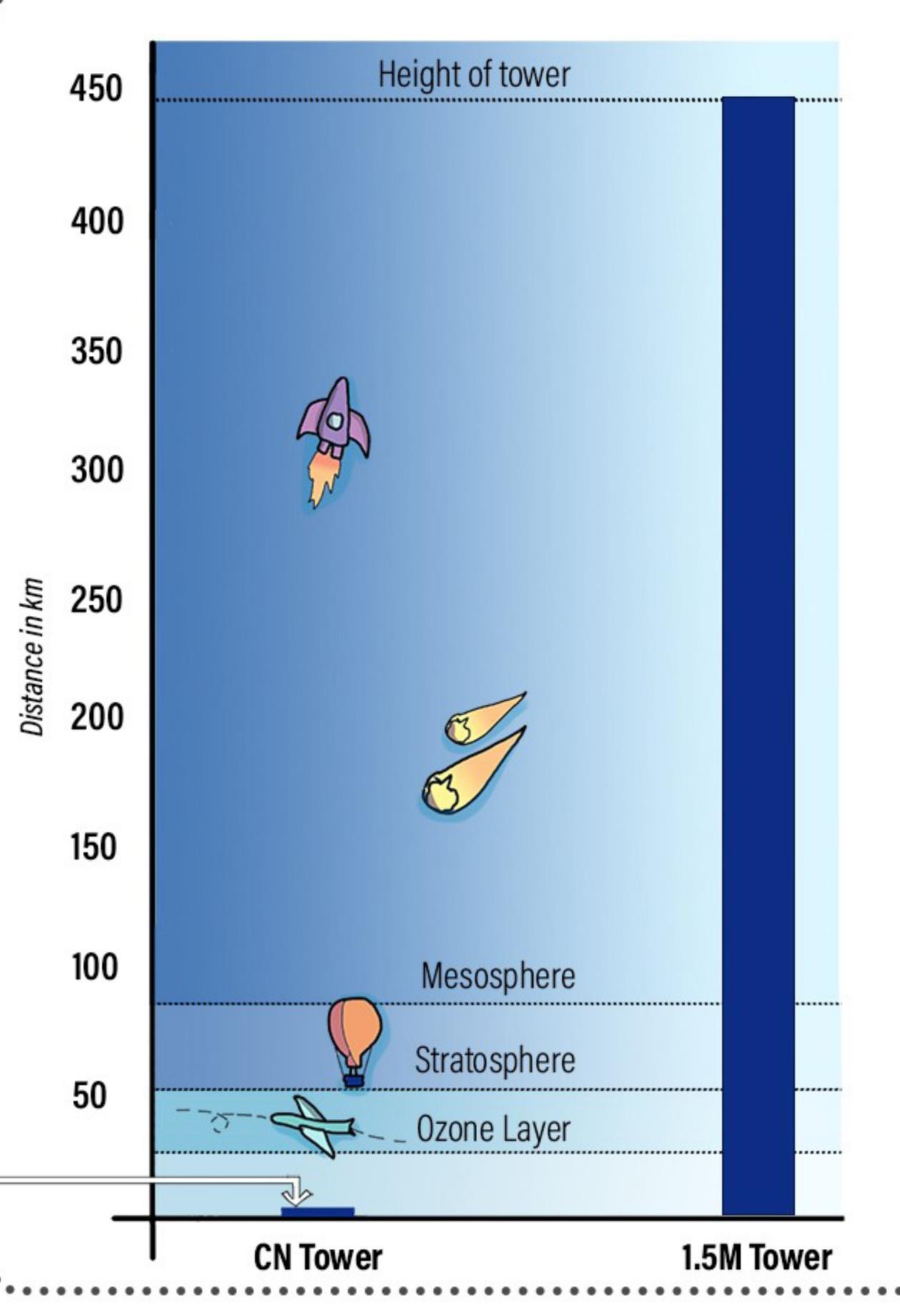
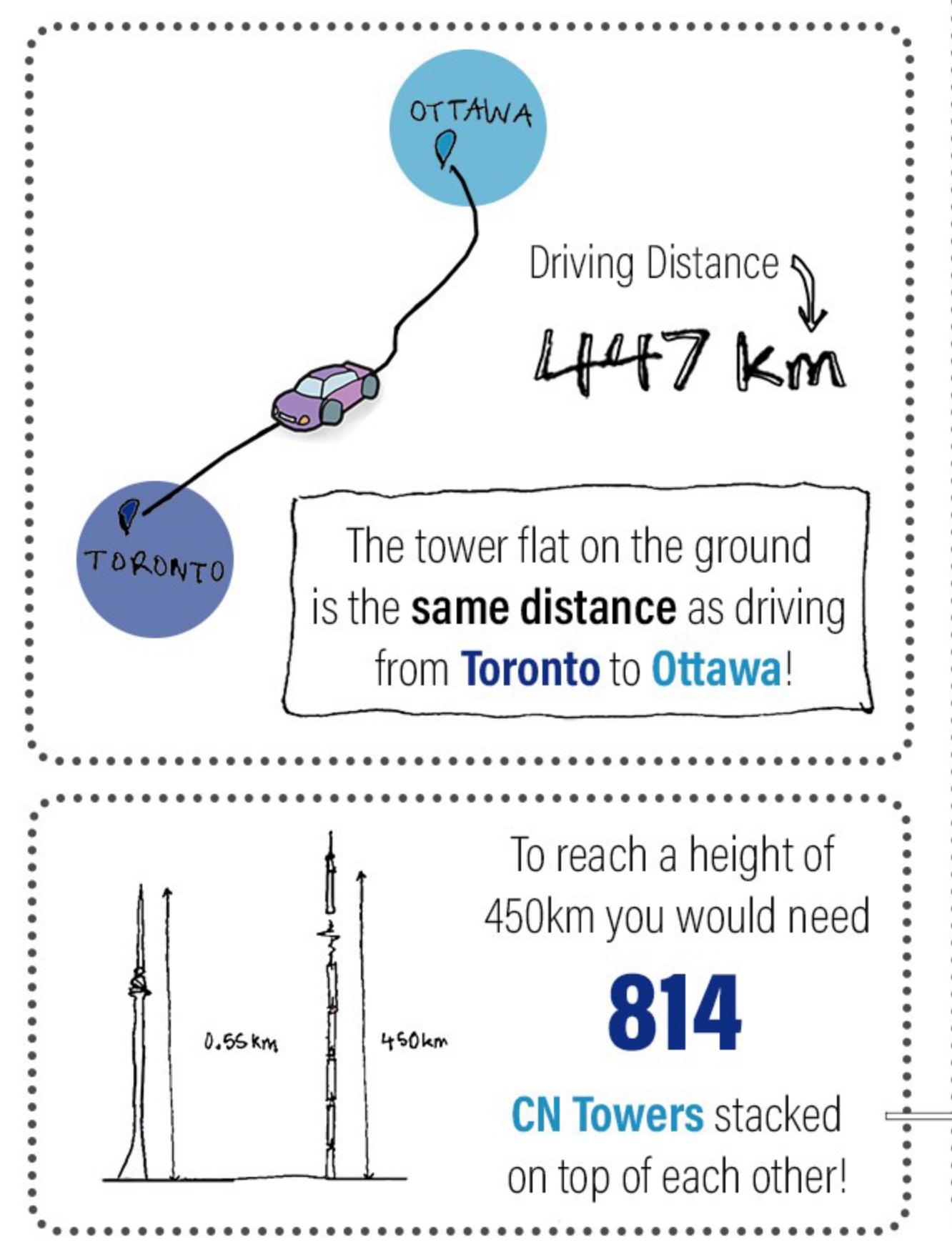
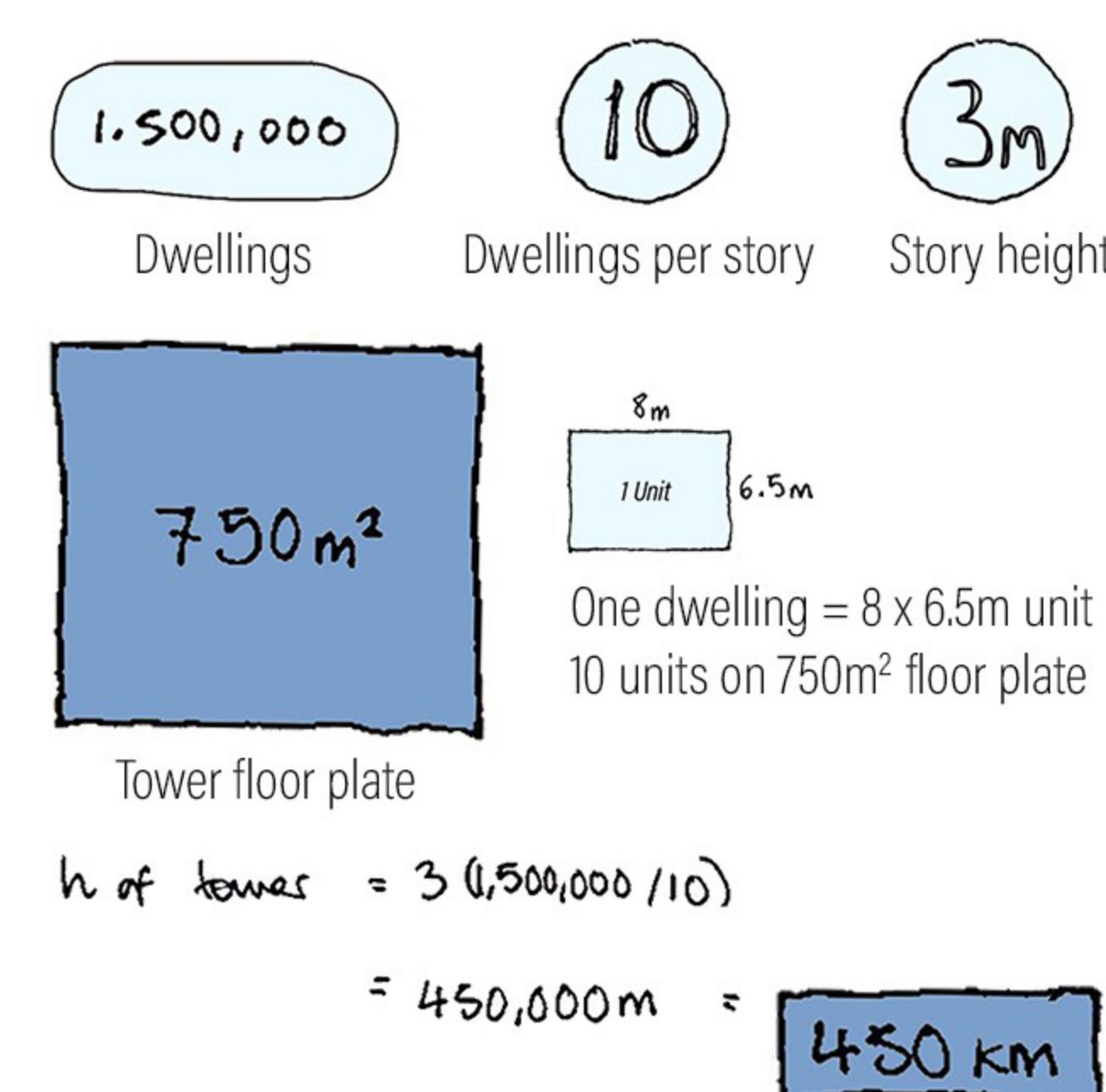


WHAT DOES 1.5M HOMES LOOK LIKE?

WHAT IF WE BUILD A SINGLE TOWER?

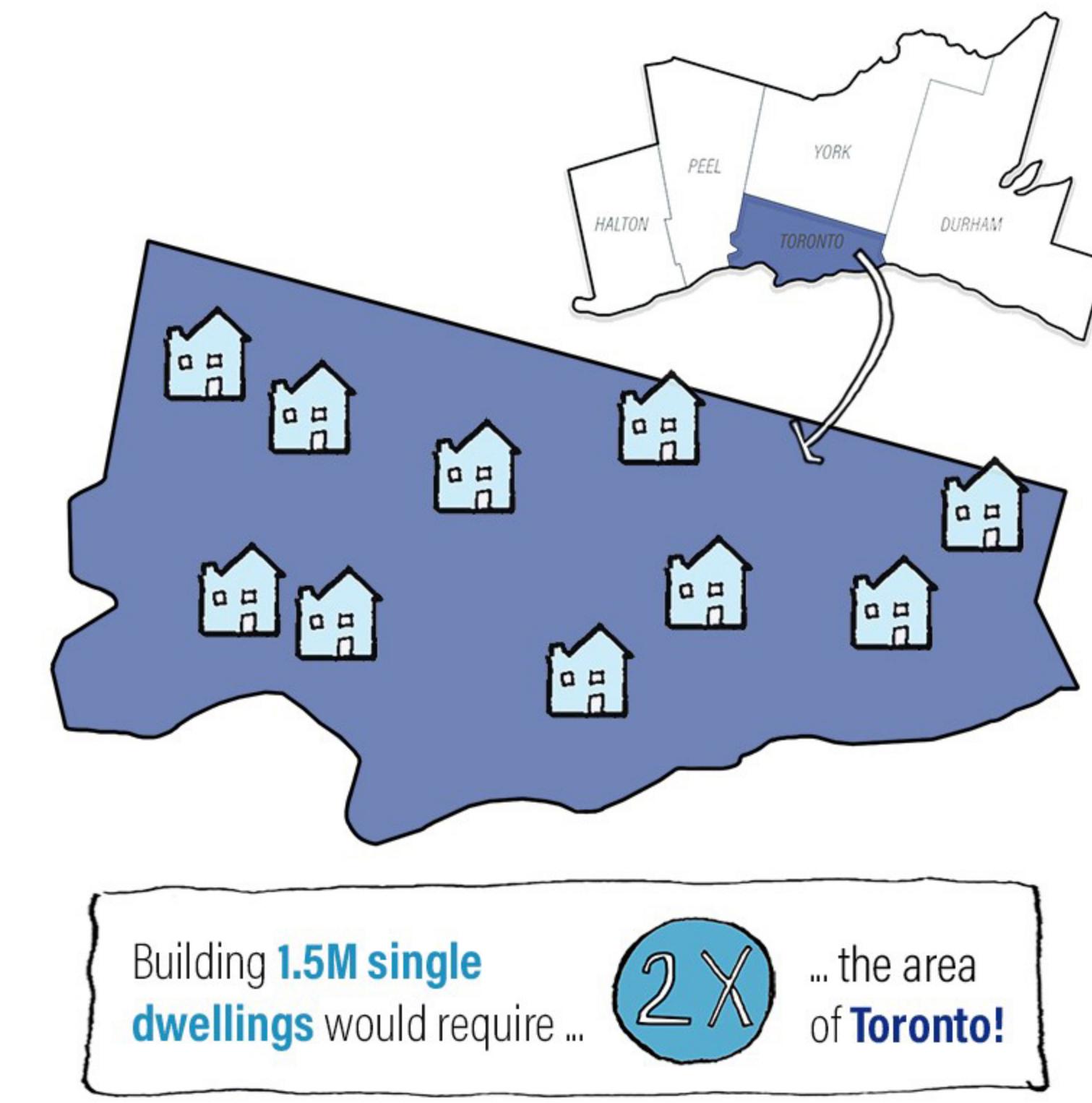
Calculating the **height** of a tower for 1.5M dwellings:



WHAT ABOUT JUST BUILDING SINGLE DWELLINGS?

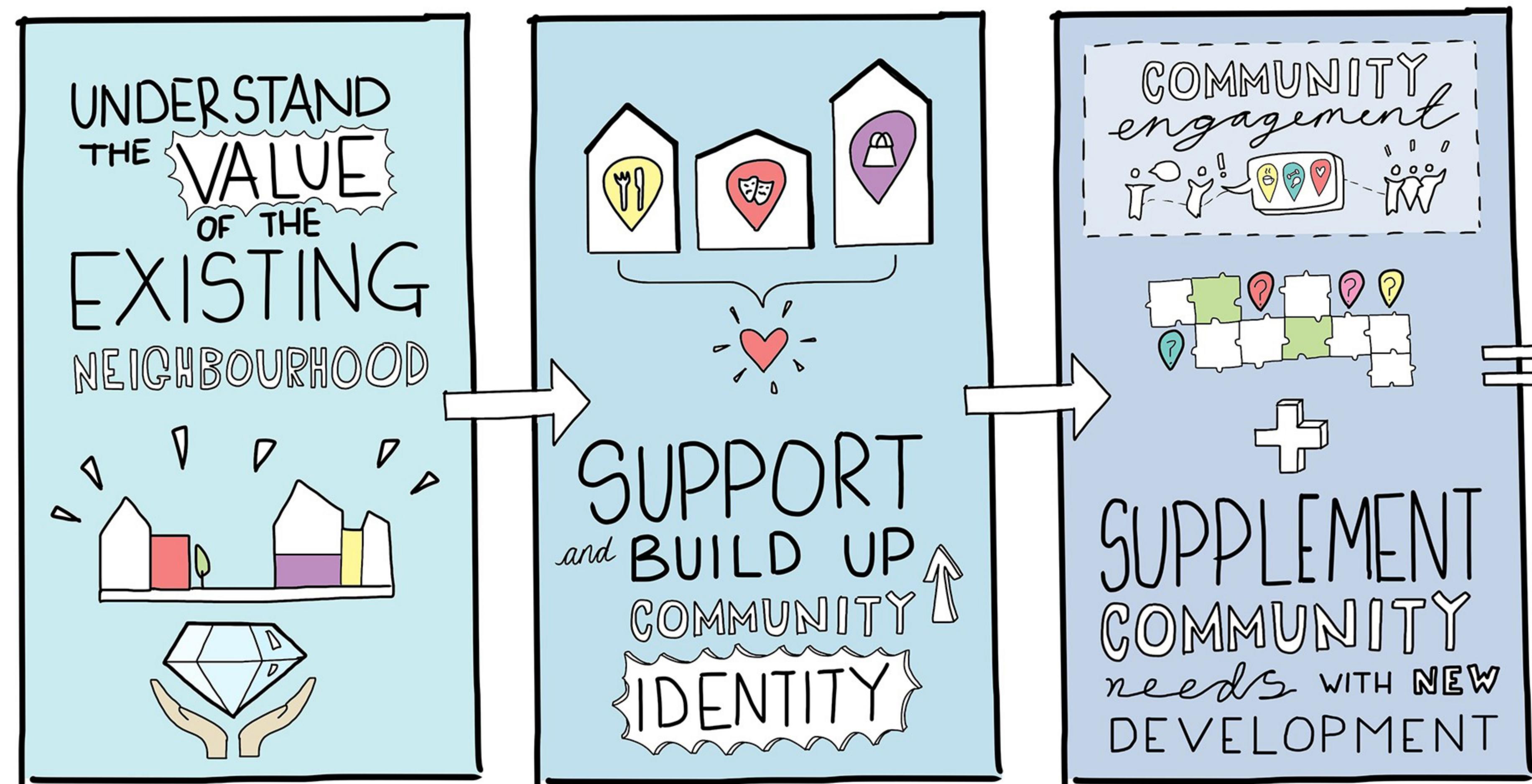
Calculating the **area** needed for 1.5M dwellings:

$$\begin{aligned} &1,500,000 \text{ Single dwellings} \\ &\text{Average density for low-rise typology} = 14 \text{ dwellings per hectare (d/ha)} \\ &\text{Area needed (ha)} = \frac{1,500,000}{14} \\ &= 107,143 \text{ ha} \\ &= 1,071 \text{ km}^2 \end{aligned}$$

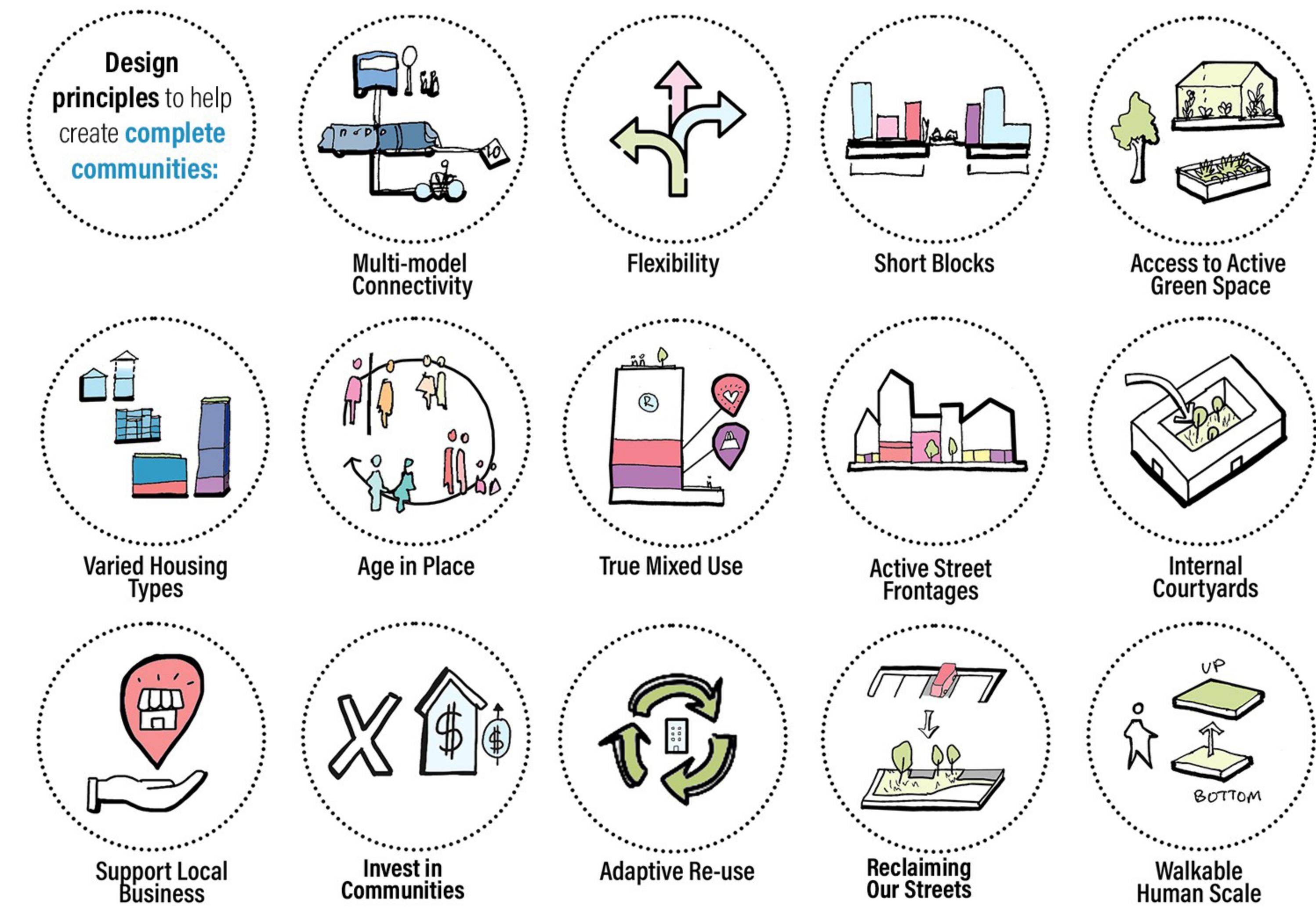


WHAT IF WE TOLD YOU THERE WAS A BETTER SOLUTION?

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

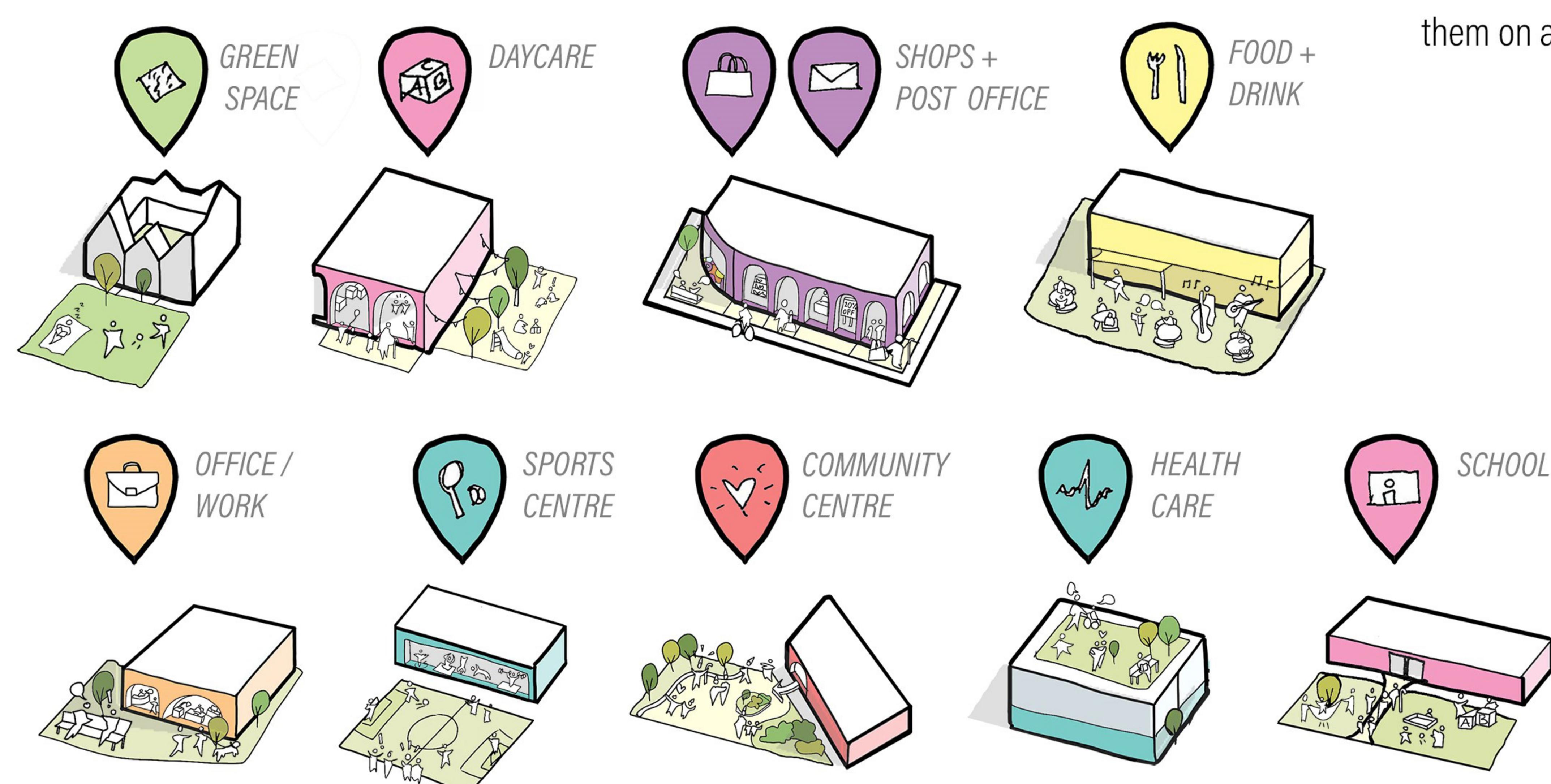


COMPLETE COMMUNITY

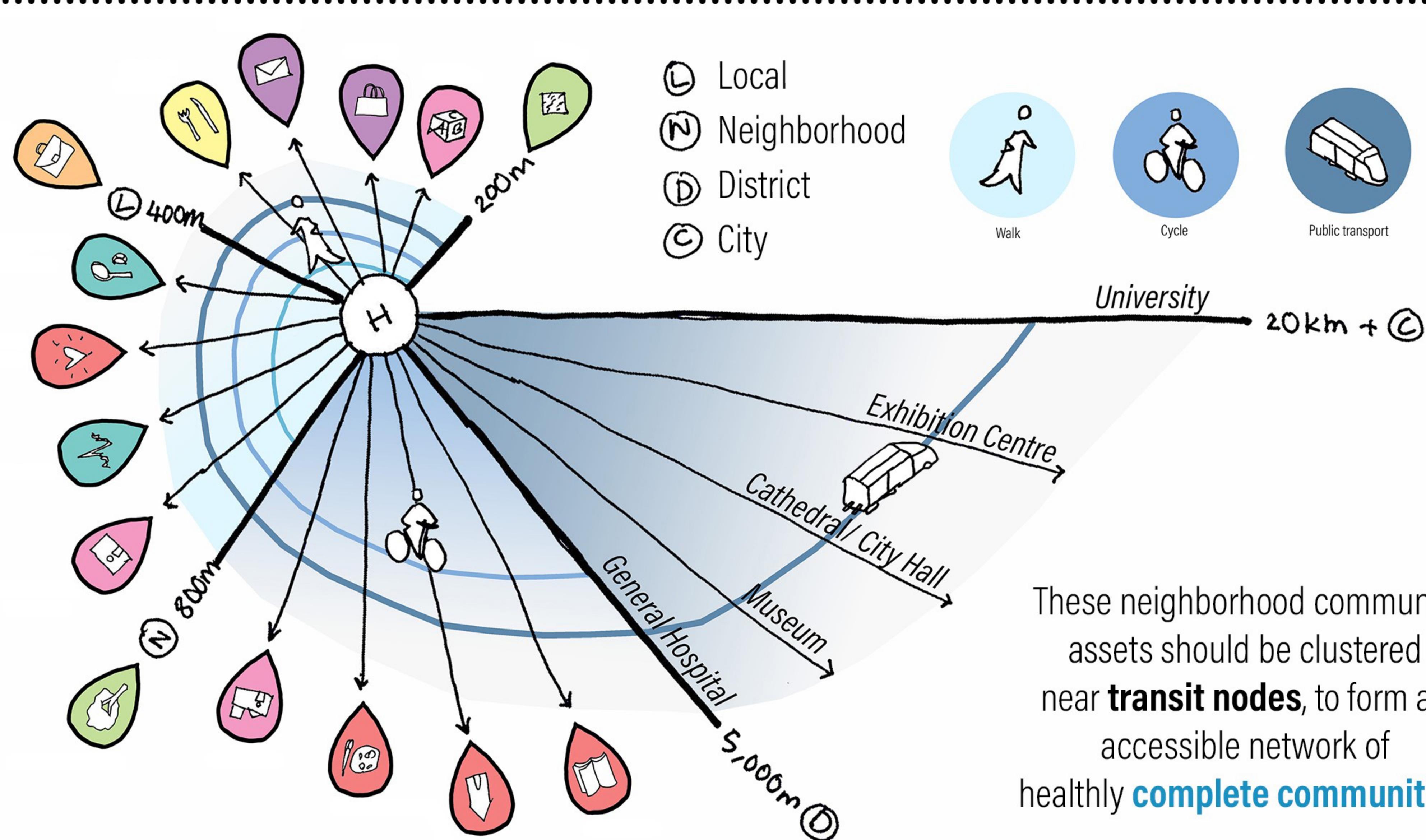
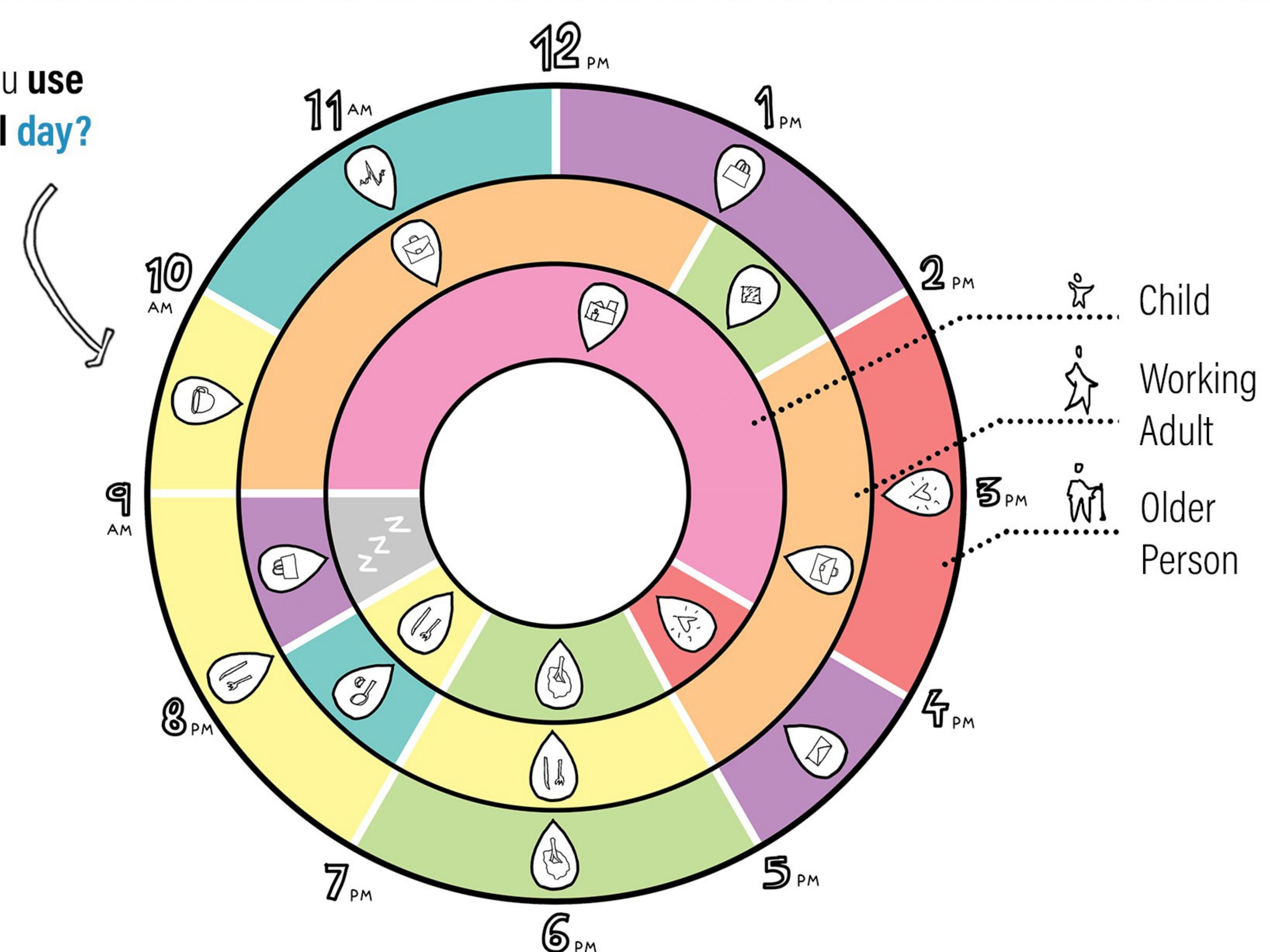


HOW DO WE DESIGN NEIGHBORHOODS FOR PEOPLE OF ALL AGES?

What kind of things would you want **near** your home?



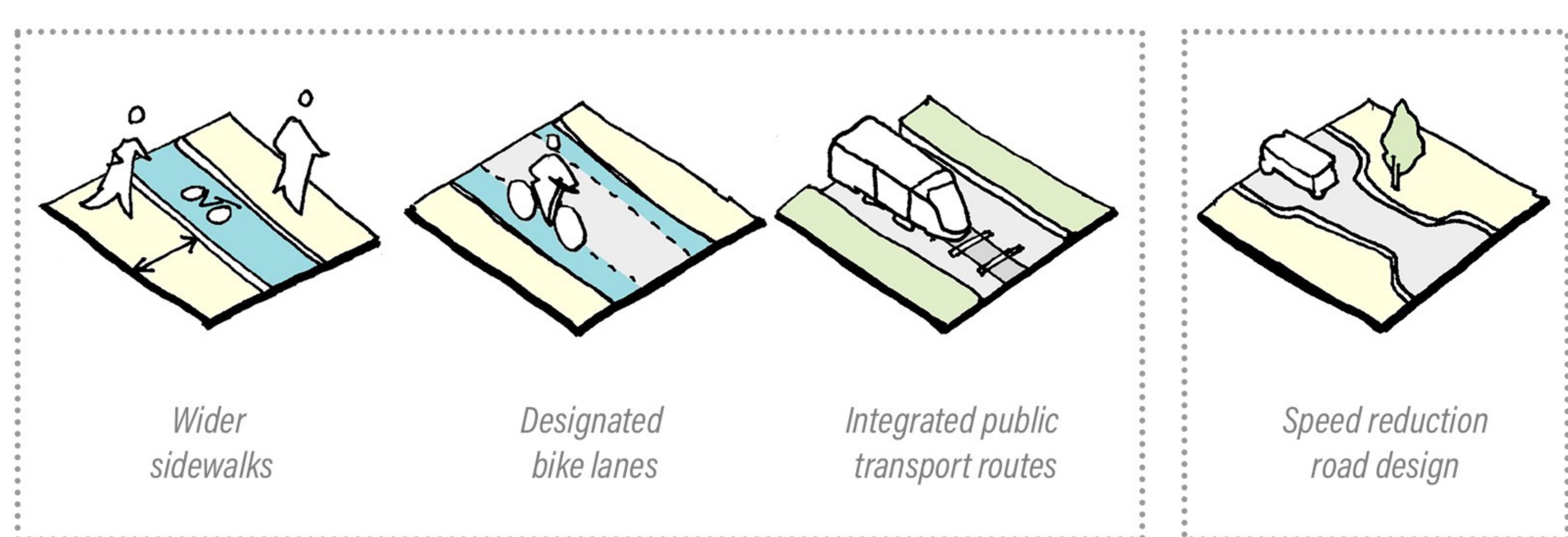
How might you **use** them on a **typical day**?



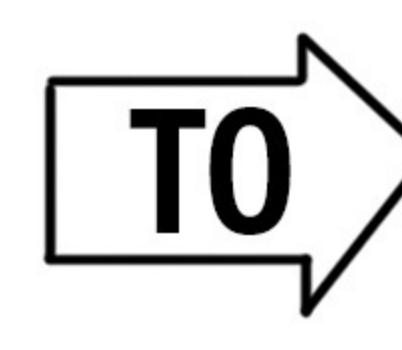
These neighborhood community assets should be clustered near **transit nodes**, to form an accessible network of healthy **complete communities!**

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** ...

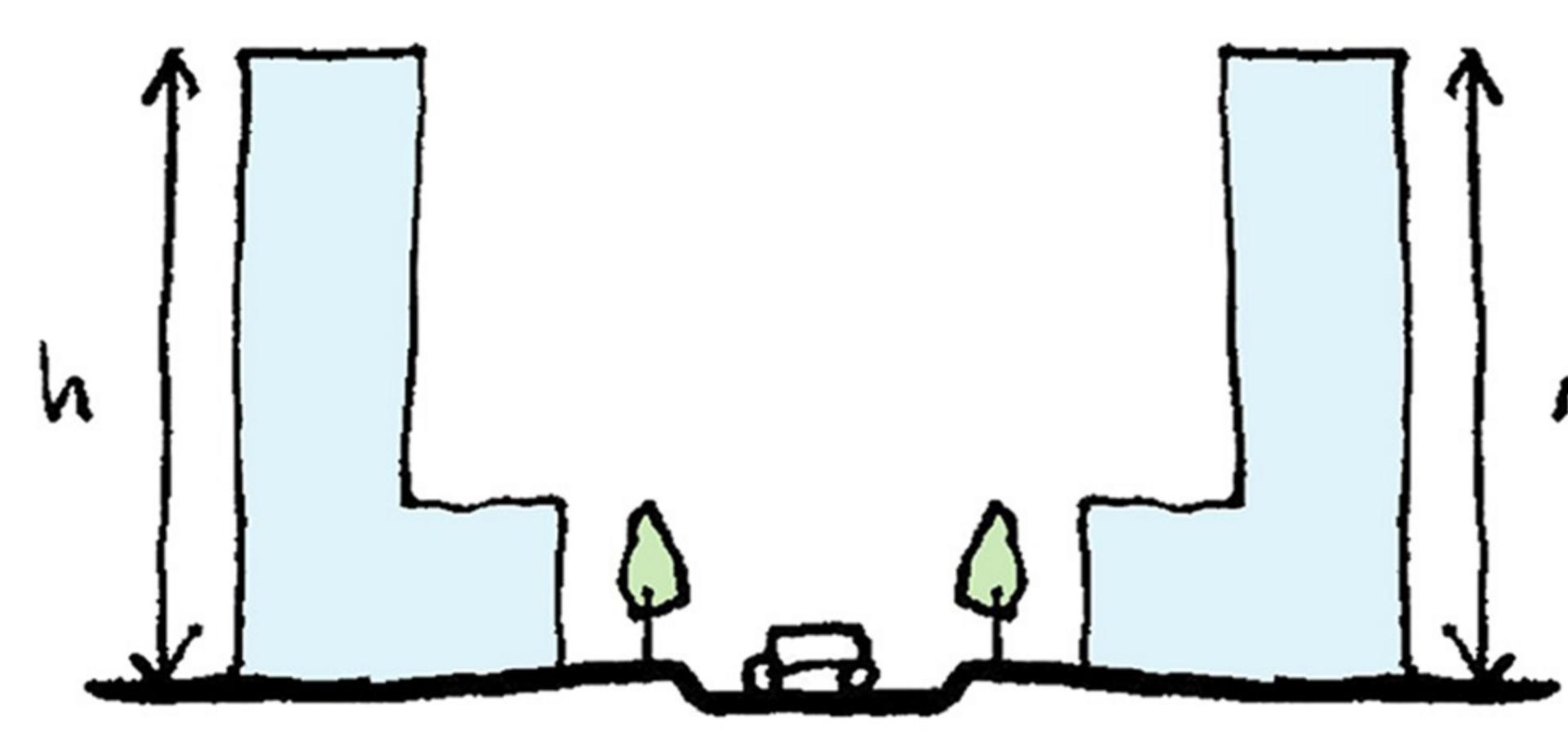


Reduce the dependency on **individual cars**

WHAT HAPPENS IF WE MAKE THE GUIDELINES AS OF RIGHT?

MAKING THE GUIDELINES AS OF RIGHT

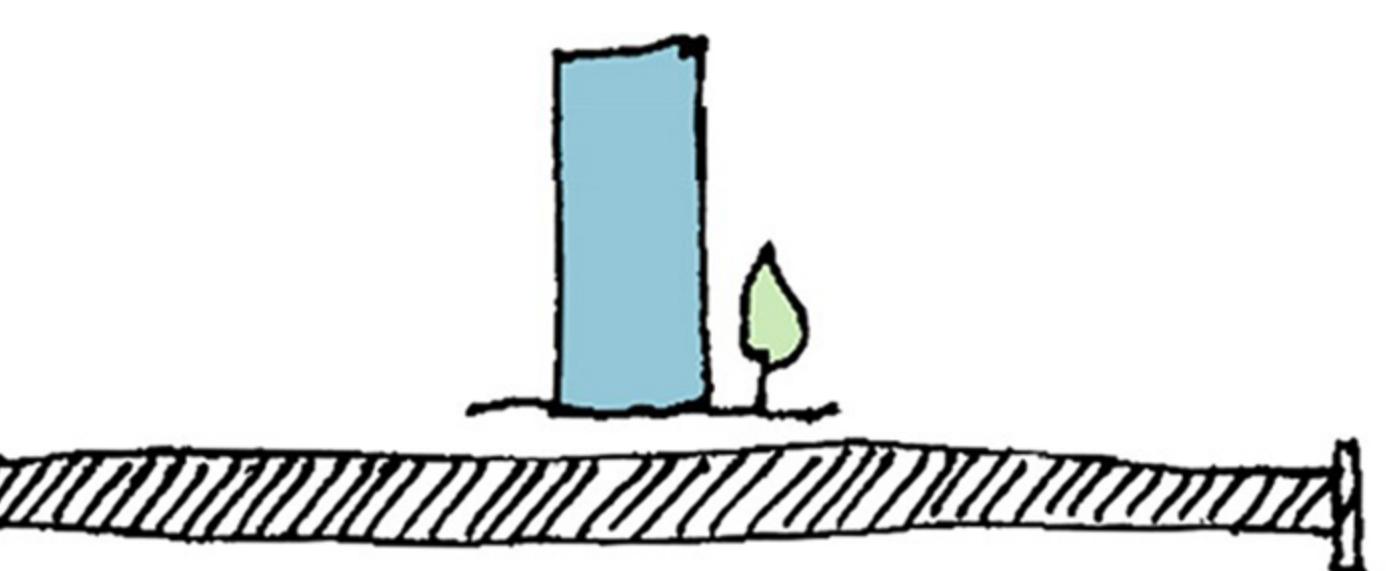
BUT WHAT DOES **AS OF RIGHT** MEAN?



Building to the heights already allowed

What are the benefits?

1) MONEY SAVED



Current approval time in Toronto

2) MORE HOMES BUILT



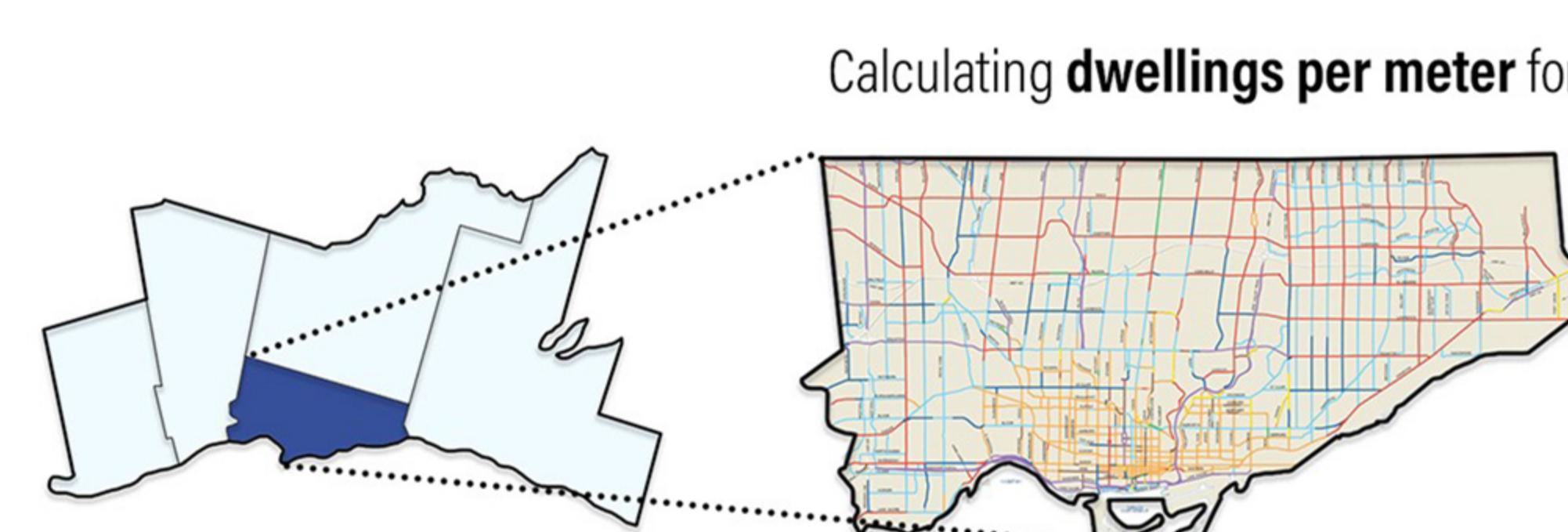
Time taken to build **As of Right**

3) TIME SAVED

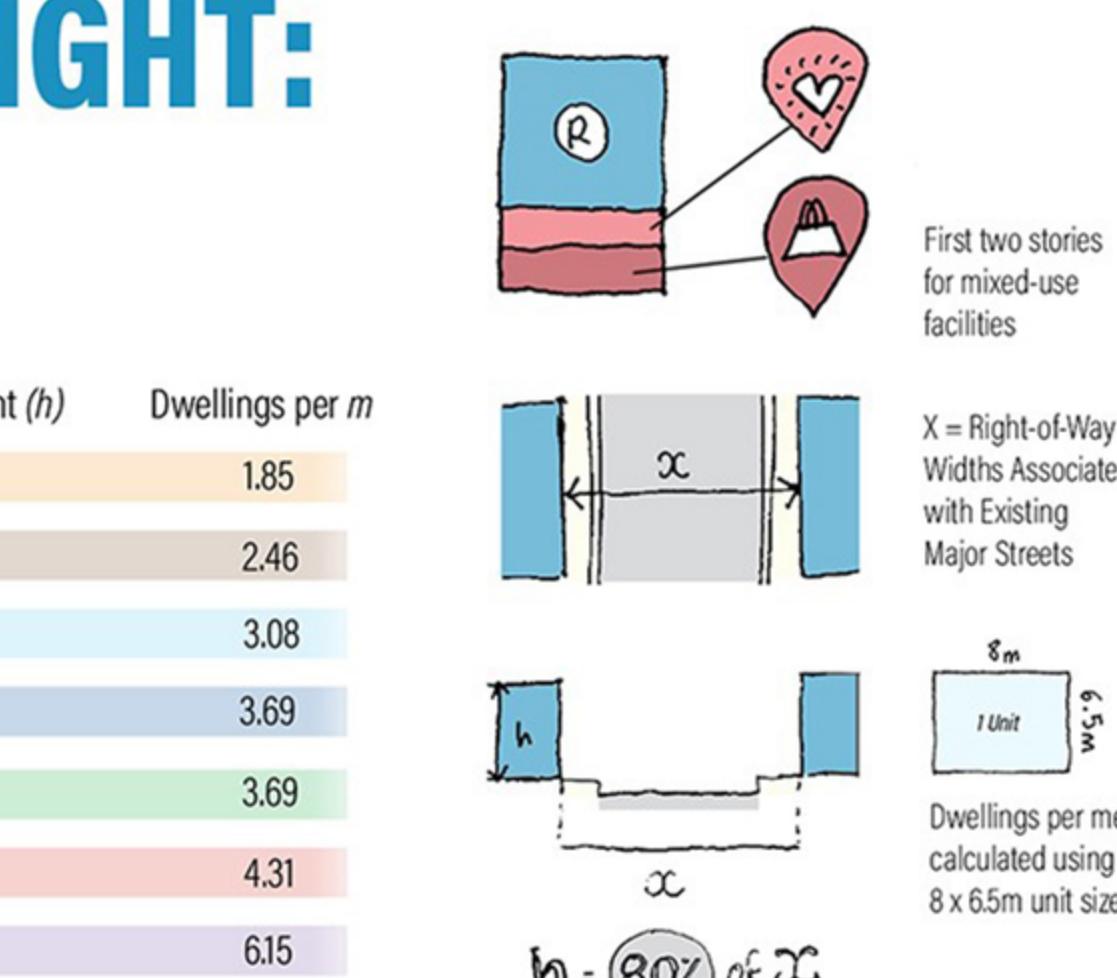


Deliver housing
@ **2X**
the speed

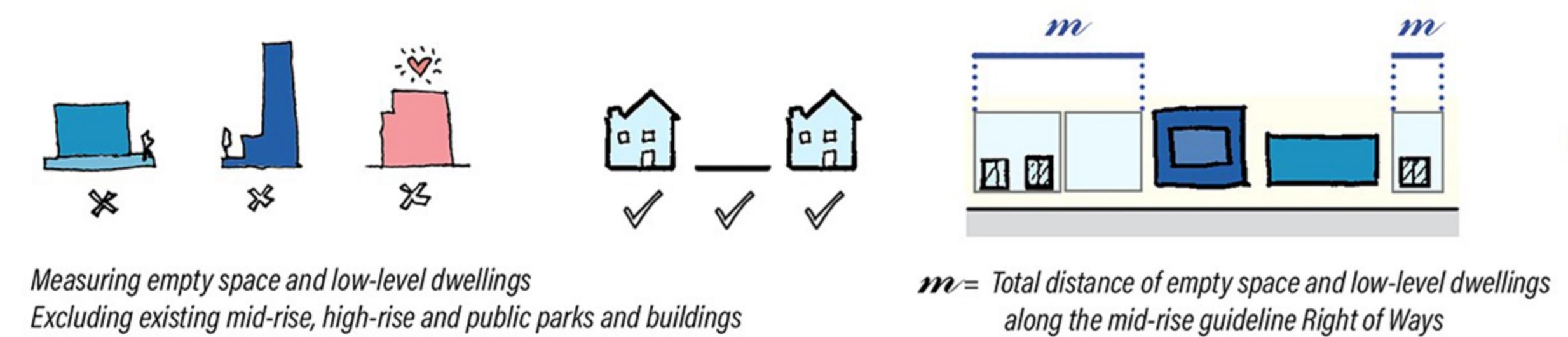
MAKING THE MID-RISE GUIDELINES AS OF RIGHT:



Calculating dwellings per meter for each mid-rise guideline:

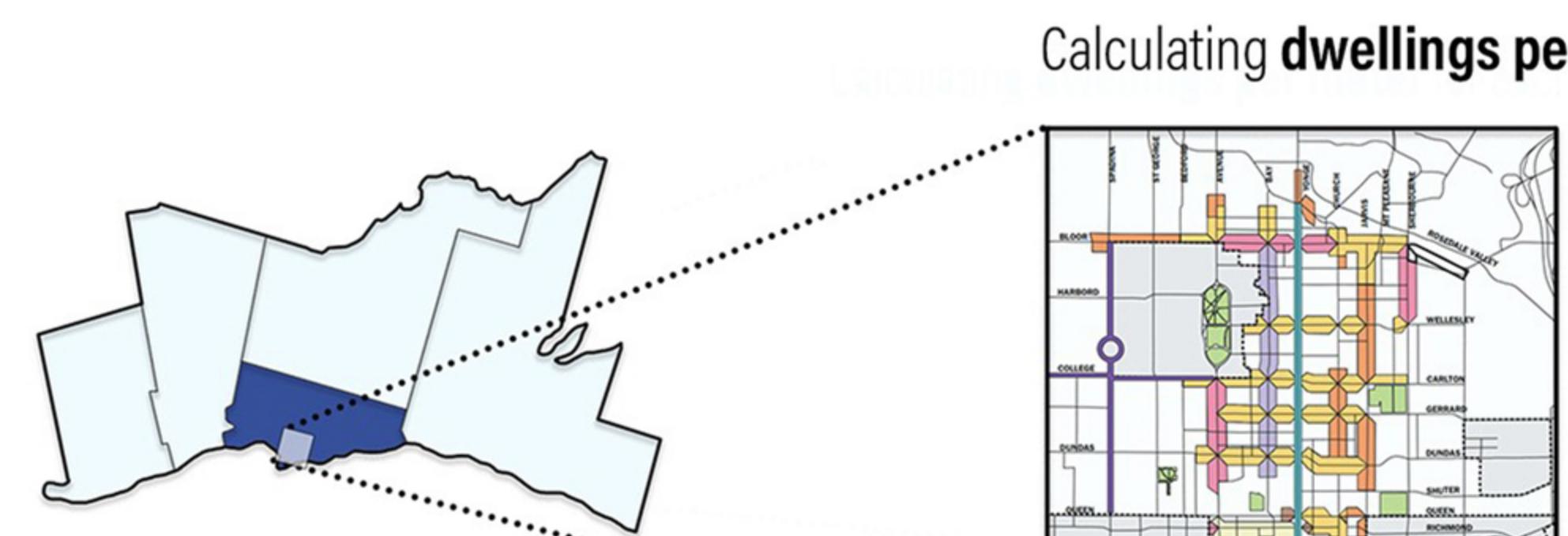


Calculating the total available distance:

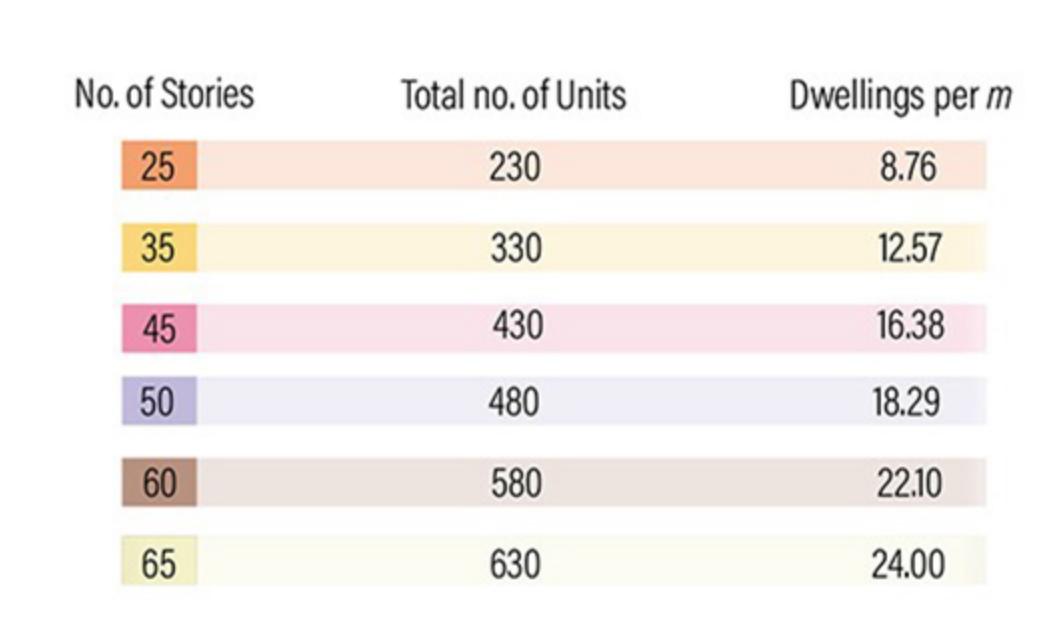


NEW DWELLINGS
1,150,000

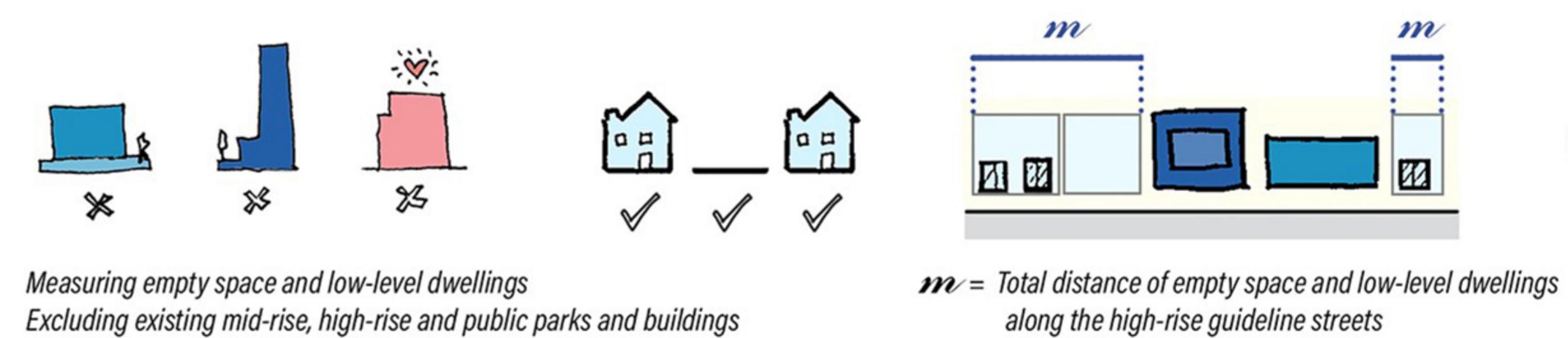
MAKING THE TALL BUILDING GUIDELINES AS OF RIGHT:



Calculating dwellings per meter for each tall building guideline:



Calculating the total available distance:



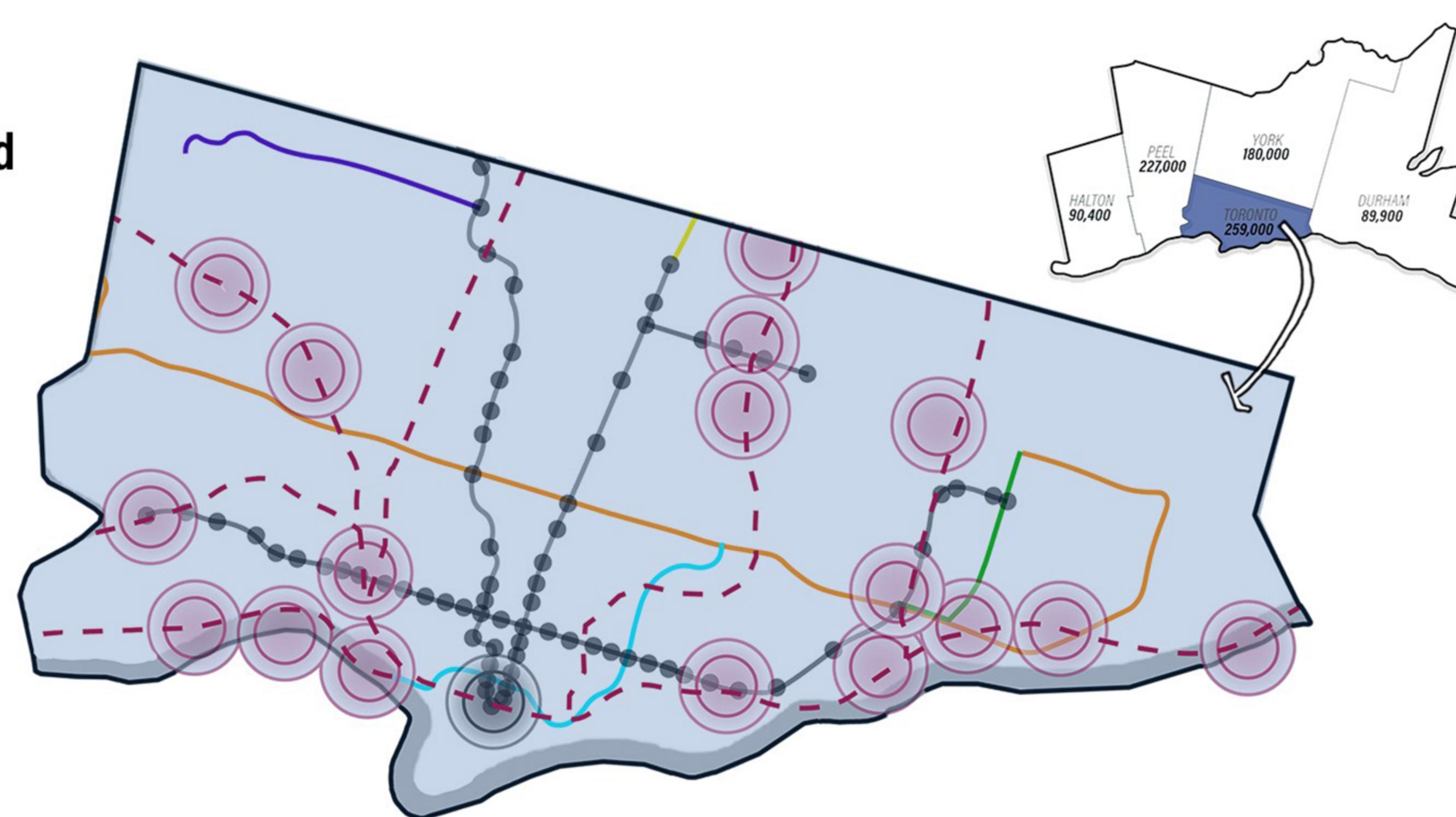
NEW DWELLINGS
140,000

HOW MANY MORE HOMES IN THE TORONTO REGION?

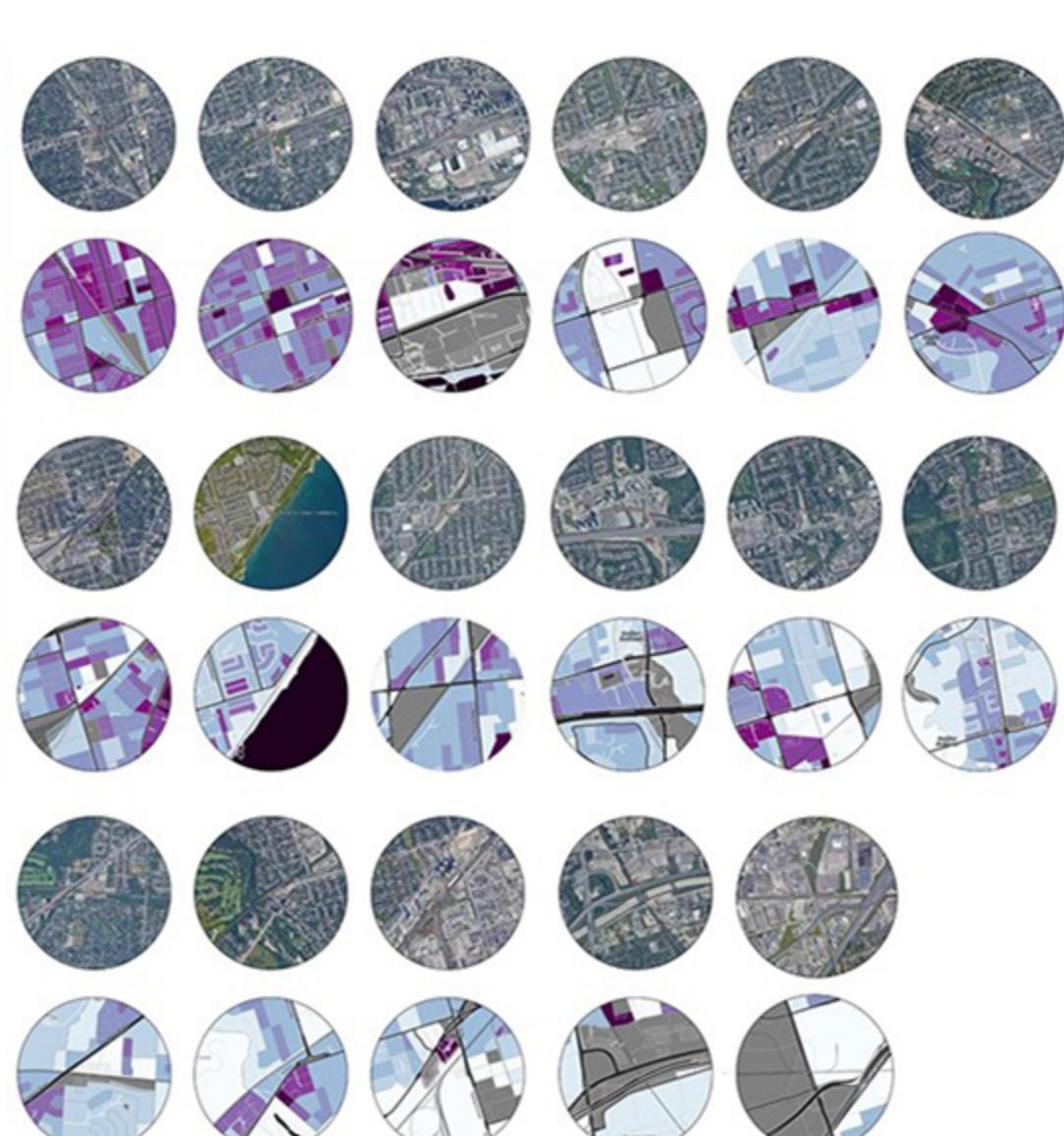
SUSTAINABLY DENSIFYING EXISTING TRANSIT NODES ...

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

Map Key:

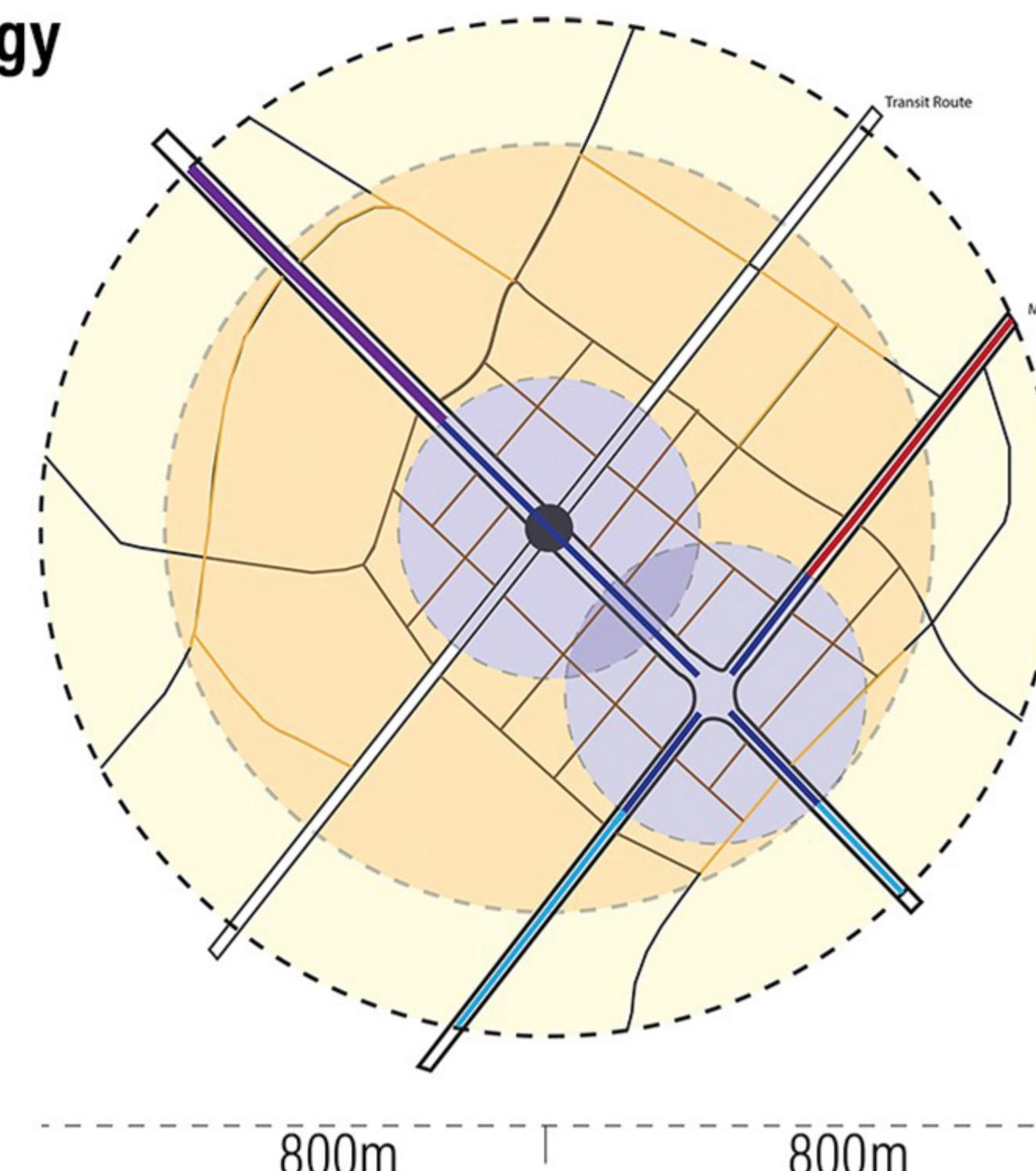


Existing density (d/ha) within 800m radius of transit nodes:



Urban Prototype Typology

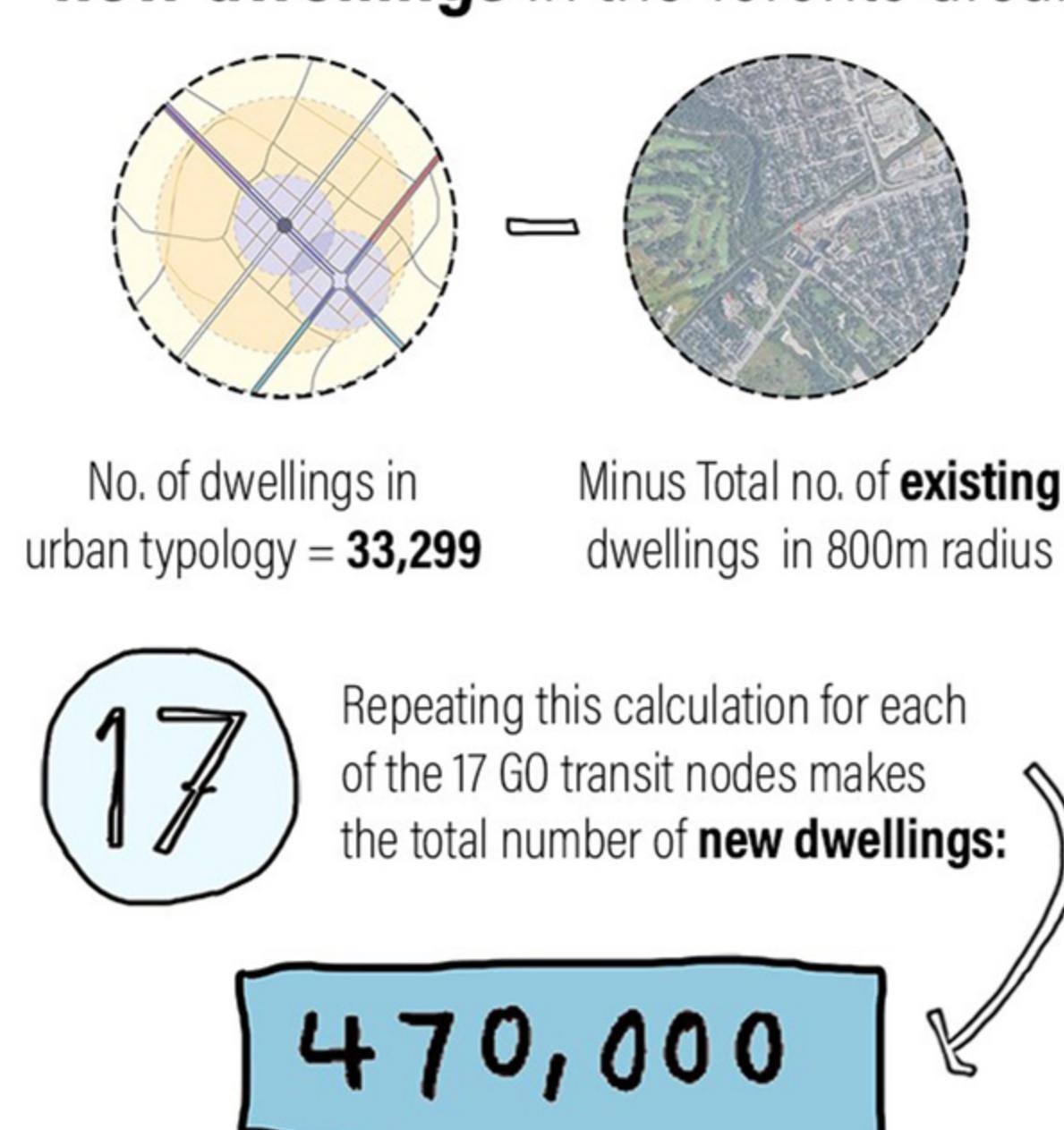
Using an 800m radius around a transit hub to create an example density/ number of dwellings within an urban transit area.



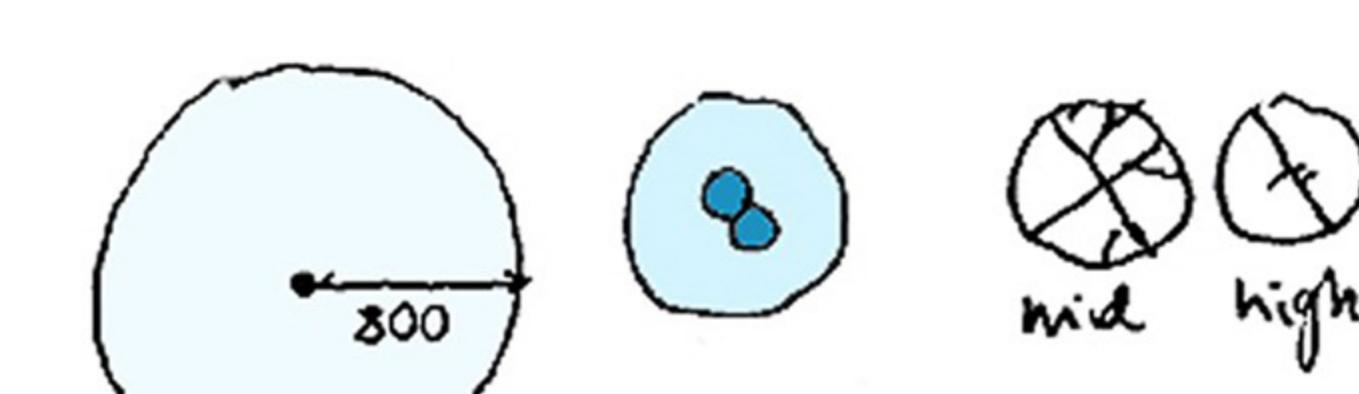
SINGLE DWELLINGS



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



① Densifying Transit Nodes



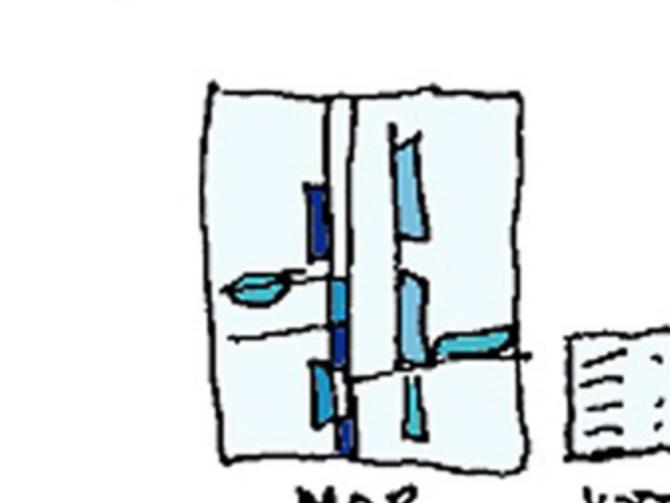
470,000

② Mid-rise Right of Way Guidelines



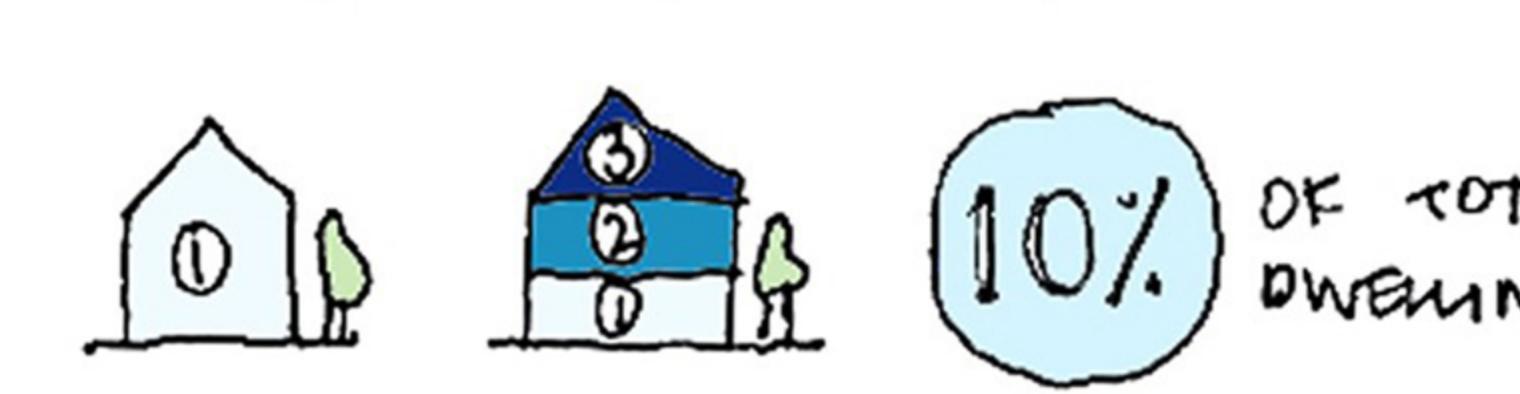
1,150,000

③ Downtown Tall Buildings Guidelines



140,000

④ Single Dwellings into Multiple Units

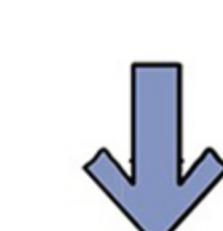


40,000

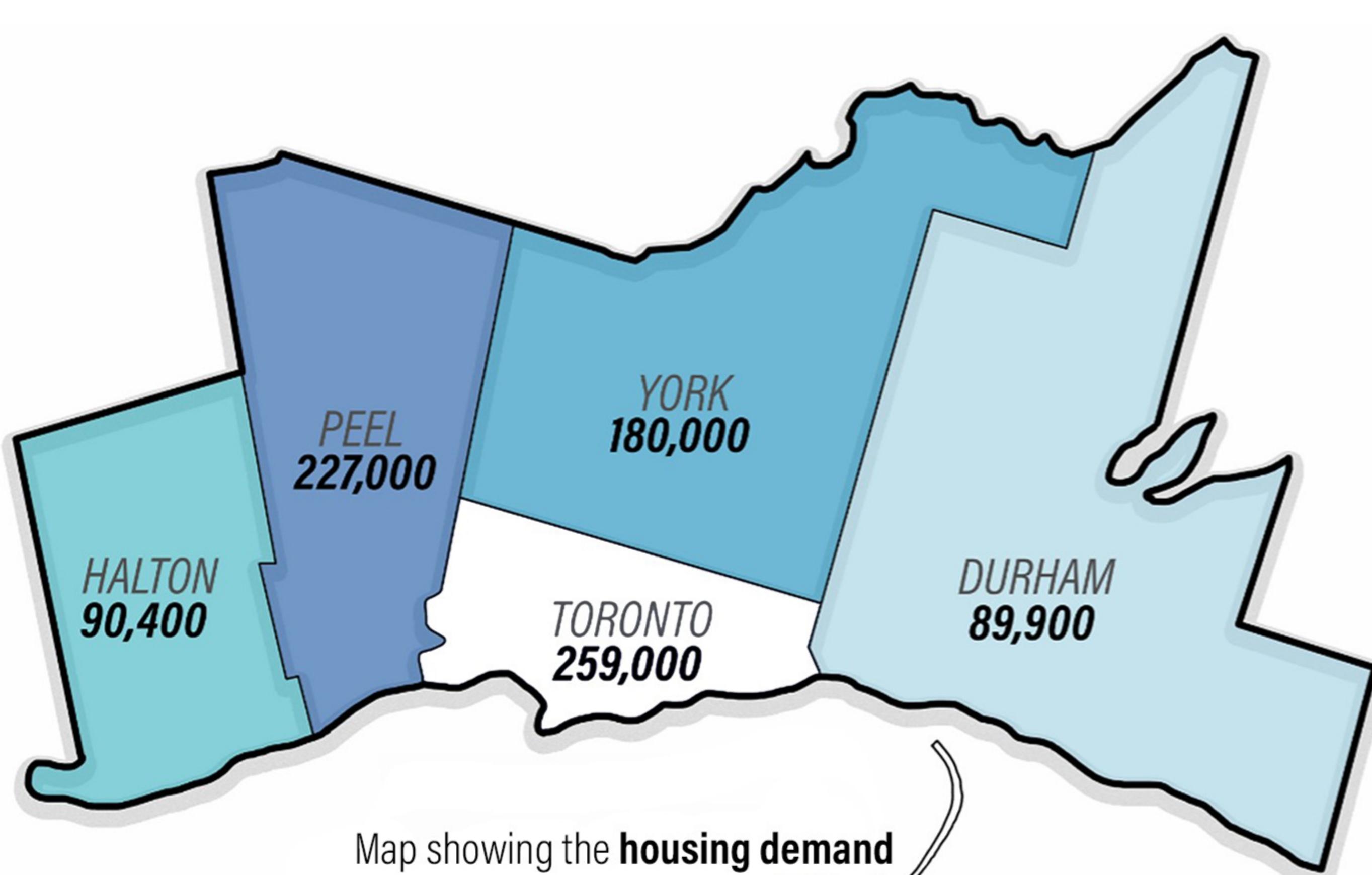
1,800,000

WHAT ABOUT DOING THIS ELSEWHERE?

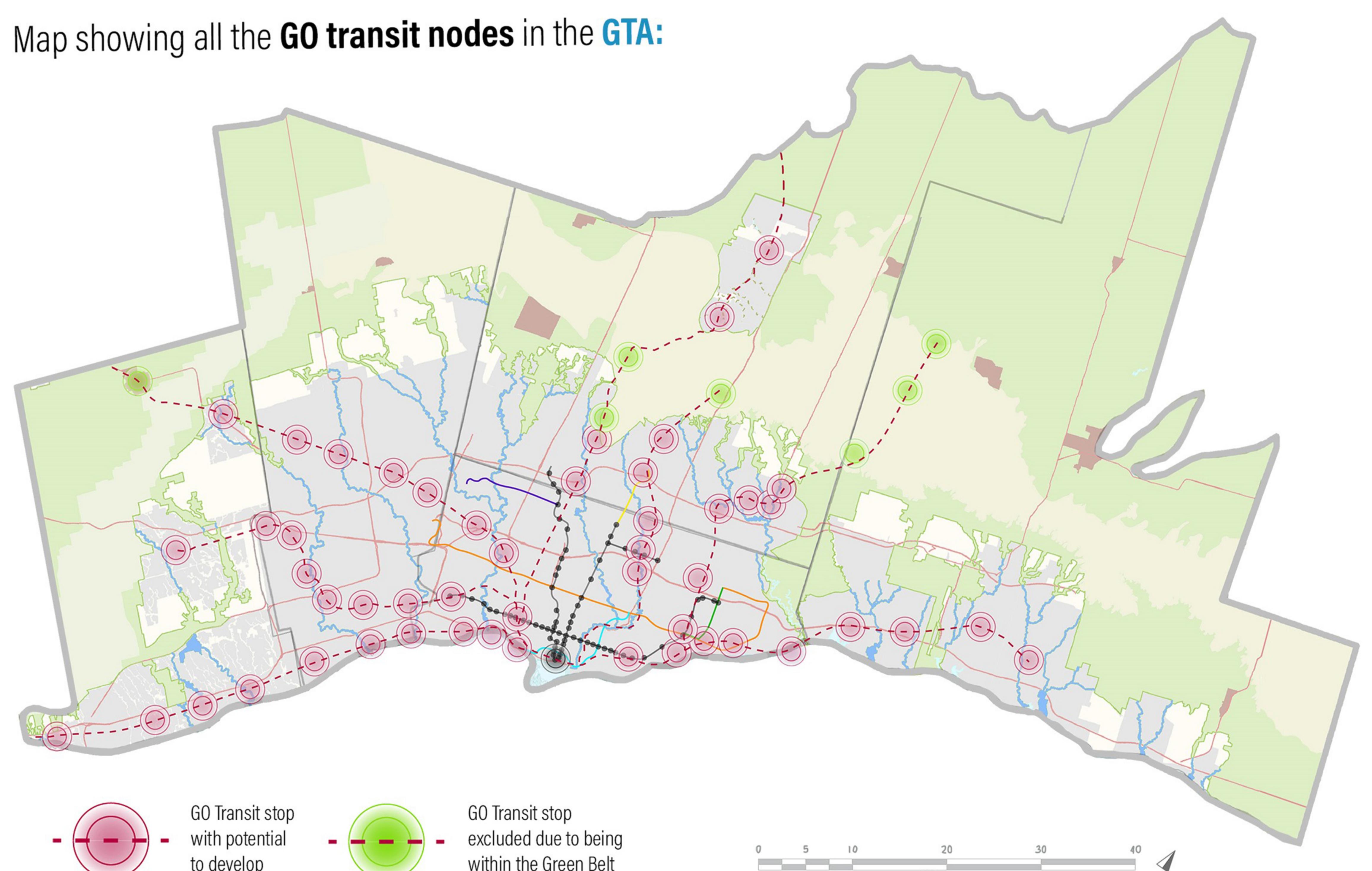
Using techniques seen above we could tackle the housing demand in the GTA and wider Ontario:



By sustainably densifying the existing transit nodes within each region.



Map showing all the GO transit nodes in the GTA:



WHAT COULD THIS LOOK LIKE?

