

# 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  
00:05:43 --> 00:05:46: if density is the enemy in New York.  
00:05:46 --> 00:05:49: In New York's fight against coronavirus so.  
00:05:49 --> 00:05:52: So we're going to start by hearing from both of  
00:05:52 --> 00:05:56: you,  
00:05:56 --> 00:05:59: hearing your initial thoughts on this,  
00:05:59 --> 00:06:02: 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  
00:08:55 --> 00:08:56: sprawl  
00:08:56 --> 00:09:00: 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?  
 00:09:52 --> 00:09:54: And I believe that whereas we will be able to  
 00:09:54 --> 00:09:58: find a vaccine for COVID-19 in the near future,  
 00:09:58 --> 00:10:01: there's no vaccine for congestion.  
 00:10:01 --> 00:10:05: There is no vaccine for affordability unless we learn some  
 00:10:05 --> 00:10:08: lessons from this social distancing and see.  
 00:10:08 --> 00:10:12: If we can relieve some pressure of this central place  
 00:10:12 --> 00:10:14: on the central places across the cities,  
 00:10:14 --> 00:10:18: and then rethink our approach towards the agglomeration of  
 00:10:18 --> 00:10:20: been  
 00:10:20 --> 00:10:23: spaces that we have done.  
 00:10:23 --> 00:10:26: Thank you. Great thanks mataza.  
 00:10:26 --> 00:10:29: Just about 3 minutes and 15 seconds,  
 00:10:29 --> 00:10:30: so pretty.  
 00:10:30 --> 00:10:34: Can over to you. No thanks series.  
 00:10:34 --> 00:10:39: I would start by saying when you look at this  
 00:10:39 --> 00:10:41: headline,  
 00:10:41 --> 00:10:45: my first reaction is that this is an unwarranted.  
 00:10:45 --> 00:10:48: Knee jerk reactions. Accres classic case of fight or flight  
 00:10:48 --> 00:10:52: and this is flight.  
 00:10:52 --> 00:10:56: It's kind of suggesting their flight is the answer and  
 00:10:56 --> 00:11:03: if we were to follow that prescription.  
 00:11:03 --> 00:11:08: We would be creating a far worse problem by undermining  
 00:11:08 --> 00:11:09: our response to the other major challenge of our time,  
 00:11:09 --> 00:11:12: which is how we deal with climate change.  
 00:11:12 --> 00:11:16: More to unpack about that later.  
 00:11:16 --> 00:11:19: The. Other thing is that this correlation is based on  
 00:11:19 --> 00:11:23: one variable ratio.  
 00:11:23 --> 00:11:26: As Matesa has said without much context.  
 00:11:26 --> 00:11:29: So you have to ask yourself the question why have  
 00:11:29 --> 00:11:32: 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, Hershal 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.  
00:21:08 --> 00:21:11: But I think now is it time for us to  
00:21:11 --> 00:21:14: question the the the status code that we have half  
00:21:14 --> 00:21:17: a million jobs in downtown Toronto,  
00:21:17 --> 00:21:18: half a million jobs? Do we really need that concentration  
00:21:18 --> 00:21:21: of jobs?  
00:21:21 --> 00:21:23: Do we really have to bring everyone here?  
00:21:23 --> 00:21:24: Do we really have to do this or take this  
00:21:24 --> 00:21:27: opportunity?  
00:21:27 --> 00:21:31: This social experiment to see if we can.  
00:21:31 --> 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  
 00:25:55 --> 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,  
 00:26:47 --> 00:26:52: clearly not. We have the emergence of a regional city  
 00:26:52 --> 00:26:55: with many centers scattered throughout the Greater Toronto  
 00:26:55 --> 00:26:59: Hamilton region.  
 00:26:59 --> 00:27:03: We should be taking every advantage of the opportunity to  
 00:27:03 --> 00:27:08: make those places throughout the region possess as many  
 00:27:08 --> 00:27:12: of  
 00:27:12 --> 00:27:16: the qualities of desirable or vanity as we possibly can,  
 00:27:16 --> 00:27:20: including combining opportunities to for people to live and  
 00:27:20 --> 00:27:24: work,  
 00:27:24 --> 00:27:28: so they're not obliged. To make those long commutes again  
 00:27:28 --> 00:27:32: dealing with with these twin challenges of being able to  
 00:27:32 --> 00:27:36: deal with a crisis like this pandemic but also addressing  
 00:27:36 --> 00:27:40: environmental sustainability. One of the things I'll just throw  
 00:27:40 --> 00:27:44: out  
 00:27:44 --> 00:27:48: 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 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  
00:31:54 --> 00:31:58: open doors  
00:31:58 --> 00:32:00: housing now an inclusionary zoning are based on increasing  
00:31:58 --> 00:32:00: 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  
00:32:05 --> 00:32:09: 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  
00:33:14 --> 00:33:18: 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 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](http://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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