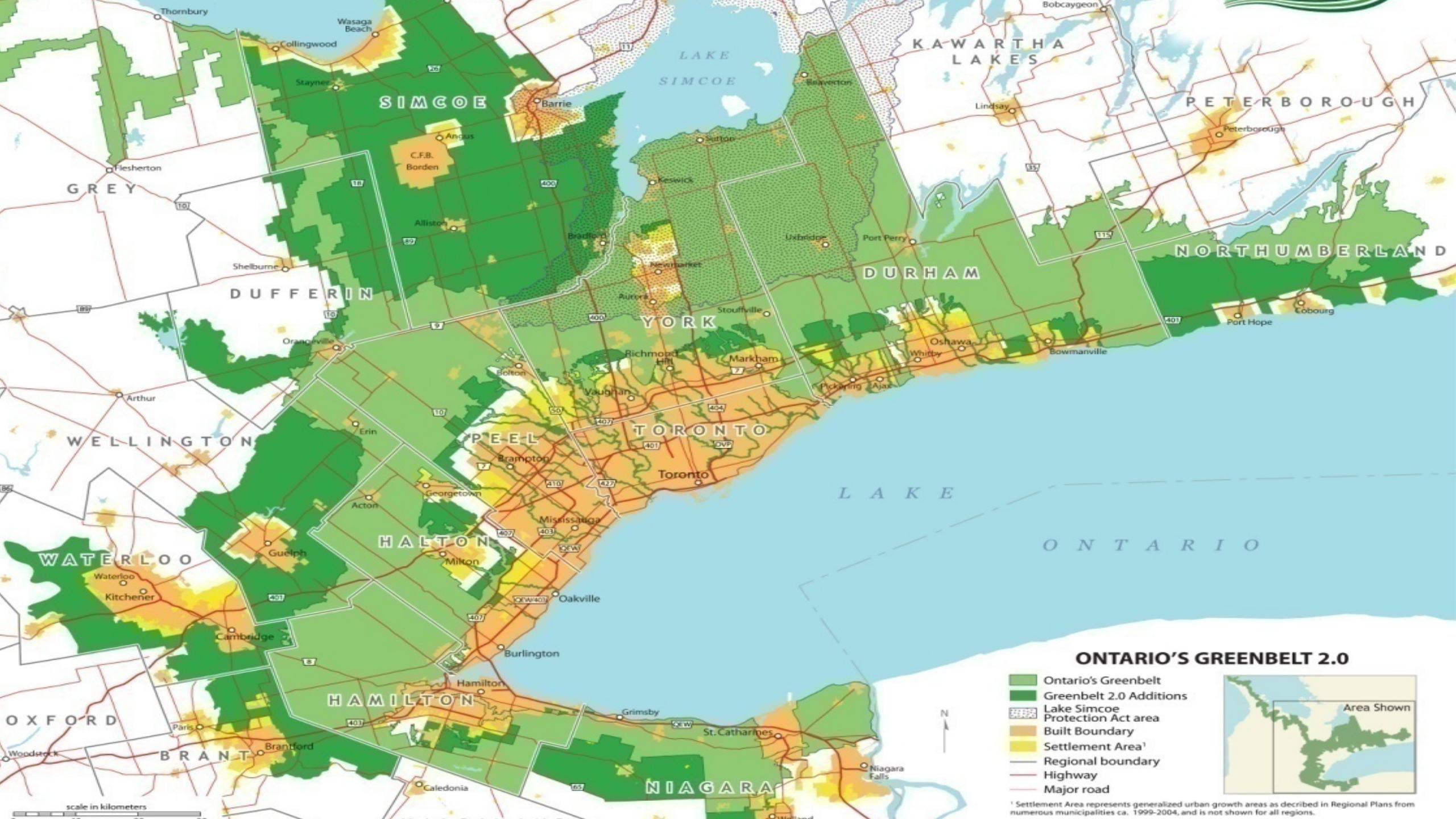
# Toronto





A capital city.





**ONTARIO'S GREENBELT 2.0**

- Ontario's Greenbelt
- Greenbelt 2.0 Additions
- Lake Simcoe Protection Act area
- Built Boundary
- Settlement Area<sup>1</sup>
- Regional boundary
- Highway
- Major road



Area Shown

<sup>1</sup> Settlement Area represents generalized urban growth areas as described in Regional Plans from numerous municipalities ca. 1999-2004, and is not shown for all regions.

scale in kilometers

BRAGGING RIGHTS

We're  
popular.  
People  
like us.

**When did Toronto get so cool?**  
- BBC, April 30, 2014

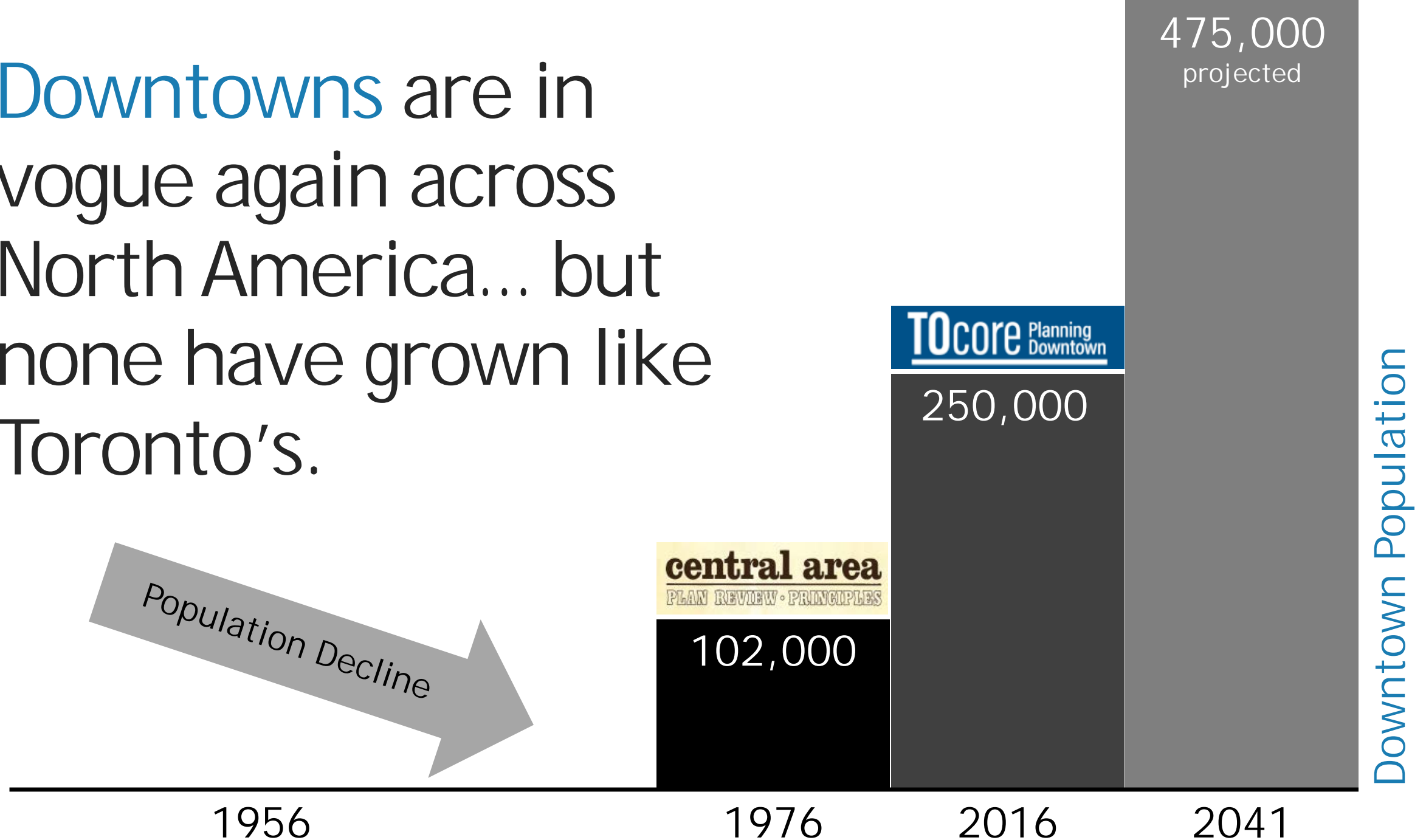
**Toronto named seventh-  
best city to visit by the  
New York Times**  
- The Toronto Star, January 28, 2016

**Welcome to the new Toronto**  
- BBC, May 28, 2013

**Toronto's Ethnic Buffet**  
- NY Times, February 28, 2014

**Vogue names Toronto's Queen Street West world's second-hippest district**  
- The Globe and Mail, September 9, 2014

Downtowns are in vogue again across North America... but none have grown like Toronto's.





**DOWNTOWN**

**CITY OF  
TORONTO**

**REST OF  
GTA**

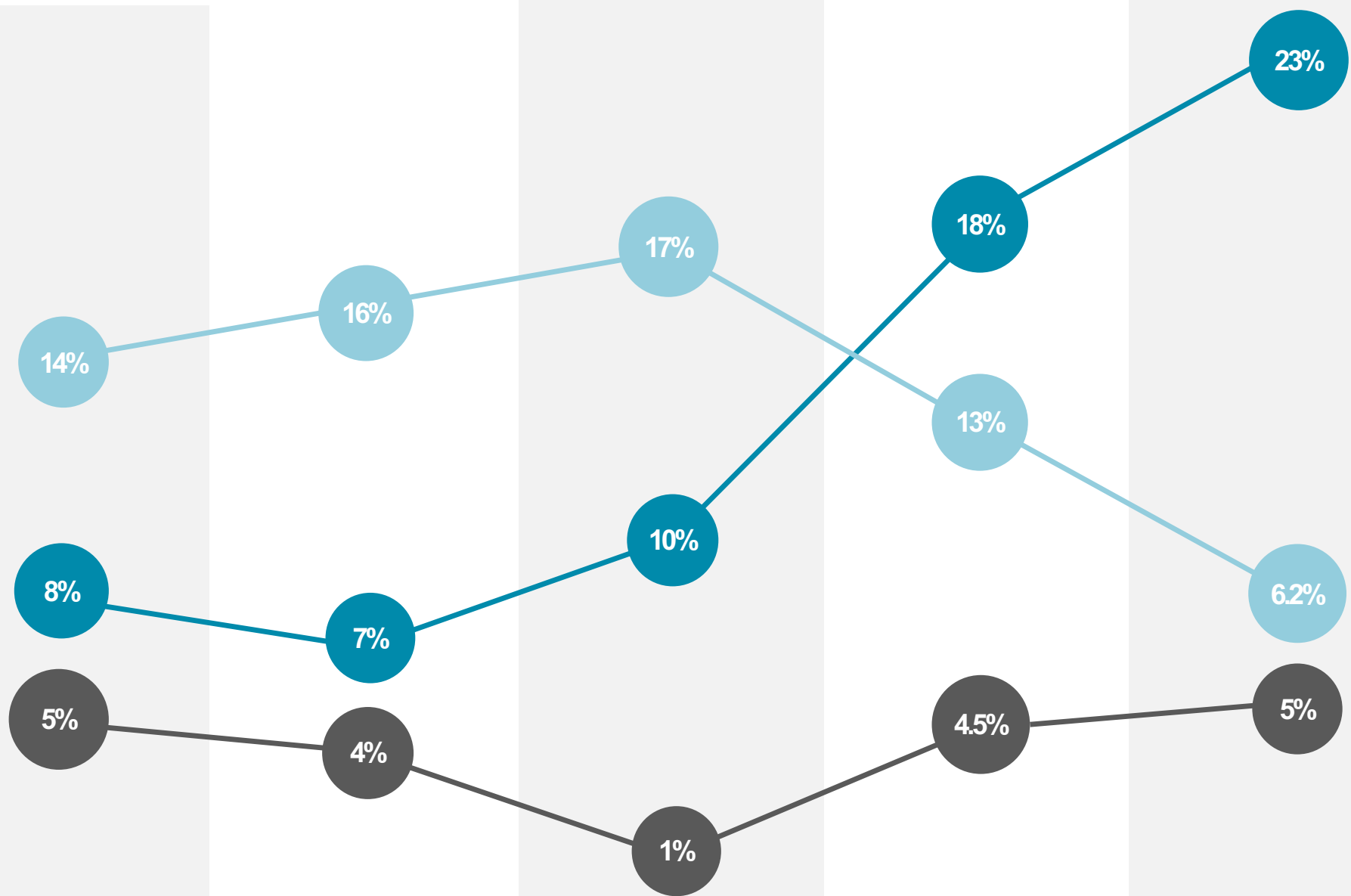
1991 - 1996

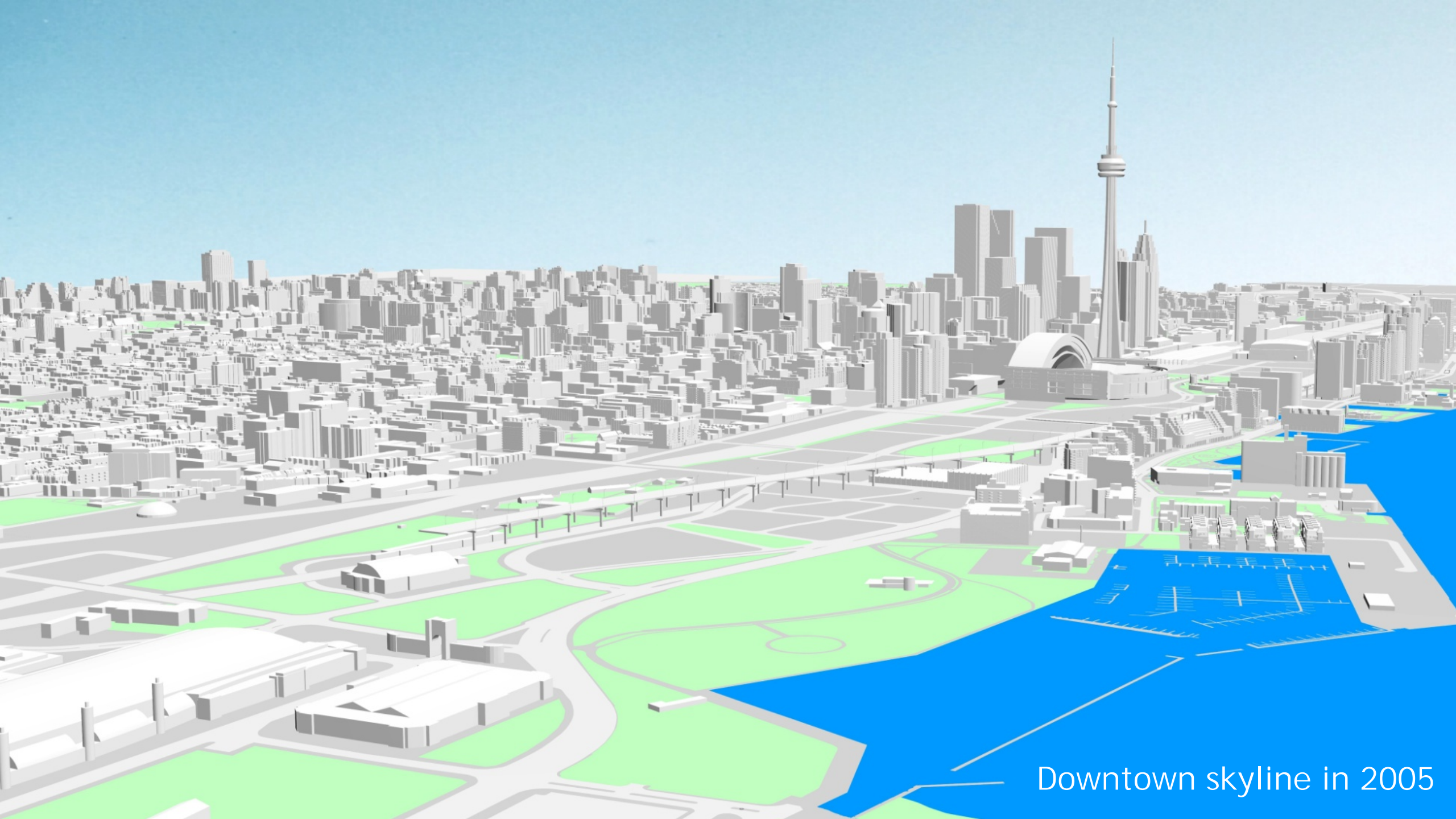
1996 - 2001

2001 - 2006

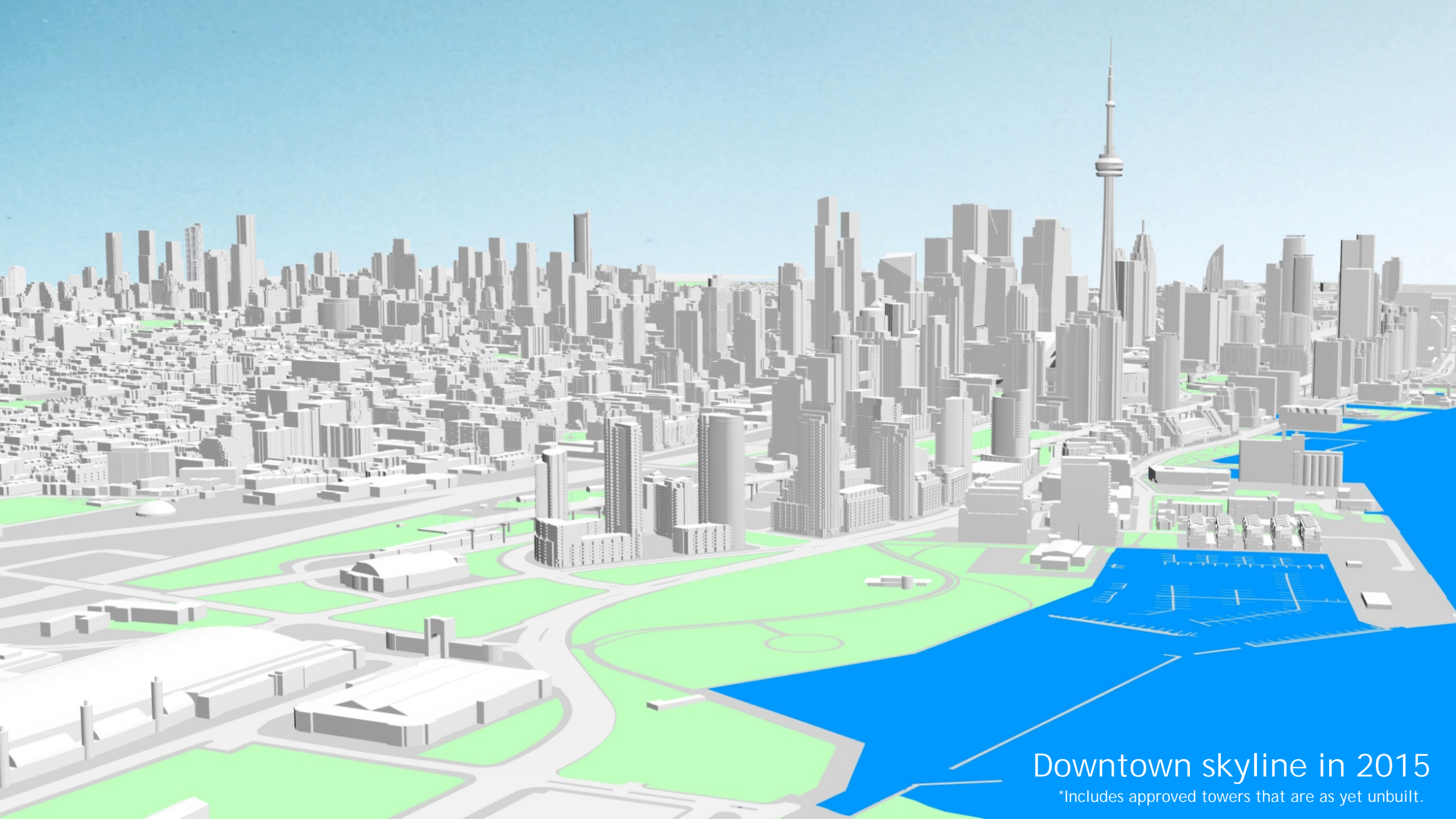
2006 - 2011

2011 - 2015





Downtown skyline in 2005



Downtown skyline in 2015

\*Includes approved towers that are as yet unbuilt.



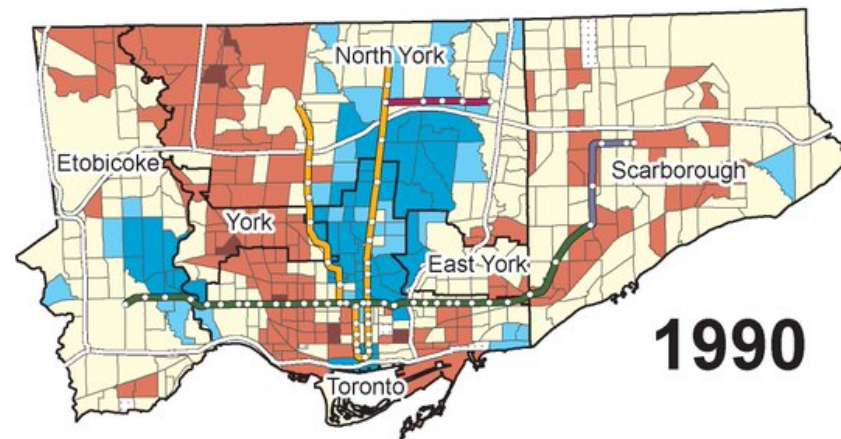
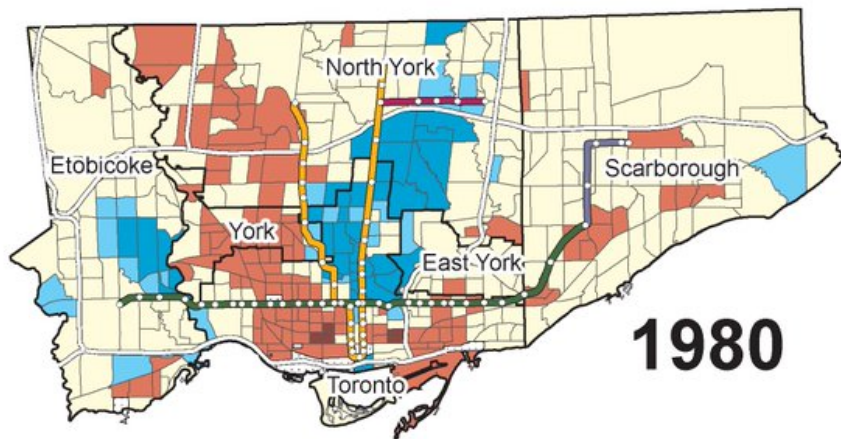


NOT SO FAST

# Average Individual Income, 1980–2010

## City of Toronto


In 1998, the six municipalities of Metropolitan Toronto were amalgamated into one City of Toronto.



Census Tract Average Income compared to the Toronto CMA Average

 Very High  
140% or above

 High  
120% to 139.9%

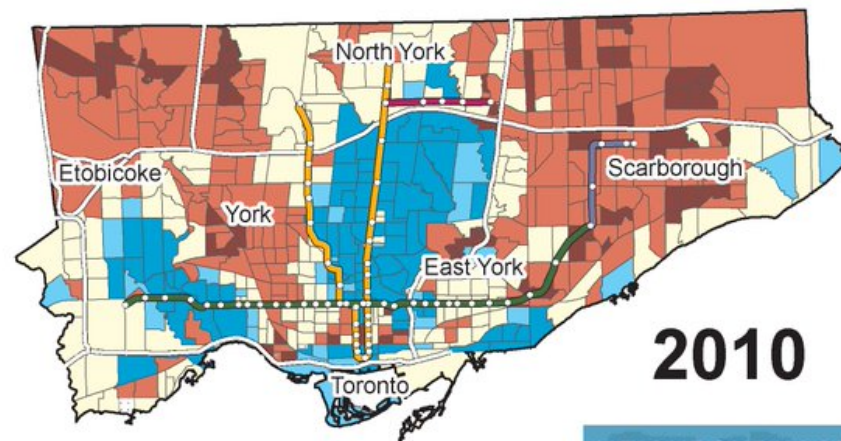
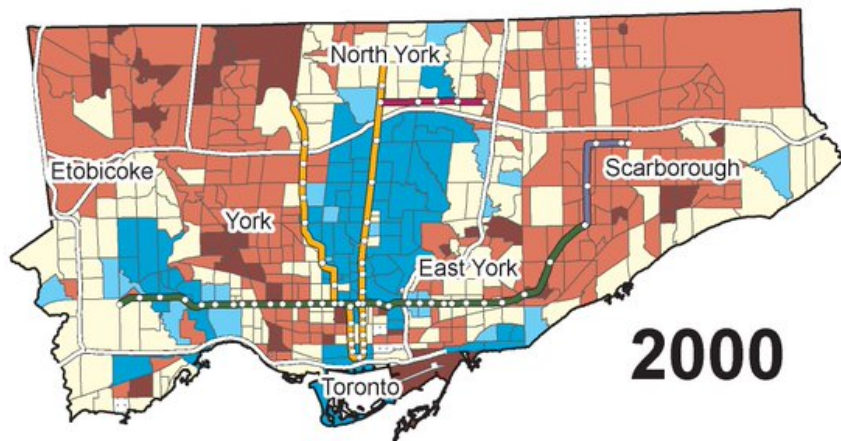
 Middle  
80% to 119.9%

 Low  
60% to 79.9%

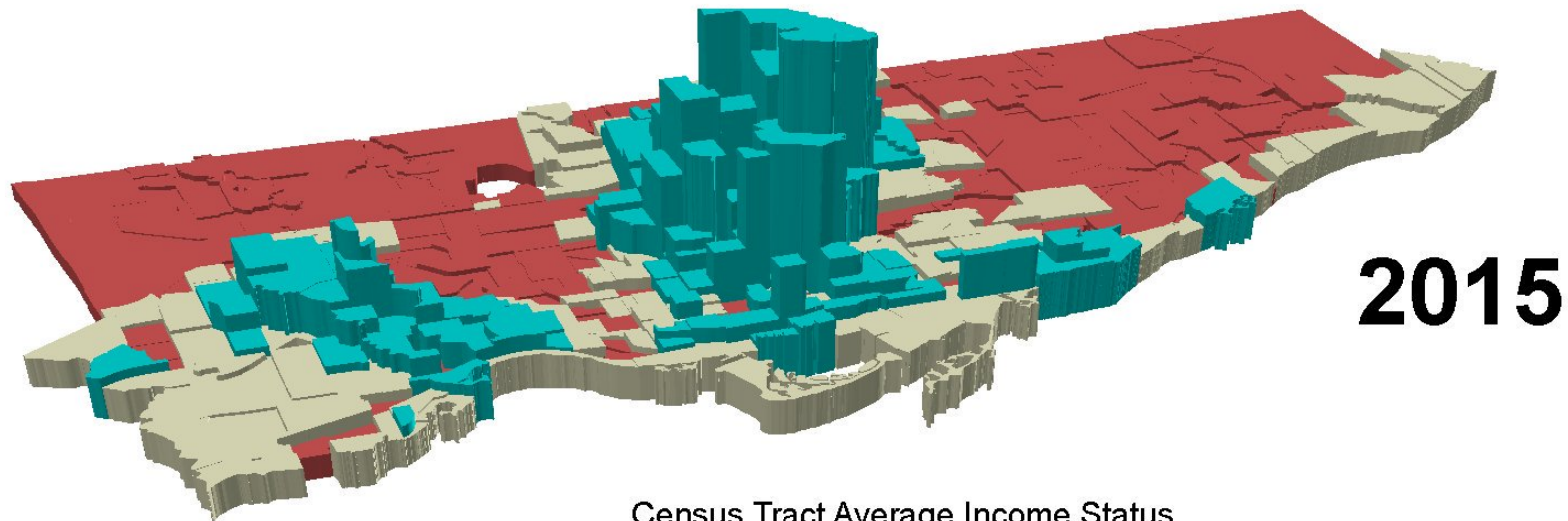
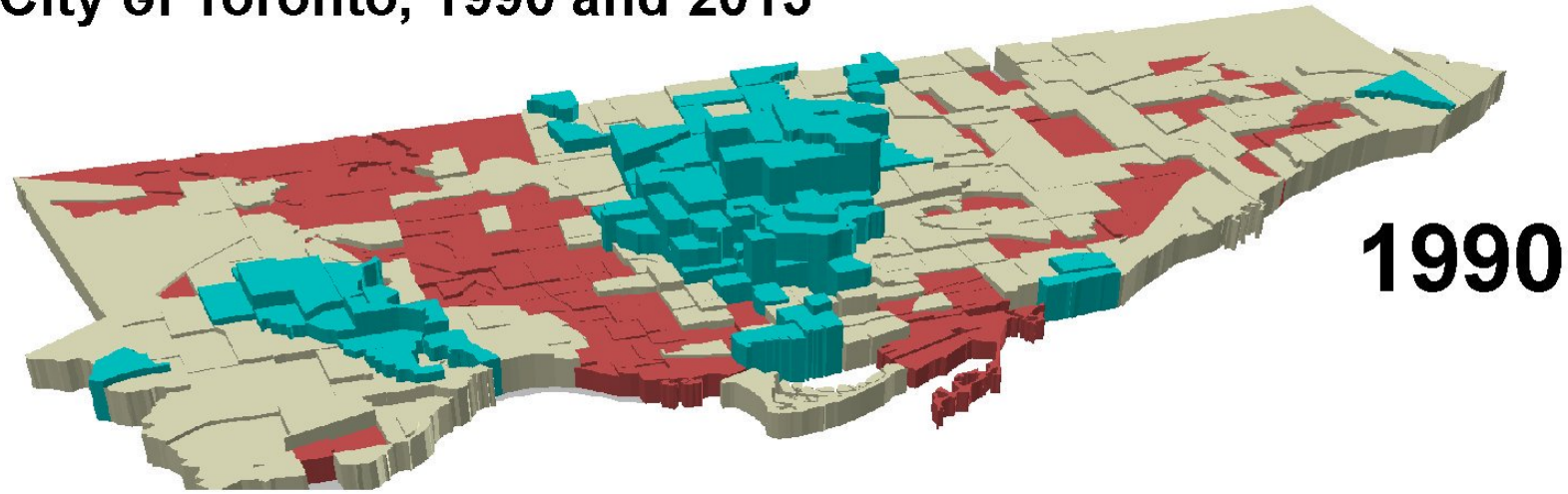
 Very Low  
Below 60%

 Not Available

Based on average individual income from all sources before-tax.



# Average Individual Income City of Toronto, 1990 and 2015



Census Tract Average Income Status

 Low Income     Middle Income     High Income

**1990**  
**2015**

32% of CTs  
49% of CTs

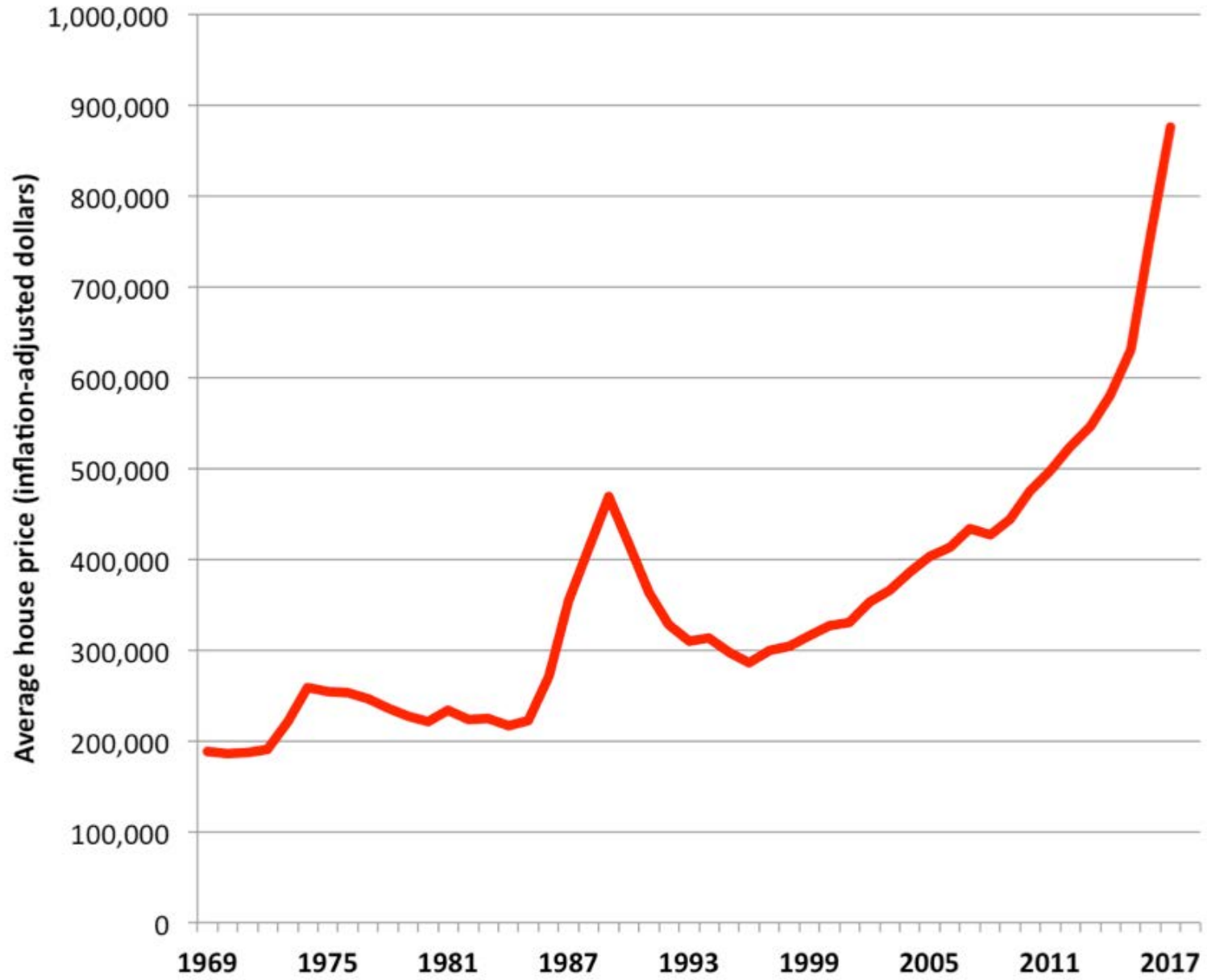
50% of CTs  
29% of CTs

18% of CTs  
22% of CTs

Middle income defined as CT average income within 20% of the metropolitan average for the stated year, before-tax.



## Toronto real average house price



Source: Toronto Real Estate Board; Maclean's

## Social trends

Car ownership

Demographic patterns

Digital lifestyles

Emotional cityness

Fortress cities

Public health

Sustainable behaviours

Urban inequality

Urban spontaneity

Urban stress



## **Economic trends**

Congestion costs

Digital economy

Genius hub

Glocalism

Health costs

Recession

Sharing economy

Tourism

Unemployment

Urban regeneration



## Technological trends

Autonomous vehicles

Availability of sensors

Big data

Communication and sharing

Constant connectivity

Digital information

Free public Wi-Fi

Gamified incentives

Interactive street furniture

Quantified-self



# City Building Basics

Start here, Ohio



better transit +  
mobility

changing consumer preferences

## BOOMER ECHO RETENTION

**16-34 year-olds**



21% **walk** more frequently

36% **bike** more trips

50% **transit** more passenger km

2001-2016



86 %

Choose  
Walking!



# HOW CAN WE ADAPT STREETS FOR...

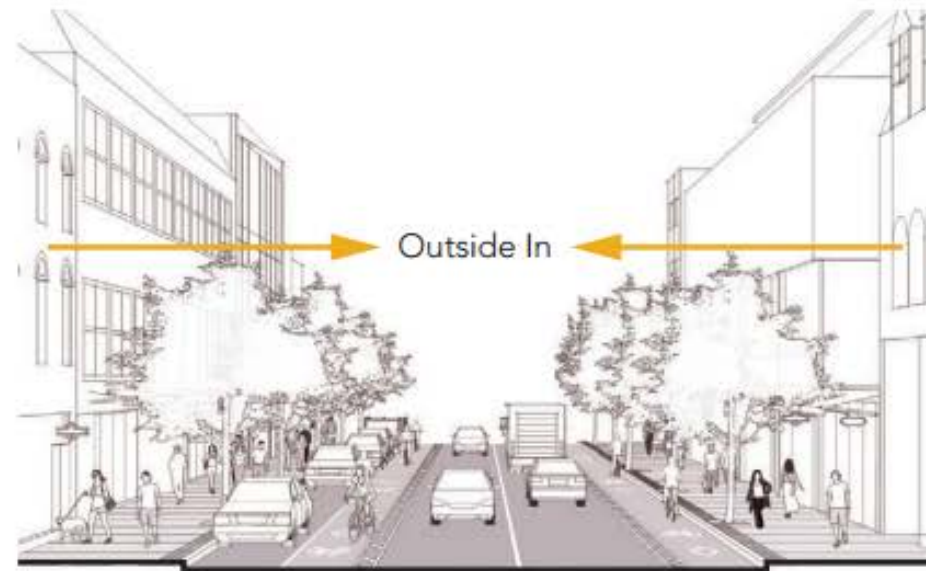


# new design goals for streets



**THEN**

Auto-Mobility  
Automobile Safety



**NOW**

Multi-modal Mobility + Access  
Public Health/Safety  
Economic Development  
Environmental Quality  
Livability/Quality of Life  
Equity

# Union Pearson Express



© James Gardiner  
<http://www.railpictures.ca>

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# Yonge Subway Extension



Copyright Peter J. Thompson / National Post

# Union Station Revitalization

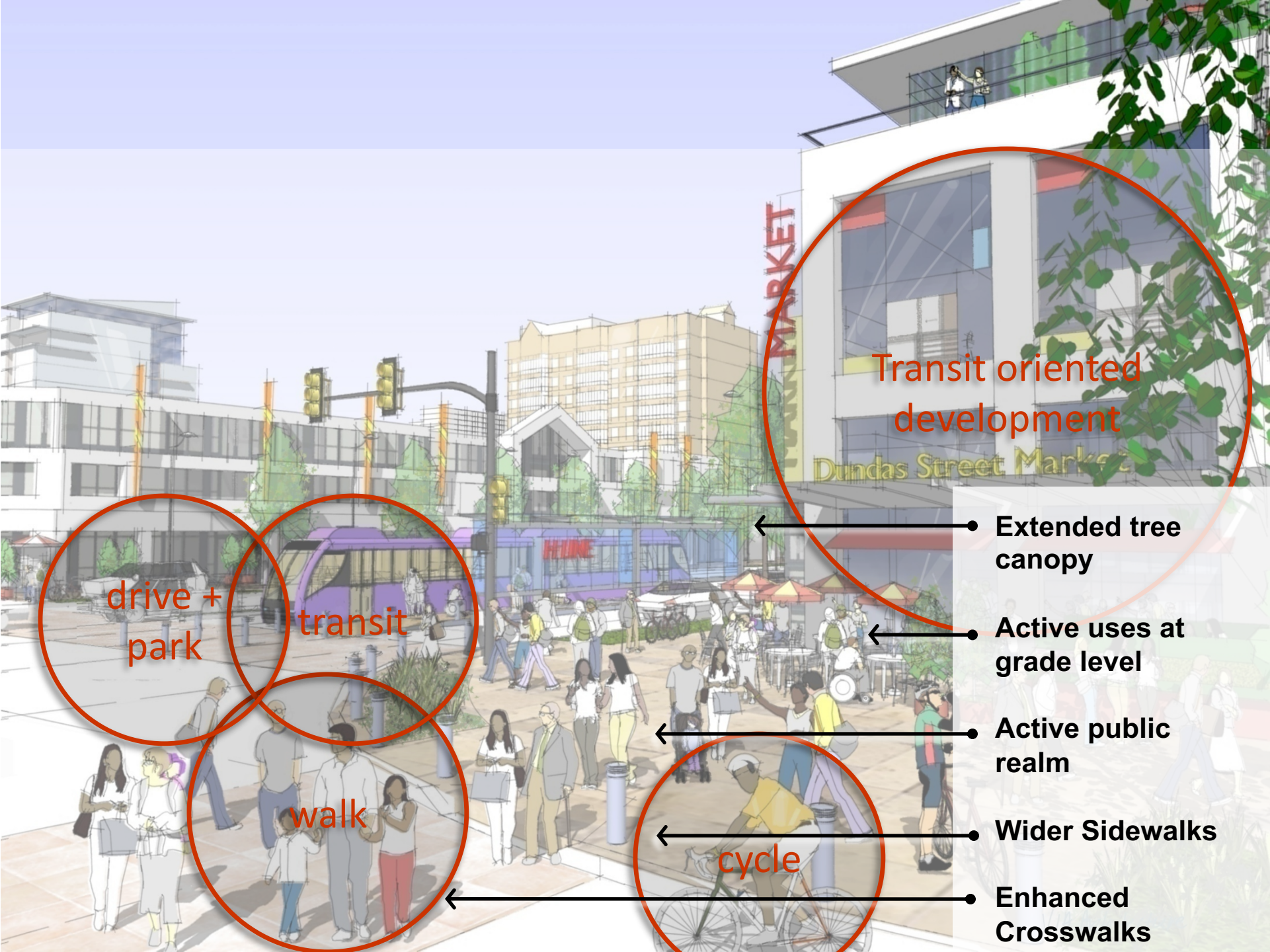


Copyright Rob Mac

# Eglinton Connects

Brings LRT to surface at the Don Valley





drive + park

transit

walk

cycle

Transit oriented development

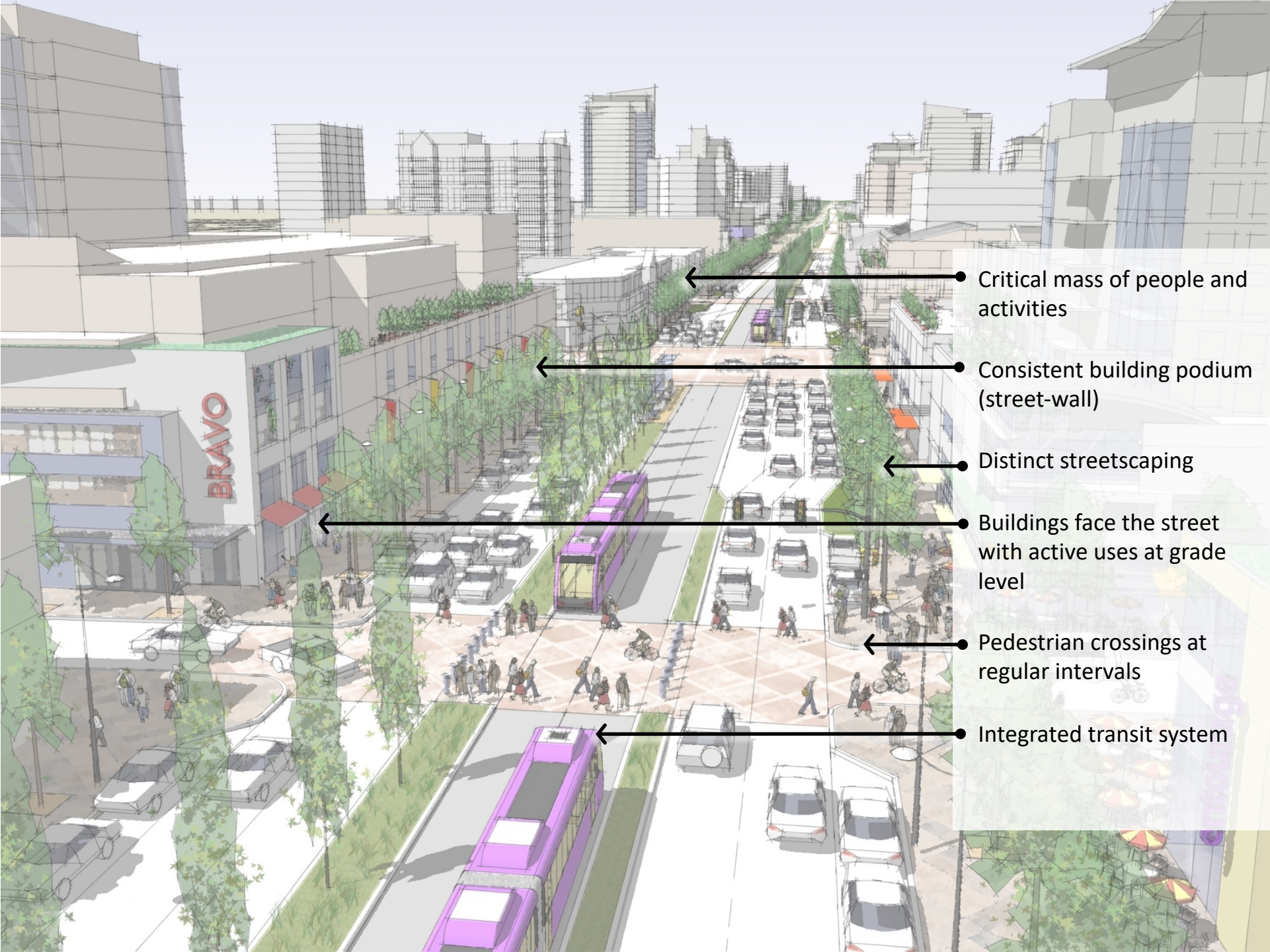
Extended tree canopy

Active uses at grade level

Active public realm

Wider Sidewalks

Enhanced Crosswalks



Critical mass of people and activities

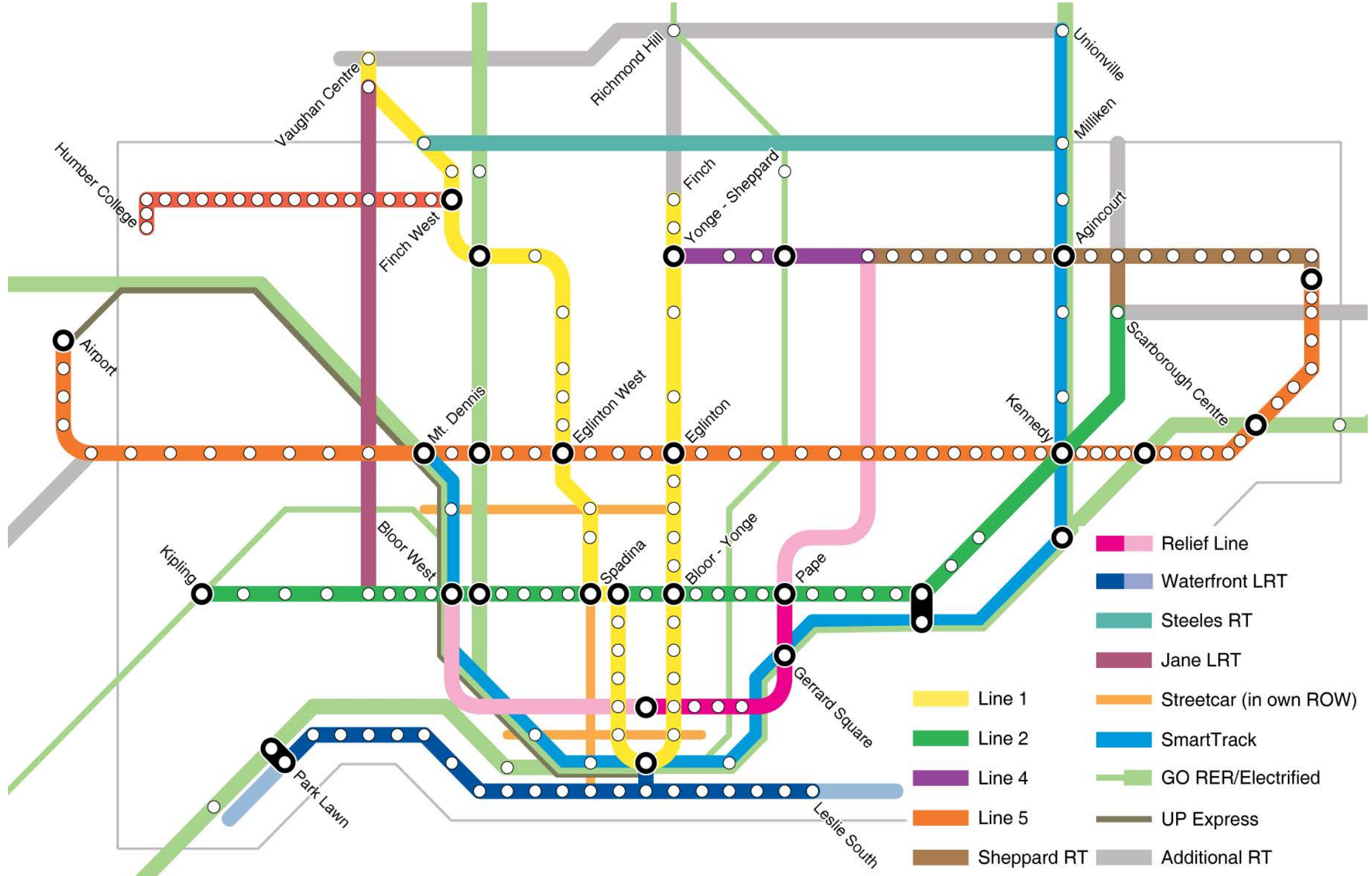
Consistent building podium (street-wall)

Distinct streetscaping

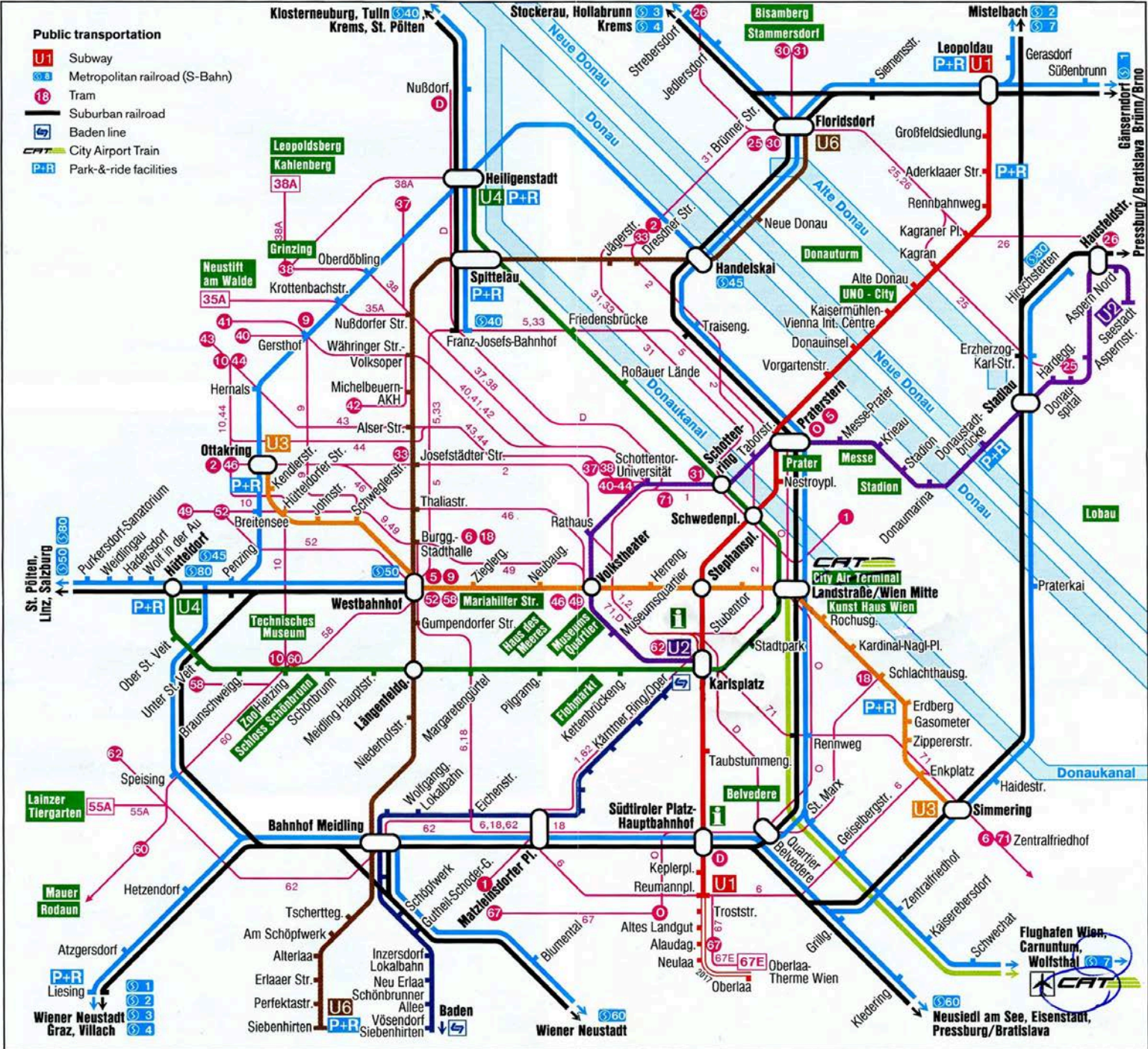
Buildings face the street with active uses at grade level

Pedestrian crossings at regular intervals

Integrated transit system



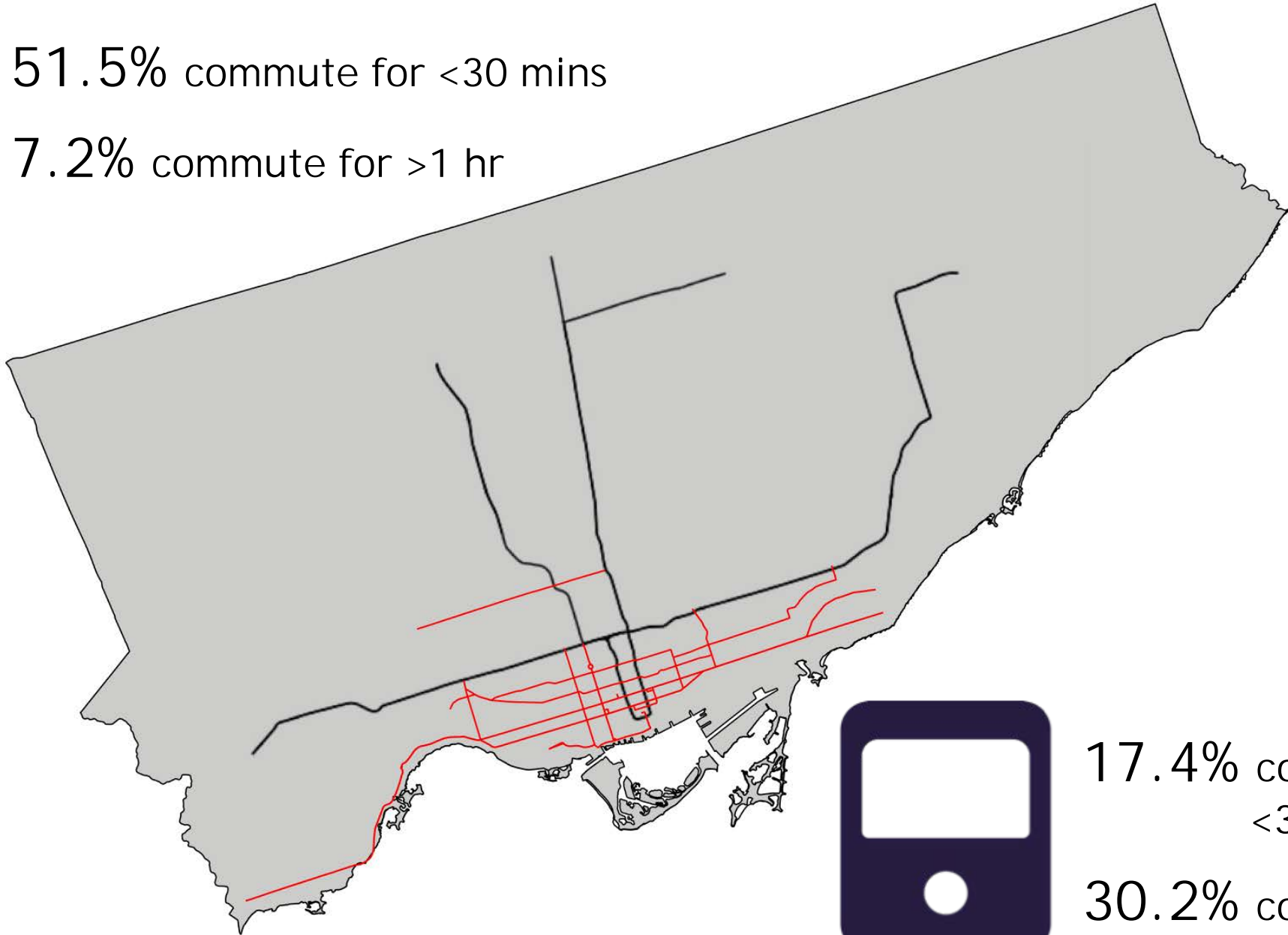
- Public transportation**
-  Subway
  -  Metropolitan railroad (S-Bahn)
  -  Tram
  -  Suburban railroad
  -  Baden line
  -  City Airport Train
  -  Park-&-ride facilities





51.5% commute for <30 mins

7.2% commute for >1 hr



17.4% commute for <30 mins

30.2% commute for >1 hr





# urbanizing our Avenues

adding density + main streets









Better parks +  
public spaces



**VISION:**



King-Spadina

City Place

Front Street



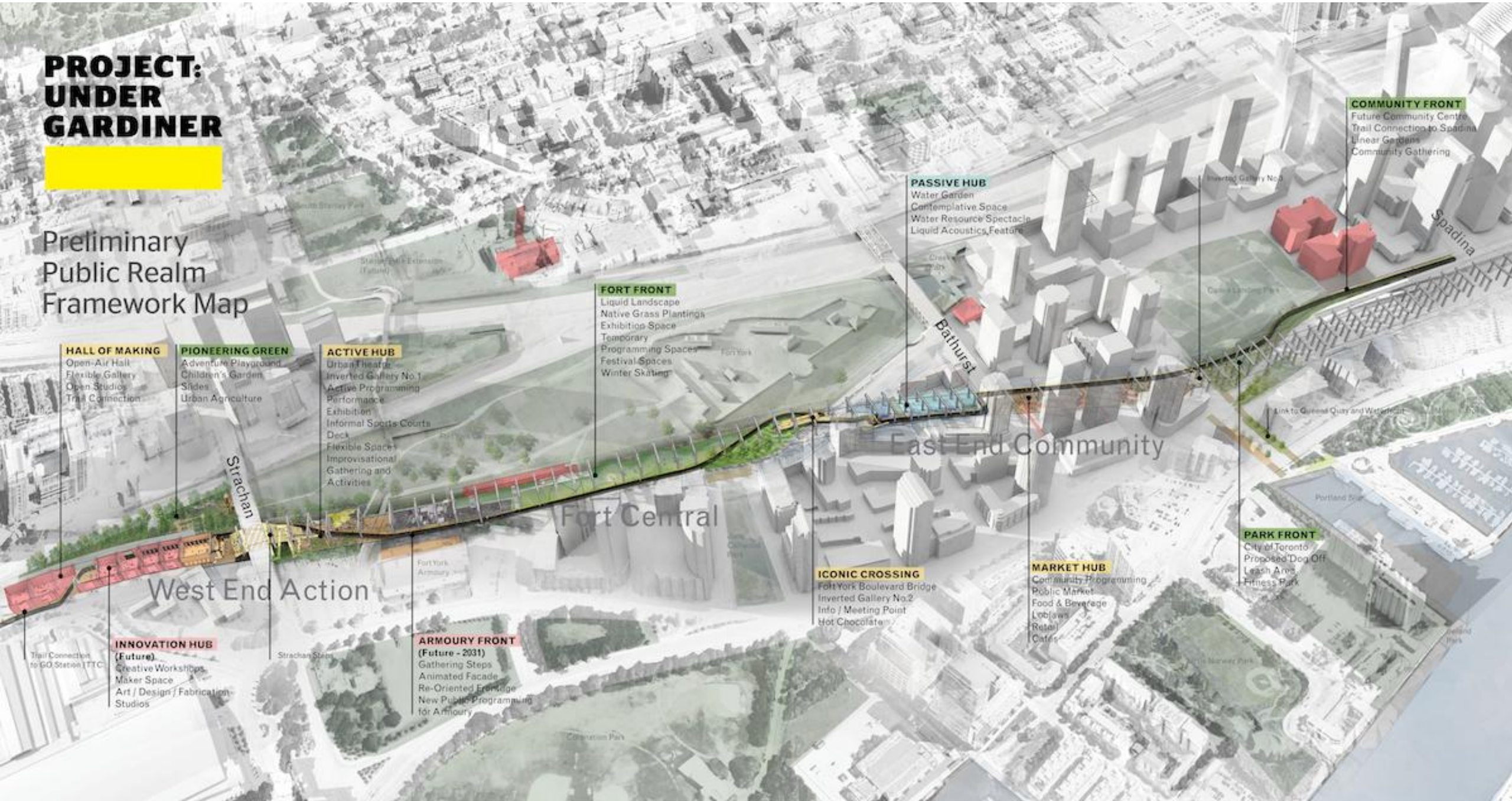




Image by PUBLIC WORK, for TOcore

# PROJECT: UNDER GARDINER

## Preliminary Public Realm Framework Map





Wintertime at Fort York Boulevard. © PUBLIC WORK



Rethinking the  
water's edge.







new  
approaches  
to housing



urbanizing classic suburbs  
gentle density + new housing types



City of Toronto Archives. Series 1464. s1464 f0004 id0008-pr



The Kingsway

Ashley Road

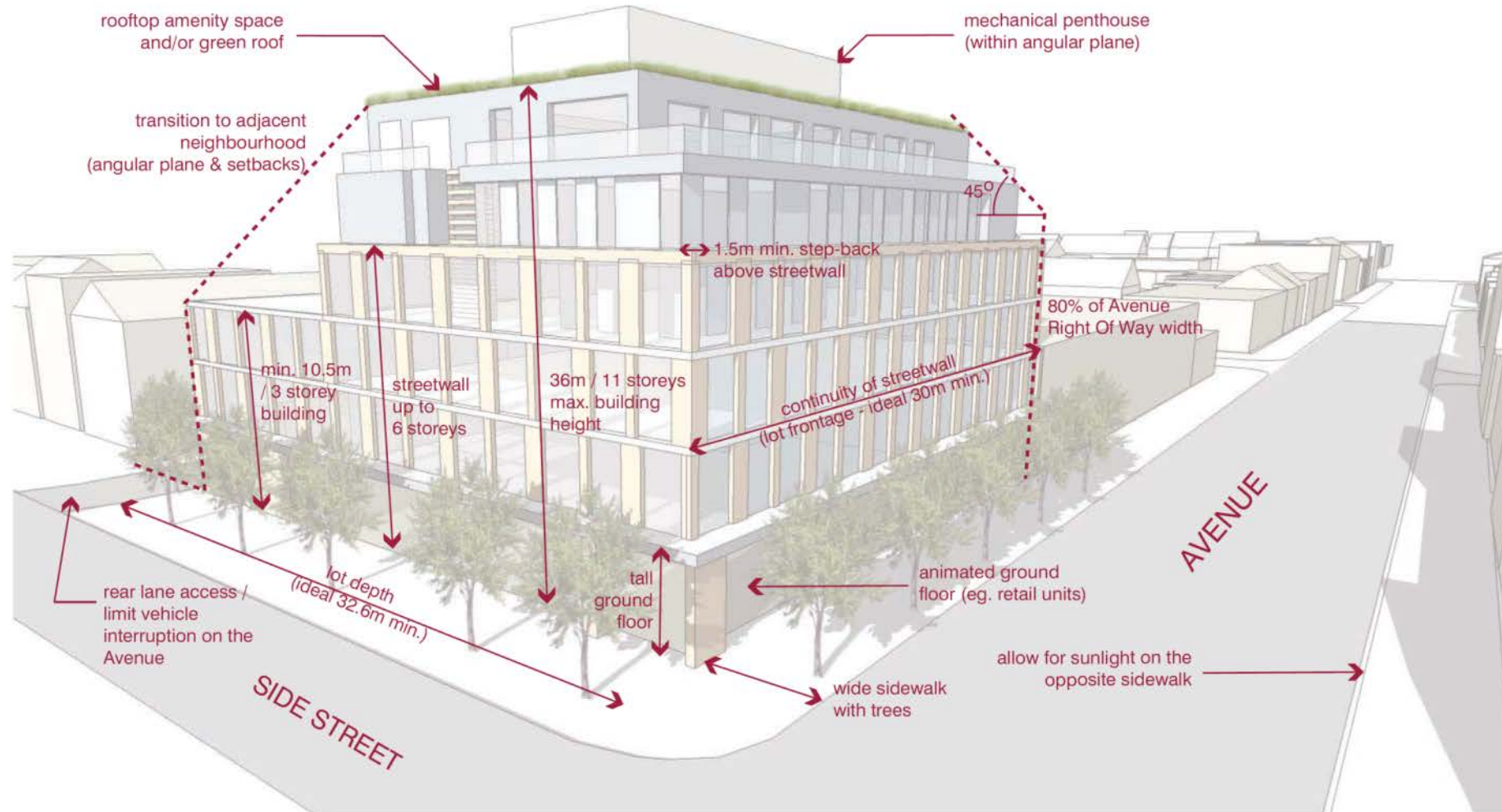
Lambeth Road

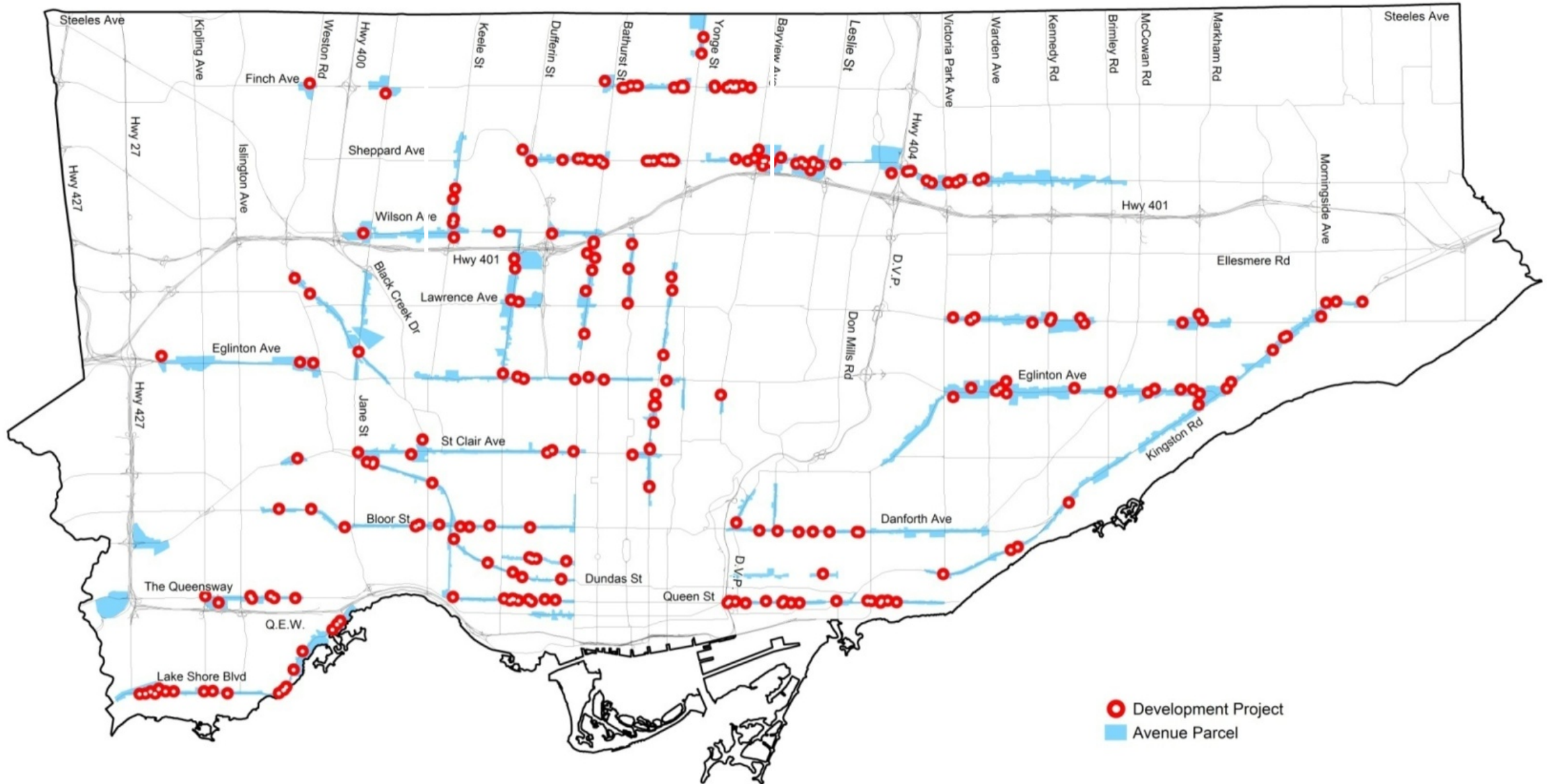
Royal York



embracing the mid-rise city  
completing our urban fabric:  
enhancing liveability

# Mid-Rise Guidelines & Performance Standards









detailed precinct planning  
ensuring the promise materializes

Sidewalk

Labs







Planning the city of  
the future: where will  
growth go? How will  
we create critical  
mass?



public private

partnerships

informed by strong

government policy

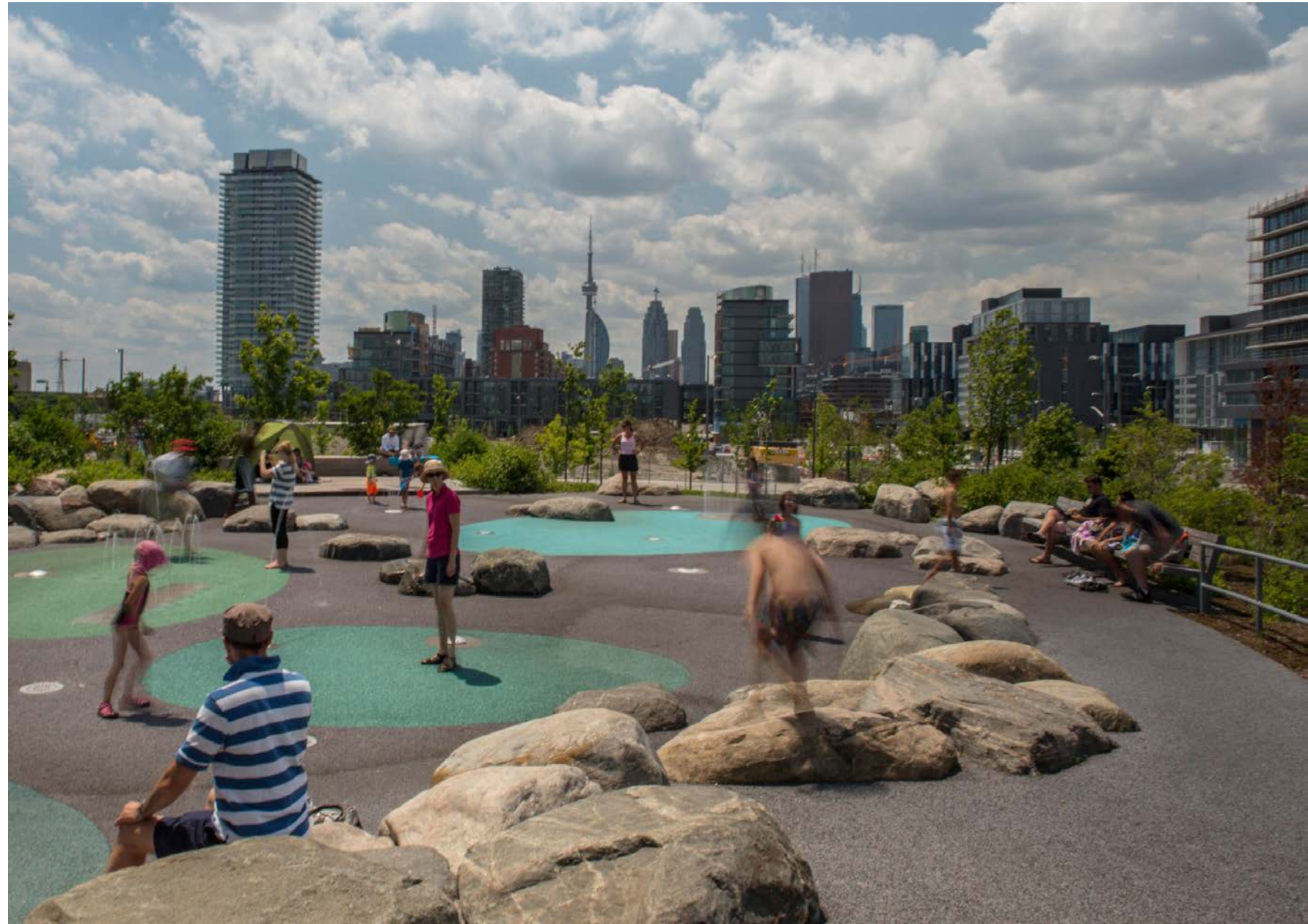


designed for families:

growing up vertical,

without the long

commute



affordable housing as  
a critical part of the  
overall mix







More  
inclusive  
governance



**Welcome**  
**Toronto Planning Review Panel**  
2015-2017

 **TORONTO** Planning Division

# Reset **TO**

Towards Neighbourhood Planning





**CHIEF** PLANNER

roundtable



## PLANNERS IN PUBLIC SPACES (PIPS)



*Come build a piece of your neighbourhood!*



((growing))

conversations

making engagement work

Big city living? It's all

about

neighbourhood life.



# Capitalizing on Growth a prosperous Ohio region for all

@jen\_keesmaat