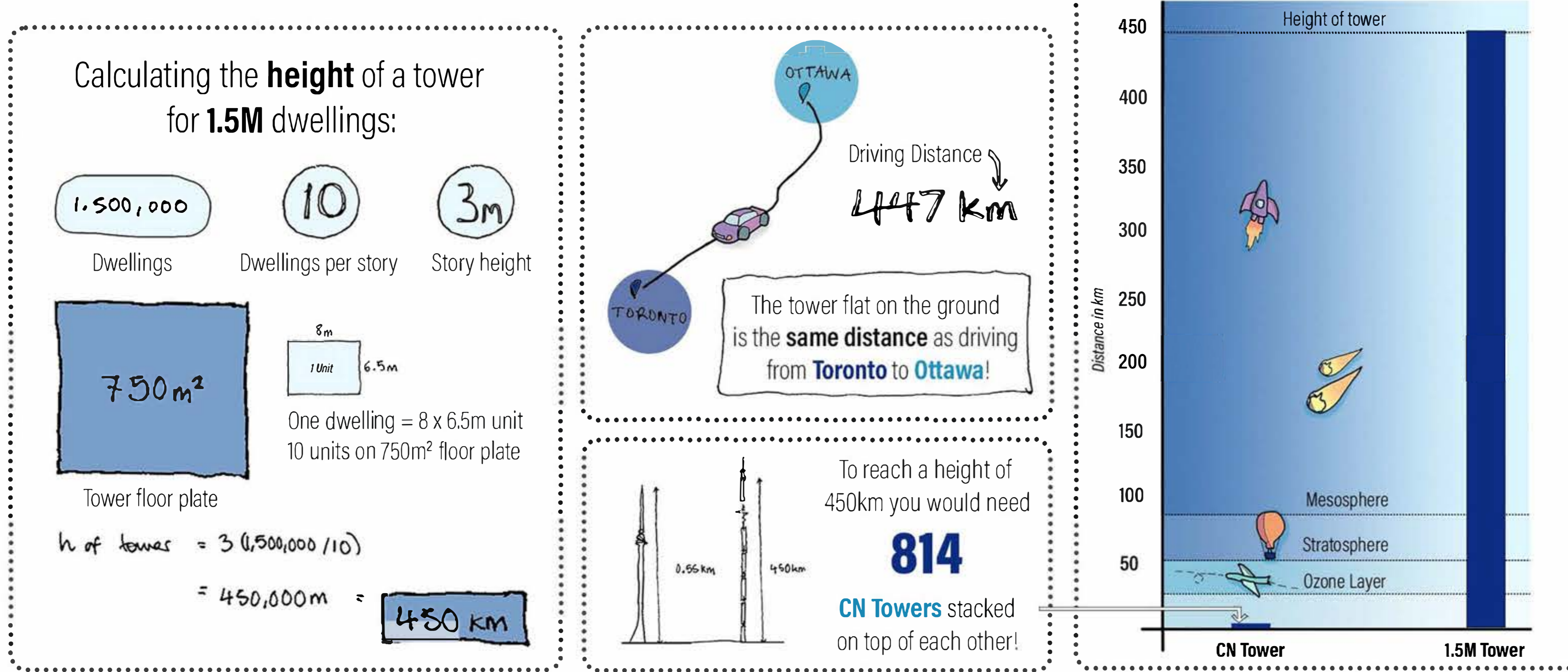
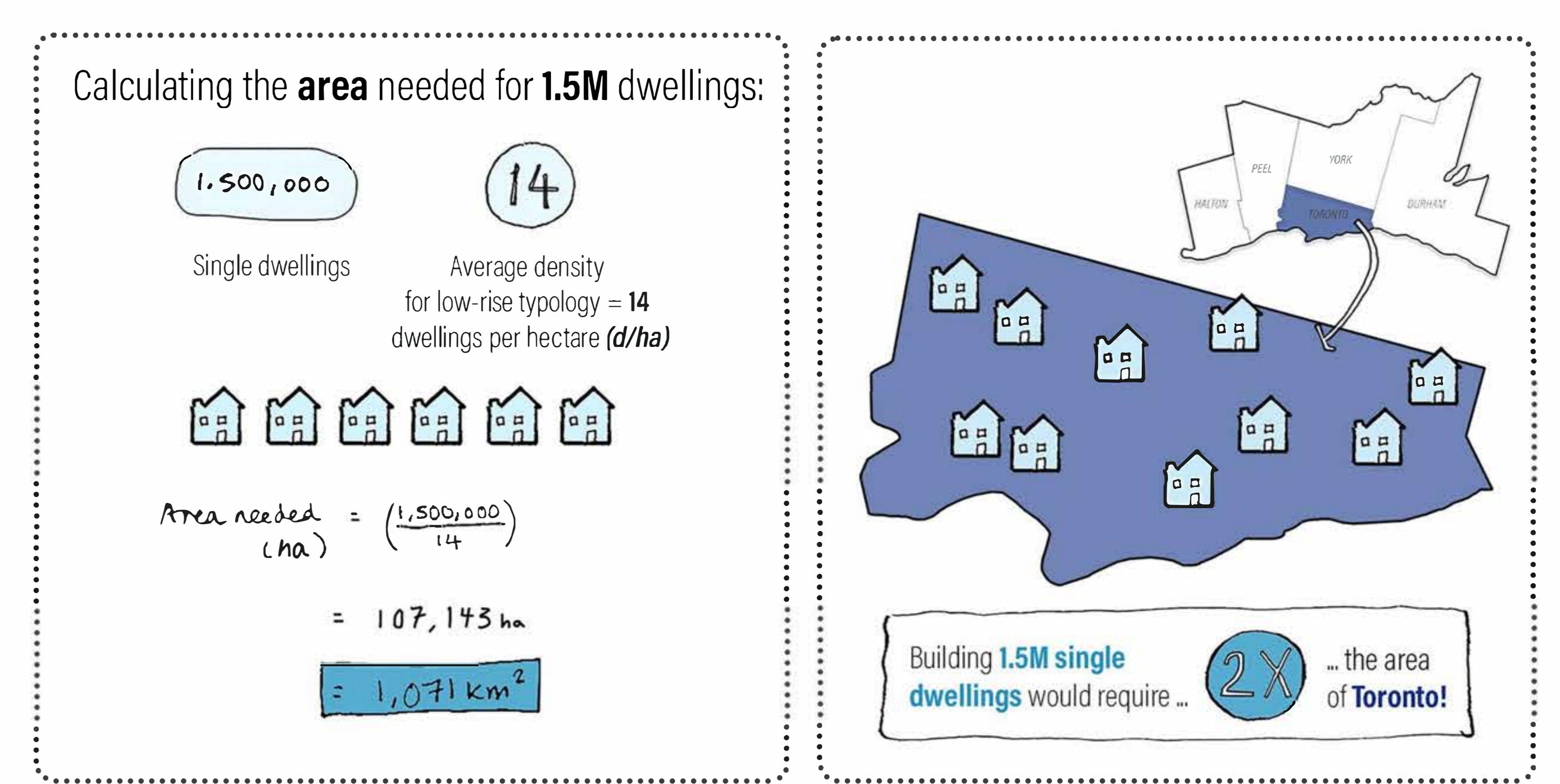


WHAT DOES 1.5M HOMES LOOKS LIKE?

WHAT IF WE BUILD A SINGLE TOWER?

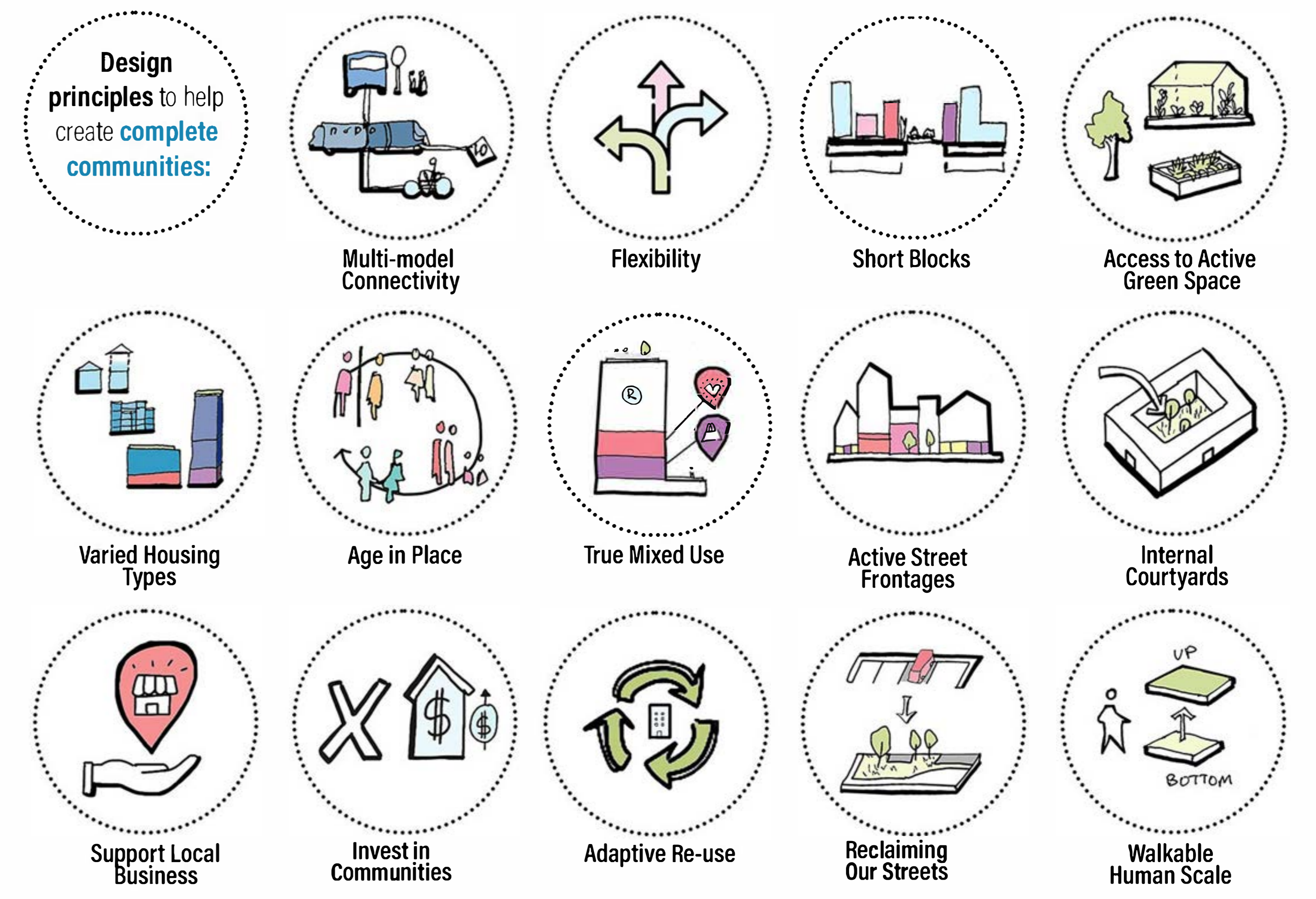
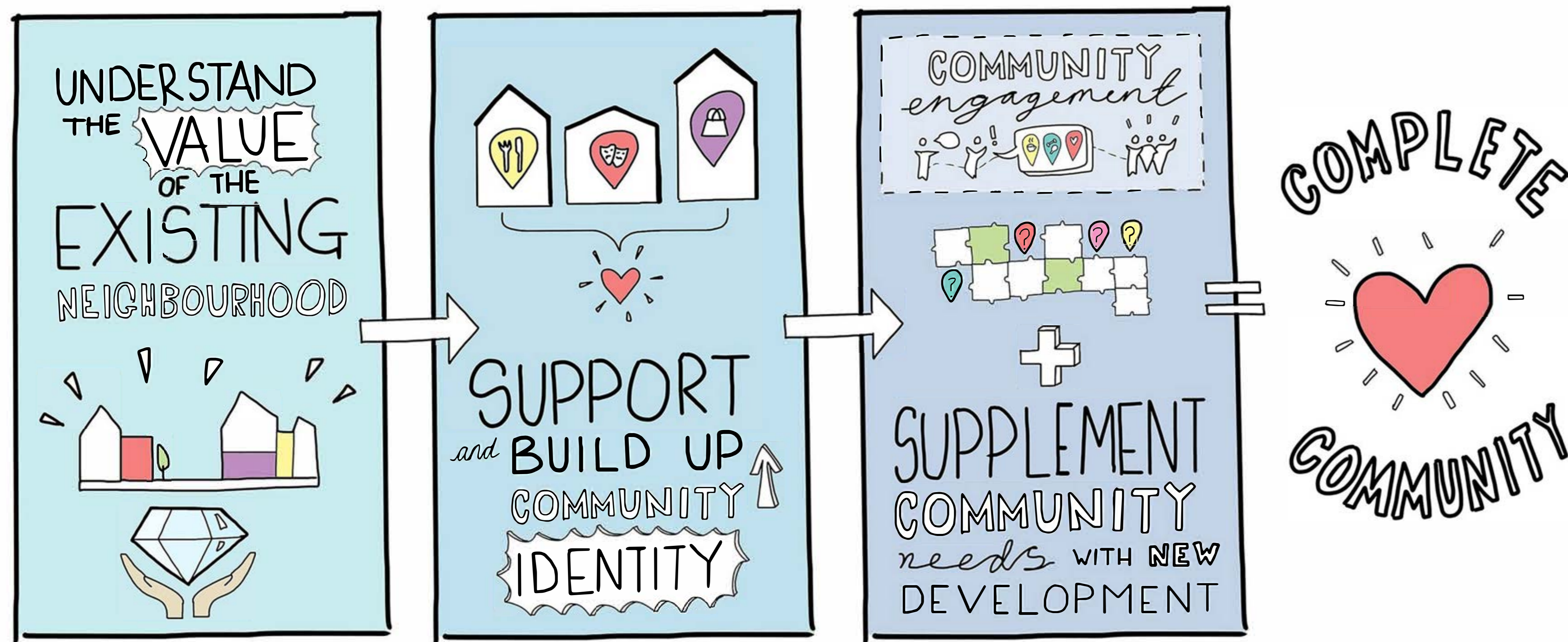


WHAT ABOUT JUST BUILDING SINGLE DWELLINGS?



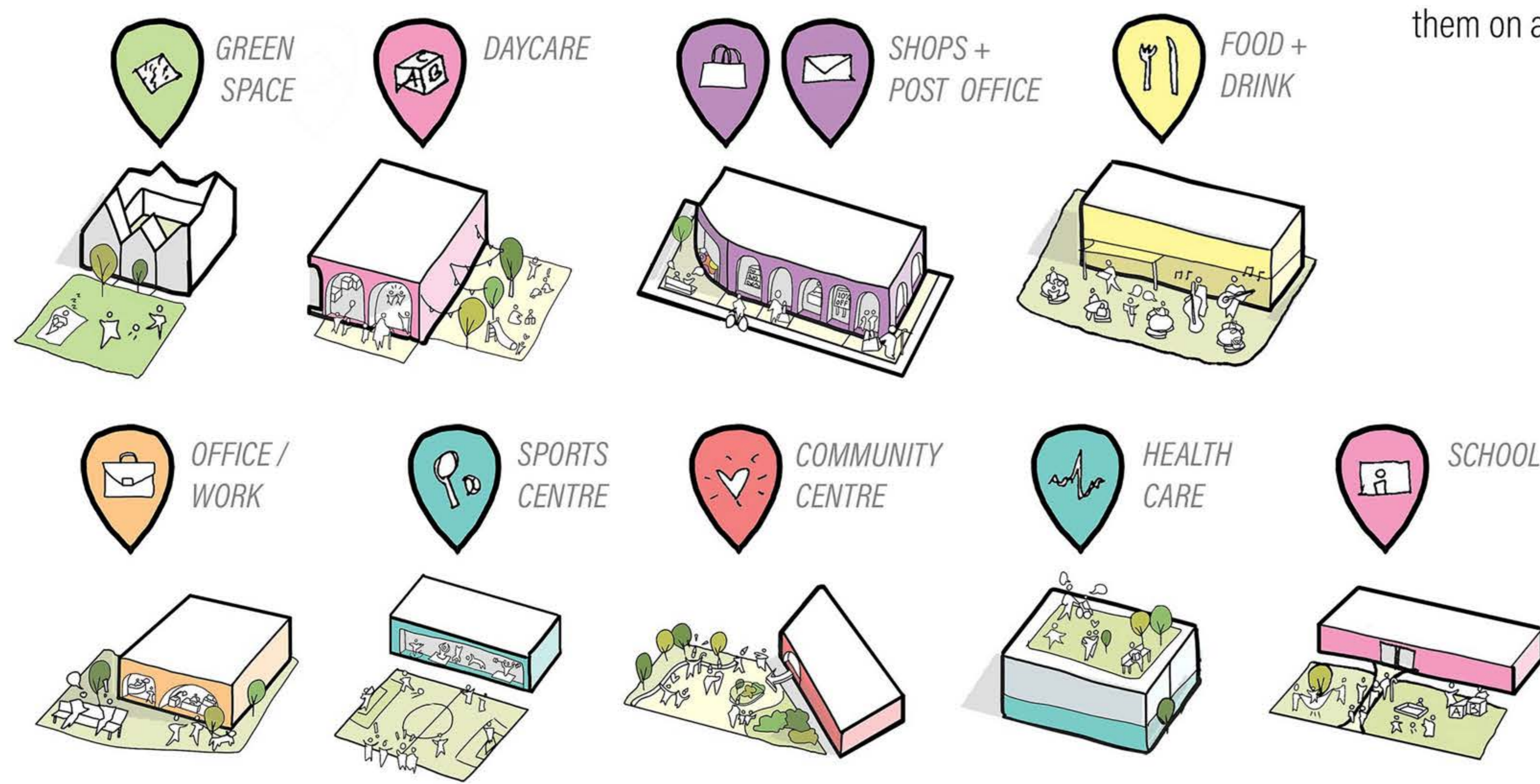
WHAT IF WE TOLD YOU THERE WAS A BETTER SOLUTION?

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

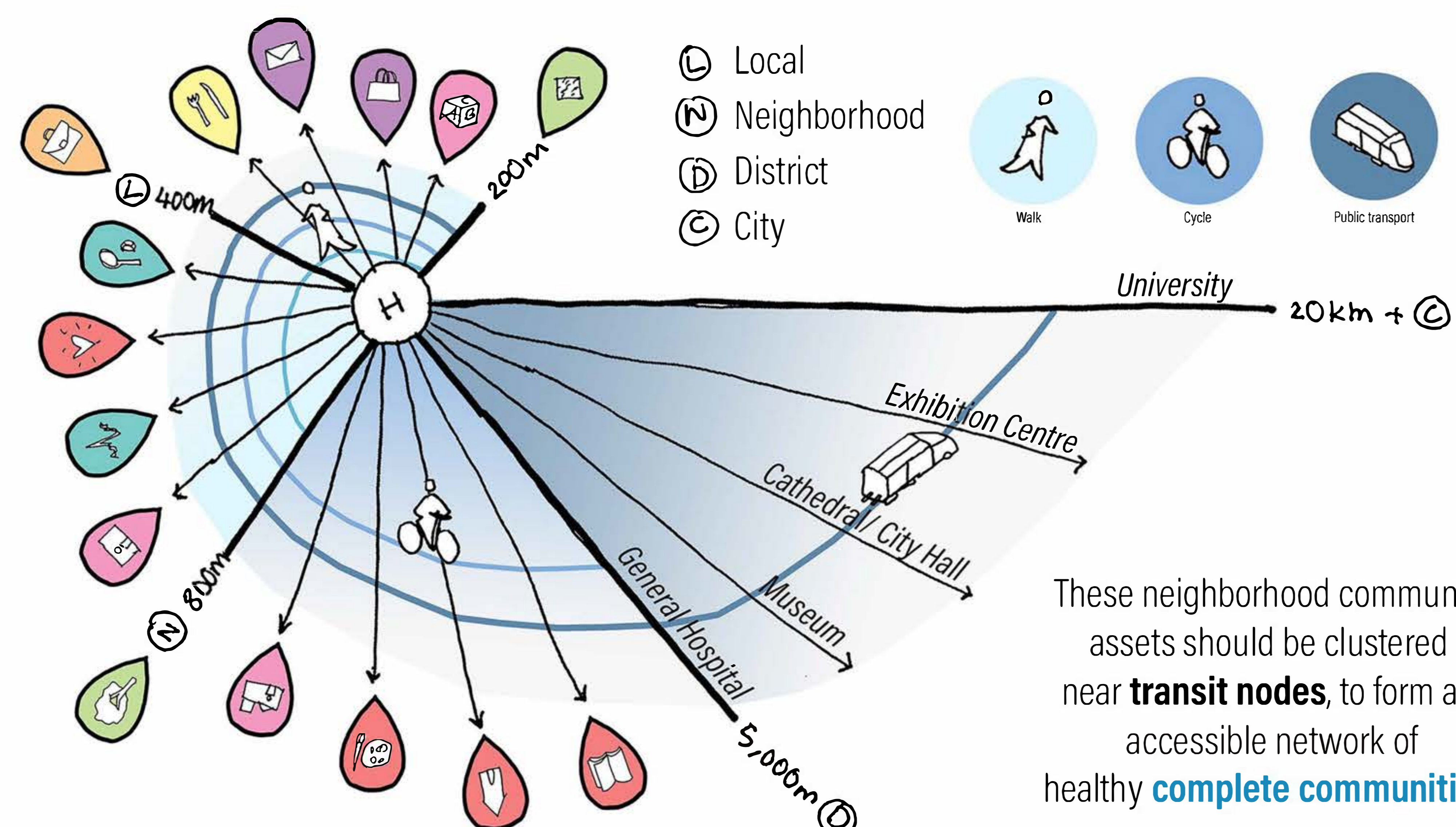
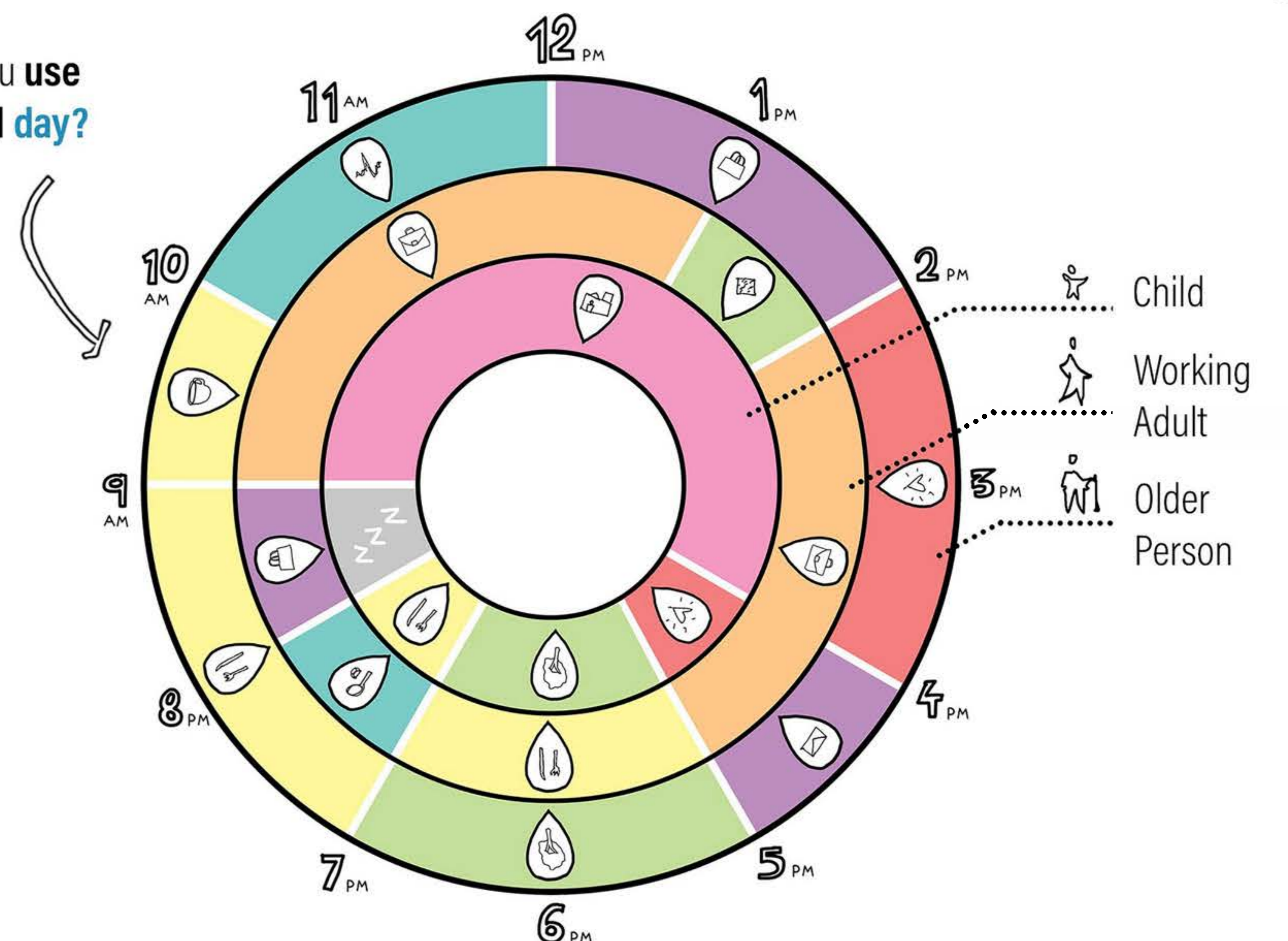


HOW DO WE DESIGN NEIGHBORHOODS FOR PEOPLE OF ALL AGES?

What kind of things would you want near your home?

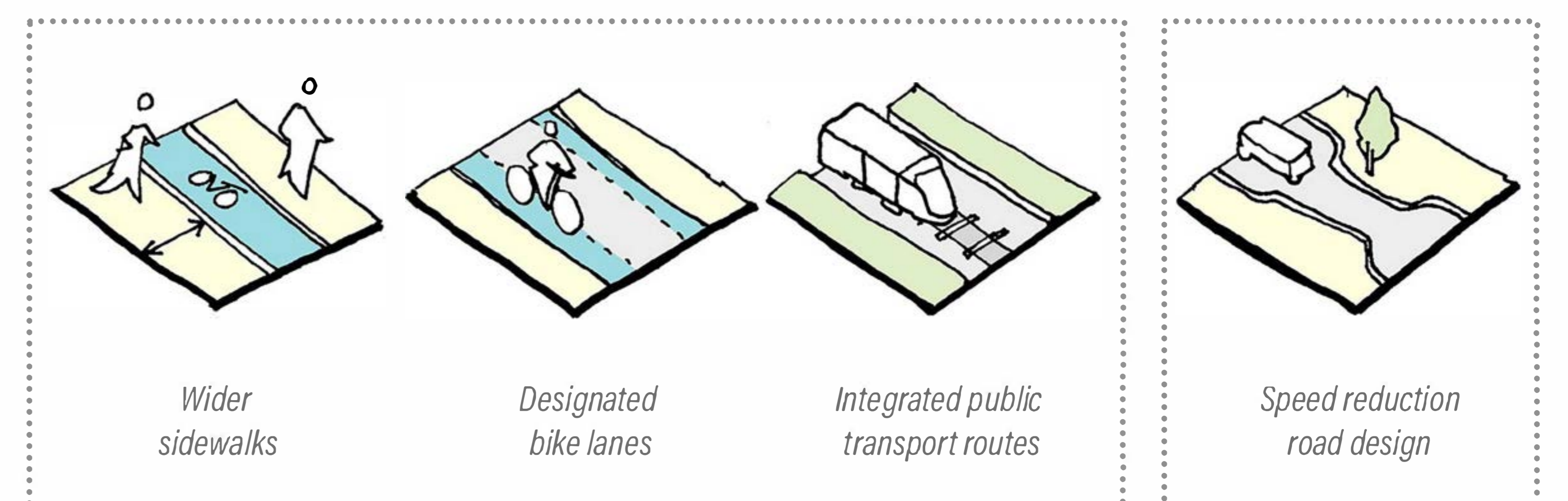


How might you use them on a typical day?

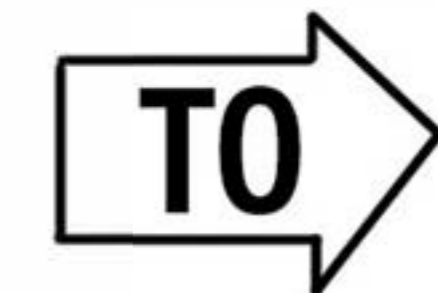


PEOPLE CENTERED HUMAN SCALE DESIGN

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



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

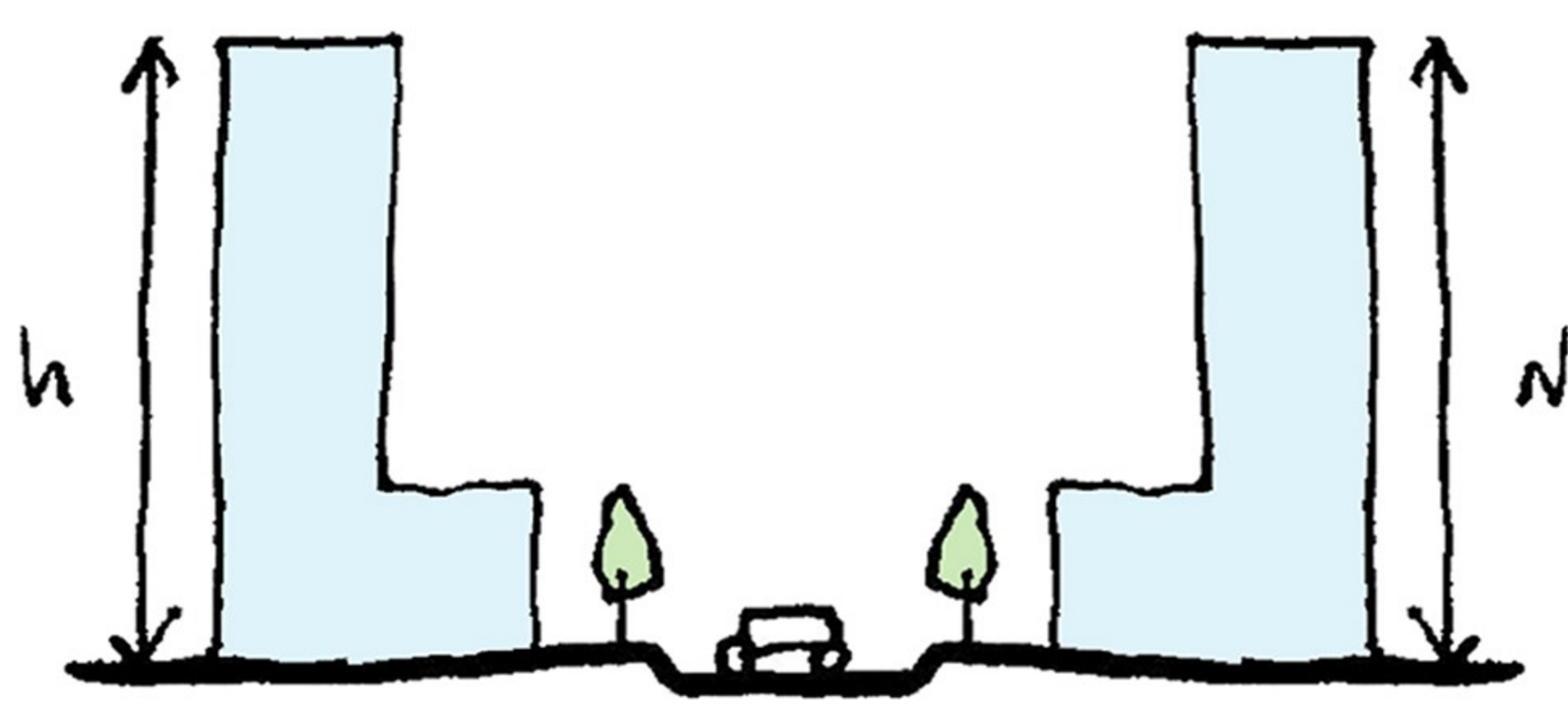


Reduce the dependency on individual cars

WHAT HAPPENS IF WE MAKE THE GUIDELINES AS OF RIGHT?

MAKING THE GUIDELINES AS OF RIGHT

BUT WHAT DOES AS OF RIGHT MEAN?



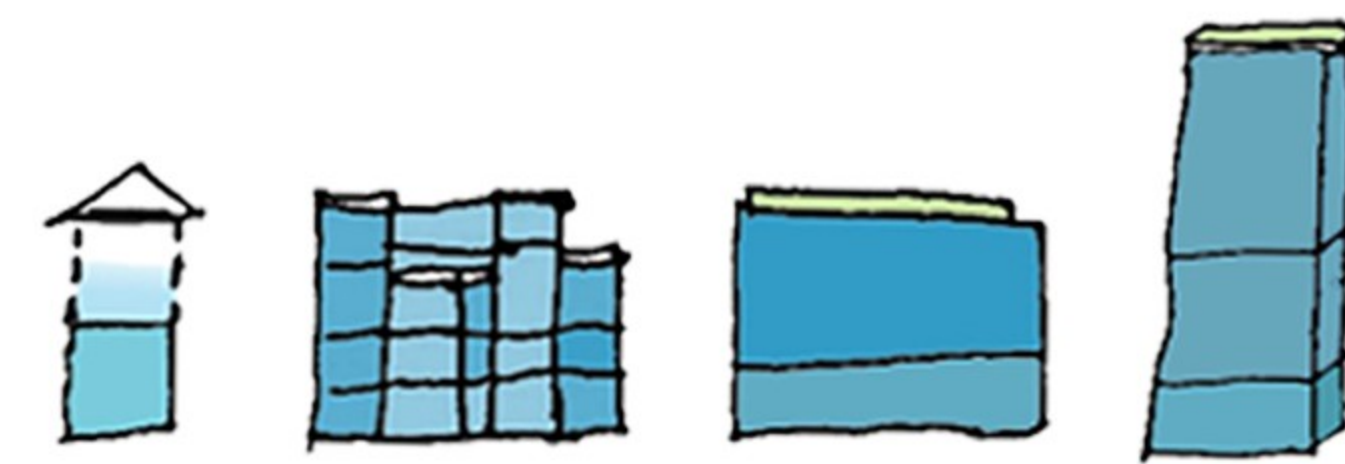
Building to the heights already allowed

What are the **benefits**?

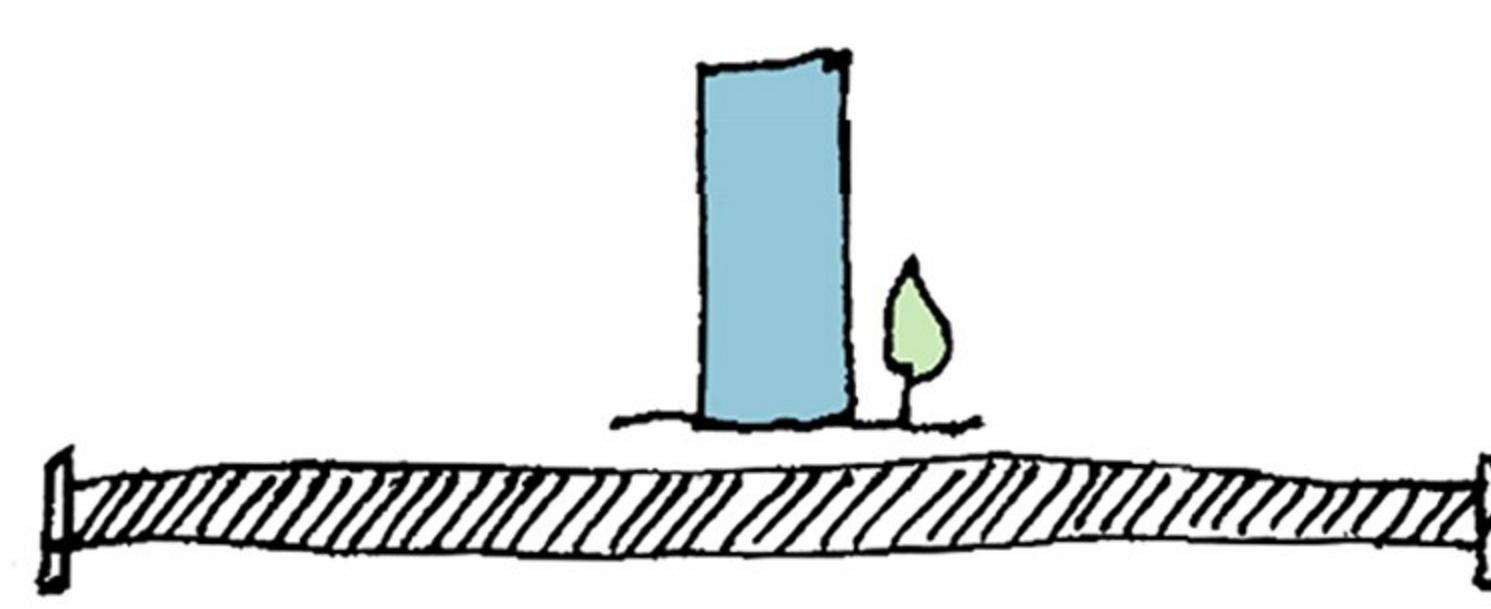
1) MONEY SAVED



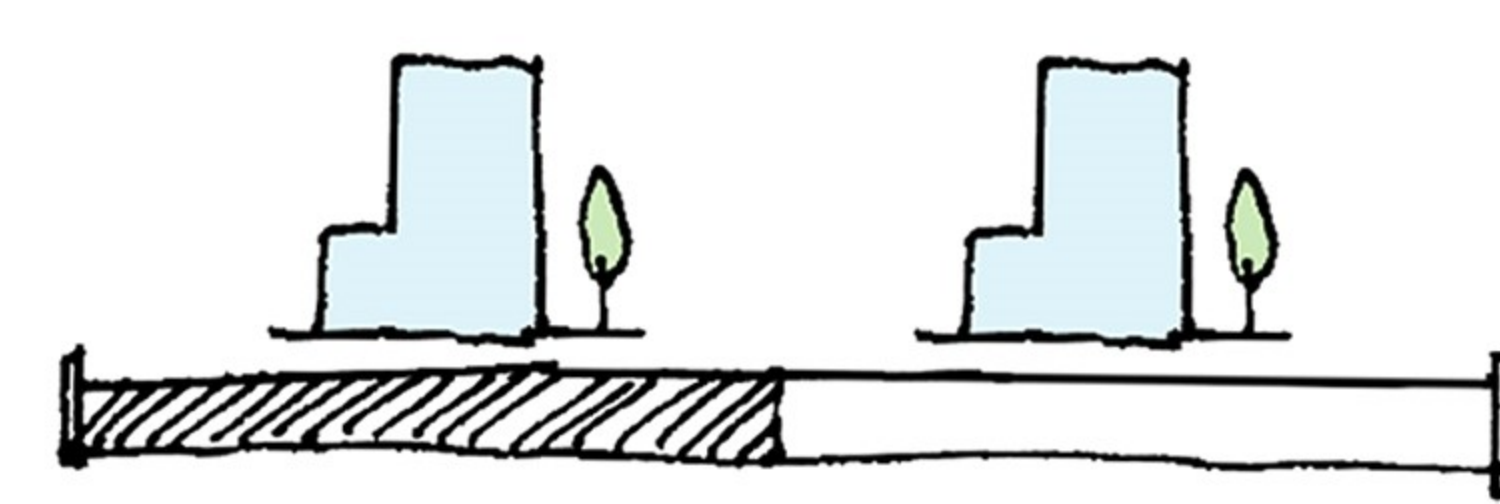
2) MORE HOMES BUILT



3) TIME SAVED

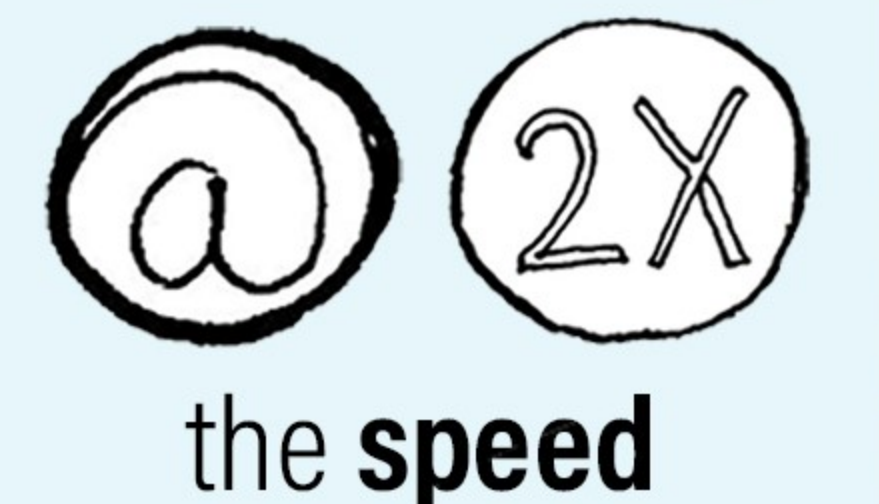


Current approval time in Toronto



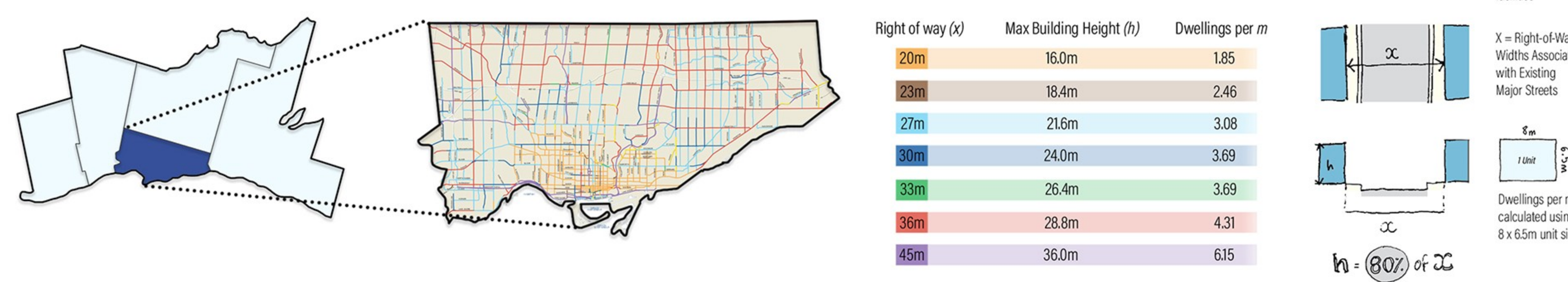
Time taken to build As of Right

Deliver housing

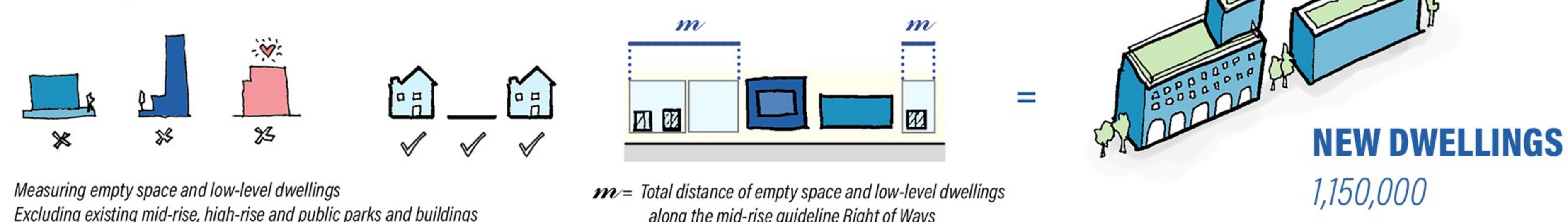


MAKING THE MID-RISE GUIDELINES AS OF RIGHT:

Calculating dwellings per meter for each mid-rise guideline:



Calculating the total available distance:



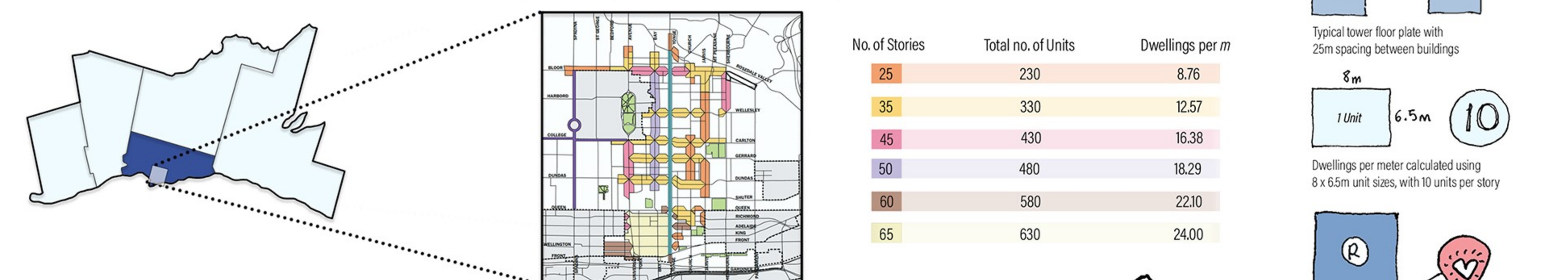
Measuring empty space and low-level dwellings
Excluding existing mid-rise, high-rise and public parks and buildings

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

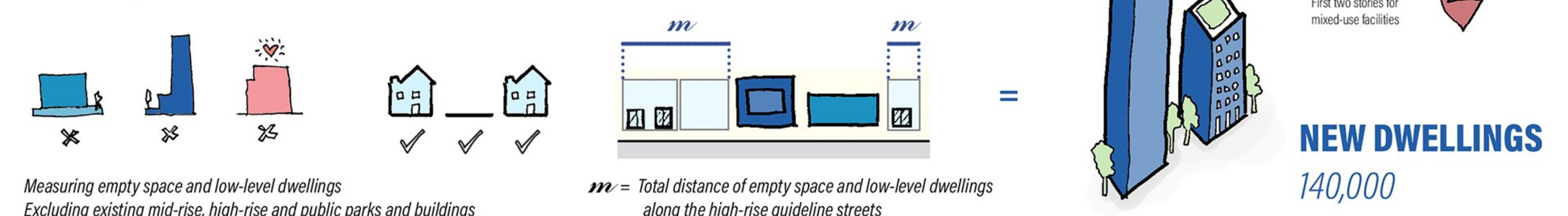
NEW DWELLINGS
1,150,000

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

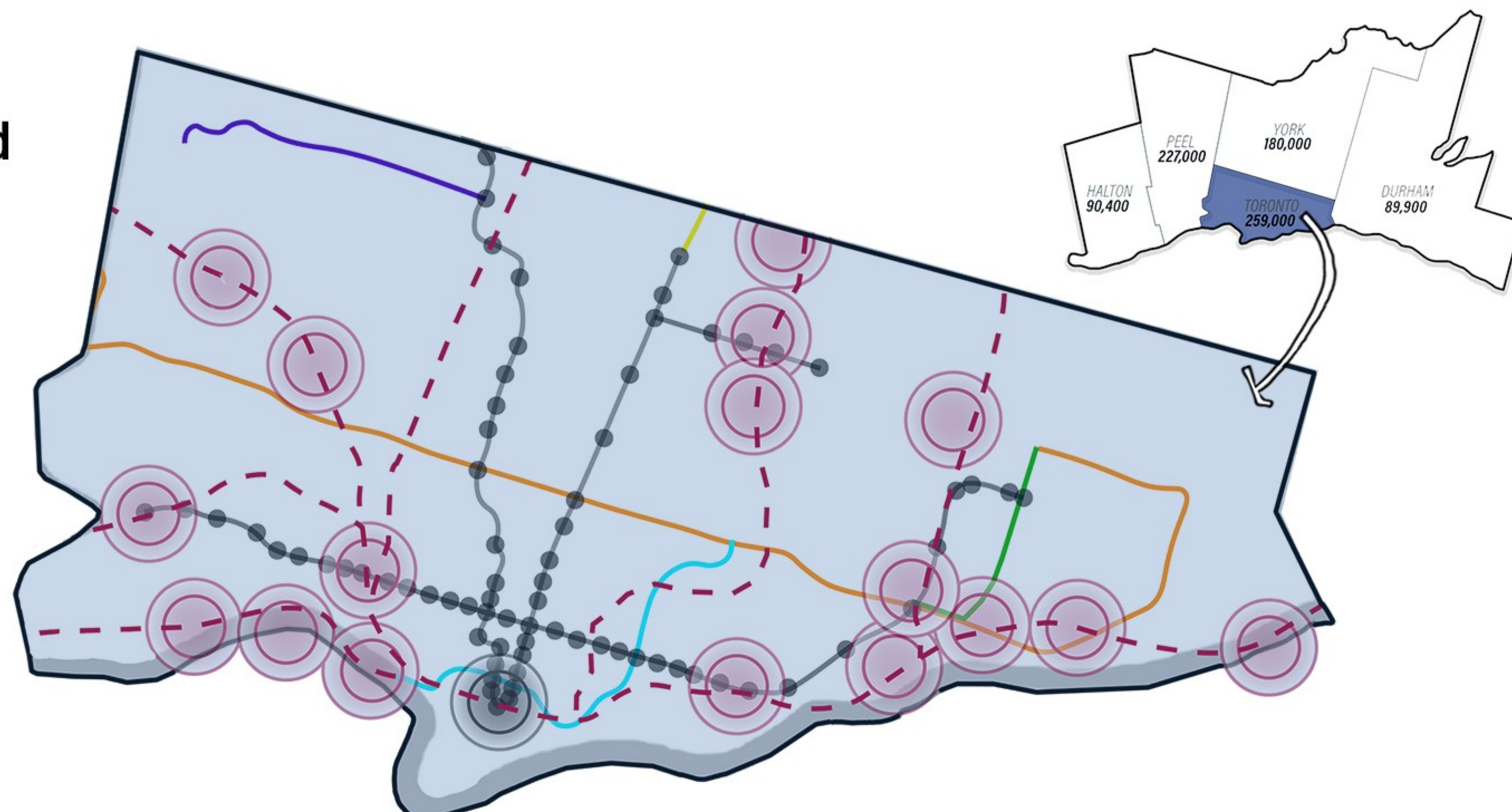
HOW MANY MORE HOMES IN THE TORONTO REGION?

SUSTAINABLY DENSIFYING EXISTING TRANSIT NODES...

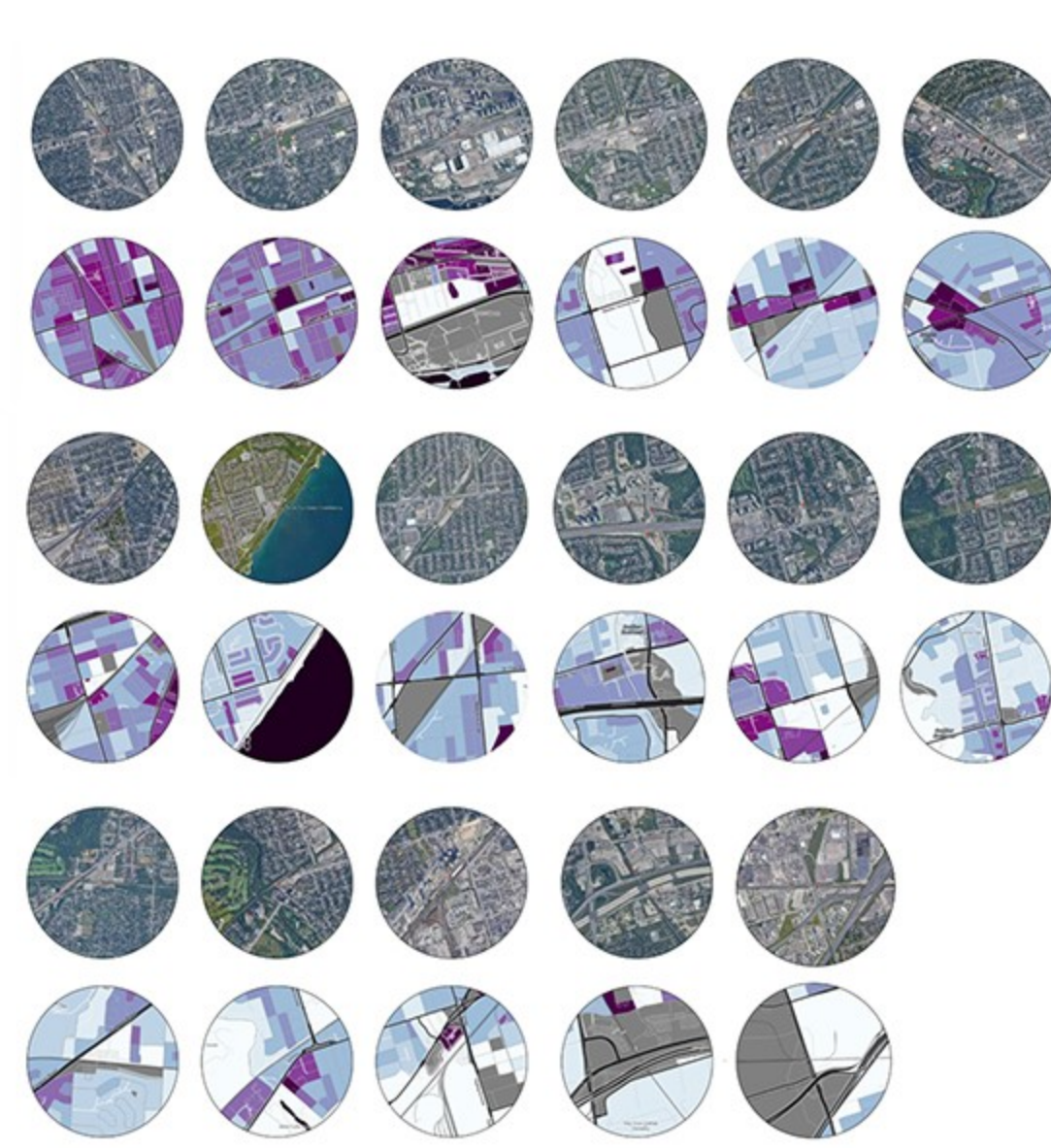
Map showing the existing and proposed transit routes in the Toronto area:

Map Key:

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



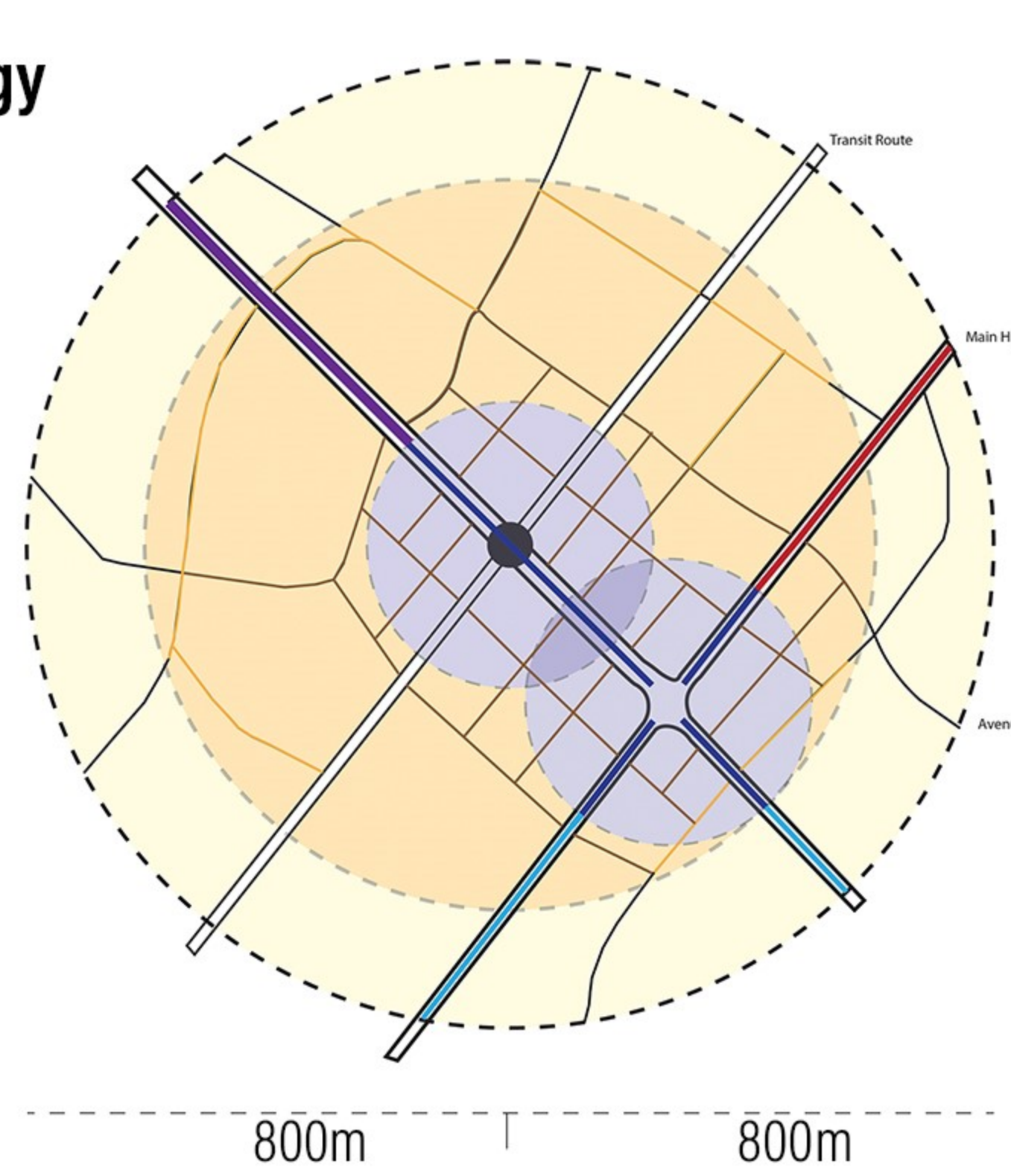
Existing density (d/ha) within 800m radius of transit nodes:



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

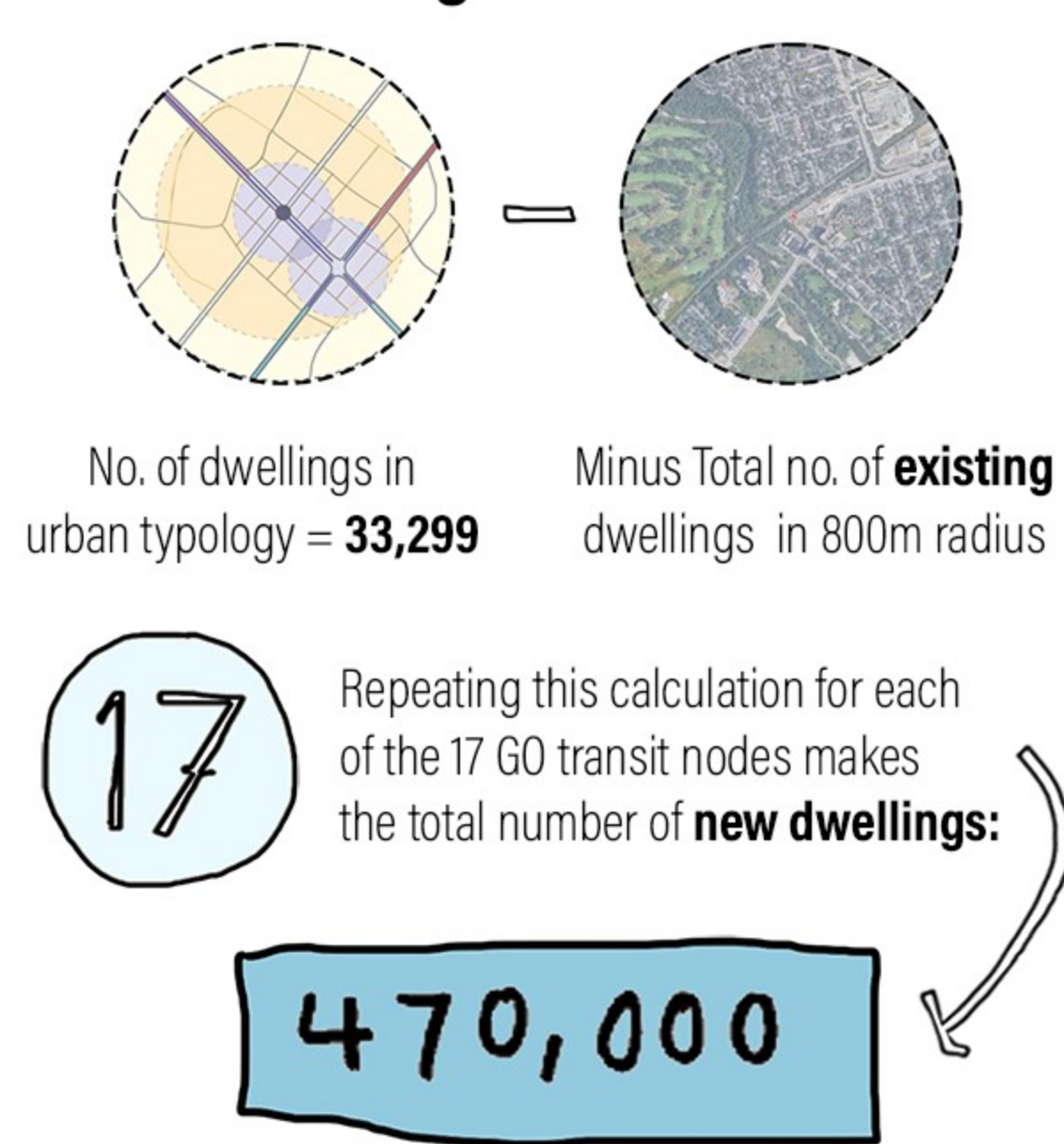


SINGLE DWELLINGS
4,016

MID-RISE DWELLINGS
23,276

TALL BUILDING DWELLINGS 6,007

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



① Densifying Transit Nodes



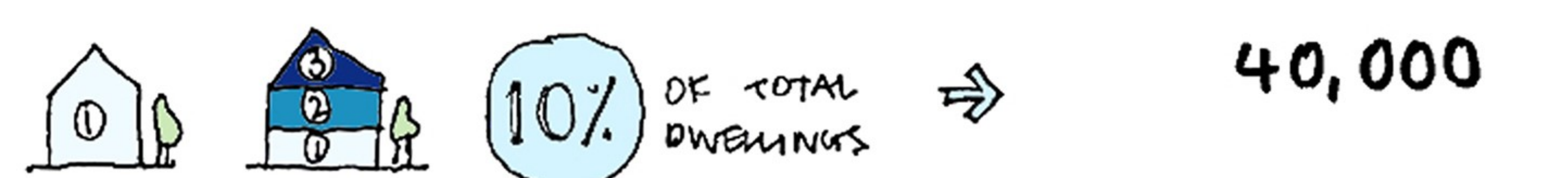
② Mid-rise Right of Way Guidelines



③ Downtown Tall Buildings Guidelines



④ Single Dwellings into Multiple Units

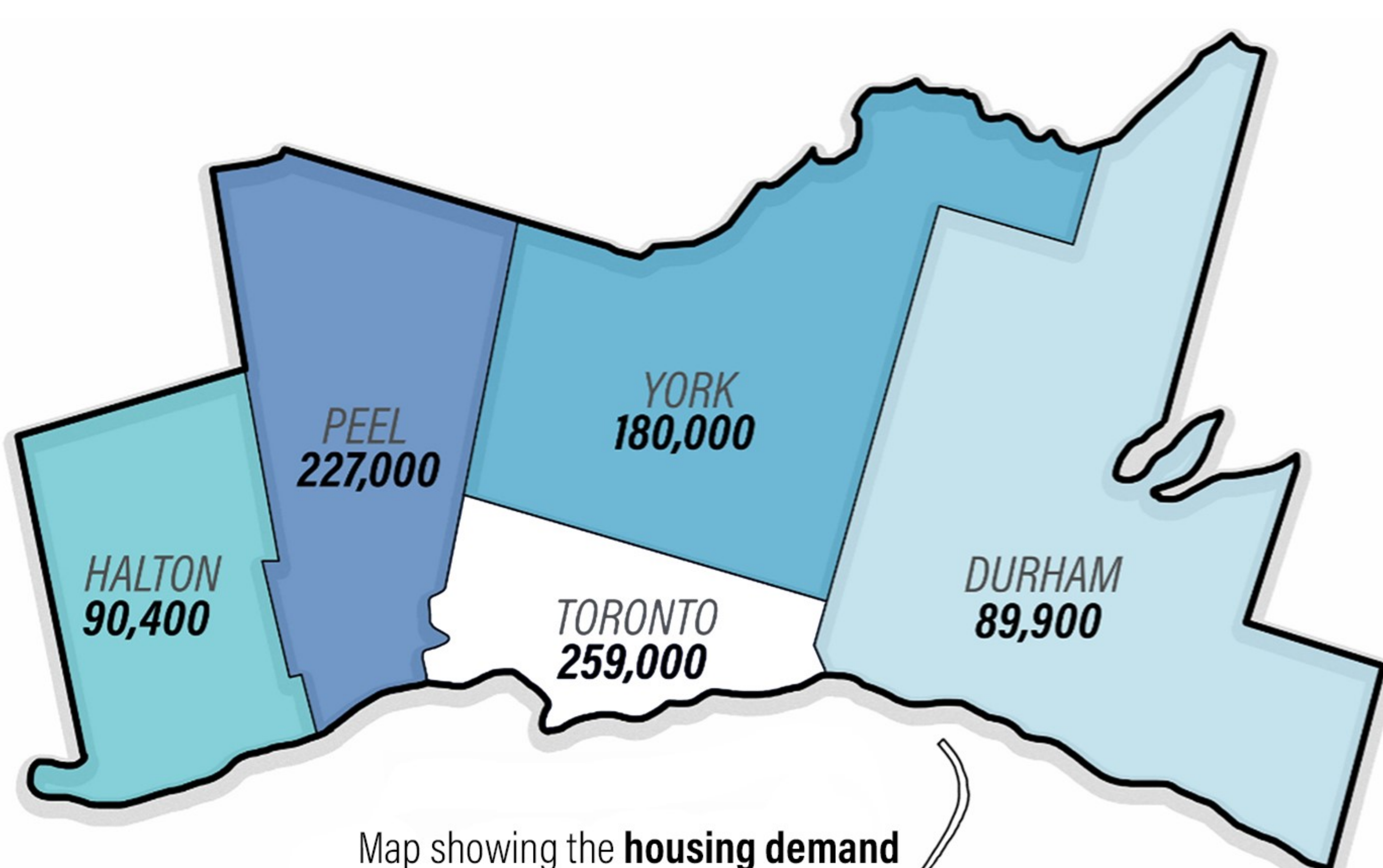


1,800,000

WHAT ABOUT DOING THIS ELSEWHERE?

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

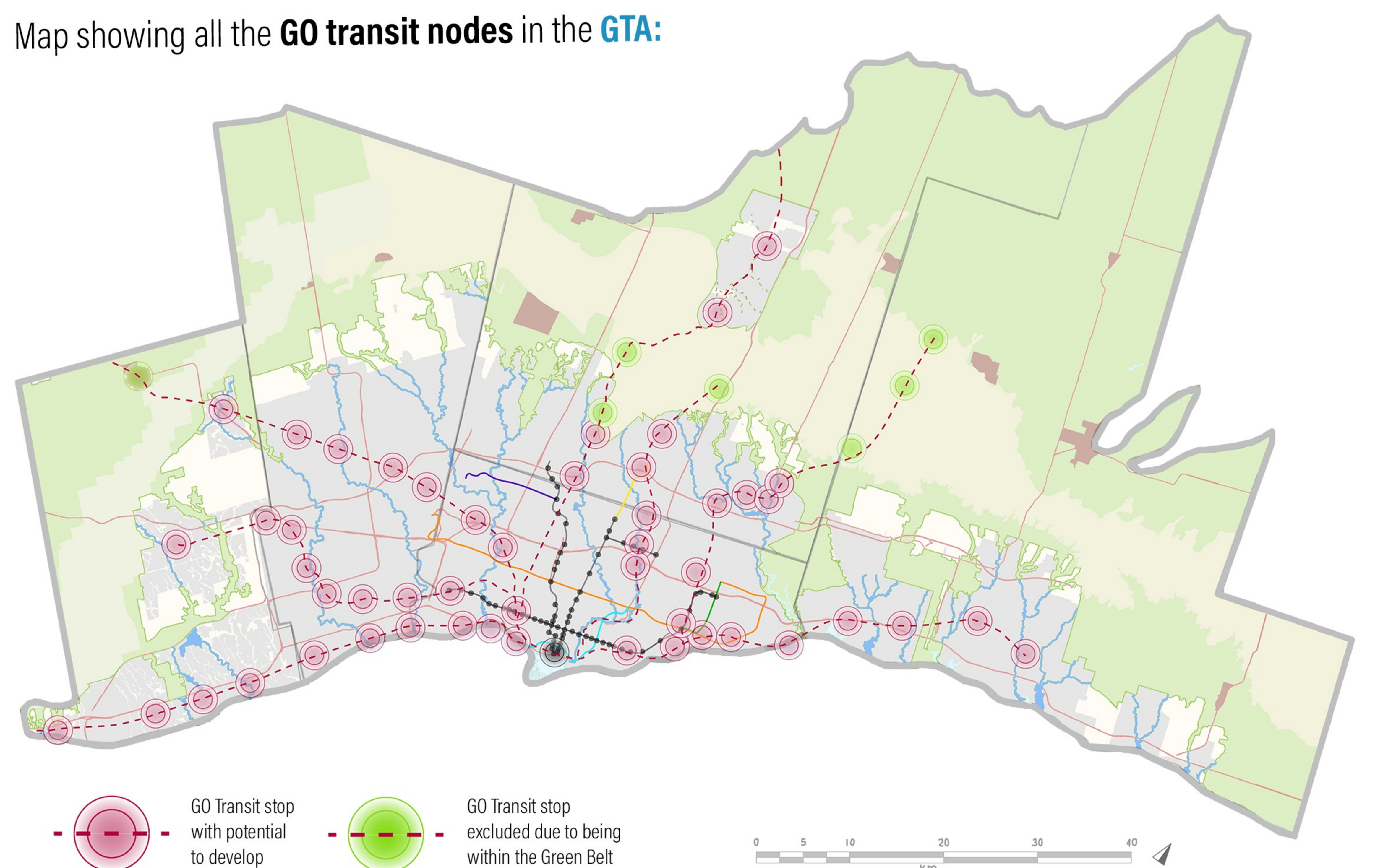
By sustainably densifying the existing transit nodes within each region.



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

0 5 10 20 30 40
Kilometers

WHAT COULD THIS LOOK LIKE?

