

# YOU ARE THE AMBITIOUS CITY

**DOWNTOWN DALLAS, INC.** | **February 4, 2020**

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**The  
Keesmaat  
Group.**

We work with **future-oriented** cities, regions, companies and organizations to advance **transformative change** by finding new solutions to the **most pressing challenges** of our time:



a global housing  
affordability crisis



the need for mobility  
solutions that reduce  
dependence on fossil  
fuels



smarter, quicker  
adaptations to a rapidly  
changing climate







**2.9 million**

Population of the City  
of Toronto as of  
July 2017



**4<sup>th</sup> largest**

City in  
North America



**2<sup>nd</sup> largest**

Financial Centre in  
North America



**3<sup>rd</sup> largest**

Tech hub in North  
America



**51.5%**

Size of the population  
that identifies as  
a visible minority



**51.2%**

Size of the population  
that was born outside  
of Canada



**140**

Officially recognized  
neighbourhoods

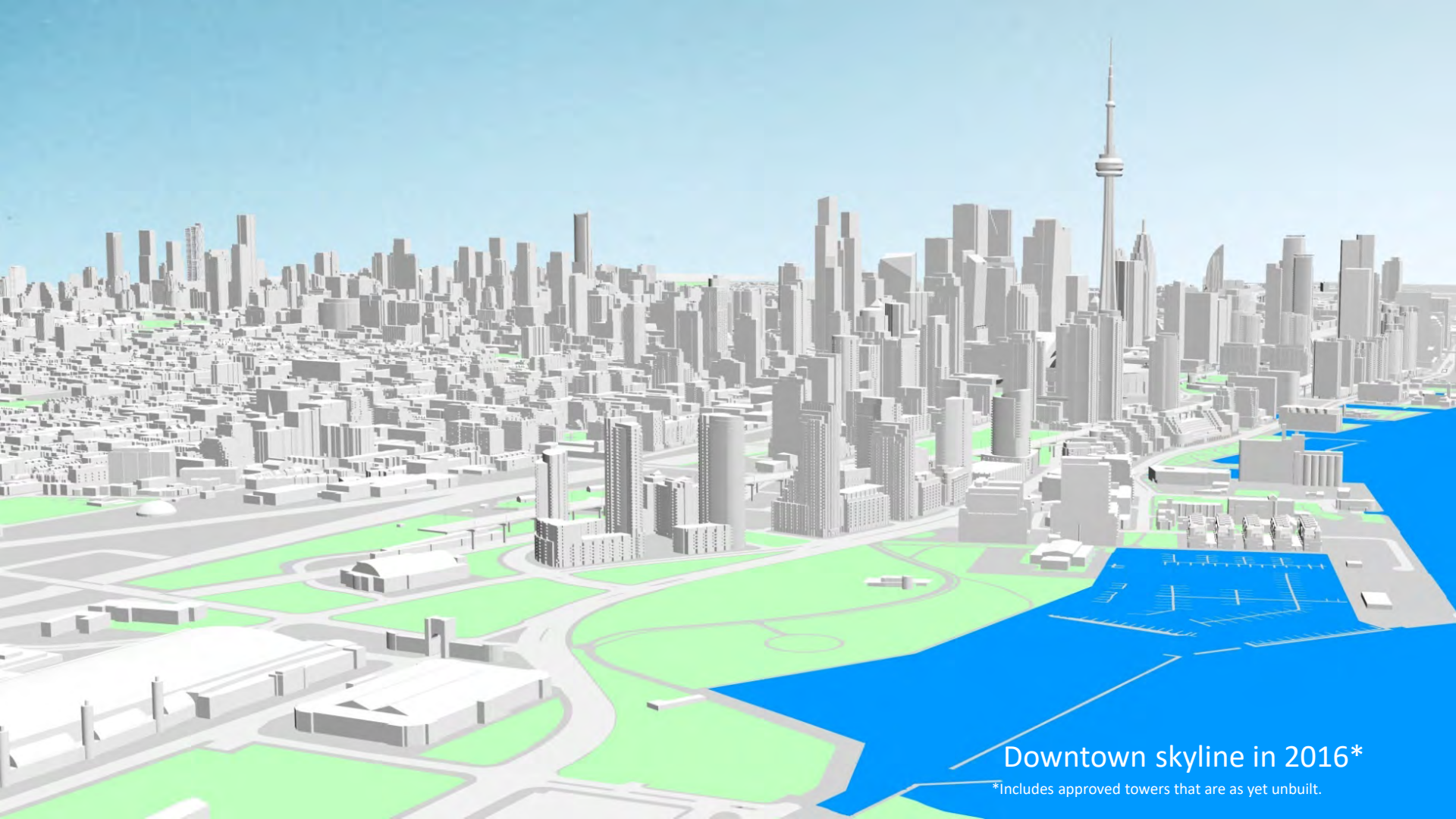


**526.3 million**

Projected ridership on  
the Toronto Transit  
Commission in 2019



Downtown skyline in 2005



Downtown skyline in 2016\*

\*Includes approved towers that are as yet unbuilt.

















The places we design and build either **contribute** to the **flourishing** of our societies, and our long-term sustainability, or **detract** from them.





Hybrid 1



Hybrid 2



Hybrid 3





**What does it mean to be an ambitious city?**

**Believe.**  
**Understand.**  
**Act.**

**Believe.**

The 22nd Annual GQ Awards Special Issue

BRITISH

GENTLEMEN'S QUARTERLY

OCTOBER 2019

# Greta Thunberg

Game Changer  
Of The Year



# Foundations for belief....



**Clean** land,  
air, and  
water that  
is a first  
priority...



Walkable,  
inclusive,  
mixed use  
neighbourhoods  
that are part  
of **complete  
communities...**



A diverse,  
competitive  
economy with  
well-paid,  
stable, safe  
and fulfilling  
**employment  
opportunities  
that support  
a resilient  
economy...**



A comprehensive, high quality, affordable **transit network** that is convenient and supports transportation choices, including cycling and walking...





Green spaces  
of all sizes and  
public squares  
that **bring people  
together, anchor  
communities**  
and welcome  
visitors...



**Recreational opportunities** that integrate into everyday life and everyday spaces...



Natural **places**  
that are respected,  
celebrated,  
maintained and  
appropriately  
used...





**Cultural and community facilities** that  
honour our past and lead us into the future...



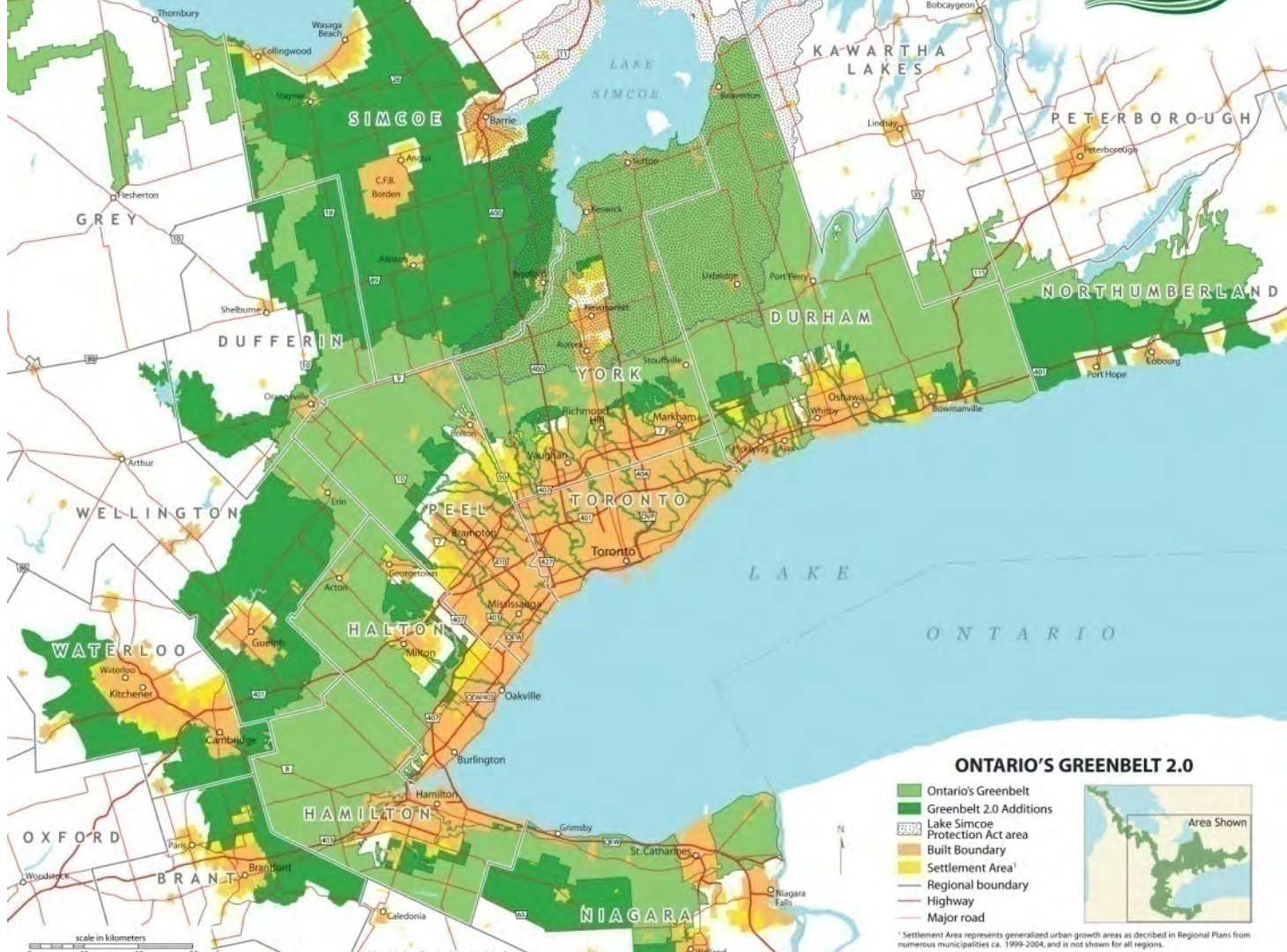
Beautiful  
architecture  
and **excellent**  
**urban design**  
that astonish  
and inspire;



**Affordable housing**  
that ensures we  
all have the access  
to housing we need,  
throughout our  
lifetimes.



# Understand.



**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



scale in kilometers

<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.



See Inset

**Airport Express**  
 Express 10-minute or better all-day service express bus service between King Station and Pearson Airport. Longer routes are available on 101 route.

See Downtown Map

Billy Bishop Airport (YYZ)

**Transit partners**

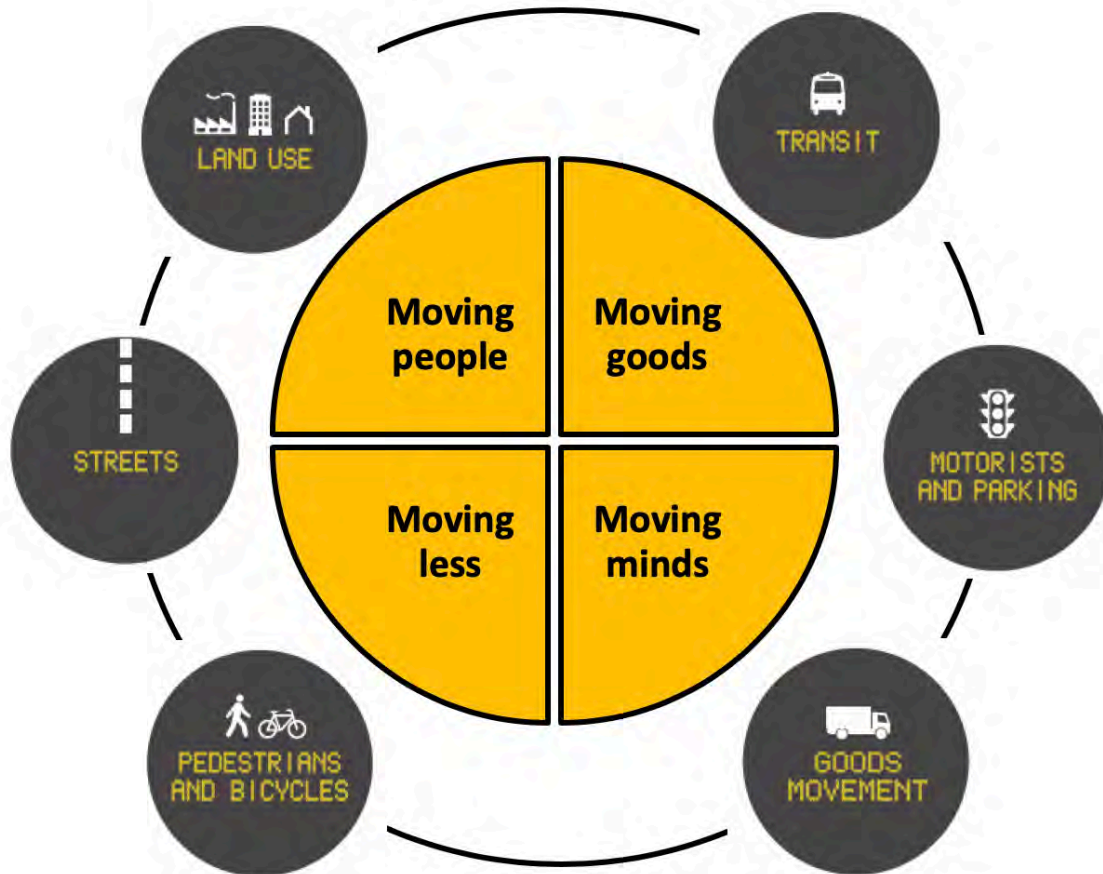
GO Transit 1-888-GET-GO-90  
 gotransit.com

York Region Transit/YRT 905-615-1300  
 yrt.ca

MiWay 905-615-1300  
 miway.com

**Downtown Map**

1 Northbound to Sheppard





before





HONEST ED'S HONEST ED'S

4173  
511 BATHURST STATION

PLACE LIKE THIS PLACE, ANYPLACE! COME IN AND GET LOST! A BARGAIN

65  
YEAR

65  
YEAR

100%  
ANGUS  
BEEF

HERO CENTRAL  
BURGER

HERO CENTRAL  
BURGER

ENTRANCE

65  
YEAR

WATER PARK BAR

WATER PARK BAR



Bathurst

7am - 10pm



BATHURST ST

WATER PARK BAR

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THASOS  
CONSTRUCTION

...like this place

There's no place...

but Toronto is Bloor  
The sky is blue,  
any place





When you offer families a high quality of life in the city, you make it a real choice, a better choice.

#GrowingUpVertical  
#FiveKidsOneCondo



**Act.**



**a case study**

# **The King Street Pilot**

# The King car is the **workhorse** of Toronto's streetcar network

- Serves the second largest concentration of **jobs** in North America
- **Busiest** surface transit corridor in Canada



# King St. as a destination

- One of the **fastest growing** areas in the city
- Key **cultural and entertainment destination**: theatres, cafes, restaurants, shops, hotels



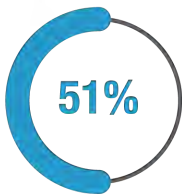
# KEY QUESTION(S)

- What **change** do we need to affect?
- What is within our **sphere of influence**?
- Who are our **natural allies**?
- What are our **barriers to success**?
- What is our **plan of action**?

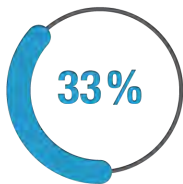
# THE WITHIN REACH FRAMEWORK FOR CHANGE



# drivers for change



**GDP**



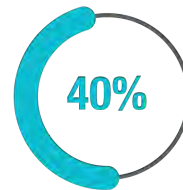
**JOBS**



**TAX BASE**



**RESIDENTIAL  
DEVELOPMENT**



**NON-RESIDENTIAL  
DEVELOPMENT**



**LAND AREA**

# FOUNDATIONS



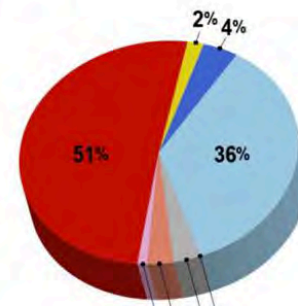
## The Geography of Export-Based Wealth Creation in Toronto



### THE GEOGRAPHY OF EXPORT-BASED WEALTH CREATION IN TORONTO

Column heights are proportional to \$GDP in Export-Based Jobs divided by Land Area in:

- Downtown and Central Waterfront
- Centres
- Employment Districts - Business Park
- Employment Districts - Industrial
- Institutional Areas
- Employment Areas Outside of Districts
- Avenues/Mixed Use Areas
- All Other Areas





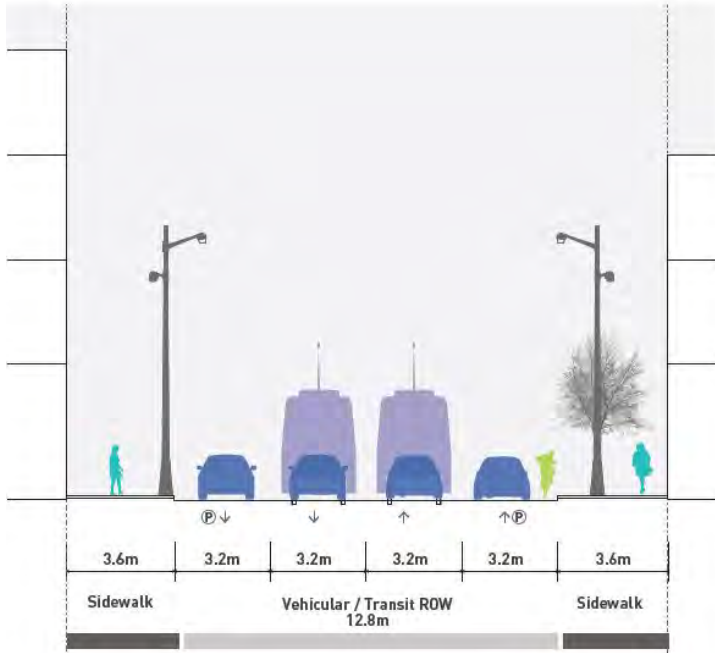
The King streetcar was **choked** by vehicular traffic

- *Long and inconsistent travel times*
- *Massive waits*
- *Bunching*
- *Unreliability*
- *Capacity crunch*





# KING MOVES 16% OF USERS BY CAR, YET CARS ARE ALLOCATED 64% OF SPACE



SPACE	VS.	USE	
CYCLISTS 0% SPACE	→	1% USE	84% USERS
PEDS 25% SPACE	→	50% USE	
TRANSIT 32% SPACE	→	33% USE	
DRIVERS 64% SPACE	→	16% USE	16% USERS

**What do I want to accomplish?**



- Move people **more efficiently**: Restrict through-traffic
- Support **economic prosperity**: New public spaces (parklets, patios)
- Improve **public space**: Expanded transit rider waiting areas

## What are the **barriers** to success?

- car-oriented council
- bureaucratic apathy
- perception that change is too hard
- lack of resources
- little appetite for change
- jurisdictional issues
- past failures

## Who are my **natural** allies?

- riders!
- downtown councillors
- environmental organizations
- urbanists
- community leaders
- Board of Trade
- local businesses
- residents groups
- TTC Riders
- Code Red

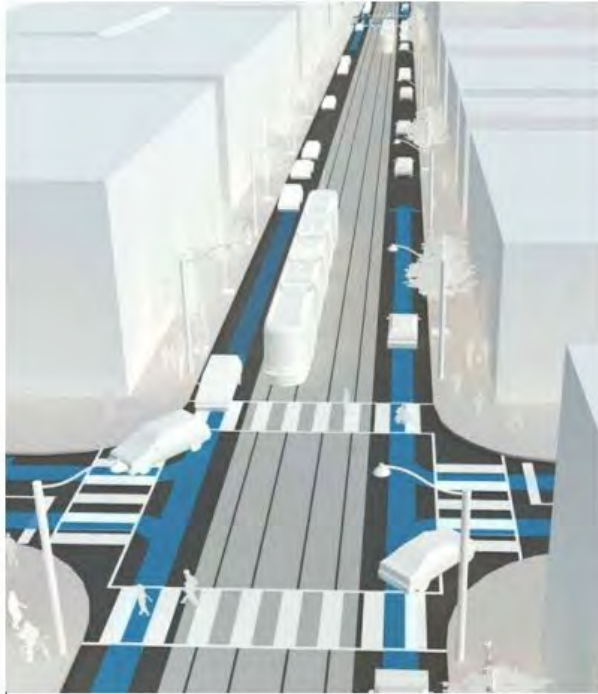
## What is my **sphere of** influence?

- planning
- visioning
- transit planning
- community groups
- media tools

**What is our plan of action?**

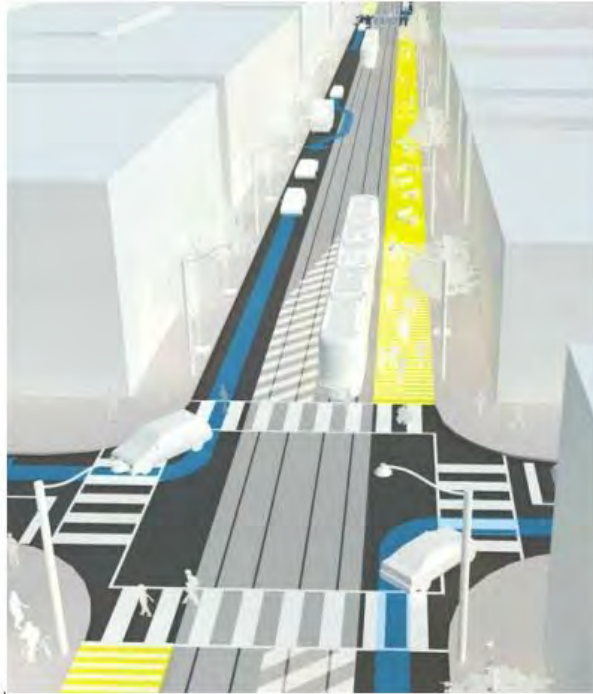
# PILOT BLOCK OPTIONS

A - SEPARATED LANES



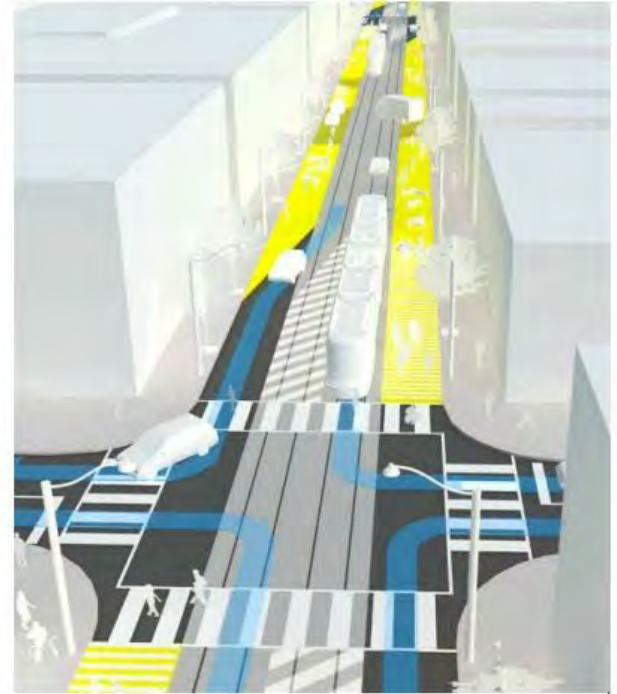
THROUGH TRAFFIC

B - ALTERNATING 'LOOPS'



LOCAL ACCESS ONLY

C - TRANSIT PROMENADE







**The solution: The King St. Pilot**

# Outcomes: A Game- Changer

Massive improvements  
in ridership,  
reliability,  
efficiency,  
and travel time

- Ridership increased by **17%**, from 72,000 to **84,000 boardings per day**
- **25% more customers per hour** of service operated
- Afternoon rush hour **travel times decreased by 5 minutes**: King streetcar customers save a total of **30,000 minutes of travel time daily**
- Morning **ridership increased by 20%**
- **More people** now move through the corridor than did before the pilot
- Cyclist trips on King increased by **nearly 200%**
- Nominal impact on vehicular travel times on surrounding streets
- 50% decrease in morning rush hour carbon levels

# MYTHBUSTING: King St. Pilot Edition

MYTH:

Transformative  
change is  
expensive



# MYTHBUSTING: King St. Pilot Edition

MYTH:

You don't have  
the power  
to affect  
transformative  
change



# MYTHBUSTING: King St. Pilot Edition

MYTH:

You need new technologies for transformative change



# MYTHBUSTING: King St. Pilot Edition

**MYTH:**

**You don't have  
the partners for  
transformative change,  
but  
others do**



# MYTHBUSTING: King St. Pilot Edition

## MYTH:

There is a better time than now in the election cycle to advance transformative change



# MYTHBUSTING: King St. Pilot Edition

MYTH:

Someone else  
will do it





## MYTHBUSTING: King St. Pilot Edition

MYTH:  
It's too hard here



# Good Ideas are Contagious

## The New York Times

What to Know About the New 14th Street Busway

**POLITICO**

City heralds 'aggressive' experiment to limit cars on 14th Street



## Four Lessons for 14th Street From Toronto's Transit-First King Street

By David Meyer | Apr 29, 2019

The city is undertaking an experiment by creating a transit and truck priority route on 14th Street — based on a successful version in Toronto. But has New York's Department of Transportation completely followed the lesson plan of Toronto's King Street — or just selected a few items off the a la carte menu?

# Ambitions.

# Housing.

# THE HOUSING CONTINUUM

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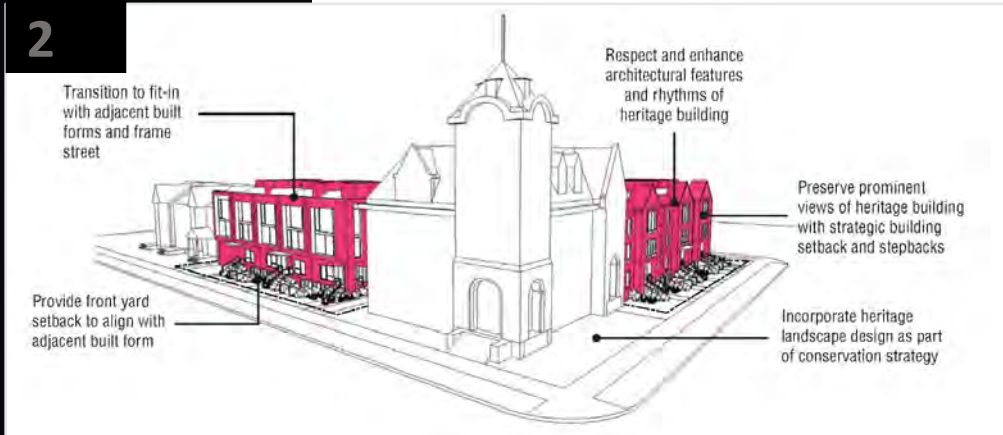
# SPECTRUM OF MISSING MIDDLE HOUSING





# SITE CONTEXT

1. Employ a suitable building type or types to ensure that new development fits well and responds appropriately to the particular site conditions, adjacencies, and surrounding context.
2. Locate and design buildings to conserve the cultural heritage values, attributes, and character of adjacent heritage properties and heritage conservation.





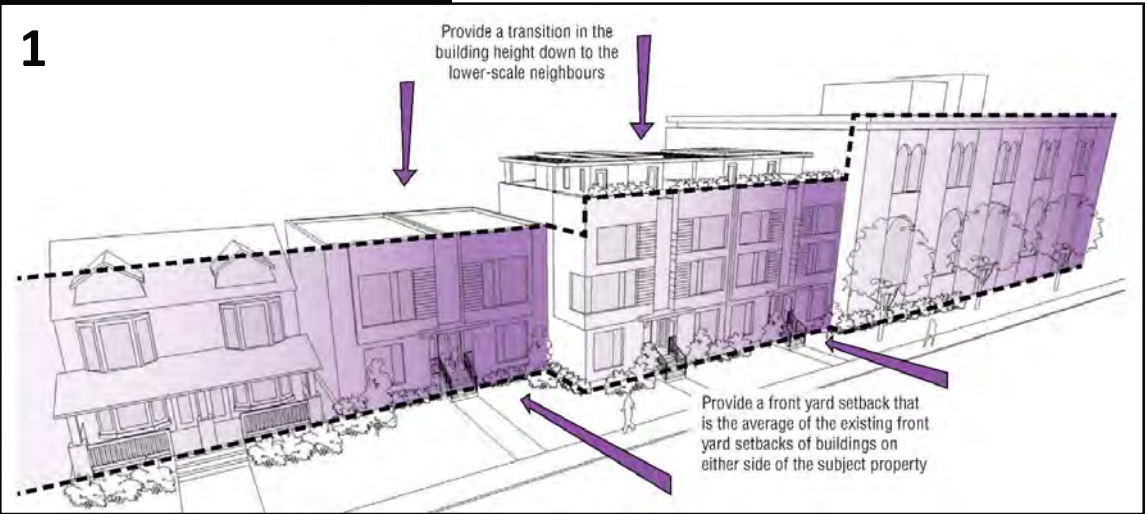
# SITE ORGANIZATION

1. Provide new streets, pedestrian mews, and walkways for safe, comfortable, and direct access, and address for all new buildings.
2. Locate the buildings to frame the edges of streets, parks, and open space. Ensure that buildings fit harmoniously with the existing context and provide opportunities for high-quality landscaping and streetscaping.





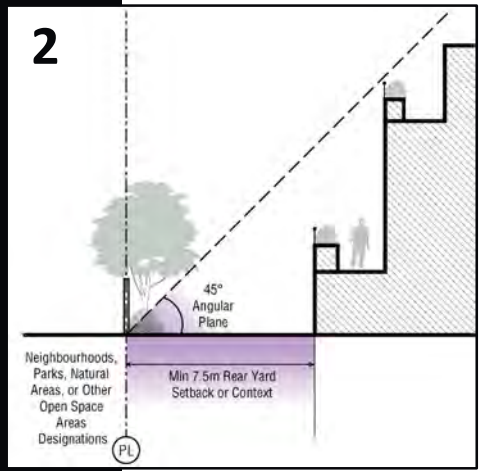
1



# FIT AND TRANSITION

1. Ensure buildings fit within the existing or planned context and provide appropriate transitions in scale to buildings, parks, and open space.
2. Apply an angular plane to transition to low-rise buildings at the back of a building.

2





# Amenities.







**SOUTH MEADE**  
Primary School

GIVE WAY



# Adaptations.









VAL

THE TIFFIN COMMONS

MISKOKA

MISKOKA Energy



14.5m

24m



50

51



- ↑ fort york visitor centre
- ↑ queen's york ranger museum
- ← garrison common
- confederation park

the street is



UNDER  
GARDEN  
WINTER

London people  
winter  
snow  
ice  
skating  
festivals  
all  
festivals  
multa parva  
multa parva

GOOD  
EATS  
GOOD  
EATS

Chapel

INFORMATION

INFO









# Streets and mobility.











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