



# Webinar

## ULI Toronto: The Future of Density

Date: April 08, 2020

00:00:00 --> 00:00:05: The whole time during the COVID-19 crisis that is affecting  
00:00:05 --> 00:00:07: us all globally,  
00:00:07 --> 00:00:10: of course, and while many of the of the programs  
00:00:10 --> 00:00:14: that we're putting on at you electron to are dealing  
00:00:14 --> 00:00:18: with things like called action as we have tomorrow,  
00:00:18 --> 00:00:22: working with how we can help the arts community and  
00:00:22 --> 00:00:26: and responding to the urgent nature of of the moment,  
00:00:26 --> 00:00:30: we thought it would be really important,  
00:00:30 --> 00:00:33: though too. Begin to cast our minds to some of  
00:00:33 --> 00:00:37: the broader public policy implications of this historic moment  
that  
00:00:37 --> 00:00:41: that we're experiencing that clearly is going to have a  
00:00:41 --> 00:00:44: lasting impression on how we think about city building.  
00:00:44 --> 00:00:47: So we're delighted to have.  
00:00:47 --> 00:00:51: The Great Institute of Ryerson City building.  
00:00:51 --> 00:00:55: To drive this exploration with us and it'll be as  
00:00:55 --> 00:00:55: I said,  
00:00:55 --> 00:01:00: today's it's the future of Cities series today will be  
00:01:00 --> 00:01:02: focused on the future of density.  
00:01:02 --> 00:01:06: As you've seen and we're very excited to have this  
00:01:06 --> 00:01:10: be our launch next slide just a little bit of  
00:01:10 --> 00:01:11: housekeeping.  
00:01:11 --> 00:01:15: All of you will not surprisingly know that you're muted  
00:01:15 --> 00:01:18: and will be muted for the.  
00:01:18 --> 00:01:20: With the duration of this webcast,  
00:01:20 --> 00:01:24: it's only practical way that we could do that for  
00:01:24 --> 00:01:26: this many people.  
00:01:26 --> 00:01:30: That's now almost 300 logged in questions that will be  
00:01:30 --> 00:01:32: entertained at about 12:30.

00:01:32 --> 00:01:36: Mark and I will take that when she's finished doing  
00:01:36 --> 00:01:38: the moderation transfer to.  
00:01:38 --> 00:01:43: I will then take questions as selectively as they come  
00:01:43 --> 00:01:43: in.  
00:01:43 --> 00:01:47: No doubt there going to be more questions then we  
00:01:47 --> 00:01:48: can address.  
00:01:48 --> 00:01:51: And what we promise is that those become really,  
00:01:51 --> 00:01:56: really key inputs into future explorations of web casts that  
00:01:56 --> 00:02:00: we and town halls and various things that that will  
00:02:00 --> 00:02:01: be doing at you,  
00:02:01 --> 00:02:04: like Toronto, I'd like to just quickly,  
00:02:04 --> 00:02:07: very briefly, next slide. Thank our sponsors.  
00:02:07 --> 00:02:10: This is a time like no other for us in  
00:02:10 --> 00:02:13: terms of our reliance on our annual sponsors,  
00:02:13 --> 00:02:16: you Ally Toronto, as many you know,  
00:02:16 --> 00:02:18: does a lot of live events.  
00:02:18 --> 00:02:21: And a major part of our viability is based on  
00:02:21 --> 00:02:24: our ability to bring people together in person.  
00:02:24 --> 00:02:27: Obviously that's not going to be possible for a long  
00:02:27 --> 00:02:28: time,  
00:02:28 --> 00:02:30: and so our annual sponsors are really,  
00:02:30 --> 00:02:34: really critical to allowing us to do the things that  
00:02:34 --> 00:02:36: we do online as we're doing today.  
00:02:36 --> 00:02:38: So with that, I'm going to turn,  
00:02:38 --> 00:02:42: I think, series bird is probably somebody doesn't require a  
00:02:42 --> 00:02:43: lot of introduction.  
00:02:43 --> 00:02:45: She is, as I mentioned,  
00:02:45 --> 00:02:49: the executive director of the Ryerson City Building Institute.  
00:02:49 --> 00:02:53: She's working with her colleagues.  
00:02:53 --> 00:02:57: And board has turned that Institute into a true city  
00:02:57 --> 00:02:59: building force in Toronto,  
00:02:59 --> 00:03:03: and frankly, nationally. And so it's really terrific to have  
00:03:03 --> 00:03:05: Cherise take on this.  
00:03:05 --> 00:03:08: This first conversation that will be doing weekly.  
00:03:08 --> 00:03:12: And with that, I'll turn it over to you series.  
00:03:12 --> 00:03:15: Thank you so much, Richard,  
00:03:15 --> 00:03:18: and thanks to Alex and Denise and everyone at ULI  
00:03:18 --> 00:03:22: for managing all the technical aspects of this web and  
00:03:22 --> 00:03:22: R,  
00:03:22 --> 00:03:26: and we're thrilled to partner with you Ally on this  
00:03:26 --> 00:03:28: weekly series because together,  
00:03:28 --> 00:03:32: I think we really bring a diverse an engaged audience,

00:03:32 --> 00:03:36: and I've heard we have almost 600 people signed up  
00:03:36 --> 00:03:38: for today's web and R.  
00:03:38 --> 00:03:41: So thanks to everyone out there in Zoom land for  
00:03:41 --> 00:03:42: joining us.  
00:03:42 --> 00:03:47: So this future. City series each week will feature one  
00:03:47 --> 00:03:52: Ryerson expert and one external professional expert.  
00:03:52 --> 00:03:55: So today we are joined by next slide.  
00:03:55 --> 00:04:00: Please Denise where we are joined by Doctor Murtaza  
00:04:00 --> 00:04:05: Haider,  
00:04:05 --> 00:04:10: professor of real Estate management at Ryerson's Ted  
00:04:10 --> 00:04:14: Rogers School  
00:04:14 --> 00:04:18: of Management and director of Ryerson's Urban Analytics  
00:04:18 --> 00:04:21: Institute,  
00:04:21 --> 00:04:23: which produces excellent city building research,  
00:04:23 --> 00:04:30: reports the really data rich and the very readable.  
00:04:30 --> 00:04:33: So if you haven't been to their site,  
00:04:33 --> 00:04:36: I would highly recommend it.  
00:04:36 --> 00:04:40: And he also produces a regular column in the Financial  
00:04:40 --> 00:04:41: post.  
00:04:41 --> 00:04:46: And we're joined by Ken Greenberg,  
00:04:46 --> 00:04:49: who's urban designer teacher writer.  
00:04:49 --> 00:04:52: Former director of Design and architecture for the city of  
00:04:52 --> 00:04:56: Toronto.  
00:04:56 --> 00:05:00: An principle of Greenberg Consultants and he's recently a  
00:05:00 --> 00:05:02: new  
00:05:02 --> 00:05:07: member of the order of Canada.  
00:05:07 --> 00:05:08: And he is a co-founder of Ryerson CBI and he  
00:05:08 --> 00:05:13: is a member of ULI Tronos Advisory Port.  
00:05:13 --> 00:05:14: So welcome to both of you for joining us.  
00:05:14 --> 00:05:17: Thank you. Make sure he's like N.  
00:05:17 --> 00:05:22: Alright so we only have 30 minutes for a really  
00:05:22 --> 00:05:27: exciting discussion.  
00:05:27 --> 00:05:30: So we're going to jump right into the heart of  
00:05:30 --> 00:05:34: things.  
00:05:34 --> 00:05:38: So by now many of us have read or have  
00:05:38 --> 00:05:41: heard about the New York Times article a couple weeks  
00:05:41 --> 00:05:43: ago that sparked a fiery debate on social media asking  
if density is the enemy in New York.  
In New York's fight against coronavirus so.  
So we're going to start by hearing from both of  
you,  
hearing your initial thoughts on this,  
and I'm going to ask you to keep it under

00:05:44 --> 00:05:45: 3 minutes each,  
00:05:45 --> 00:05:48: but then we can get into some of the other  
00:05:48 --> 00:05:51: details an expand on some some point so.  
00:05:51 --> 00:05:55: Murtaz it can we hear from you first on this?  
00:05:55 --> 00:05:58: Sure, thank you for the opportunity.  
00:05:58 --> 00:06:01: It's really a pleasure, an honor to be on a  
00:06:01 --> 00:06:02: panel with Ken.  
00:06:02 --> 00:06:05: I'm just going to take a few minutes to set  
00:06:05 --> 00:06:08: the things up and this is a debate that started  
00:06:09 --> 00:06:11: recently in the social media,  
00:06:11 --> 00:06:13: yes, but it's not a new debate.  
00:06:13 --> 00:06:16: The earliest papers on this very topic that is the  
00:06:16 --> 00:06:21: relationship between pandemics and density date back to  
1927,  
00:06:21 --> 00:06:25: and essentially what I wanted to say is that there  
00:06:25 --> 00:06:25: is.  
00:06:25 --> 00:06:29: An A series of body of research available that shows  
00:06:29 --> 00:06:32: that there may or there could be a link between  
00:06:32 --> 00:06:34: the spread of Pandemic San,  
00:06:34 --> 00:06:37: the density at which living environments exist.  
00:06:37 --> 00:06:41: However, going moving beyond that I mean acknowledging  
the fact  
00:06:42 --> 00:06:45: that there is no definitive one universal truth about it.  
00:06:45 --> 00:06:48: There is still a debate about it,  
00:06:48 --> 00:06:52: but there's increasing evidence. The bottom line is what does  
00:06:52 --> 00:06:53: it mean for us?  
00:06:53 --> 00:06:56: For city building, does it mean that we look at  
00:06:56 --> 00:06:58: the tweet from?  
00:06:58 --> 00:06:59: Andrew Como and say that's it.  
00:06:59 --> 00:07:02: We should put a break on the way we build  
00:07:02 --> 00:07:02: cities.  
00:07:02 --> 00:07:04: Or we decide that. Note,  
00:07:04 --> 00:07:06: let's look at the very best of what we have  
00:07:06 --> 00:07:09: created over the years and see how it would inform  
00:07:10 --> 00:07:12: this particular episode of social distancing.  
00:07:12 --> 00:07:14: Inform our future city building.  
00:07:14 --> 00:07:17: I'm going to say that this is one of the  
00:07:17 --> 00:07:20: largest social experiments in the history of mankind.  
00:07:20 --> 00:07:22: We have never done any such thing in the past  
00:07:23 --> 00:07:25: where a few billion people have been told to stay  
00:07:26 --> 00:07:27: away from each other.  
00:07:27 --> 00:07:30: Aristotle taught us that man is a social animal.

00:07:30 --> 00:07:33: And now we're being told to be a unsocial or  
00:07:33 --> 00:07:35: be at least not being interacting.  
00:07:35 --> 00:07:38: The few things that I want to talk about when  
00:07:38 --> 00:07:40: it when it comes to density density is 1 proxy  
00:07:40 --> 00:07:42: of the built environment.  
00:07:42 --> 00:07:44: It's not the only definitive thing,  
00:07:44 --> 00:07:48: but it is something that excites urban planners the most.  
00:07:48 --> 00:07:51: They see most planning through the lens of density and  
00:07:51 --> 00:07:52: density's,  
00:07:52 --> 00:07:55: not necessarily a variable. It's a ratio between two variables  
00:07:55 --> 00:07:58: that is population divided by area.  
00:07:58 --> 00:08:00: So so you have to be mindful of it in  
00:08:00 --> 00:08:02: the fact that it's a ratio.  
00:08:02 --> 00:08:04: The question is what kind of density is it?  
00:08:04 --> 00:08:07: the New York density that we're looking at,  
00:08:07 --> 00:08:09: which is 28,000 persons per square mile?  
00:08:09 --> 00:08:12: Or is it the next dense place in the United  
00:08:12 --> 00:08:15: States which is 17,000 persons per square mile in San  
00:08:15 --> 00:08:15: Francisco?  
00:08:15 --> 00:08:18: Or is it for us in Toronto are we are  
00:08:18 --> 00:08:20: 250 square miles in the City of Toronto?  
00:08:20 --> 00:08:22: Not the Greater Toronto Area,  
00:08:22 --> 00:08:24: and we have roughly 2.7 million people,  
00:08:24 --> 00:08:27: so 11,000 persons per square mile?  
00:08:27 --> 00:08:29: The bottom line is that when you look at city  
00:08:29 --> 00:08:30: building,  
00:08:30 --> 00:08:32: when you look at the last 100 years and then  
00:08:32 --> 00:08:35: when you compare it with the last 50 years,  
00:08:35 --> 00:08:38: we realized that research is showing that while it may  
00:08:38 --> 00:08:41: appear that we are densifying the reality is that we  
00:08:41 --> 00:08:43: are not our growth in the recent past.  
00:08:43 --> 00:08:46: In the last few decades has been that of sprawl  
00:08:46 --> 00:08:47: rather than densification.  
00:08:47 --> 00:08:49: Cities have grown across the world.  
00:08:49 --> 00:08:51: This is research from New York City,  
00:08:51 --> 00:08:55: NY University, showing the cities have grown more through  
sprawl  
00:08:55 --> 00:08:56: than through densification.  
00:08:56 --> 00:09:00: At the same time. Should we just look at the  
00:09:00 --> 00:09:03: extremes of density such as NYC at one end and  
00:09:03 --> 00:09:05: maybe Houston or the other?  
00:09:05 --> 00:09:08: Or we look at the diversity of density and the

00:09:08 --> 00:09:12: workable density that I see so so widely available in  
00:09:12 --> 00:09:14: neighborhoods across Toronto,  
00:09:14 --> 00:09:17: in neighborhoods across Montreal? For me,  
00:09:17 --> 00:09:20: I think the future of city building will not be  
00:09:20 --> 00:09:23: tied to one particular threshold of density,  
00:09:23 --> 00:09:26: but it will be cognizant of the fact that the  
00:09:26 --> 00:09:29: two challenges that come with density.  
00:09:29 --> 00:09:33: May require some creative solutions and that is that the  
00:09:33 --> 00:09:36: two biggest challenges that I see with density RA traffic  
00:09:36 --> 00:09:41: congestion or mobility related congestion and the other one  
00:09:41 --> 00:09:45: is  
00:09:45 --> 00:09:48: the affordability. May that be rental ownership or commercial  
00:09:48 --> 00:09:52: rents?  
00:09:48 --> 00:09:52: And I believe that whereas we will be able to  
00:09:52 --> 00:09:54: find a vaccine for COVID-19 in the near future,  
00:09:54 --> 00:09:58: there's no vaccine for congestion.  
00:09:58 --> 00:10:01: There is no vaccine for affordability unless we learn some  
00:10:01 --> 00:10:05: lessons from this social distancing and see.  
00:10:05 --> 00:10:08: If we can relieve some pressure of this central place  
00:10:08 --> 00:10:12: on the central places across the cities,  
00:10:12 --> 00:10:14: and then rethink our approach towards the agglomeration of  
00:10:14 --> 00:10:18: been  
00:10:18 --> 00:10:20: spaces that we have done.  
00:10:20 --> 00:10:23: Thank you. Great thanks mataza.  
00:10:23 --> 00:10:26: Just about 3 minutes and 15 seconds,  
00:10:26 --> 00:10:29: so pretty.  
00:10:29 --> 00:10:30: Can over to you. No thanks series.  
00:10:30 --> 00:10:34: I would start by saying when you look at this  
00:10:34 --> 00:10:39: headline,  
00:10:39 --> 00:10:41: my first reaction is that this is an unwarranted.  
00:10:41 --> 00:10:45: Knee jerk reactions. Accres classic case of fight or flight  
00:10:45 --> 00:10:48: and this is flight.  
00:10:48 --> 00:10:52: It's kind of suggesting their flight is the answer and  
00:10:52 --> 00:10:56: if we were to follow that prescription.  
00:10:56 --> 00:10:59: We would be creating a far worse problem by undermining  
00:10:59 --> 00:11:03: our response to the other major challenge of our time,  
00:11:03 --> 00:11:08: which is how we deal with climate change.  
00:11:08 --> 00:11:09: More to unpack about that later.  
00:11:09 --> 00:11:12: The. Other thing is that this correlation is based on  
00:11:12 --> 00:11:16: one variable ratio.  
00:11:16 --> 00:11:19: As Matesa has said without much context.  
00:11:19 --> 00:11:23: So you have to ask yourself the question why have  
00:11:23 --> 00:11:26: much denser cities in New York like Hong Kong,

00:11:19 --> 00:11:23: Singapore, Seoul and Taipei all had fewer cases per capita  
00:11:23 --> 00:11:27: and clearly there are a bunch of other issues.  
00:11:27 --> 00:11:31: Infrastructure, organization, healthcare, system,  
preparedness,  
00:11:31 --> 00:11:35: governance, early intervention testing and tracing.  
00:11:35 --> 00:11:38: Social discipline and so on.  
00:11:38 --> 00:11:42: By the same token, why have lower density rural areas  
00:11:42 --> 00:11:45: been hit so hard like Lombardia and the Veneto in  
00:11:45 --> 00:11:46: Italy in EU,  
00:11:46 --> 00:11:48: S2, Hershhal or Kirkland, WA?  
00:11:48 --> 00:11:51: So clearly something else is going on,  
00:11:51 --> 00:11:54: which is not only about density.  
00:11:54 --> 00:11:58: There is a history of this kind of reaction of  
00:11:58 --> 00:12:02: blaming cities when it comes to outbreaks of disease and  
00:12:02 --> 00:12:03: epidemics.  
00:12:03 --> 00:12:06: Pandemics in the early 20th century,  
00:12:06 --> 00:12:09: it led to a bunch of solutions,  
00:12:09 --> 00:12:12: were about which were about diluting cities,  
00:12:12 --> 00:12:15: and they did not turn out so well.  
00:12:15 --> 00:12:19: The towers in the park in Europe Post for auto  
00:12:19 --> 00:12:22: oriented sprawl in North America and elsewhere.  
00:12:22 --> 00:12:25: The truth is that big cities.  
00:12:25 --> 00:12:28: Densities are where we solve big problems.  
00:12:28 --> 00:12:32: That's where we adapt. That's where the hygiene revolution  
has  
00:12:32 --> 00:12:33: occurred.  
00:12:33 --> 00:12:36: You can take this all the way back to Roman  
00:12:36 --> 00:12:37: times.  
00:12:37 --> 00:12:42: The introduction of drainage and clean water systems  
vaccination where  
00:12:42 --> 00:12:46: doctors and hospitals are where research is done.  
00:12:46 --> 00:12:49: So there's much to be said for densities in terms  
00:12:49 --> 00:12:52: of dealing with this kind of challenge,  
00:12:52 --> 00:12:54: but clearly not all density is good,  
00:12:54 --> 00:12:57: and there are two quotes that I want to use,  
00:12:57 --> 00:13:02: one from Jonathan Barnett and urban Designer very simply.  
00:13:02 --> 00:13:04: It's not how dense you make it,  
00:13:04 --> 00:13:07: it's how you make it dense and the second from  
00:13:07 --> 00:13:08: Jane Jacobs,  
00:13:08 --> 00:13:13: who in 1961 made this very important distinction between  
density  
00:13:13 --> 00:13:14: and overcrowding.  
00:13:14 --> 00:13:18: Overcrowding being the real problem and often being a

function  
00:13:18 --> 00:13:20: of poverty and discrimination.  
00:13:20 --> 00:13:23: And again I want to come back to that in  
00:13:23 --> 00:13:24: the discussion.  
00:13:24 --> 00:13:26: So what does density well done?  
00:13:26 --> 00:13:30: Good density look like? Clearly it is not just clusters  
00:13:30 --> 00:13:31: of tall towers,  
00:13:31 --> 00:13:36: it's about making what we often call complete  
neighborhoods.  
00:13:36 --> 00:13:41: It's about social infrastructure. It's about resiliency being built  
into  
00:13:41 --> 00:13:42: neighborhoods,  
00:13:42 --> 00:13:48: and very importantly, redundancy. Having multiple ways of  
doing things  
00:13:48 --> 00:13:50: in times of stress.  
00:13:50 --> 00:13:54: So my conclusion is cities will survive and prosper.  
00:13:54 --> 00:13:58: They're here to stay. I don't predict a reversal.  
00:13:58 --> 00:14:02: I think this reaction clearly has stirred up a lot  
00:14:02 --> 00:14:03: of discussion.  
00:14:03 --> 00:14:07: Isolation, such as we're experiencing now,  
00:14:07 --> 00:14:11: I think, is a temporary measure in extremists.  
00:14:11 --> 00:14:15: I don't think we're going to see a social recession  
00:14:15 --> 00:14:18: along with an economic recession,  
00:14:18 --> 00:14:21: but I think we have to think about how we  
00:14:21 --> 00:14:22: make cities.  
00:14:22 --> 00:14:26: Differently, in many ways, how much more time do I  
00:14:26 --> 00:14:27: got trees?  
00:14:27 --> 00:14:32: Yeah, you could just finish up there can OK.  
00:14:32 --> 00:14:37: Great, so I'm hearing a lot of convergence from both  
00:14:37 --> 00:14:39: of you and I'm hearing that.  
00:14:39 --> 00:14:42: It's not so much density per say,  
00:14:42 --> 00:14:46: but it's how we do density and it's the built  
00:14:47 --> 00:14:51: form and how we design our cities and Murtaza.  
00:14:51 --> 00:14:55: I'm hearing from you is that maybe this is also  
00:14:55 --> 00:15:00: an opportunity to tackle some of the very pervasive problems  
00:15:00 --> 00:15:02: with our cities.  
00:15:02 --> 00:15:07: And you mentioned affordability, and you mentioned  
congestion,  
00:15:07 --> 00:15:11: so so I'd like to unpack that issue.  
00:15:11 --> 00:15:13: A little bit.  
00:15:13 --> 00:15:17: When we talk about. Doing density better.  
00:15:17 --> 00:15:20: Most of you know I always I always talk about  
00:15:20 --> 00:15:25: our regional development patterns as as tall and sprawl that



00:15:25 --> 00:15:31: we've been building low density outward development anncol Antal condo

00:15:31 --> 00:15:36: towers concentrated in centers and nodes of very high growth.

00:15:36 --> 00:15:38: So is there a better balance?

00:15:38 --> 00:15:42: Is there an opportunity here to for a better way

00:15:42 --> 00:15:46: of doing density that can build with a bull?

00:15:46 --> 00:15:51: Walkable neighborhoods access to essential services.

00:15:51 --> 00:15:54: An instance what is good or bad density?

00:15:54 --> 00:15:56: What should we be striving for?

00:15:56 --> 00:16:00: Do you think that this is an opportunity to build

00:16:00 --> 00:16:02: better density going forward?

00:16:02 --> 00:16:05: Or do you think that all an sprawl pattern will

00:16:06 --> 00:16:06: continue?

00:16:06 --> 00:16:09: So I'll start with Ken this time.

00:16:09 --> 00:16:11: And then we'll go to Murtaza.

00:16:11 --> 00:16:15: Yeah, I mean clearly there is not one template that

00:16:15 --> 00:16:18: fits all when we're talking about a city region in

00:16:19 --> 00:16:21: the case of Toronto City region,

00:16:21 --> 00:16:24: that's going to 10,000,000 people.

00:16:24 --> 00:16:28: There are variety of scales of variety of densities.

00:16:28 --> 00:16:30: There's a, there's a hierarchy,

00:16:30 --> 00:16:33: but I think I would not exclude the fact that

00:16:34 --> 00:16:36: there is a place for tall buildings.

00:16:36 --> 00:16:39: I think as many people have pointed out,

00:16:39 --> 00:16:43: we've had these two extremes an we have ignored.

00:16:43 --> 00:16:47: Very unfortunately, a lot of solutions that fall within the

00:16:48 --> 00:16:48: middle,

00:16:48 --> 00:16:52: but I want to switch from just the discussion of.

00:16:52 --> 00:16:56: Density in terms of how big buildings are to what

00:16:57 --> 00:16:59: goes into those buildings.

00:16:59 --> 00:17:02: An one of the issues is an and this goes

00:17:02 --> 00:17:07: to Jane Jacobs distinction between density and overcrowding.

00:17:07 --> 00:17:11: Overcrowding can occur in very low density,

00:17:11 --> 00:17:14: which makes us very vulnerable.

00:17:14 --> 00:17:18: We're seeing that in long term health care places around

00:17:19 --> 00:17:20: our country,

00:17:20 --> 00:17:23: which are typically in low density areas.

00:17:23 --> 00:17:27: And yet people are extremely overcrowded within them,

00:17:27 --> 00:17:30: So what kind of spaces occur within the buildings,

00:17:30 --> 00:17:32: not only for living arrangements,

00:17:32 --> 00:17:35: but for all the other things that we need to

00:17:35 --> 00:17:35: do.

00:17:35 --> 00:17:39: And increasingly the discussion now is about to use an

00:17:39 --> 00:17:41: expression that's grand.

00:17:41 --> 00:17:44: A lot of currency, 15 minute neighborhoods or 20 minute

00:17:44 --> 00:17:45: neighborhoods,

00:17:45 --> 00:17:49: meaning how many things in the course of your daily

00:17:49 --> 00:17:52: life can you do within walking distance?

00:17:52 --> 00:17:57: Which simultaneously addresses the issue of resiliency.

00:17:57 --> 00:18:01: Redundancy having many ways to do things,

00:18:01 --> 00:18:04: many ways to meet those daily needs,

00:18:04 --> 00:18:09: but also deals with the big issue of environmental sustainability.

00:18:09 --> 00:18:14: It actually brings these two things together rather than seeing

00:18:14 --> 00:18:19: them in opposition and so focusing on social infrastructure on

00:18:19 --> 00:18:20: amenities,

00:18:20 --> 00:18:24: on services on dealing with the full range of the

00:18:24 --> 00:18:27: population on social inequities.

00:18:27 --> 00:18:31: Becomes extremely important also in the same way that we

00:18:31 --> 00:18:37: think about environmental sustainability and we've now understood when we're

00:18:37 --> 00:18:38: dealing with hydrology.

00:18:38 --> 00:18:41: That when we have periods of high water,

00:18:41 --> 00:18:44: the water has to go somewhere.

00:18:44 --> 00:18:46: How about thinking in social terms?

00:18:46 --> 00:18:49: What happens in periods of crisis?

00:18:49 --> 00:18:53: Where do people go? What other ways do they have

00:18:53 --> 00:18:56: to deal with their needs and how can we make

00:18:57 --> 00:18:57: dense,

00:18:57 --> 00:19:03: compact, walkable neighborhoods have those qualities?

00:19:03 --> 00:19:06: Mataza do you want to comment on?

00:19:06 --> 00:19:11: I'm good bad density. What we should be striving for.

00:19:11 --> 00:19:16: An if you think this moment provides an opportunity to

00:19:16 --> 00:19:22: solve some of these big challenges that we're facing right

00:19:22 --> 00:19:23: now in cities.

00:19:23 --> 00:19:26: Yes, absolutely. I think the you know,

00:19:26 --> 00:19:29: going back to when I was a graduate student of

00:19:29 --> 00:19:31: engineering at University of Toronto,

00:19:31 --> 00:19:33: I wanted to pick 2 problems.

00:19:33 --> 00:19:36: One for my Masters and one for my doctorate problems

00:19:37 --> 00:19:39: that I was thinking would not be solved in my

00:19:39 --> 00:19:42: lifetime so that I can have akarere and I don't

00:19:42 --> 00:19:46: have to switch. And I picked housing for my Masters

00:19:46 --> 00:19:48: in traffic for my PhD and then and and 25  
00:19:49 --> 00:19:50: years later we're stuck in.  
00:19:50 --> 00:19:54: We were stuck in traffic as Anthony Downs wrote a  
00:19:54 --> 00:19:55: book and then he wrote.  
00:19:55 --> 00:19:58: Follow up, you're still stuck in traffic,  
00:19:58 --> 00:20:00: but now we're stuck in traffic.  
00:20:00 --> 00:20:03: But we're also stuck in an affordable housing choices,  
00:20:03 --> 00:20:06: so I think what we have to do along with  
00:20:06 --> 00:20:08: thinking about climate change,  
00:20:08 --> 00:20:11: which is a reality, which is one of the greatest,  
00:20:11 --> 00:20:14: if not the greatest challenge to mankind faces.  
00:20:14 --> 00:20:17: Today. We have to also think about how we will  
00:20:17 --> 00:20:18: address,  
00:20:18 --> 00:20:21: and we must address issues with mobility and issues with  
00:20:21 --> 00:20:22: affordability.  
00:20:22 --> 00:20:25: I think the kind of density that we have.  
00:20:25 --> 00:20:29: Promoted as a policy instrument is not very sensitive to  
00:20:29 --> 00:20:30: affordability concerns.  
00:20:30 --> 00:20:34: If you look at the density in Manhattan density in  
00:20:34 --> 00:20:36: San Francisco density in London,  
00:20:36 --> 00:20:39: there's no escaping the truth of these places are also  
00:20:39 --> 00:20:40: the most congested.  
00:20:40 --> 00:20:44: They're also the most unaffordable places on the planet,  
00:20:44 --> 00:20:47: so you cannot. Cities are for people to live if  
00:20:47 --> 00:20:49: it gets difficult to get to them.  
00:20:49 --> 00:20:52: If it gets difficult to live in them,  
00:20:52 --> 00:20:56: if it becomes unaffordable, then certainly we're not doing the  
00:20:56 --> 00:20:57: right things.  
00:20:57 --> 00:21:00: Public transit could help, and it has helped.  
00:21:00 --> 00:21:05: It makes downtowns functionable, otherwise they would not  
00:21:05 --> 00:21:06: function without  
00:21:06 --> 00:21:08: public transit.  
00:21:06 --> 00:21:08: But I think now is it time for us to  
00:21:08 --> 00:21:11: question the the the status code that we have half  
00:21:11 --> 00:21:14: a million jobs in downtown Toronto,  
00:21:14 --> 00:21:17: half a million jobs? Do we really need that concentration  
00:21:17 --> 00:21:18: of jobs?  
00:21:18 --> 00:21:21: Do we really have to bring everyone here?  
00:21:21 --> 00:21:23: Do we really have to do this or take this  
00:21:23 --> 00:21:24: opportunity?  
00:21:24 --> 00:21:27: This social experiment to see if we can.  
00:21:27 --> 00:21:31: Decentralize our work locations to reduce the burden on

mobility  
00:21:31 --> 00:21:34: and allowing more land to be developed in a more  
00:21:34 --> 00:21:35: walkable,  
00:21:35 --> 00:21:38: conducive fashion. And when I say more land to be  
00:21:38 --> 00:21:38: developed,  
00:21:38 --> 00:21:40: I'm not advocating for sprawl.  
00:21:40 --> 00:21:44: I'm not advocating for communities with just cars,  
00:21:44 --> 00:21:46: I'm saying livable, walkable communities,  
00:21:46 --> 00:21:49: but they don't have to be within 10 minutes of  
00:21:49 --> 00:21:53: downtown's that we have to bring more land developable in  
00:21:53 --> 00:21:56: livable communities to take pressure off the central cities,  
00:21:56 --> 00:21:59: which are becoming increasingly congested.  
00:21:59 --> 00:22:04: And increasingly, unaffordable. OK, I'm just going to pull on  
00:22:04 --> 00:22:05: a thread on that.  
00:22:05 --> 00:22:09: Murtaza, really curious what you think the future holds for  
00:22:09 --> 00:22:15: transit oriented development and or transit oriented  
communities as the  
00:22:15 --> 00:22:20: provincial government is calling it based on this experience,  
00:22:20 --> 00:22:24: what do you think the future importance will be for  
00:22:24 --> 00:22:25: commuters,  
00:22:25 --> 00:22:29: suburbs, and the workforce relying on go trains that are  
00:22:29 --> 00:22:31: oriented towards the downtown?  
00:22:31 --> 00:22:38: And new subways. That is a huge provincial investment  
focus.  
00:22:38 --> 00:22:41: I think the last mile challenge first and last mile  
00:22:41 --> 00:22:46: challenge with regional trains is very difficult to to address  
00:22:46 --> 00:22:47: and you can.  
00:22:47 --> 00:22:49: You can. How do you get to go trains?  
00:22:49 --> 00:22:51: I mean I I'm I'm a transit rider.  
00:22:51 --> 00:22:54: I take go train everyday or used to take go  
00:22:54 --> 00:22:55: train every day.  
00:22:55 --> 00:22:59: But the moment those parking lots are full then that's  
00:22:59 --> 00:23:00: about 9:00 o'clock.  
00:23:00 --> 00:23:04: From 9 onwards the trains are running pretty much empty  
00:23:04 --> 00:23:06: on the busiest corridors.  
00:23:06 --> 00:23:09: So you ask yourself, is there a workable Model 2  
00:23:09 --> 00:23:10: two?  
00:23:10 --> 00:23:13: Be able to run efficient and transit in a way  
00:23:13 --> 00:23:16: that allows people to get to work.  
00:23:16 --> 00:23:20: I think there are other constraints that limit the viability  
00:23:20 --> 00:23:24: of commuter rail public transit through subways is a different  
00:23:25 --> 00:23:25: animal,

00:23:25 --> 00:23:29: but commuter rails has its big challenge of how you  
00:23:29 --> 00:23:31: overcome the first and last mile,  
00:23:31 --> 00:23:36: but allowing people what can just said redundancy and  
diversity  
00:23:36 --> 00:23:40: of modes so that people are not captive to automobiles.  
00:23:40 --> 00:23:42: Or not captive to another different mode.  
00:23:42 --> 00:23:45: For example, if you take subway out and then people  
00:23:45 --> 00:23:49: realize that the whole locational decisions were predicated on  
the  
00:23:49 --> 00:23:51: fact that they would travel by subway,  
00:23:51 --> 00:23:54: and now certainly subways out and there's no redundancy in  
00:23:54 --> 00:23:55: subway,  
00:23:55 --> 00:23:57: what to do now in the system breaks down.  
00:23:57 --> 00:24:00: I think we should think about redundancies and resilience in  
00:24:00 --> 00:24:02: a variety of fashions,  
00:24:02 --> 00:24:05: but also from multi modes and allowing people to make  
00:24:05 --> 00:24:09: better decisions while being strictly cognizant of our  
limitations and  
00:24:09 --> 00:24:11: responsibilities as it relates to.  
00:24:11 --> 00:24:15: Climate change. And can you can respond to this question  
00:24:15 --> 00:24:16: if you like.  
00:24:16 --> 00:24:19: I'm also curious what you think.  
00:24:19 --> 00:24:26: The response from government policy and planning might be  
going  
00:24:26 --> 00:24:30: forward and what what should it be?  
00:24:30 --> 00:24:34: Well, I I think if we don't treat this horrific  
00:24:35 --> 00:24:40: experience as an opportunity to learn and think about our  
00:24:41 --> 00:24:43: practices differently.  
00:24:43 --> 00:24:46: We will be making an enormous mistake I I've been  
00:24:46 --> 00:24:50: quoting Rahm Emanuel lately who talked about making use  
of  
00:24:50 --> 00:24:53: a crisis and I think that is exactly the situation  
00:24:53 --> 00:24:57: we're in. So there are whole bunch of things that  
00:24:57 --> 00:24:58: occur to me.  
00:24:58 --> 00:25:02: One is we have been so intense in order to  
00:25:02 --> 00:25:05: thinking we were being economical.  
00:25:05 --> 00:25:11: We were saving money sometimes referred to as the  
austerity  
00:25:11 --> 00:25:15: agenda in value engineering out redundancy.  
00:25:15 --> 00:25:18: I think we have to turn that on its head  
00:25:18 --> 00:25:22: and value engineer back in redundancy.  
00:25:22 --> 00:25:25: Multiple ways of doing many things.  
00:25:25 --> 00:25:29: A belt and suspenders in many cases.

00:25:29 --> 00:25:31: Had we not just to take a simple,  
00:25:31 --> 00:25:36: obvious example, had recourse to the Internet in these days  
00:25:36 --> 00:25:39: as an alternative to us being in a Hall right  
00:25:39 --> 00:25:40: now altogether think,  
00:25:40 --> 00:25:44: think of how difficult the world would be,  
00:25:44 --> 00:25:48: so we've had that opportunity to pivot and use something  
00:25:48 --> 00:25:48: else.  
00:25:48 --> 00:25:51: Now if we apply that thinking.  
00:25:51 --> 00:25:54: Tell me about what governments can learn to everything we  
00:25:54 --> 00:25:58: should be designing our streets so that they operate in  
00:25:58 --> 00:25:59: multiple modes.  
00:25:59 --> 00:26:02: When the traffic is way down and we want to  
00:26:02 --> 00:26:03: social distance,  
00:26:03 --> 00:26:07: we should be removing cars from the streets and allowing  
00:26:07 --> 00:26:08: people to spread out.  
00:26:08 --> 00:26:11: Transit is great, but if transit is the only way  
00:26:11 --> 00:26:14: you can get around or the only way you can  
00:26:14 --> 00:26:16: get access to the things you need,  
00:26:16 --> 00:26:19: you're in big trouble. You have to be able to  
00:26:19 --> 00:26:22: walk through those things or bike to those things.  
00:26:22 --> 00:26:26: Or have a number of ways of doing that or  
00:26:26 --> 00:26:31: thin out people in transit have a different mode of  
00:26:31 --> 00:26:32: operating.  
00:26:32 --> 00:26:34: I think when it comes to the point that you  
00:26:34 --> 00:26:36: started with a little while ago,  
00:26:36 --> 00:26:40: sure he's about. Whether we need to concentrate everything  
00:26:40 --> 00:26:43: in  
00:26:43 --> 00:26:46: one radial hub in downtown Toronto,  
00:26:46 --> 00:26:47: clearly not. We have the emergence of a regional city  
00:26:47 --> 00:26:52: with many centers scattered throughout the Greater Toronto  
00:26:52 --> 00:26:55: Hamilton region.  
00:26:55 --> 00:26:59: We should be taking every advantage of the opportunity to  
00:26:59 --> 00:27:03: make those places throughout the region possess as many  
00:27:03 --> 00:27:08: of  
00:27:08 --> 00:27:12: the qualities of desirable or vanity as we possibly can,  
00:27:12 --> 00:27:16: including combining opportunities to for people to live and  
00:27:16 --> 00:27:20: work,  
00:27:20 --> 00:27:24: so they're not obliged. To make those long commutes again  
00:27:24 --> 00:27:28: dealing with with these twin challenges of being able to  
00:27:28 --> 00:27:32: deal with a crisis like this pandemic but also addressing  
00:27:32 --> 00:27:36: environmental sustainability. One of the things I'll just throw  
00:27:36 --> 00:27:40: out  
00:27:40 --> 00:27:44: there which is bringing public health officials into the planning

00:27:28 --> 00:27:29: discussion.

00:27:29 --> 00:27:32: In the work I'm doing with Brampton right now,

00:27:32 --> 00:27:37: the medical Officer of Health for Peel Region and her

00:27:37 --> 00:27:41: staff are very much involved in all of these discussions

00:27:41 --> 00:27:46: about how to make these successful 1520 minute neighborhoods and

00:27:46 --> 00:27:50: how do we fit them out so that in times

00:27:50 --> 00:27:54: like these people have a way of responding.

00:27:54 --> 00:27:57: Cherries if I may follow up on just said look

00:27:57 --> 00:27:58: there.

00:27:58 --> 00:28:02: I'm looking at the participants there 500 people right now

00:28:02 --> 00:28:05: participating in this online dialogue.

00:28:05 --> 00:28:09: I don't think we have ever done a mass collaborative

00:28:09 --> 00:28:13: discussion with such a large audience ever before.

00:28:13 --> 00:28:15: And why is it possible?

00:28:15 --> 00:28:18: Is it possible because it is making the best use

00:28:18 --> 00:28:22: of online technologies and making the best use of a

00:28:22 --> 00:28:26: crisis at our hand that we cannot meet in person?

00:28:26 --> 00:28:28: And if it were to happen that way,

00:28:28 --> 00:28:31: we would have probably 50 to 100 people,

00:28:31 --> 00:28:35: maybe 150. But right now we are in a group

00:28:35 --> 00:28:36: of 500 people,

00:28:36 --> 00:28:38: made possible from because of this,

00:28:38 --> 00:28:41: this embedded embrace in technology.

00:28:41 --> 00:28:44: I give you an example of how city building can

00:28:44 --> 00:28:48: change for the betterment of some agencies or entities.

00:28:48 --> 00:28:51: Take Horizon University as an example.

00:28:51 --> 00:28:55: We have been building structures over the past 15 years

00:28:56 --> 00:28:56: of 20 years.

00:28:56 --> 00:29:01: And essentially, we're building classrooms and then those

00:29:01 --> 00:29:01: classrooms are

00:29:01 --> 00:29:01: used.

00:29:01 --> 00:29:04: And then when they're not used there,

00:29:04 --> 00:29:06: sitting empty, specially during summer,

00:29:06 --> 00:29:09: and our ability to teach is constrained by space.

00:29:09 --> 00:29:12: How many students can we fit in one classroom or

00:29:12 --> 00:29:15: lecture Hall now with online learning and teaching,

00:29:15 --> 00:29:16: we can teach live too,

00:29:16 --> 00:29:19: not just a 5000 four 108 hundred students so we

00:29:19 --> 00:29:23: can focus our energies and our budgets an R dollars,

00:29:23 --> 00:29:24: not on break and more,

00:29:24 --> 00:29:27: but on learning but on from entering students,

00:29:27 --> 00:29:29: but I'm providing them with.

00:29:29 --> 00:29:31: Feedback, sort of making geography not irrelevant,

00:29:31 --> 00:29:35: but slightly less relevant. This crisis allows us to rethink.

00:29:35 --> 00:29:38: We can spend money on brick and mortar billions and

00:29:38 --> 00:29:41: billions of dollars of attracting new buildings or as a

00:29:41 --> 00:29:42: University.

00:29:42 --> 00:29:45: We invest in students taking the same money and giving

00:29:45 --> 00:29:47: it out to produce new scholarship.

00:29:47 --> 00:29:51: NYU intellectual Scholarship, which is knowledge making which is the

00:29:51 --> 00:29:53: primary responsibility of a University.

00:29:53 --> 00:29:56: Rather than building structures. So there is a trade off.

00:29:56 --> 00:29:59: It is up to us to either recognize it.

00:29:59 --> 00:30:02: Or ignore it. After this COVID-19 is done,

00:30:02 --> 00:30:06: go back to building more classrooms and then figuring out.

00:30:06 --> 00:30:09: Or we ran out of space five months later,

00:30:09 --> 00:30:11: or five years later. So can I jump in on

00:30:12 --> 00:30:13: the question of OK,

00:30:13 --> 00:30:16: make it quick, Ken. 'cause we gotta get to the

00:30:16 --> 00:30:16: Q&A.

00:30:16 --> 00:30:20: But yeah, we OK very quickly the virtual world and

00:30:20 --> 00:30:23: the physical world an I'll just say.

00:30:23 --> 00:30:26: One of my colleagues with whom I'm working on Sidewalk

00:30:26 --> 00:30:27: Labs,

00:30:27 --> 00:30:31: which might surprise people. Pointed out to me that for

00:30:31 --> 00:30:34: all those people who think that the virtual world can

00:30:34 --> 00:30:38: substitute almost entirely for the physical world,

00:30:38 --> 00:30:41: this experiment is showing us why we don't want to

00:30:41 --> 00:30:42: do that,

00:30:42 --> 00:30:46: why we actually need that physical connection with each other,

00:30:46 --> 00:30:50: in addition to all the wonderful things which digital technology

00:30:50 --> 00:30:51: can offer us.

00:30:51 --> 00:30:54: An so one of the things we have to learn

00:30:54 --> 00:30:58: coming out of this is how we combine them.

00:30:58 --> 00:31:01: Great on that note. I do like how both of

00:31:01 --> 00:31:05: you had ended with some great important lessons from this

00:31:05 --> 00:31:09: experience and how it can shape our approach to city

00:31:09 --> 00:31:11: building as we go forward.

00:31:11 --> 00:31:14: So thank you now. I'm going to throw it over

00:31:14 --> 00:31:19: to Richard who has been busy running around the audience

00:31:19 --> 00:31:24: collecting questions virtually so many great questions in the chat



00:31:24 --> 00:31:28: room. So Richard, we're dying to know what questions you  
00:31:28 --> 00:31:30: want to start off with.  
00:31:30 --> 00:31:34: First, OK, as expected, more questions than we'll ever get  
00:31:34 --> 00:31:34: to.  
00:31:34 --> 00:31:37: But we are going to use these questions as as  
00:31:37 --> 00:31:40: feedings for future conversations as well.  
00:31:40 --> 00:31:42: So if we don't get to them,  
00:31:42 --> 00:31:45: I apologize. I'm going to start with a question from  
00:31:45 --> 00:31:49: Mark Richardson who asked all of the city and provincial  
00:31:49 --> 00:31:54: programs for new affordable housing like TCHC Revitalization  
open doors  
00:31:54 --> 00:31:58: housing now an inclusionary zoning are based on increasing  
an  
00:31:58 --> 00:32:00: increased density and smaller units.  
00:32:00 --> 00:32:05: Sizes in order to make the construction math work.  
00:32:05 --> 00:32:09: Will the post COVID-19 housing market jeopardize the  
delivery of  
00:32:09 --> 00:32:12: some of these affordable housing projects?  
00:32:16 --> 00:32:19: Let me jump in on that two aspects.  
00:32:19 --> 00:32:21: I want to comment on 1st.  
00:32:21 --> 00:32:24: The smaller units. I think one of the things this  
00:32:24 --> 00:32:28: may be teaching us and that goes back to the  
00:32:28 --> 00:32:32: redundancy of resiliency is that we need actually to have  
00:32:32 --> 00:32:35: more scale our units than we've been thinking.  
00:32:35 --> 00:32:37: We need to be able to pivot,  
00:32:37 --> 00:32:40: and if we're educating our kids at home if we're  
00:32:41 --> 00:32:42: working from home,  
00:32:42 --> 00:32:46: if we're doing things from home that we weren't previously  
00:32:46 --> 00:32:48: doing that extra space.  
00:32:48 --> 00:32:52: Makes an enormous amount of difference that would be one  
00:32:52 --> 00:32:52: thing.  
00:32:52 --> 00:32:55: The other thing I think it is pointing out to  
00:32:56 --> 00:32:57: us very dramatically,  
00:32:57 --> 00:33:01: and this is being revealed right now in statistics coming  
00:33:01 --> 00:33:05: from the US An from Canada is who is disproportionately  
00:33:05 --> 00:33:09: falling victim to this horrible pandemic and it is no  
00:33:09 --> 00:33:14: surprise people who live in precarious situations both in  
terms  
00:33:14 --> 00:33:18: of employment and housing and they can be localized by  
00:33:18 --> 00:33:19: geography.  
00:33:19 --> 00:33:22: So it's pointing a great finger at the inequities.  
00:33:22 --> 00:33:26: In a way we've been building cities and the need  
00:33:26 --> 00:33:30: to build into our neighborhoods into our communities.

00:33:30 --> 00:33:33: A much greater range of housing options,  
00:33:33 --> 00:33:38: not just in isolated places but throughout.  
00:33:38 --> 00:33:41: Murtaza, do you want to comment on that or do  
00:33:41 --> 00:33:42: you want to kiss?  
00:33:42 --> 00:33:46: I think the two things that that concern me about.  
00:33:46 --> 00:33:50: This is a thinking only affordability in terms of rental  
00:33:50 --> 00:33:53: and thinking that if we can just find ways to  
00:33:53 --> 00:33:57: build highrises small units and put them in income oriented  
00:33:57 --> 00:34:01: rents and whatnot, I think there are ways to think  
00:34:01 --> 00:34:05: in holistically about bringing people into home home  
ownership.  
00:34:05 --> 00:34:08: I think right now one of the things people are  
00:34:08 --> 00:34:10: looking at is the.  
00:34:10 --> 00:34:14: The issues with rental being in times of crisis exposes  
00:34:14 --> 00:34:18: people to much bigger vulnerabilities than those who are  
owner  
00:34:18 --> 00:34:19: occupied.  
00:34:19 --> 00:34:25: Second thing is a clustering low income households together.  
00:34:25 --> 00:34:28: Creates these project like the US projects,  
00:34:28 --> 00:34:32: American experiments with projects. I think the experiment  
Canada did  
00:34:32 --> 00:34:36: before where people were dispersed across where they were  
able  
00:34:36 --> 00:34:40: to live in regular communities at rather than just being  
00:34:40 --> 00:34:44: subject to low income communities that that that experiment  
was  
00:34:44 --> 00:34:48: better than having people the opportunity to live in decent  
00:34:48 --> 00:34:52: places and then rent geared to income subsidizes their  
events.  
00:34:52 --> 00:34:55: I think that would be a better approach.  
00:34:55 --> 00:34:58: Building clusters of poverty is a false solution.  
00:34:58 --> 00:34:59: It has not worked in the US.  
00:34:59 --> 00:35:02: It has not worked here for us in parts of  
00:35:02 --> 00:35:04: Toronto and I don't want to mention the name,  
00:35:04 --> 00:35:07: but you know what I wrote referring to clusters of  
00:35:07 --> 00:35:09: poverty is not the solution.  
00:35:09 --> 00:35:12: Fault. Richard, give another question yet,  
00:35:12 --> 00:35:15: and it's probably it's a big question is probably might  
00:35:15 --> 00:35:18: take us to the very last question as well,  
00:35:18 --> 00:35:19: and I realized we only asked to,  
00:35:19 --> 00:35:22: but Sean Hurdle was the 1st to get in on  
00:35:22 --> 00:35:24: the action and he asked the Big one.  
00:35:24 --> 00:35:27: Wow, he says, I'm concerned that we're oversimplifying here.

00:35:27 --> 00:35:30: We can't design our way out of problems.

00:35:30 --> 00:35:33: We need structural changes that include wealth redistribution,

00:35:33 --> 00:35:36: better democracy, social equity, better housing jobs,

00:35:36 --> 00:35:42: services, access, etc. Comment on the broader issues is question.

00:35:42 --> 00:35:44: I would stay sorry. Can I jump in?

00:35:44 --> 00:35:47: I would stay away from that approach because then it

00:35:47 --> 00:35:50: makes you feel that the challenge is too large and

00:35:50 --> 00:35:52: you will never be able to solve it.

00:35:52 --> 00:35:54: I think the way forward is to take challenges,

00:35:54 --> 00:35:57: break them into pieces we do not build a full

00:35:57 --> 00:35:58: airplane in one place.

00:35:58 --> 00:36:00: We assemble it in one place,

00:36:00 --> 00:36:02: but we find solutions in different parts.

00:36:02 --> 00:36:06: Same thing with streetcars. They're not built in one room.

00:36:06 --> 00:36:08: There assembled in a bigger place,

00:36:08 --> 00:36:09: so there are bigger challenges.

00:36:09 --> 00:36:12: Can mentioned about income inequality's.

00:36:12 --> 00:36:16: They are more pronounced in getting even more pronounced and

00:36:16 --> 00:36:18: visible in urban centers.

00:36:18 --> 00:36:20: There are larger issues at stake,

00:36:20 --> 00:36:23: yes, but I would say that let's focus on the

00:36:23 --> 00:36:27: very issue of how social distances and pandemics may become

00:36:27 --> 00:36:29: more frequent in the future.

00:36:29 --> 00:36:31: An and disrupt our economy,

00:36:31 --> 00:36:35: disrupt our societies. We should be prepared to alter our

00:36:35 --> 00:36:38: behaviors as well as the future build form to be

00:36:38 --> 00:36:42: more resilient to such disruptions which will be.

00:36:42 --> 00:36:45: Out of our control, same is the case with challenges

00:36:45 --> 00:36:47: resulting from climate change.

00:36:47 --> 00:36:49: We would have to be resilient and we have to

00:36:49 --> 00:36:53: modify our behaviors because those challenges will be way beyond

00:36:53 --> 00:36:56: the amount of resources available at our disposal to deal

00:36:56 --> 00:37:00: with them. So this is a case where there might

00:37:00 --> 00:37:05: be a slight difference of emphasis between Mortaza and myself,

00:37:05 --> 00:37:08: I'm not sure. But I think one of the lessons

00:37:08 --> 00:37:12: from this is that we cannot solve problems in silos

00:37:12 --> 00:37:16: that it is actually forcing people in different disciplines when

00:37:16 --> 00:37:21: we talk about government in different agencies and

00:37:21 --> 00:37:25: departments,  
public sector, private sector, philanthropic sector to put our  
heads

00:37:25 --> 00:37:30: together and look for lateral solutions that are actually  
dealing

00:37:30 --> 00:37:33: simultaneously with a bunch of different problems.

00:37:33 --> 00:37:37: 'cause in the end. To quote David Crombie everything here

00:37:37 --> 00:37:41: is connected to everything else and it is really difficult

00:37:41 --> 00:37:43: to solve one of these issues.

00:37:43 --> 00:37:47: That that's why you know I mentioned the the knee

00:37:47 --> 00:37:50: jerk reaction to say density is the problem,

00:37:50 --> 00:37:53: which was in Rosenthal's article in the New York Times,

00:37:53 --> 00:37:58: implying that the solution is to spread ourselves out over

00:37:58 --> 00:37:59: the countryside.

00:37:59 --> 00:38:03: Raises all kinds of issues of collateral damage that come

00:38:03 --> 00:38:07: with that which can only be understood when you look

00:38:07 --> 00:38:09: at all the variables.

00:38:09 --> 00:38:12: Richard, it sounds like we've got room for another question.

00:38:12 --> 00:38:14: Why don't I ask? I mean,

00:38:14 --> 00:38:17: this is the second question and I thought it was

00:38:17 --> 00:38:19: quite good and it relates something.

00:38:19 --> 00:38:22: Richard Florida has been talking about in a 10 point

00:38:23 --> 00:38:26: plan that he's advanced through various mediums,

00:38:26 --> 00:38:28: but it relates to recreational facilities.

00:38:28 --> 00:38:32: How can recreational facilities and I think that's to be

00:38:32 --> 00:38:34: taken very broadly without theaters,

00:38:34 --> 00:38:37: sports arenas, parks, equipment so forth.

00:38:37 --> 00:38:41: How can recreational facilities? Drive to to drive social and

00:38:41 --> 00:38:42: economic recovery.

00:38:42 --> 00:38:45: How can we we pivot these very things that that

00:38:45 --> 00:38:48: we normally bring us together to help us as we

00:38:48 --> 00:38:49: get through this,

00:38:49 --> 00:38:53: this chapter that we're in right now?

00:38:53 --> 00:38:56: Richard, I would add to that list arts and Culture

00:38:56 --> 00:38:59: which Richard Course also had in his list of 10

00:38:59 --> 00:39:00: points.

00:39:00 --> 00:39:03: I think we need all of those things that speak

00:39:03 --> 00:39:06: to mind and body that speak to the human spirit

00:39:06 --> 00:39:09: that connect us and so absolutely they're turning out to

00:39:09 --> 00:39:13: be in many cases the most vulnerable because all the

00:39:13 --> 00:39:14: venues are counseled.

00:39:14 --> 00:39:18: People who made their living as artists or musicians or

00:39:18 --> 00:39:22: people in any of those fields are suddenly finding that

00:39:22 --> 00:39:24: their ability to survive is really.

00:39:24 --> 00:39:28: Threatens so as much as we think about.

00:39:28 --> 00:39:32: Business in the typical sense and rescuing business and making

00:39:32 --> 00:39:34: sure it remains full.

00:39:34 --> 00:39:37: I couldn't agree more. I think we have to think

00:39:37 --> 00:39:40: about sustaining those things through this.

00:39:40 --> 00:39:42: Because if we fail to do that and those are

00:39:42 --> 00:39:46: the very things that cities are all about and what

00:39:46 --> 00:39:47: brings us together,

00:39:47 --> 00:39:51: I think we'll be making an enormous mistake.

00:39:51 --> 00:39:55: I would add to say that another place of congregation

00:39:55 --> 00:39:58: in urban settings is restaurants and bars,

00:39:58 --> 00:40:02: and I think we are facing a grave challenge there.

00:40:02 --> 00:40:07: I think about 800,000 people have lost already jobs and

00:40:07 --> 00:40:11: I've heard estimates from the industry that maybe one in

00:40:11 --> 00:40:15: three restaurants will not reopen and I think the amount

00:40:15 --> 00:40:20: of number of people who will lose their life livelihood

00:40:20 --> 00:40:23: requires us to find ways to sustain these.

00:40:23 --> 00:40:26: Yes, absolutely. We need concert halls,

00:40:26 --> 00:40:28: an art galleries and whatnot,

00:40:28 --> 00:40:32: but the first most often place that we congregate at

00:40:32 --> 00:40:35: is restaurants and food codes.

00:40:35 --> 00:40:38: And these are the people who are losing their jobs

00:40:38 --> 00:40:40: at a very fast pace.

00:40:40 --> 00:40:42: And when the recovery happens,

00:40:42 --> 00:40:46: and whenever it happens, it may be too late to

00:40:46 --> 00:40:47: resuscitate someone.

00:40:47 --> 00:40:51: If there's a way for us together to find ways

00:40:51 --> 00:40:54: of ordering in or take outs to sustain.

00:40:54 --> 00:40:56: These these these outlets now,

00:40:56 --> 00:40:59: which would be for our benefit so that we can

00:40:59 --> 00:41:01: when things go normal,

00:41:01 --> 00:41:04: be able to go out and have meals with our

00:41:04 --> 00:41:04: friends.

00:41:04 --> 00:41:08: Thanks, murtaza. And just to let folks know we are

00:41:08 --> 00:41:12: hoping to tackle that issue in a future session called

00:41:12 --> 00:41:16: Future of retail neighborhoods and I'm just looking at some

00:41:16 --> 00:41:20: of these these questions. There was a question on from

00:41:20 --> 00:41:25: Michael Morrissey how does Transit survive social

00:41:25 --> 00:41:28: distancing?

00:41:25 --> 00:41:28: We're hoping to talk about that one on the future

00:41:28 --> 00:41:32: of mobility coming up and just finally,  
00:41:32 --> 00:41:35: Gil Penaloza has said 45 minutes is too short.  
00:41:35 --> 00:41:37: We need 75 to 90 minutes,  
00:41:37 --> 00:41:43: but unfortunately we're wrapping it up now after 45 minutes.  
00:41:43 --> 00:41:48: Um, so I want to thank our speakers angest yeah  
00:41:48 --> 00:41:49: next slide.  
00:41:49 --> 00:41:54: Also to point you into the direction of some of  
00:41:55 --> 00:41:57: their very important work.  
00:41:57 --> 00:42:01: In addition to what's on this slide,  
00:42:01 --> 00:42:06: you can find Ken Greenberg's writing and work on this  
00:42:06 --> 00:42:08: topic at kengreenberg.ca Ken.  
00:42:08 --> 00:42:13: Is that correct? Yes, it is an ritazza.  
00:42:13 --> 00:42:16: So in addition to what's on,  
00:42:16 --> 00:42:22: this slide is doing has been doing a regular.  
00:42:22 --> 00:42:26: A regular column in the Financial Post in the business  
00:42:26 --> 00:42:26: section.  
00:42:26 --> 00:42:29: How long have you been doing that?  
00:42:29 --> 00:42:33: Since 2017 we have over 150 columns that have appeared  
00:42:34 --> 00:42:37: about 900 times Coast to coast in Canada.  
00:42:37 --> 00:42:41: OK, great an mortaza. Just his team at the Urban  
00:42:41 --> 00:42:46: Analytics Institute has just finished a report on density and  
00:42:46 --> 00:42:49: pandemics which should be up on the site now or  
00:42:49 --> 00:42:53: soon. Yes, it's up and we have sent a link  
00:42:53 --> 00:42:56: to attendees through through the chat box.  
00:42:56 --> 00:42:58: OK, great last slide please.  
00:42:58 --> 00:43:02: So I just want to wrap things up and thank  
00:43:02 --> 00:43:06: everybody for joining us and hope that you can join  
00:43:06 --> 00:43:07: us next week.  
00:43:07 --> 00:43:10: At the same time for next session,  
00:43:10 --> 00:43:13: which is the future of nine to five which we  
00:43:13 --> 00:43:17: started to get into a little bit today about where  
00:43:17 --> 00:43:21: we locate employment future of downtowns.  
00:43:21 --> 00:43:24: How we commute and get around to our workplaces.  
00:43:24 --> 00:43:27: So join us with Pedro Barata,  
00:43:27 --> 00:43:30: who's with Ryerson's future Skills Center,  
00:43:30 --> 00:43:36: Mercy Burchfield, who's with the Toronto Region Board of  
Trade.  
00:43:36 --> 00:43:39: OK, until then, please stay healthy and safe and stay  
00:43:40 --> 00:43:40: engaged,  
00:43:40 --> 00:43:43: thanks. Thank you, thank you.

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