



Innovative approaches to achieving density and complete communities

Speakers:

- Mary Ellen Bench, Counsel, Dentons Canada
- Christina Bruce, Director Policy Planning and Special Programs, City of Vaughan
- Leola Pon, TDSB, Toronto Lands Corporation
- Naama Blonder, Architect and Urban Planner at Smart Density

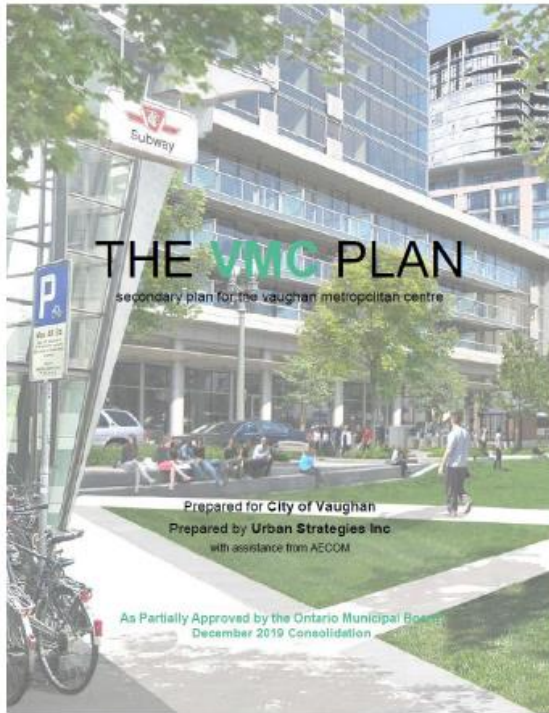
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Vaughan Metropolitan Centre

Christina Bruce, Director Policy Planning and Special Programs,
City of Vaughan

VMC - Vision and Principles

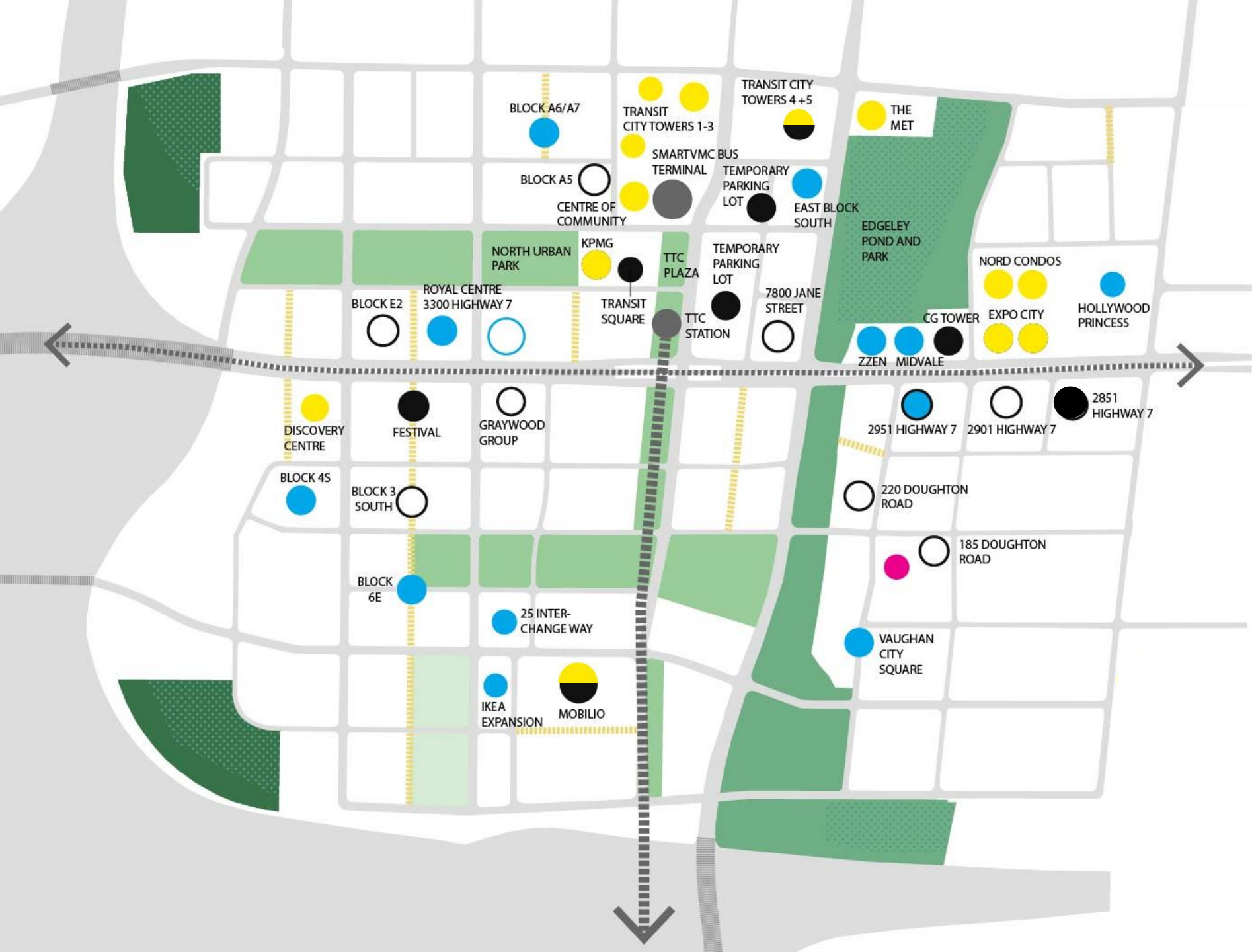


“The City of Vaughan plans to create a downtown – an intense, dynamic community that in time will become the heart of the city, economically, culturally and physically.”

VMC – Birds Eye View



Development Application Status Map



- OCCUPIED
- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST

VMC – Illustrative Graphic





Vision, Principles, Objectives

Existing

Transit-oriented
Walkable
Accessible
Diverse
Vibrant
Green
Beautiful

Missing

Balanced

Provision and delivery of parks,
community amenities and retail in step
with and to support the population

A ratio of people to jobs that supports the
vision of the VMC as the city's Central
Business District

A variety of built form that creates areas
of different character

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Thank you

Christina Bruce, Director Policy Planning and Special Programs,
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Toronto District School Board and Toronto Lands Corporation Modernization Strategy

Leola Pon, TDDBS, Toronto Lands Corporation

Modernization strategy

Toronto District School Board and Toronto Lands Corporation

Context

- 611 Sites (includes 583 schools), 4th largest school district in NA
- \$15-20 Billion Value
- 230,000 K-12 students
- 130,000 Adult students
- 42,000 Employees
- No access to Educational Development Charges
- School closure moratorium since 2017
- \$4.2 Billion deferred maintenance backlog
- Average age of school buildings = over 60 years old
- 58 schools over 95 years old

Modernization Strategy

Strategies

- Schools in Condos
- Education-Oriented Development
- Site Bundling
- Long Term Land Leases

North Toronto CI

- One of TDSB's oldest high schools
- State of disrepair and costs of renovation
- Sought external funding sources – PPP
- Community opposition to sale of land & heritage elements
- Four storey podium high school integrated with two 24 and 27 storey condominium by Tridel (450 units)
- Funding: severance/sale of land to Tridel & TDSB investment
- Old school demolished
- Podium
- New football field
- Triple gym
- Underground parking garage
- 1200 students

Lower Yonge Precinct Elementary School

Challenges at Toronto's Waterfront

- Overcapacity in area schools
- Lack of affordable & available land to purchase
- High-growth and high-density
- Many condos and young families

Lower Yonge Precinct Elementary School

Yonge and Harbour Street in Menkes' Sugar Wharf Development:

- Five residential & one commercial towers
- Mixed-use condo
- Government investment \$44 million
- School features:
 - Dedicated Entrance (not accessible from within the building)
 - Double gym
 - Playground
 - Possible community use outside of school hours



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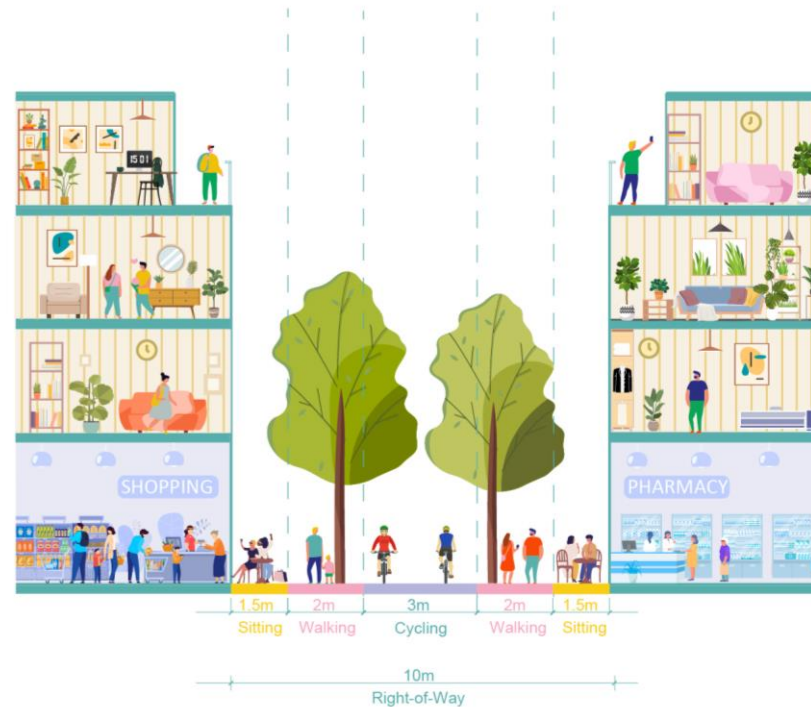
Scaling down

Naama Blonder, Urban Planner & Architect

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Naama Blonder, Urban Planner & Architect





Ontario Association of Architects

SHIFT Award: Public Health



World Urban Pavillion - Powered by Daniels

Made in Canada Urban Innovation

NEWS RELEASE

Canada and Ontario Invest Over \$114.5 million in Public Transit Infrastructure for Residents of Durham

August 12, 2021
[Infrastructure](#)



Government of Canada
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Largest public transit investment in GTA history will create jobs and kickstart the economy

From: [Infrastructure Canada](#)

News release

Ottawa, Ontario, May 11, 2021—Public transit is at the heart of a clean, inclusive recovery that restarts our economy and creates good jobs. From construction workers, to transit drivers, to worker on assembly lines, to the small business owners supporting these projects – tens of thousands of jobs are created when we invest in public transit. Investing in



World Canada Loc



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Feds invest over \$10B to help Ontario fund 4 major transit routes in Toronto

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Now is the time to invest in transit

It will take a decade to build new transit lines, during which the population of Greater Toronto is estimated to grow by another one million people. Our infrastructure must catch up to the needs of an 8 million-person GTA.

By **Matti Siemiatycki** Contributors
Shoshanna Saxe

NEWS RELEASE

Ontario Takes Next Steps in Building Signature Subway Line

All-new Ontario Line will deliver faster and better transit for the Greater Toronto Area and spur economic growth

November 17, 2022
[Transportation](#)



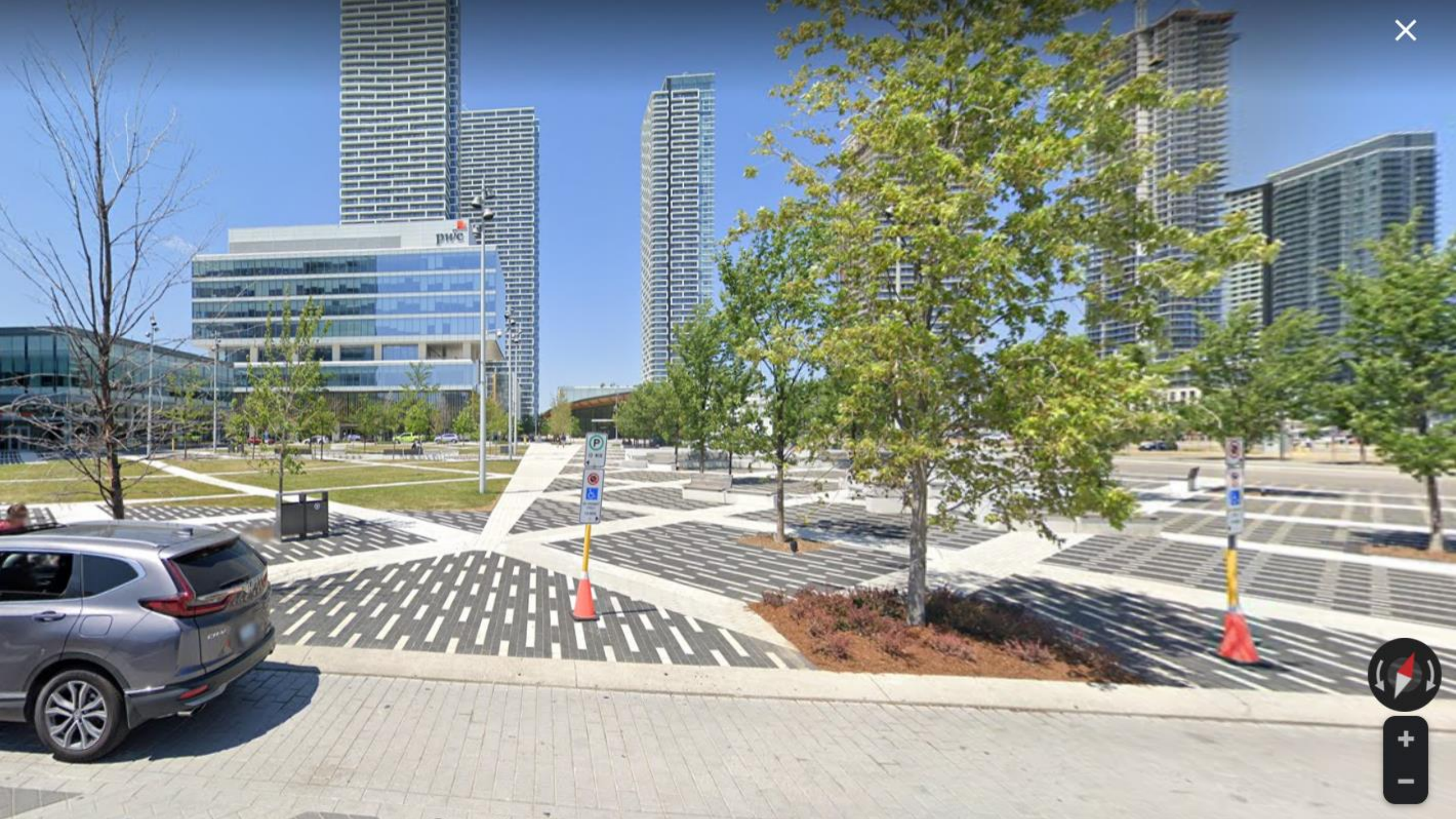
Clarkson GO



Bronte GO



Appleby GO





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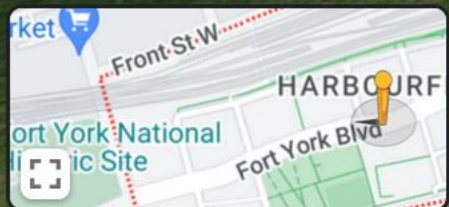
← 40 Fort York Blvd

Toronto, Ontario

 Google Street View

Oct 2020

[See more dates](#)





Apple Mill Rd



Are people really being
put first?

We need to
Scale Down

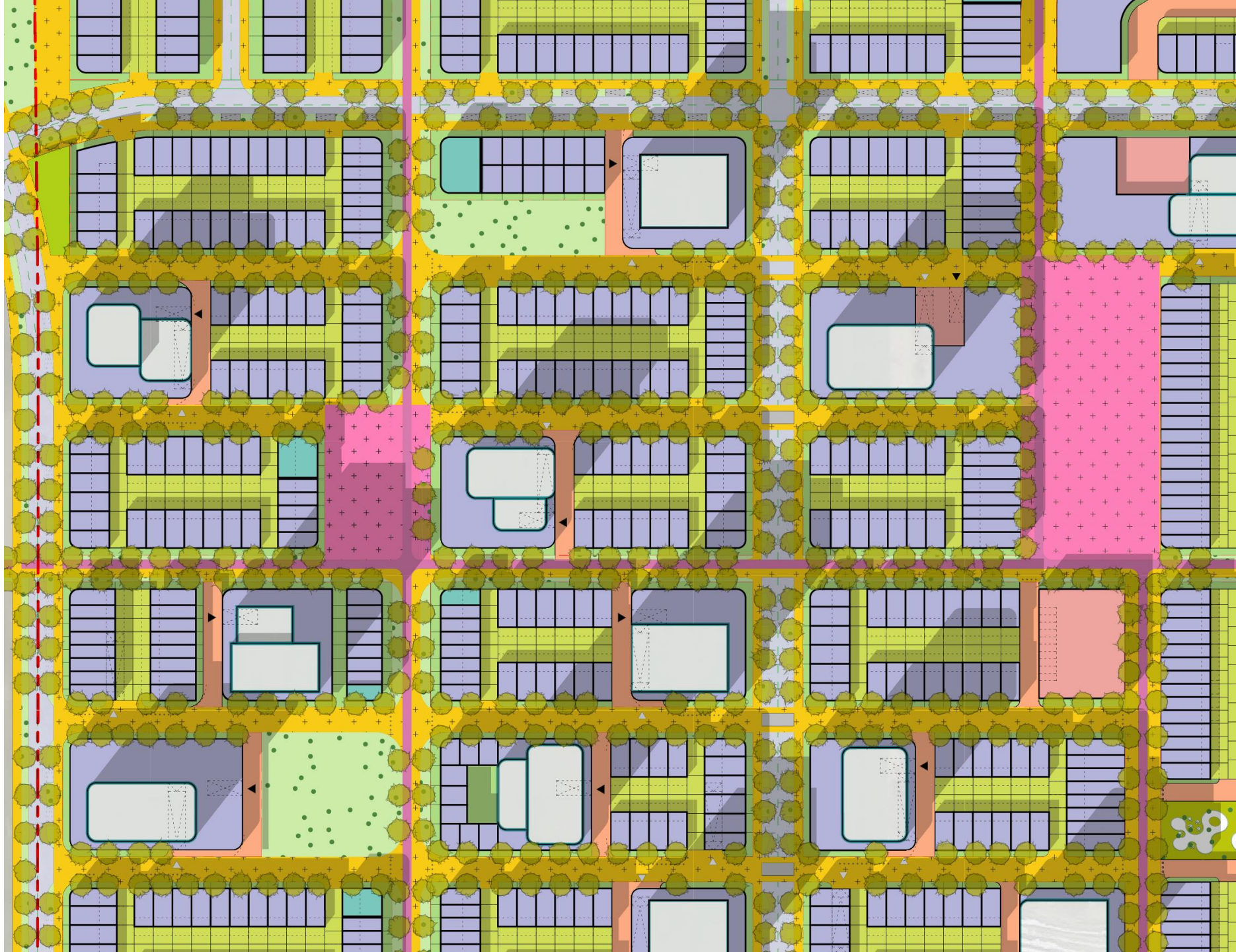
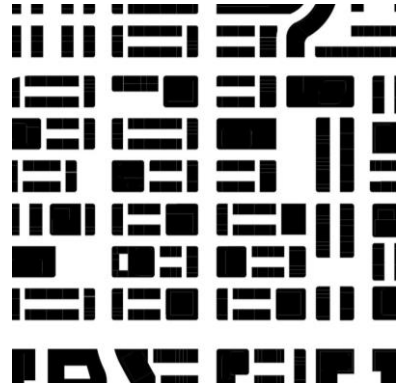
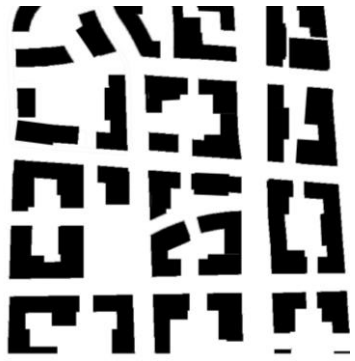
We need to
Scale Down

Streets

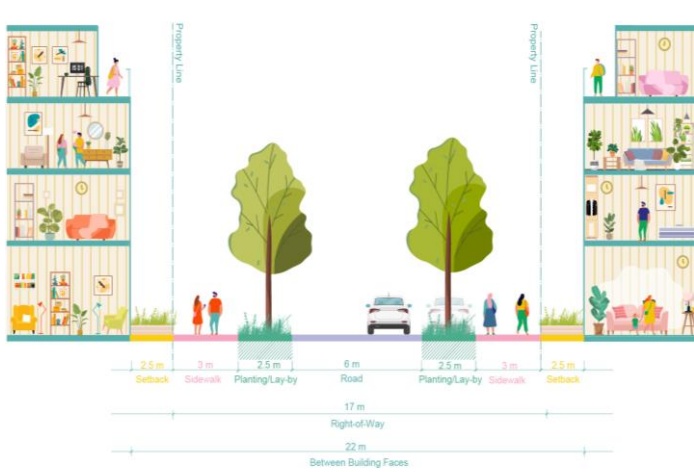
Buildings

Open Space

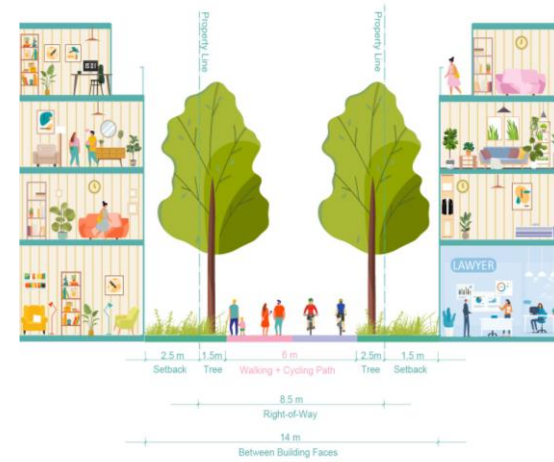




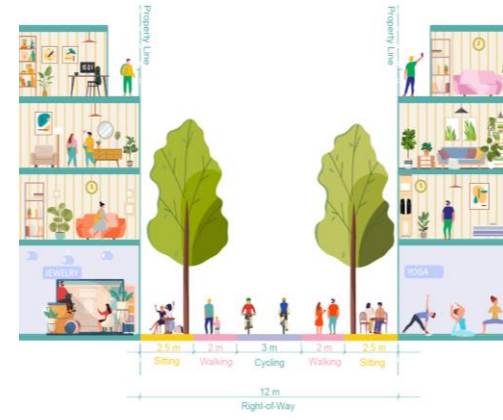
Greater Toronto Area
Smart Density



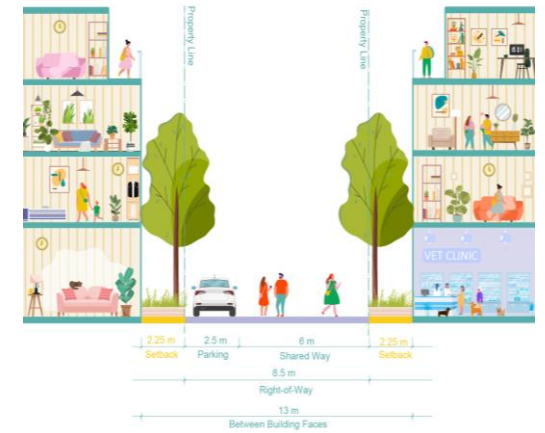
Vehicular Street



Car-Free Street



Car-Free Street



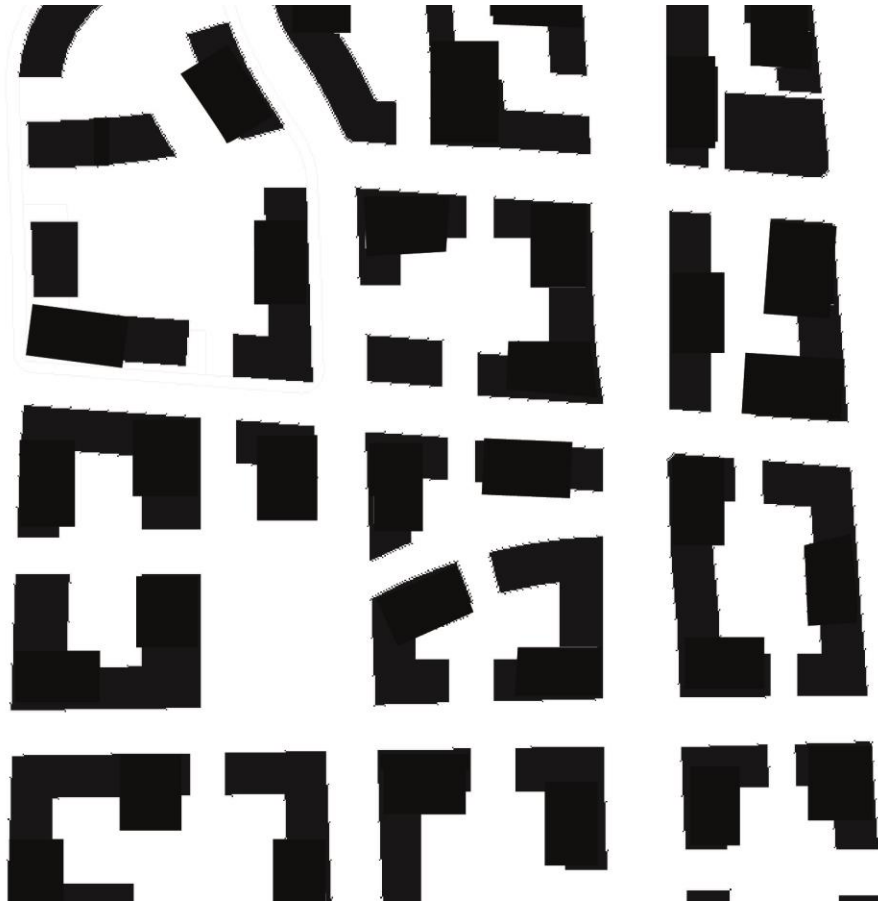
Car-Light Street



Greater Toronto Area
Smart Density

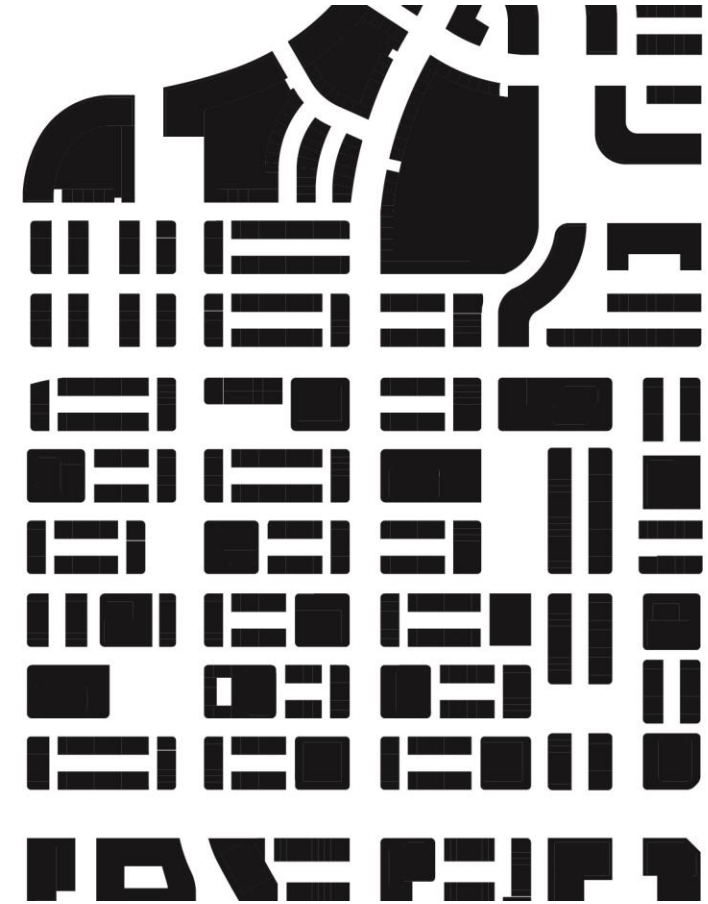
Buildable Footprint

38%

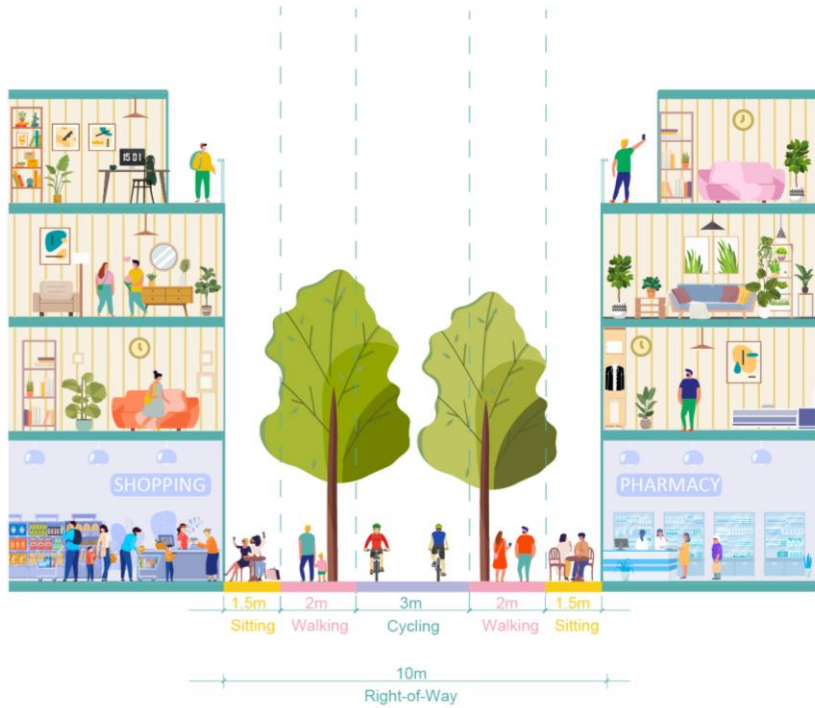


Typical TOC

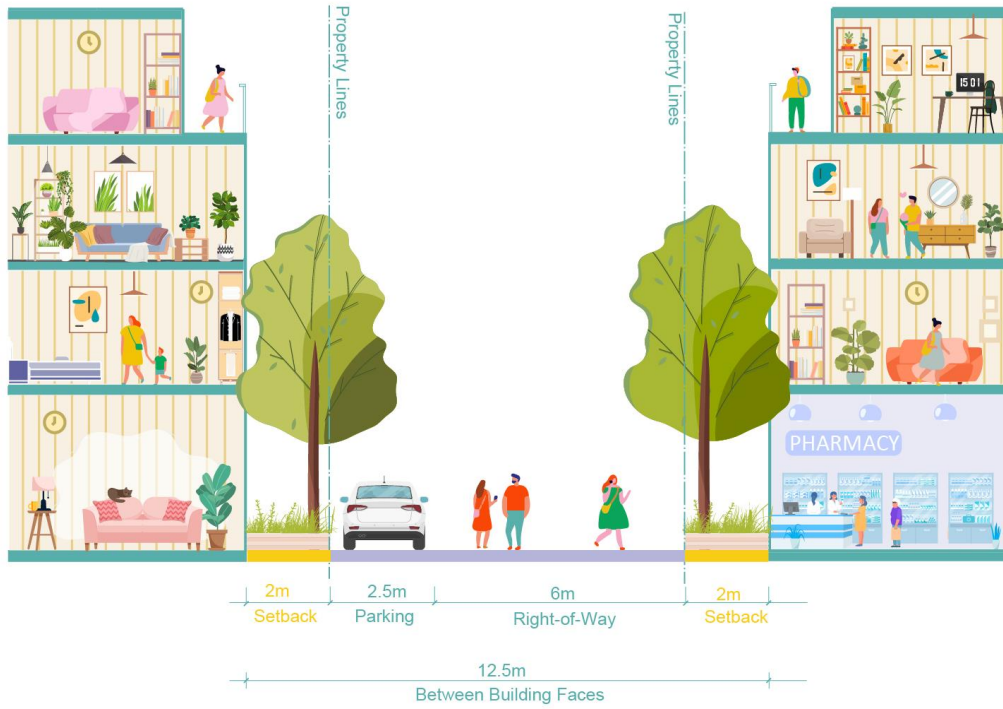
47%



Scaling Down



Shared Streets



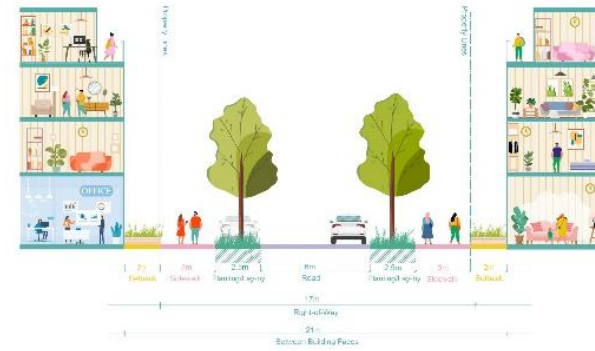
Car-Light Streets



Commercial Street



Local Separated



Narrow Park Walk



Local Shared (Very-low traffic)



Wide Park Walk



Street next to park



Scale: 1: 200

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