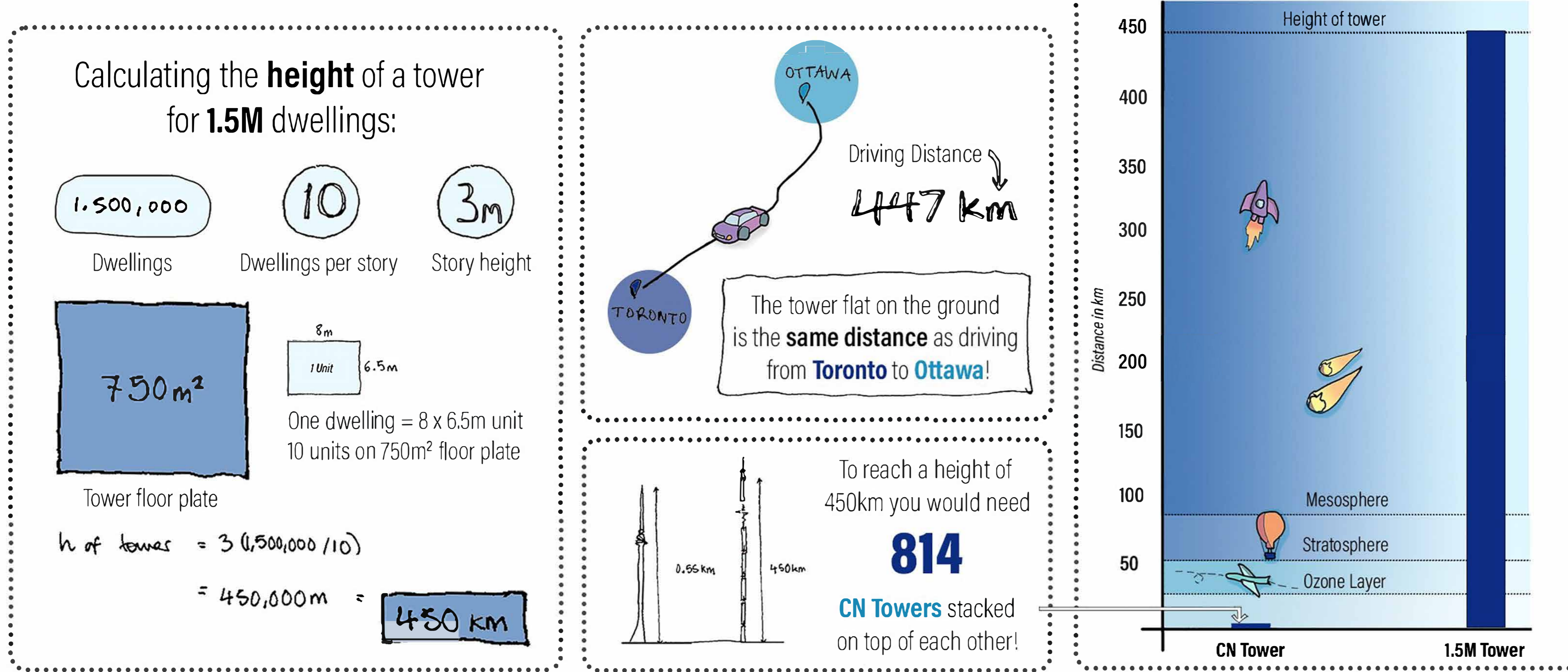
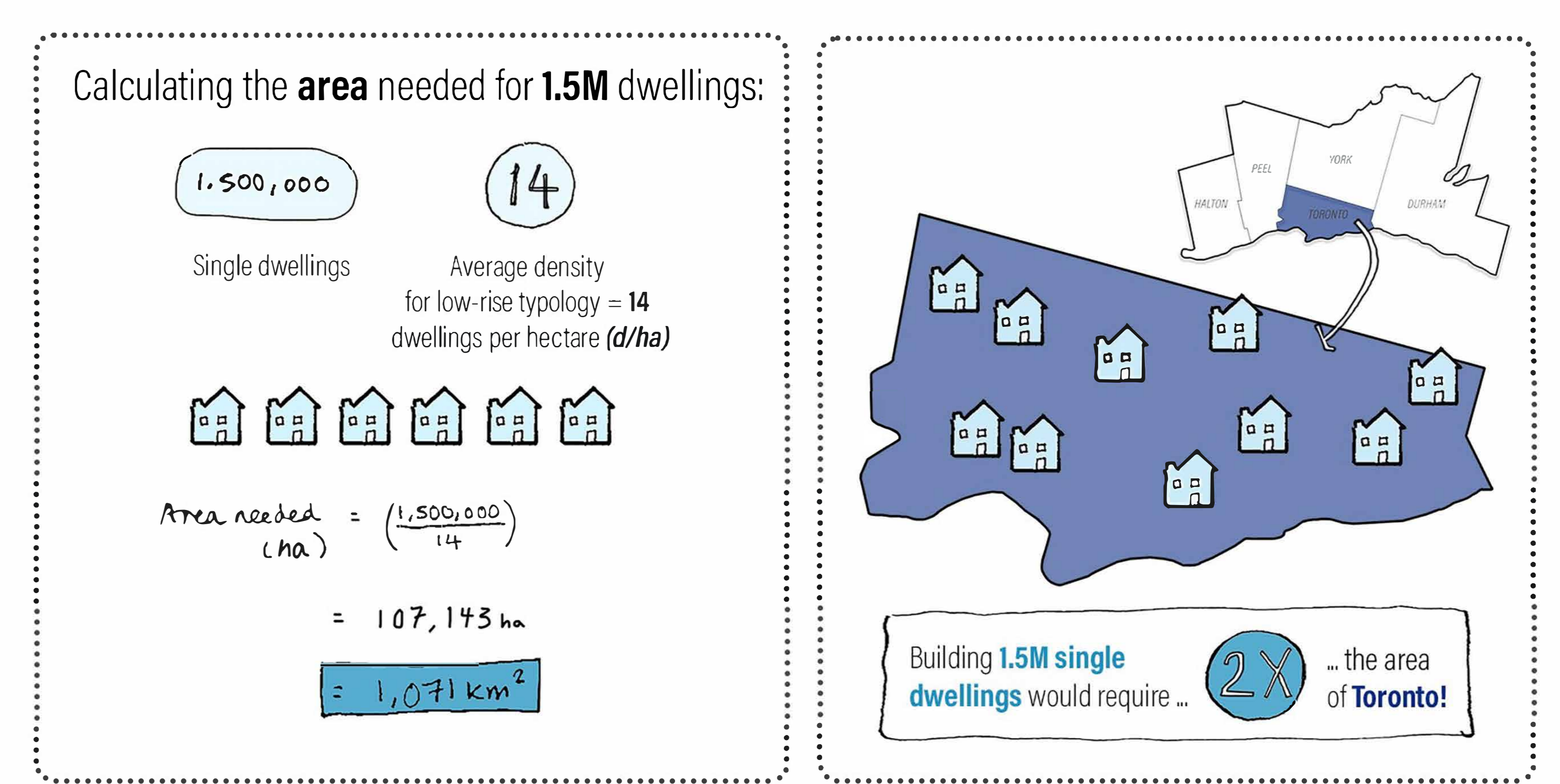


# WHAT DOES 1.5M HOMES LOOKS LIKE?

## WHAT IF WE BUILD A SINGLE TOWER?

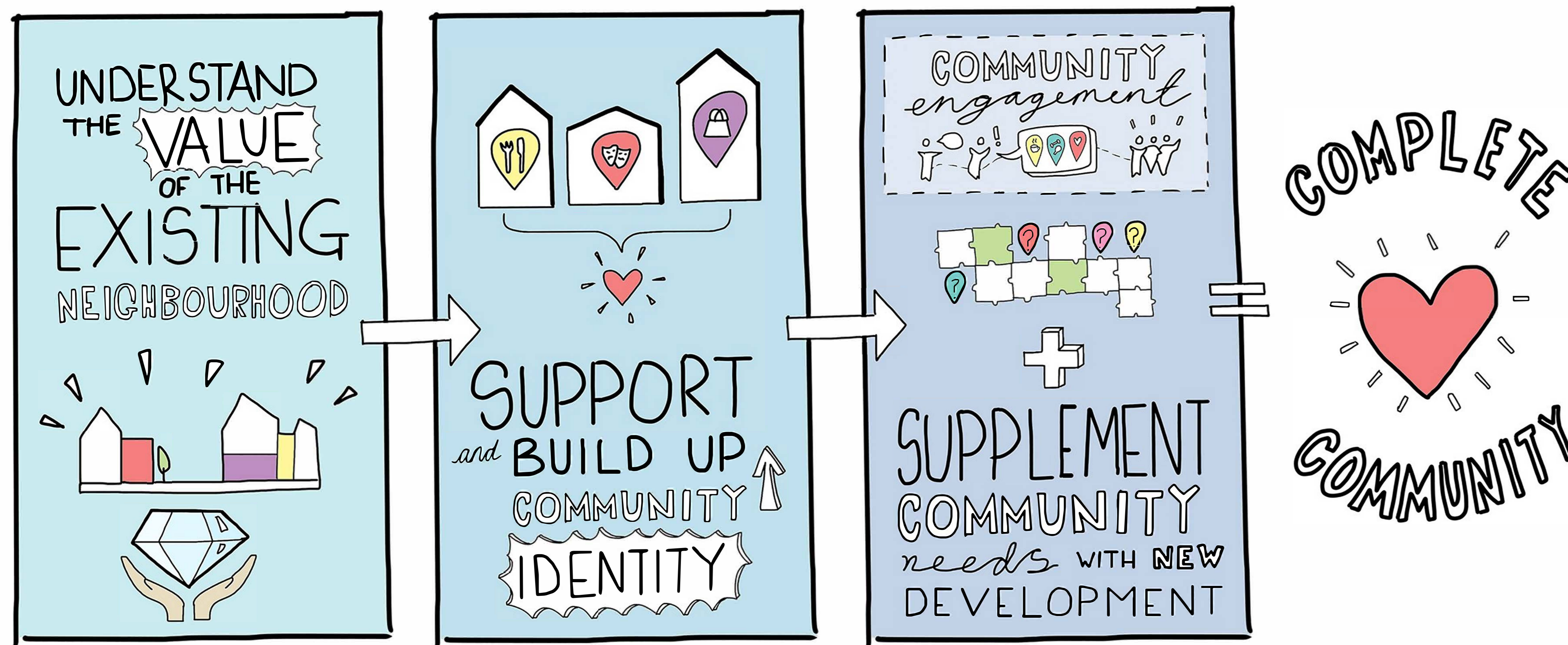


## WHAT ABOUT JUST BUILDING SINGLE DWELLINGS?



# WHAT IF WE TOLD YOU THERE WAS A BETTER SOLUTION?

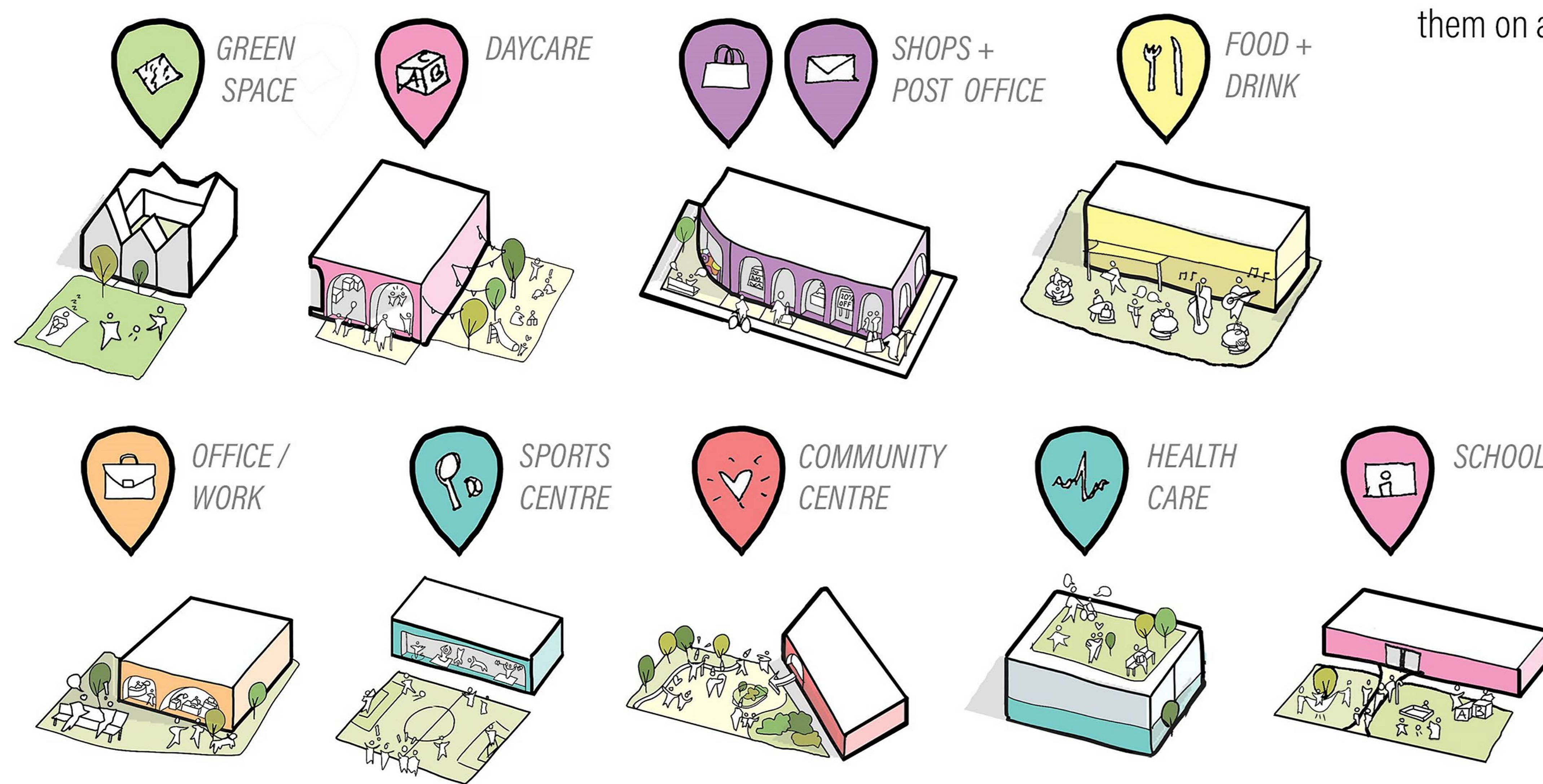
IT'S NOT JUST ABOUT QUANTITY IT'S ABOUT QUALITY OF LIFE! ...



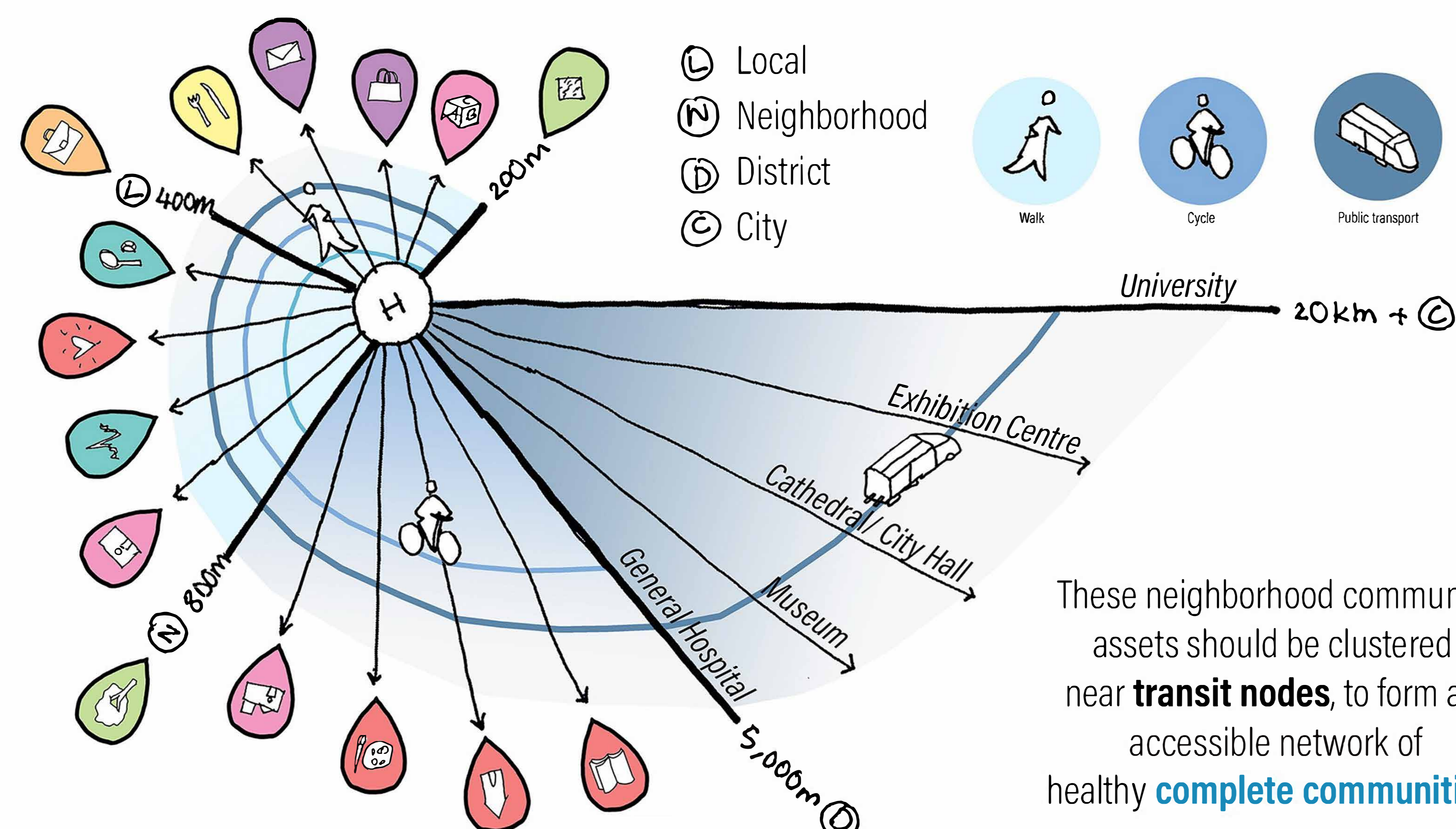
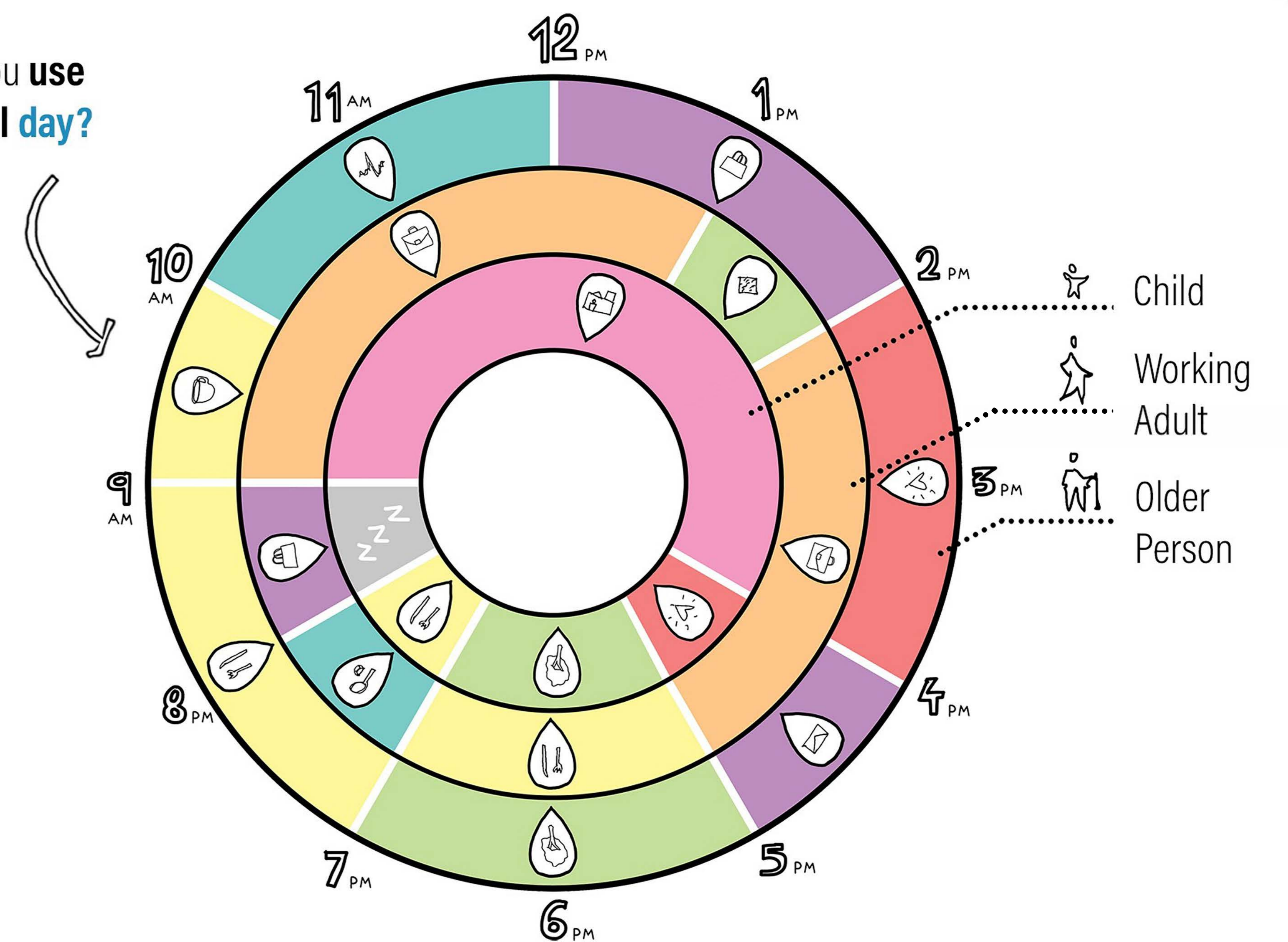
- Design principles to help create complete communities:
- Multi-modal Connectivity
  - Flexibility
  - Short Blocks
  - Access to Active Green Space
  - Varied Housing Types
  - Age in Place
  - True Mixed Use
  - Active Street Frontages
  - Internal Courtyards
  - Support Local Business
  - Invest in Communities
  - Adaptive Re-use
  - Reclaiming Our Streets
  - Walkable Human Scale

## HOW DO WE DESIGN NEIGHBORHOODS FOR PEOPLE OF ALL AGES?

What kind of things would you want near your home?

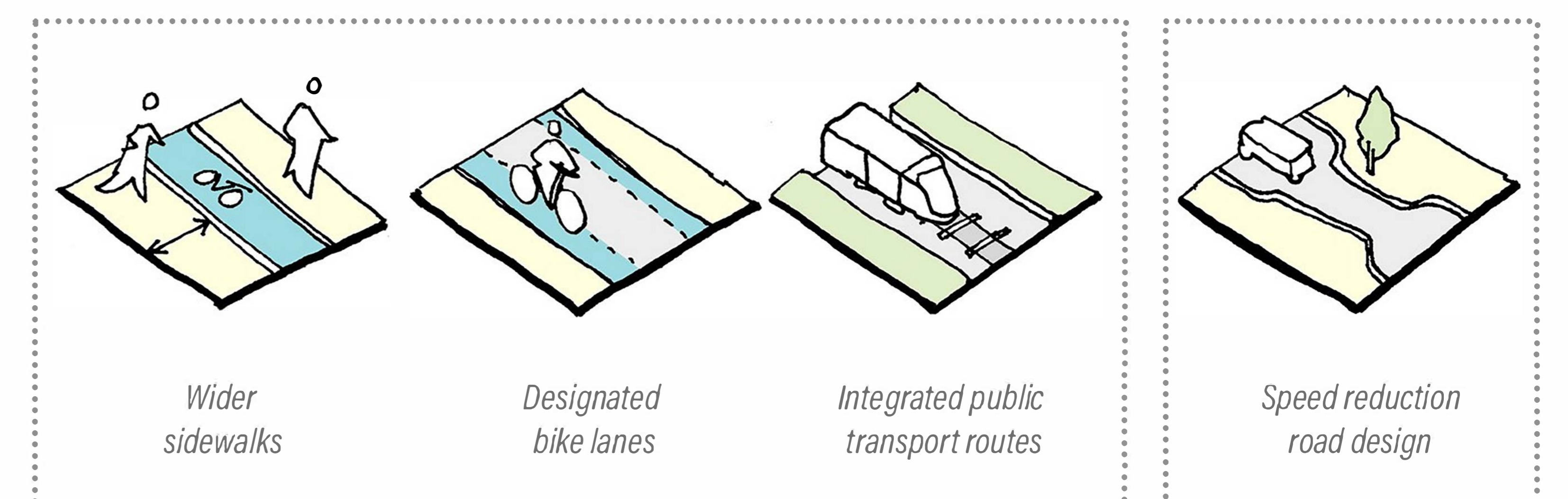


How might you use them on a typical day?

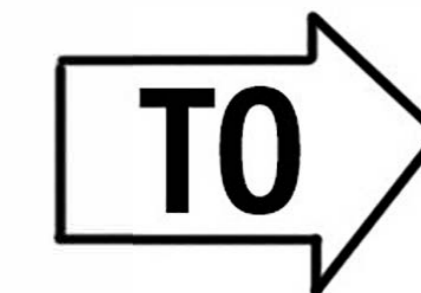


## PEOPLE CENTERED HUMAN SCALE DESIGN

Variety of **flexible, permeable** ways of transport focused around a **transit node**:



Emphasis on **sustainable, well designed** alternative routes of movement ...

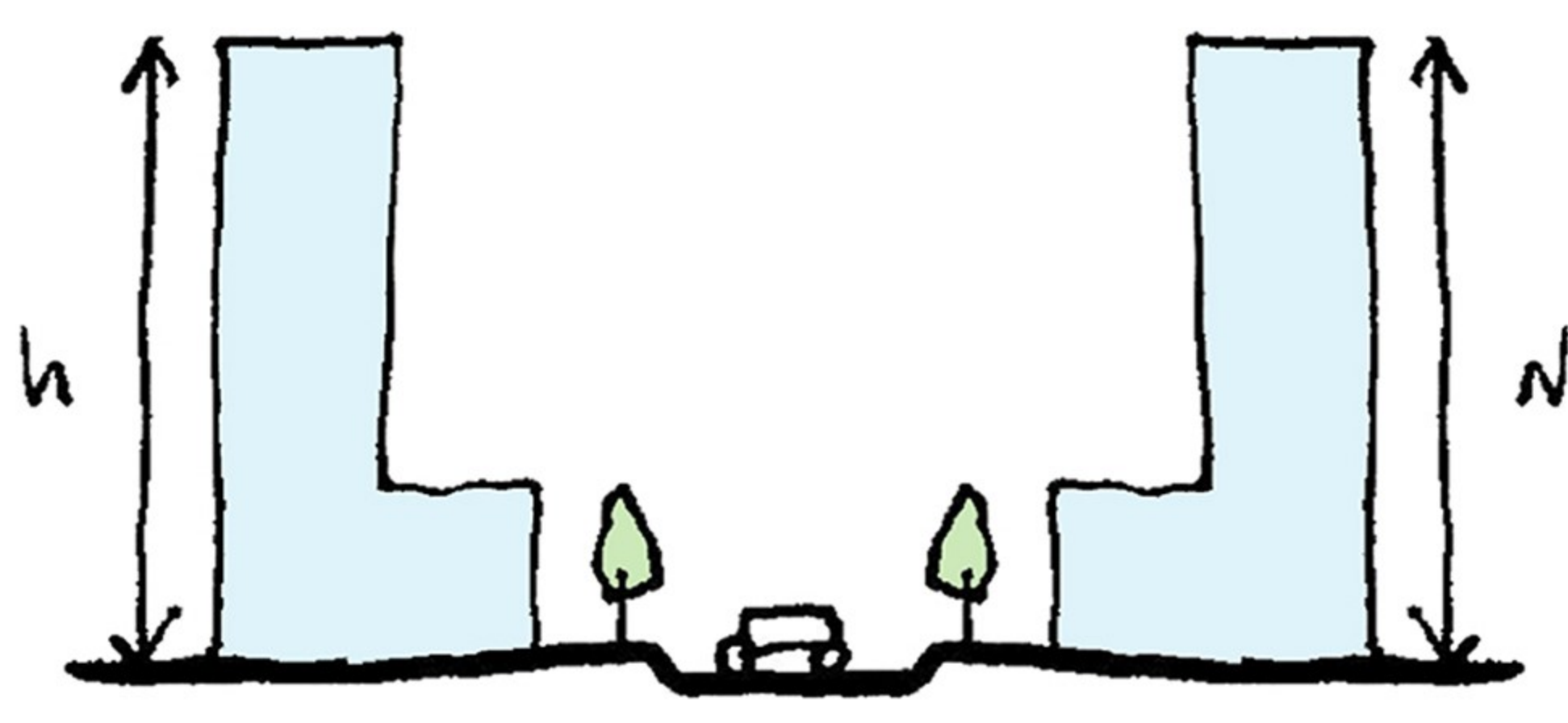


Reduce the dependency on **individual cars**

# WHAT HAPPENS IF WE MAKE THE GUIDELINES AS OF RIGHT?

## MAKING THE GUIDELINES AS OF RIGHT

### BUT WHAT DOES AS OF RIGHT MEAN?



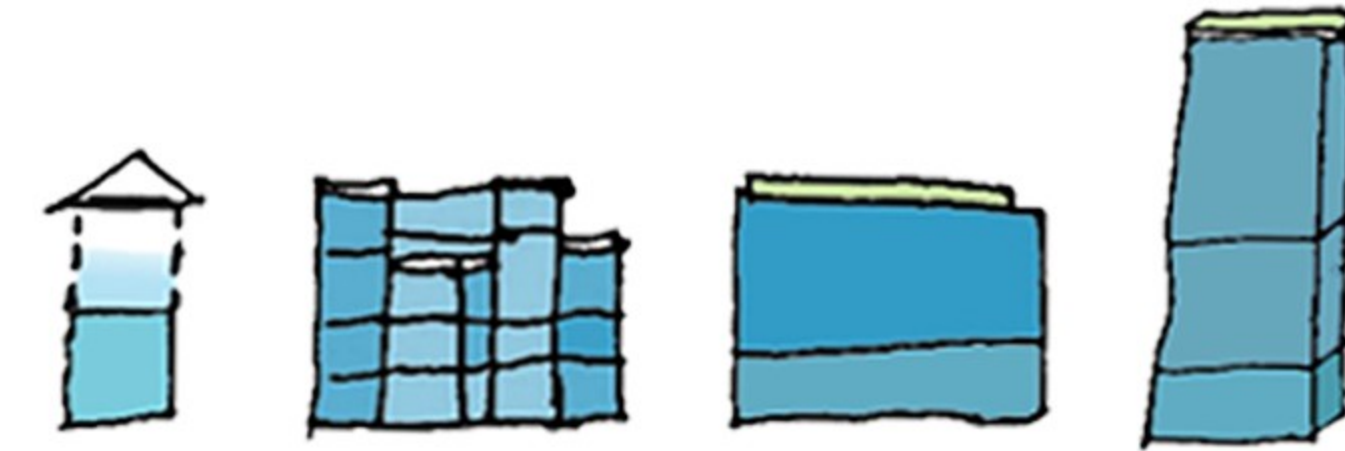
Building to the heights already allowed

What are the **benefits**?

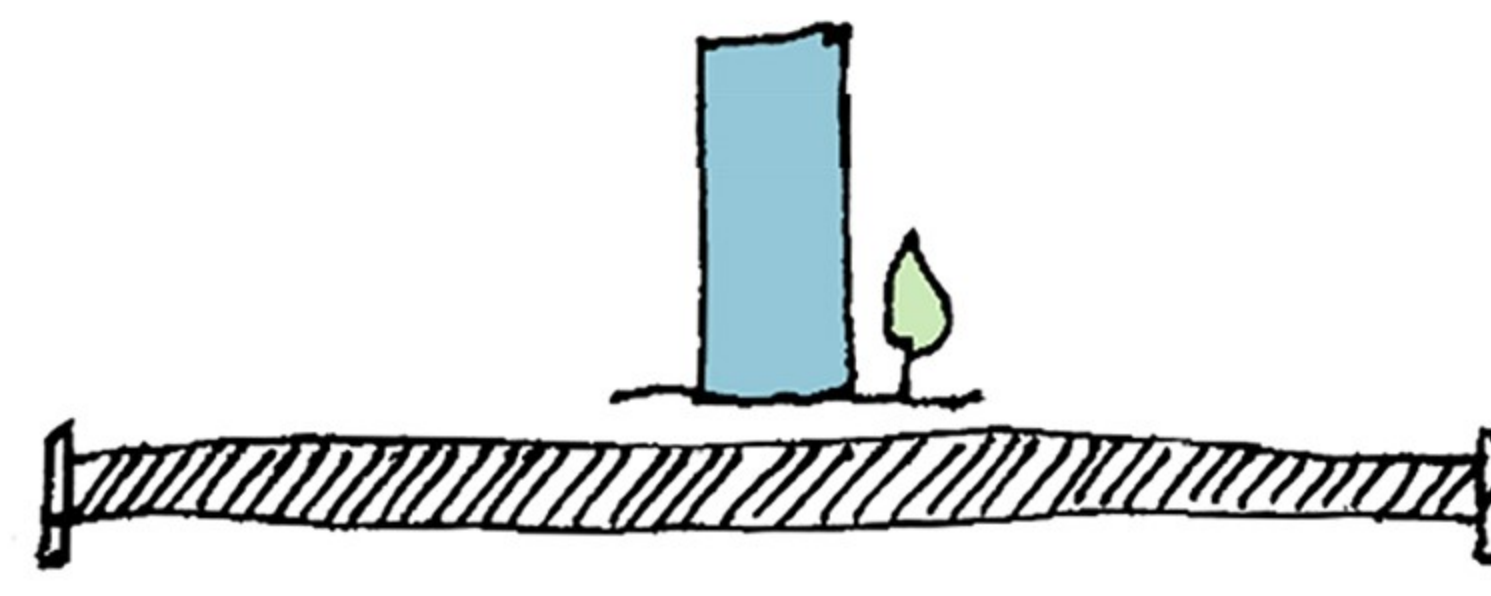
### 1) MONEY SAVED



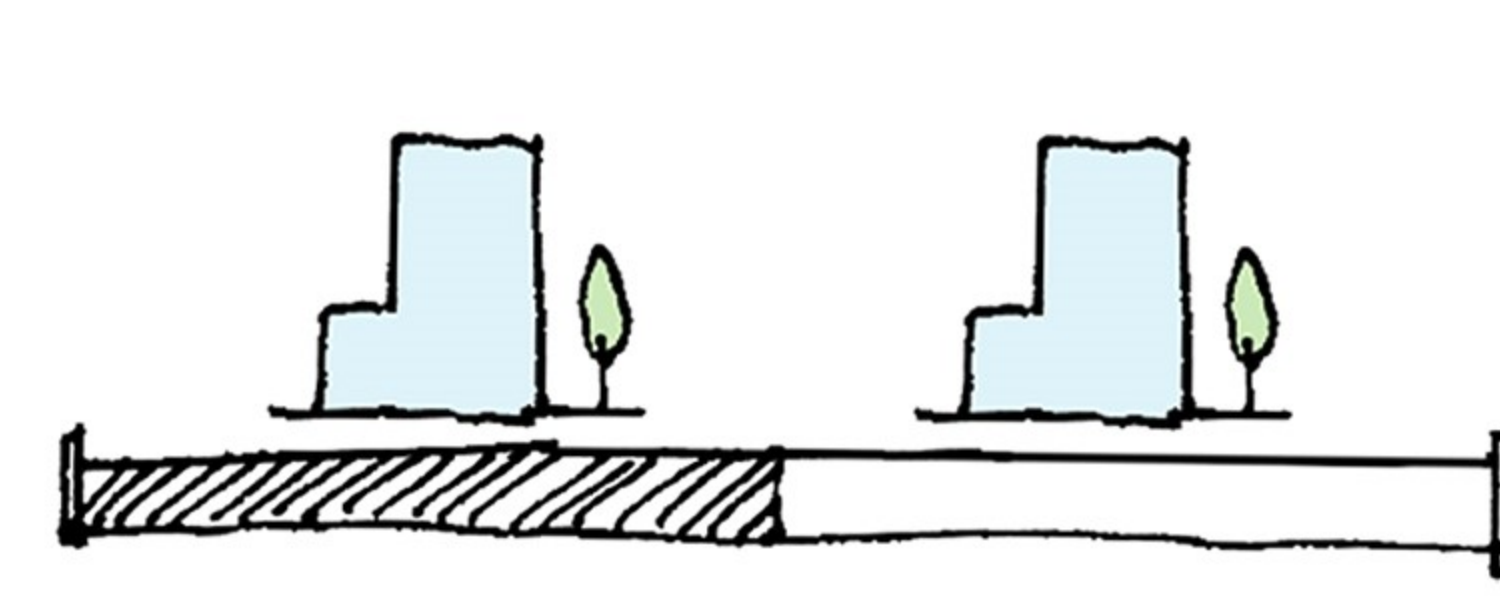
### 2) MORE HOMES BUILT



### 3) TIME SAVED

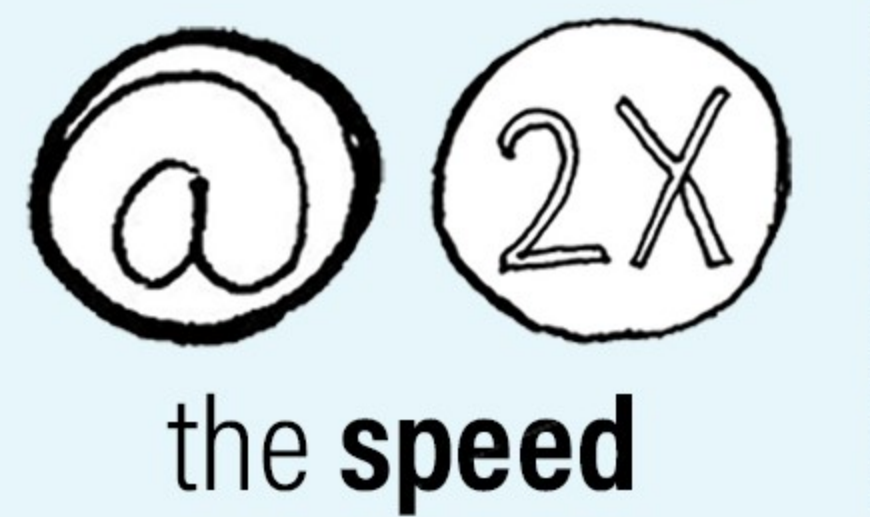


Current approval time in Toronto



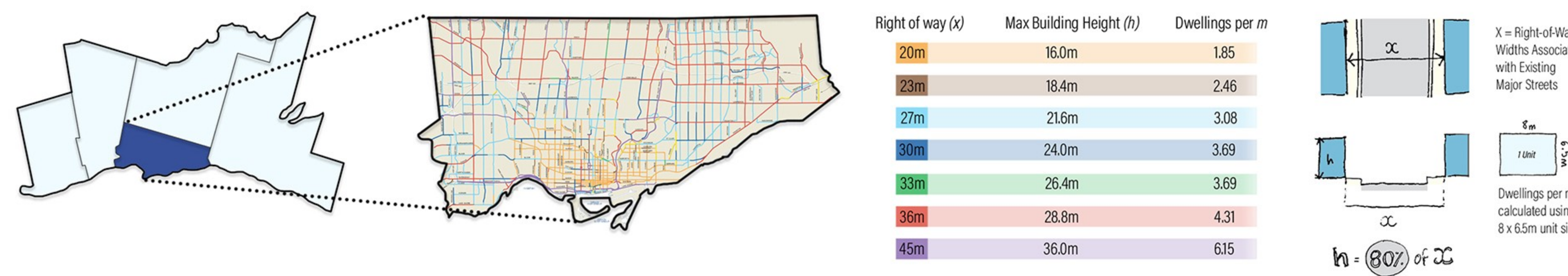
Time taken to build As of Right

Deliver housing

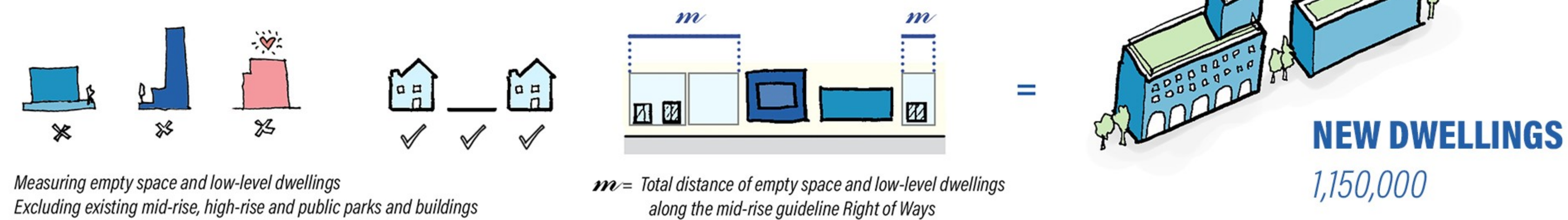


## MAKING THE MID-RISE GUIDELINES AS OF RIGHT:

Calculating dwellings per meter for each mid-rise guideline:



Calculating the total available distance:



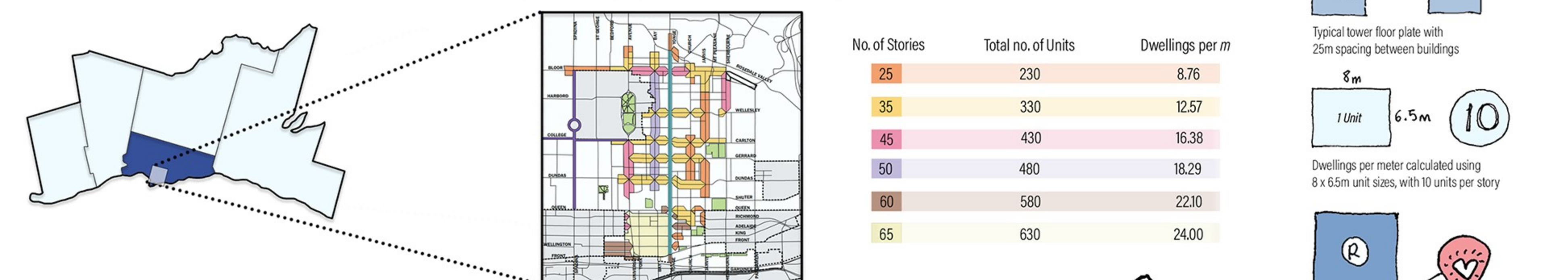
Measuring empty space and low-level dwellings  
Excluding existing mid-rise, high-rise and public parks and buildings

Total distance of empty space and low-level dwellings  
along the mid-rise guideline Right of Ways

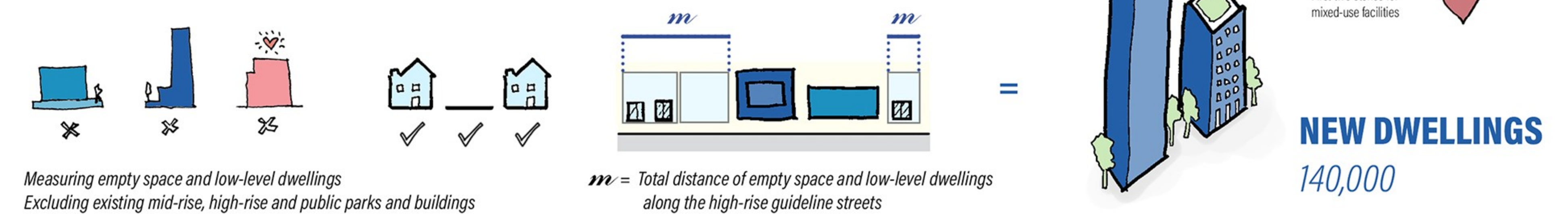
**NEW DWELLINGS**  
1,150,000

## MAKING THE TALL BUILDING GUIDELINES AS OF RIGHT:

Calculating dwellings per meter for each tall building guideline:



Calculating the total available distance:



Measuring empty space and low-level dwellings  
Excluding existing mid-rise, high-rise and public parks and buildings

Total distance of empty space and low-level dwellings  
along the high-rise guideline streets

**NEW DWELLINGS**  
140,000

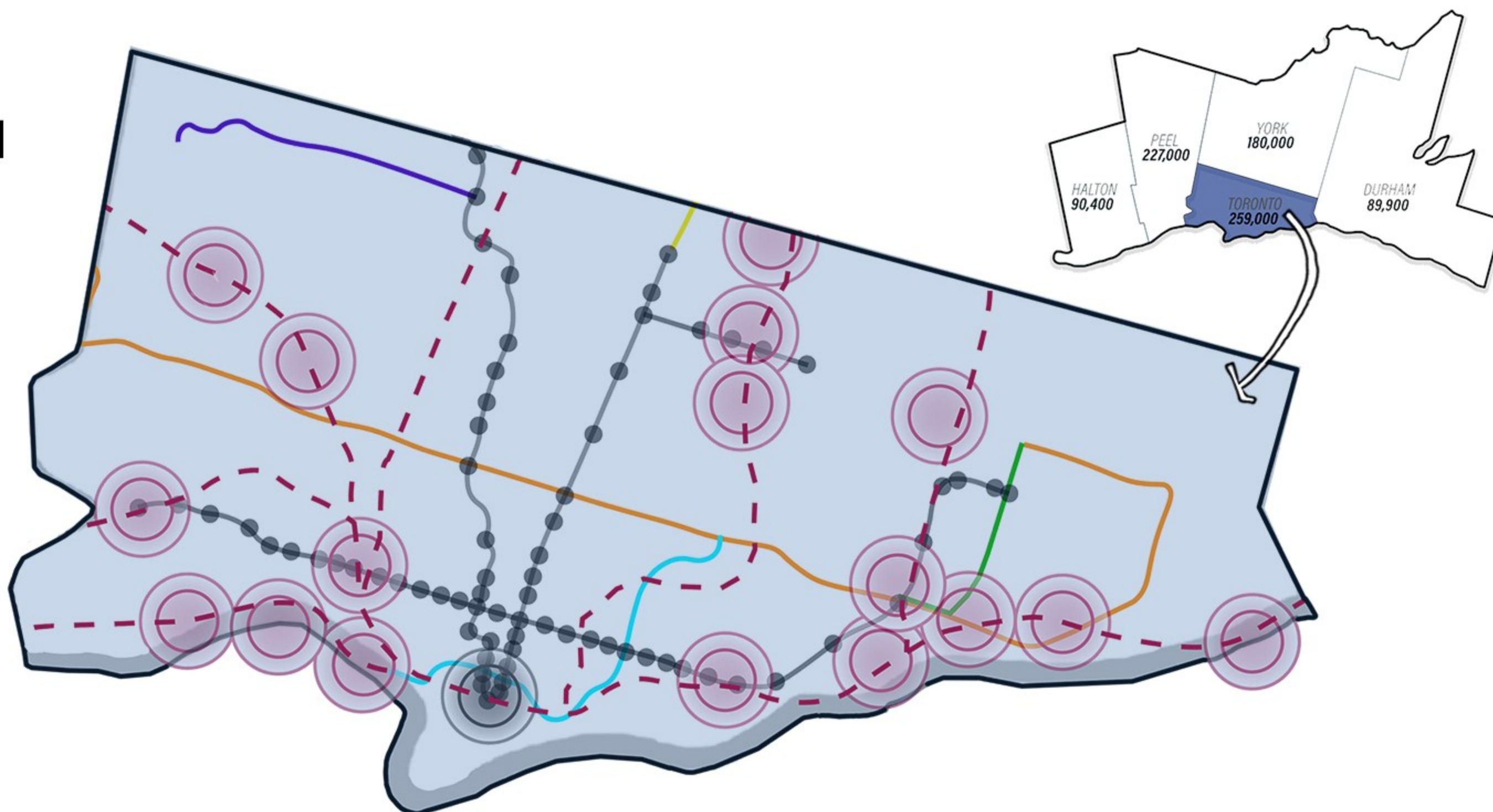
# HOW MANY MORE HOMES IN THE TORONTO REGION?

## SUSTAINABLY DENSIFYING EXISTING TRANSIT NODES...

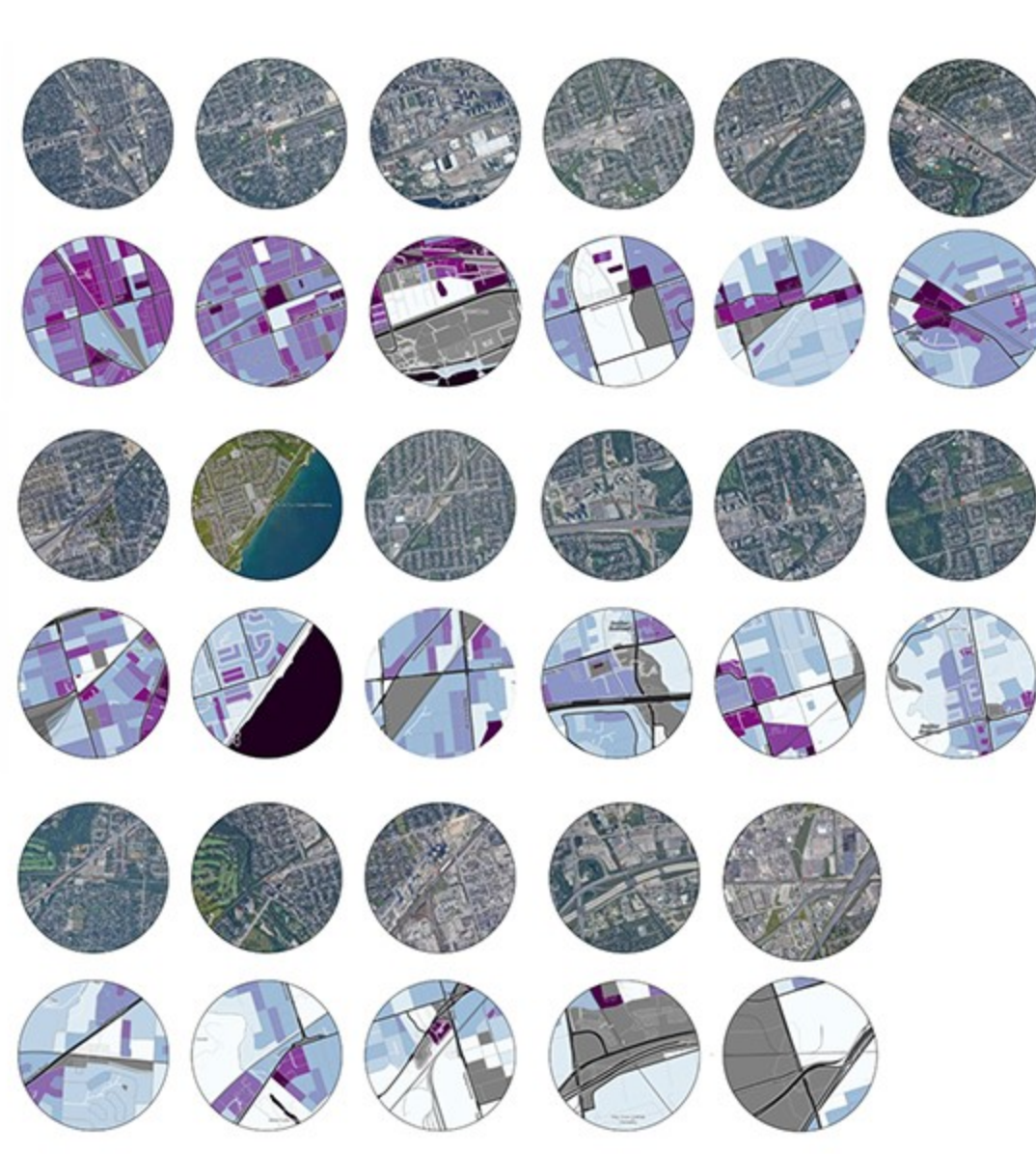
Map showing the existing and proposed transit routes in the Toronto area:

Map Key:

- GO Transit Stop
- Existing Subway Lines
- Eglinton Cross-town LRT
- Scarborough Subway Extension
- Yonge North Subway Extension
- Finch West LRT
- Ontario LRT



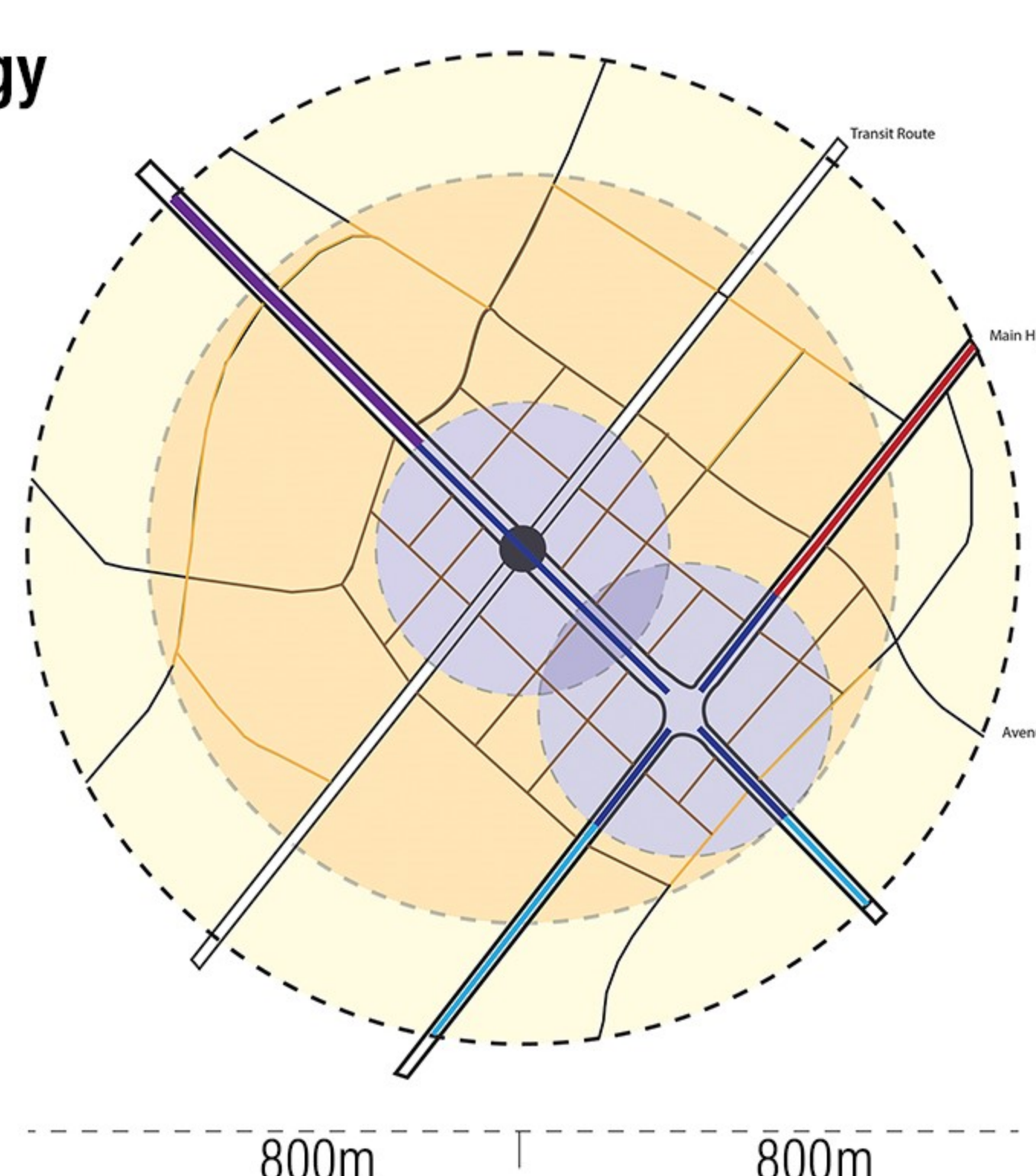
Existing density (d/ha) within 800m radius of transit nodes:



### Urban Prototype Typology

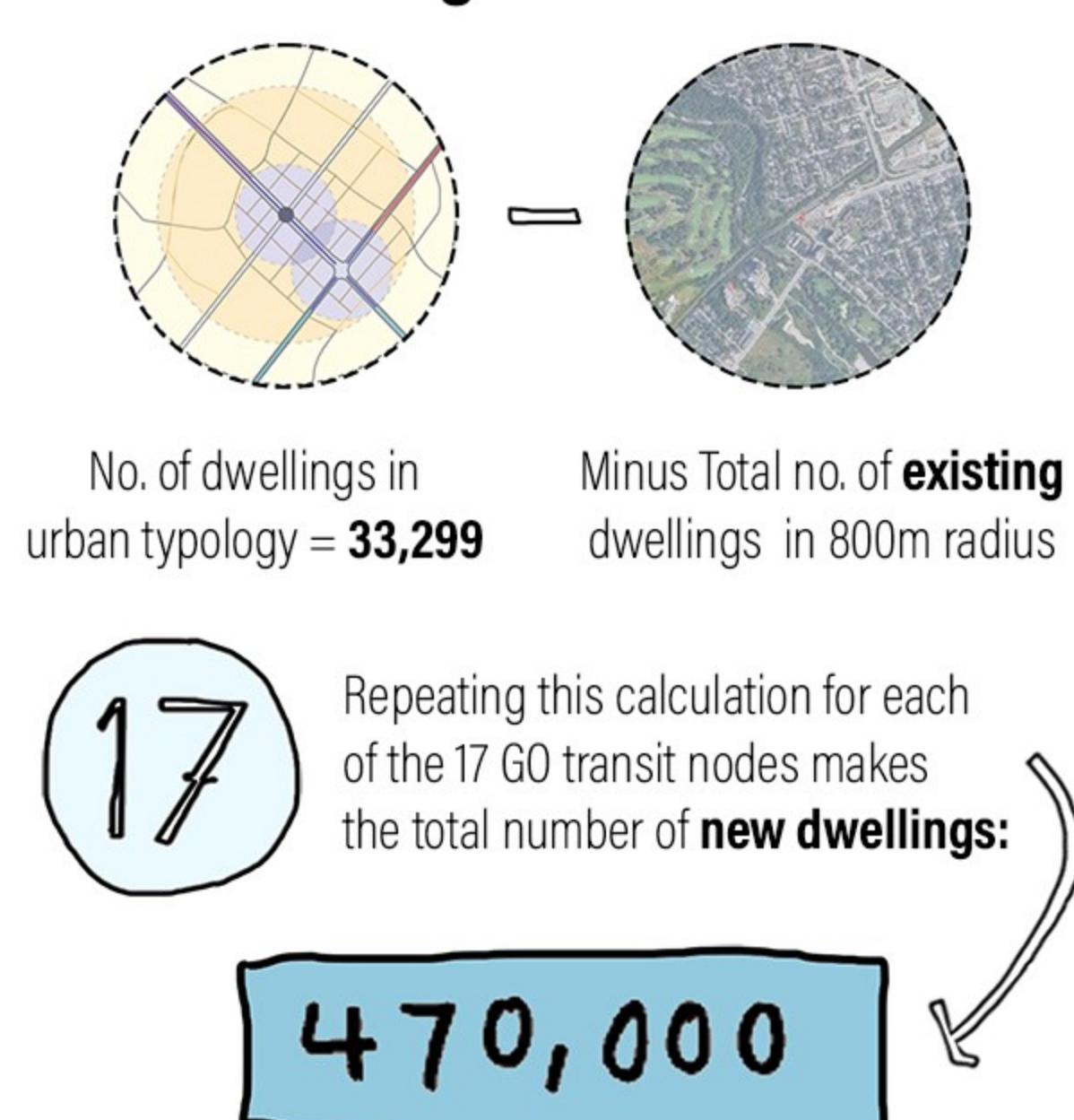
Using an 800m radius around a transit hub to create an example density/ number of dwellings within an urban transit area.

- Transit Node
- Most Dense Areas High-rise/ Mid-rise
- Mid-rise/ Triplex/ Duplex/ Single
- Single Dwellings



- SINGLE DWELLINGS** 4,016
- MID-RISE DWELLINGS** 23,276
- TALL BUILDING DWELLINGS** 6,007

Calculating the total number of new dwellings in the Toronto area:



17 Repeating this calculation for each of the 17 GO transit nodes makes the total number of new dwellings: **470,000**

### ① Densifying Transit Nodes



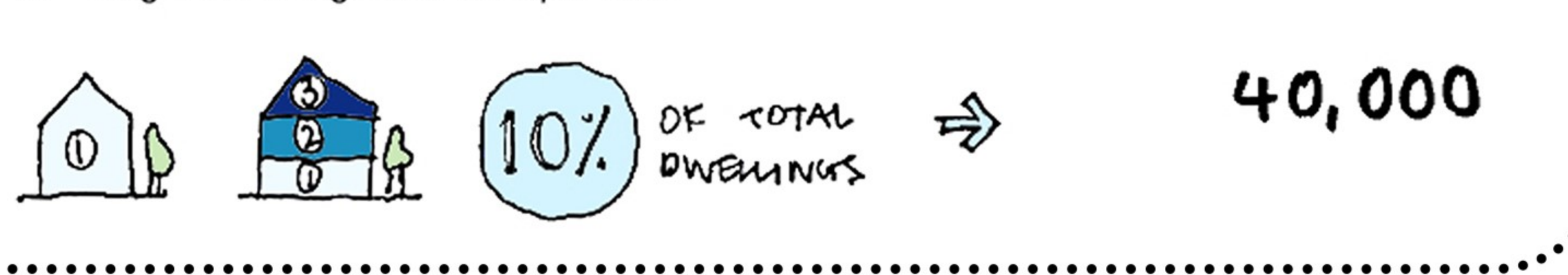
### ② Mid-rise Right of Way Guidelines



### ③ Downtown Tall Buildings Guidelines



### ④ Single Dwellings into Multiple Units

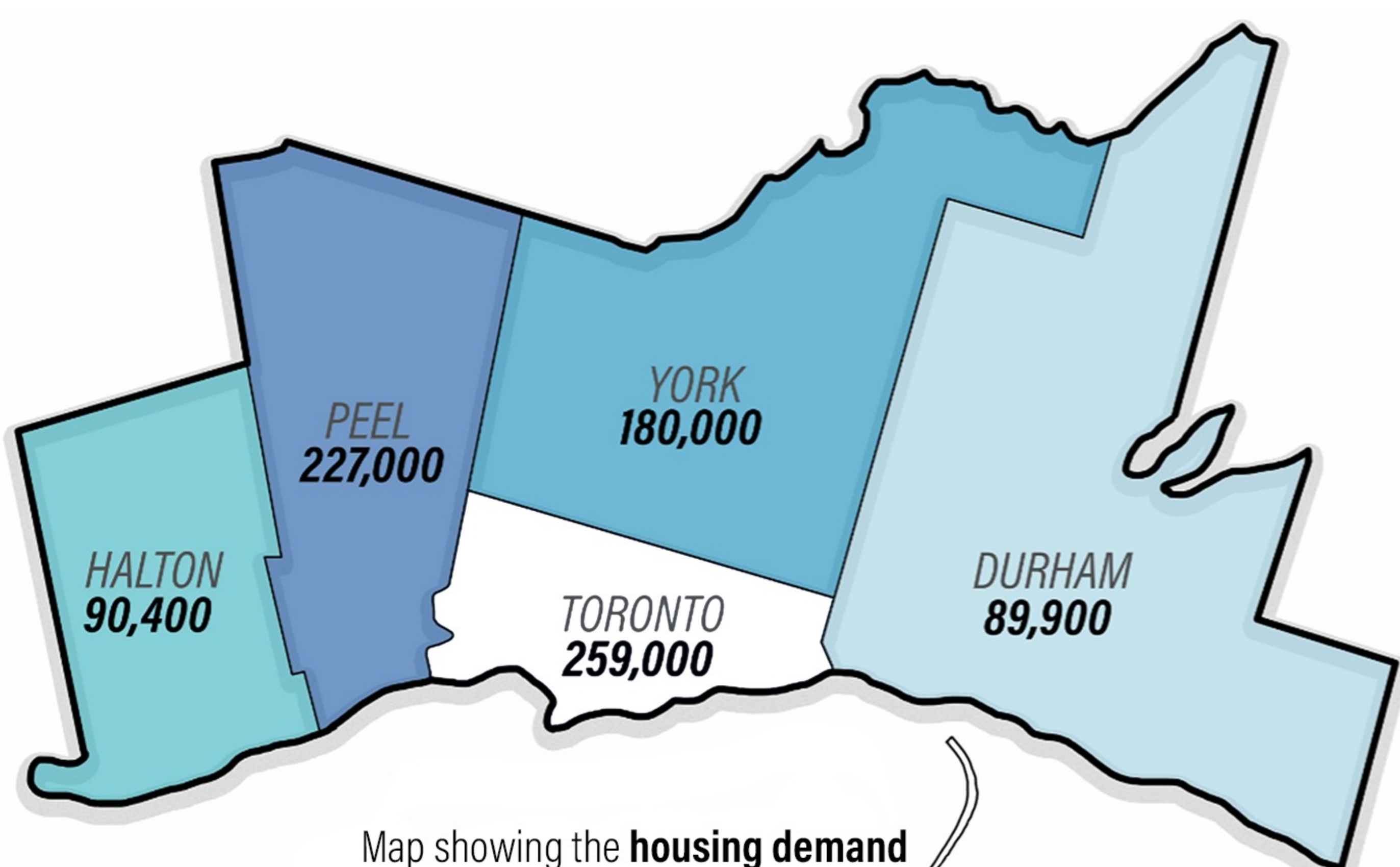


**1,800,000**

## WHAT ABOUT DOING THIS ELSEWHERE?

Using techniques seen above we could tackle the housing demand in the GTA and wider Ontario:

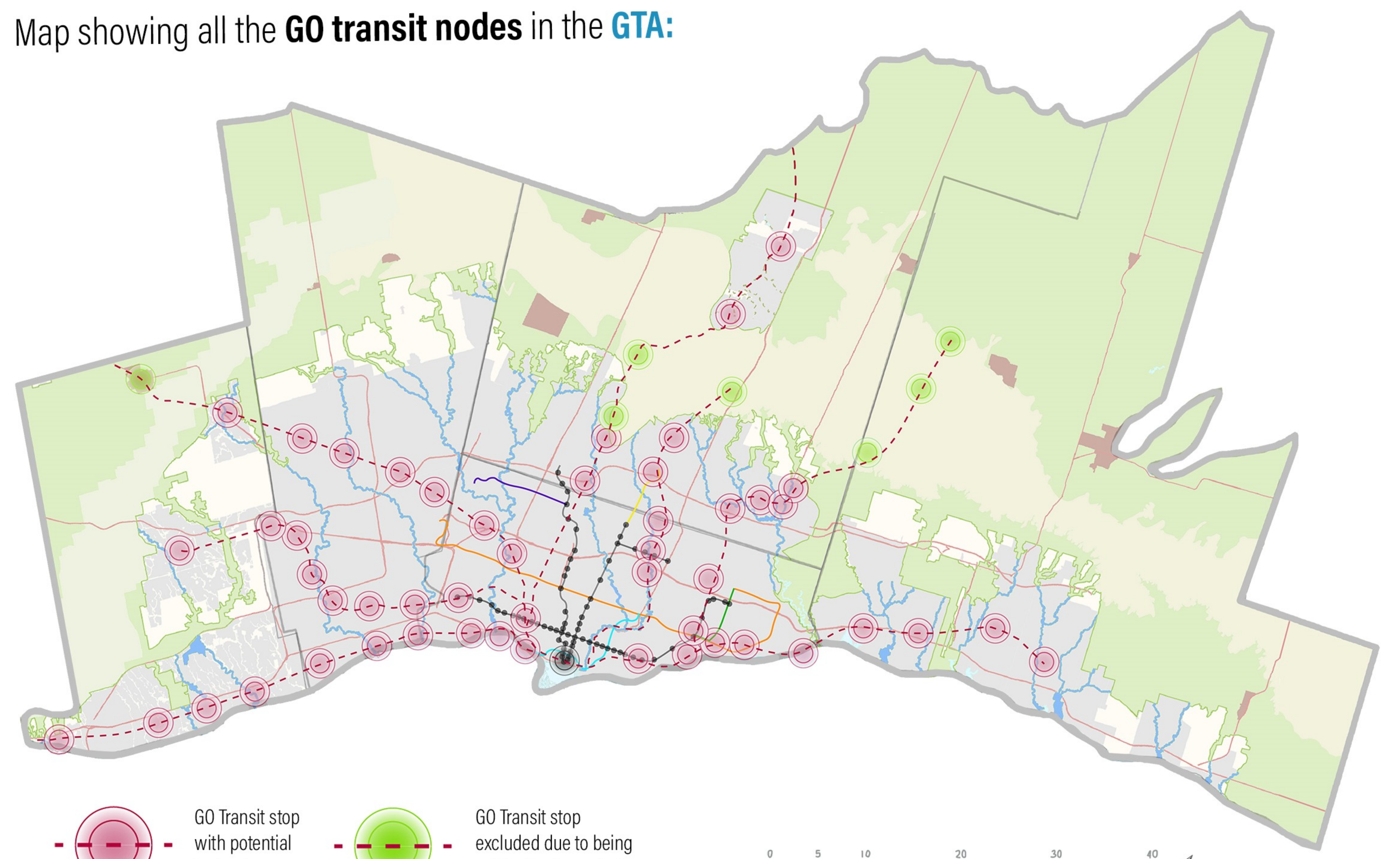
By sustainably densifying the existing transit nodes within each region.



Map showing the housing demand within each region of the GTA

Source: ONTARIO'S NEED FOR 1.5 MILLION MORE HOMES, Smart Prosperity Institute, 2022

Map showing all the GO transit nodes in the GTA:



GO Transit stop with potential to develop / GO Transit stop excluded due to being within the Green Belt

# WHAT COULD THIS LOOK LIKE?

