RESULTS OF OUR EXPERIMENT

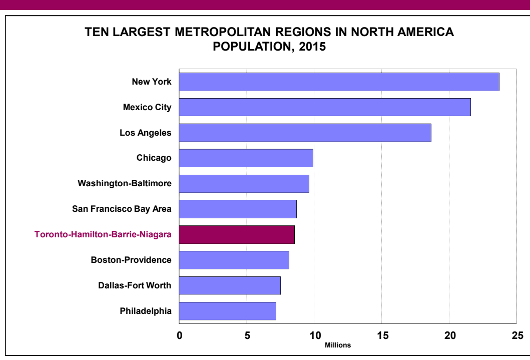
TORONTO: A MODERN METROPOLIS BORN OF LARGE-SCALE IMMIGRATION

September 23, 2016

LAI TORONTO
LAND ECONOMICS WEEKEND 2016

Russell Mathew, Partner
HEMSON Consulting Ltd.

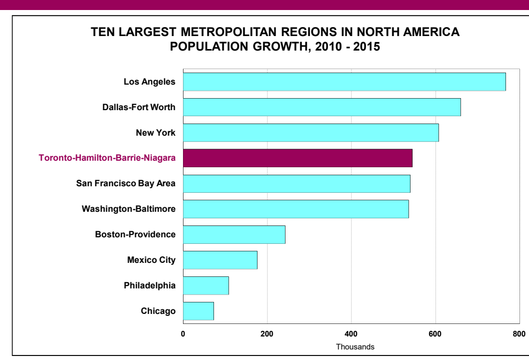
Toronto now amongst the largest city-regions



LAI TORONTO
LAND ECONOMICS WEEKEND 2016

Russell Mathew, Partner
HEMSON Consulting Ltd.

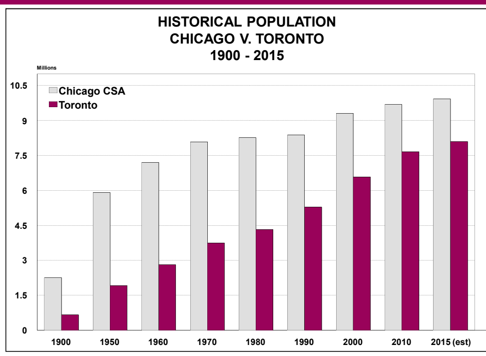
More than 100,000 a year growth since mid-1980s



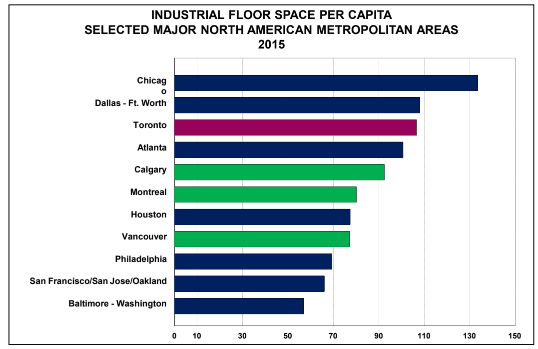
LAI TORONTO
LAND ECONOMICS WEEKEND 2016

Russell Mathew, Partner
HEMSON Consulting Ltd.

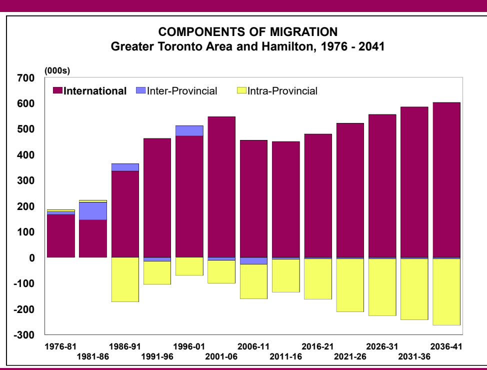
"Big" Toronto is quite recent



Economy diversifying but still very industrial

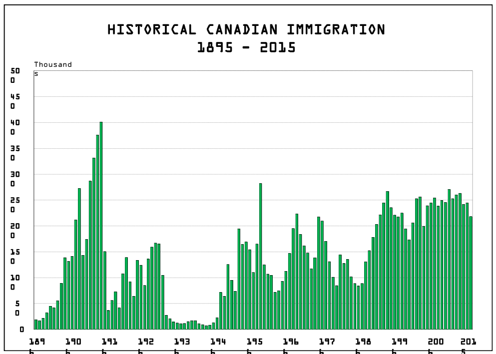


It is all about immigration

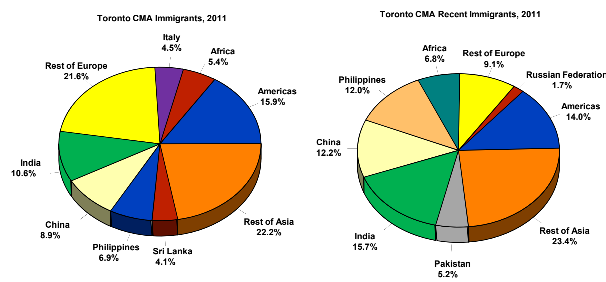


Long history of refugees and immigrants

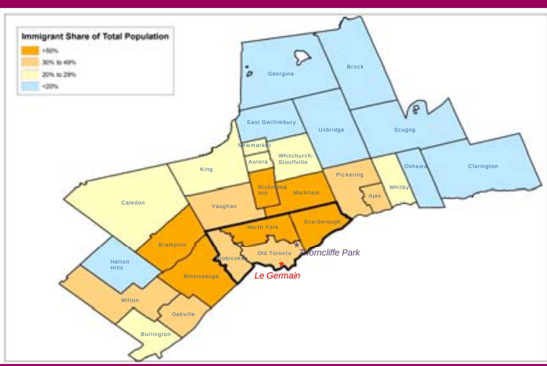
High immigration consensus since the 1980s



Where are we from?



Settlement patterns are quite suburban



What happens now?

- Federal government expected to announce higher immigration targets in new five year plan
- 100,000 a year growth likely to continue indefinitely
- Toronto area's development will continue apace


TORONTO
THE ACCIDENTAL METROPOLIS
Joe Berridge
Partner, Urban Strategies
September, 2016

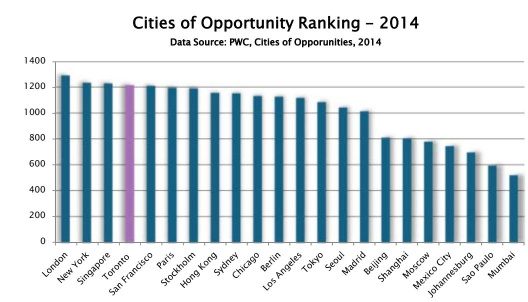

TORONTO IS A
HUGE SUCCESS


GROWING FASTER THAN ANY
OTHER NORTH AMERICAN CITY
2.5 MILLION


GROWING FASTER THAN ANY
OTHER NORTH AMERICAN CITY
2031
3.1 MILLION

WHERE IN THE WORLD IS TORONTO?

TORONTO RANKS 4TH OVERALL



THE GLOBE AND MAIL

Toronto is world's best city to live in, Economist study says

EIU Index of indexes

Best overall
Best in category

City	City level index: Safe Cities Index	Liveability Rankings (1-140; 1=most livable)	Worldwide Cost of Living (1 to 131; inverted so 1=cheapest)	Country level index: Business Environment Rankings (1-82; 1=best for business)	Democracy Index (1-167; 1=most democratic)	Global Food Security Index (1-107; 1=most secure)	Average Index Rank
Tokyo	1	18	123	27	20	18	35
Singapore	2	52	131	1	80	16	47
Osaka	3	12	118	27	20	18	33
Stockholm	4	14	107	6	2	14	25
Amsterdam	5	26	86	16	11	5	25
Sydney	6	7	127	5	6	15	28
Zurich	7	11	128	2	7	5	27
Toronto	8	4	70	4	8	8	17
Melbourne	9	1	123	5	6	15	27
New York	10	56	104	7	19	1	33
Hong Kong	11	31	119	3	65	42	45
San Francisco	12	52	62	7	19	1	26
Taipei	13	61	72	14	37	42	40
Montreal	14	16	86	4	8	8	23
Barcelona	15	34	96	25	25	19	36
Chicago	16	36	91	7	19	1	28
Los Angeles	17	42	96	7	19	1	30
London	18	55	116	22	14	20	41

RANKING OF RANKINGS

		AT Kearney	MORI Memorial Foundation	Economist Intelligence Unit	PwC/ Partnership for NYC	Knight Frank	
#	City	Global Cities Index	Global Power City Index	Global City Competitiveness Index	Cities of Opportunity	Global Cities Survey	Total
1	New York	1	2	1	1	1	6
2	London	2	1	2	2	2	9
3	Paris	3	3	4	4	3	17
4	Tokyo	4	4	6	10	4	28
5	Singapore	11	5	3	7	6	32
6	Hong Kong	5	11	4	8	5	33
7=	Sydney	12	13	15	11	7	58
7=	Toronto	16	18	12	3	9	58
9	Seoul	8	6	20	14	13	61
10	Chicago	7	29	9	9	17	71
11=	Los Angeles	6	22	19	13	20	80
11=	San Francisco	17	28	13	6	16	80

WHAT DRIVES A GLOBAL CITY?

Airports

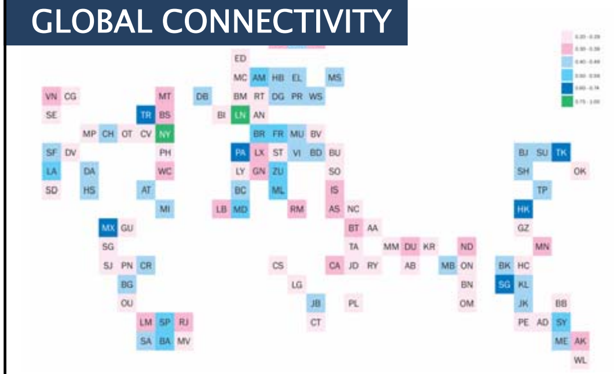
31st

PEARSON IS THE FASTEST GROWING LARGE AIRPORT IN THE WORLD

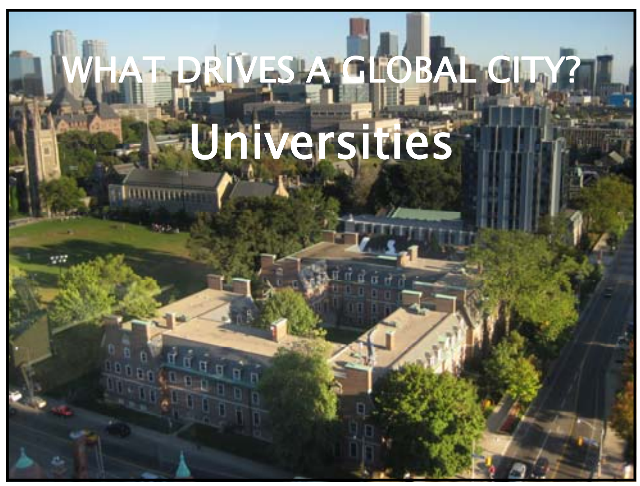
Airport	2014 Passenger Traffic (millions)	% Change, 2013-2014
London Heathrow	73.4	+1.3%
Dubai International	70.5	+5.5%
Charles de Gaulle	63.8	+2.6%
Singapore Changi	54.1	-0.2%
John F. Kennedy International	53.2	+5.8%
Toronto Pearson International	38.6	+6.8%

Source: Airport traffic statistics, GTAA Passenger Traffic statistics, Airport Council International, press search, via McKinsey & Company

GLOBAL CONNECTIVITY

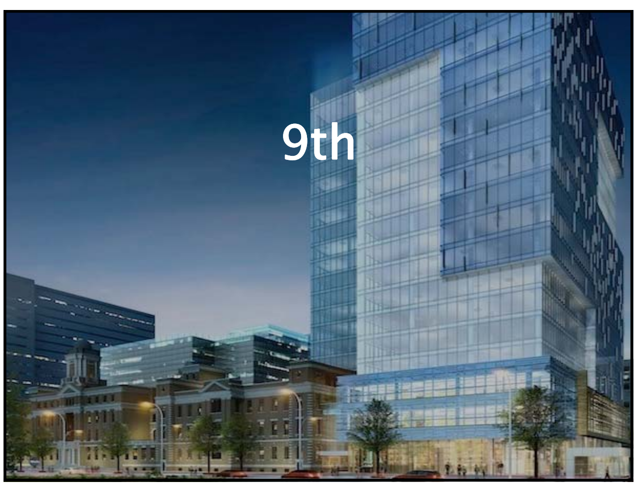


Proportion to highest connectivity, Globalization and World Cities Research Network, 2004




17th


WHAT DRIVES A GLOBAL CITY?
Innovation
MaRS, Toronto

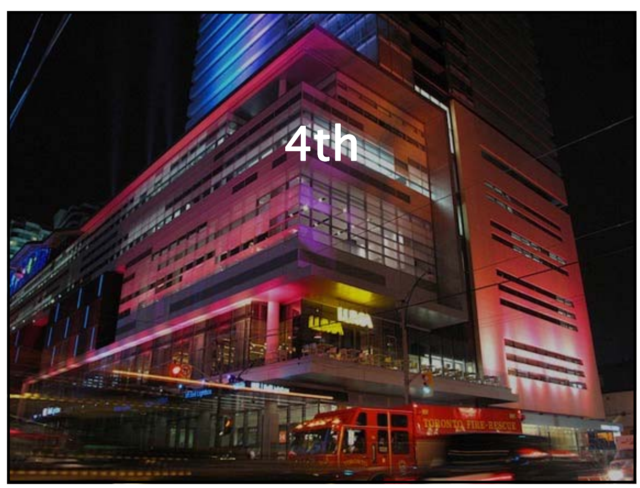

9th


WHAT DRIVES A GLOBAL CITY?
Financial Services


11th

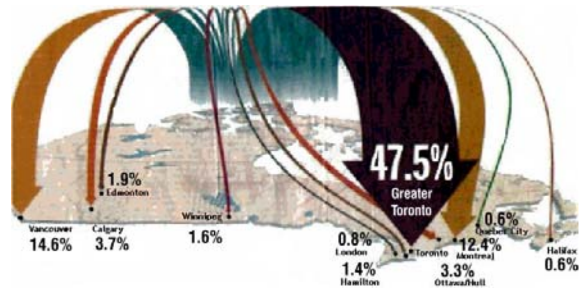

Global Leaders
(City of London Global Financial Centres)
London
New York
Hong Kong
Singapore
Chicago
Frankfurt
Zurich
Toronto


WHAT DRIVES A GLOBAL CITY?
Culture
TIFF LIGHTBOX, TORONTO


4th

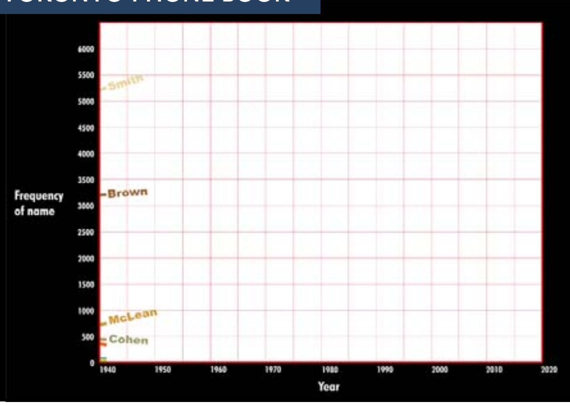
WHY HAS TORONTO BEEN SUCH A SUCCESS?

DESTINATIONS OF IMMIGRANT TO CANADA, 2000

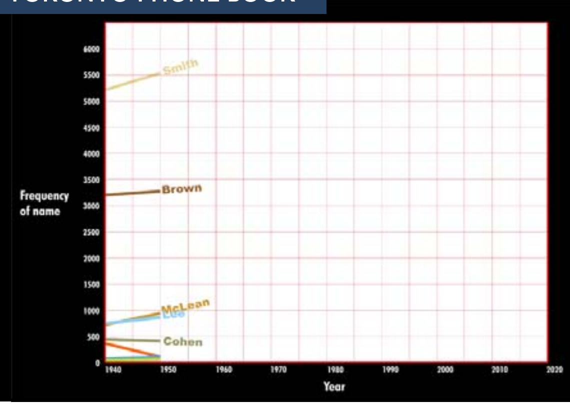


Sources: Statistics Canada
The Toronto Star, March 30, 2002

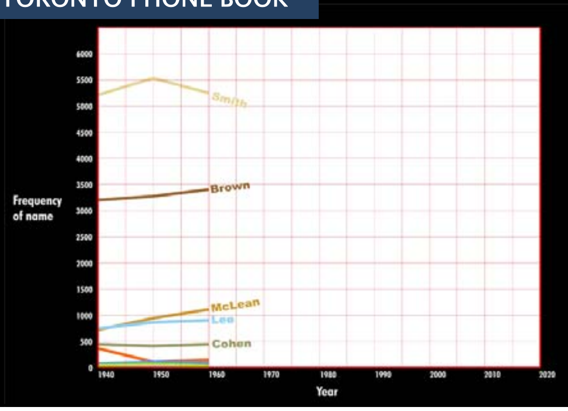
FREQUENCY OF NAMES IN TORONTO PHONE BOOK



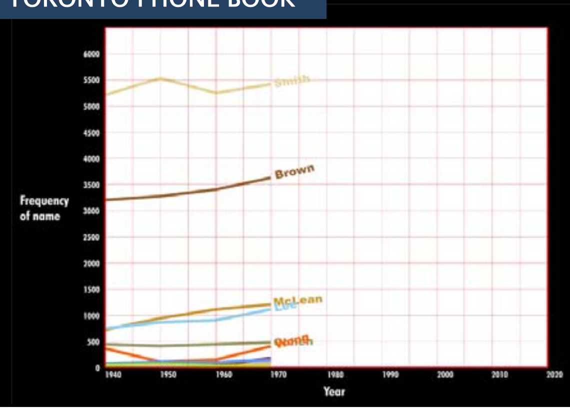
FREQUENCY OF NAMES IN TORONTO PHONE BOOK



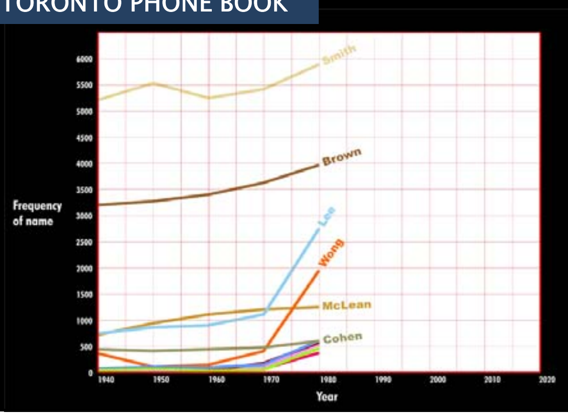
FREQUENCY OF NAMES IN TORONTO PHONE BOOK



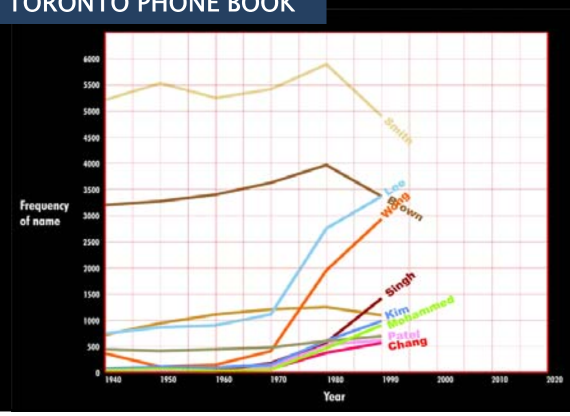
FREQUENCY OF NAMES IN TORONTO PHONE BOOK

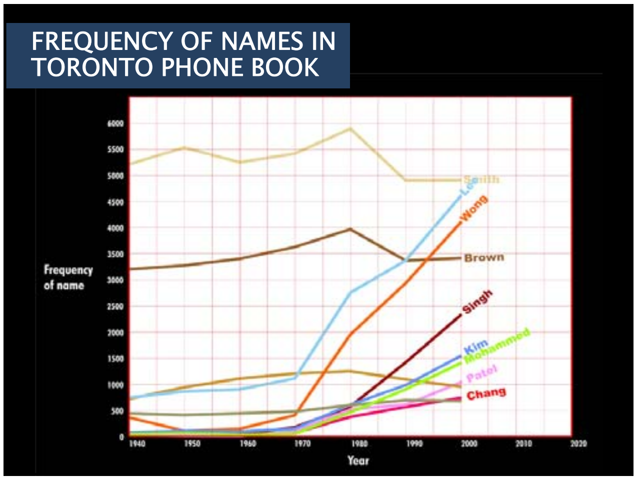


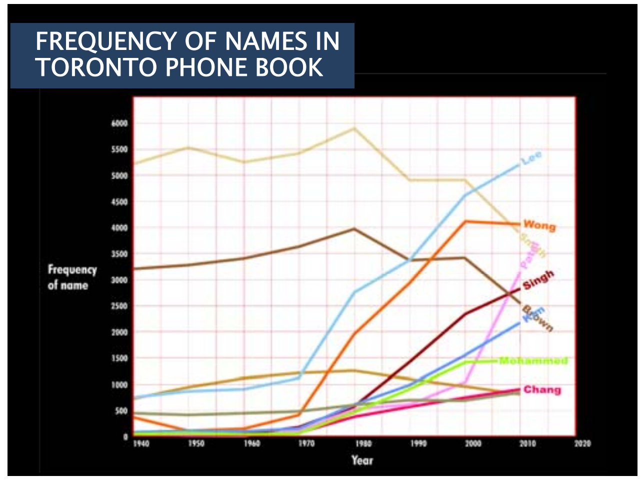
FREQUENCY OF NAMES IN TORONTO PHONE BOOK



FREQUENCY OF NAMES IN TORONTO PHONE BOOK




FREQUENCY OF NAMES IN
TORONTO PHONE BOOK
Frequency of name
Year
Smith
Lee
Wong
Brown
Singh
Kim
Mohammed
Patel
Chang


FREQUENCY OF NAMES IN
TORONTO PHONE BOOK
Frequency of name
Year
Lee
Wong
Smith
Patel
Singh
Brown
Kim
Mohammed
Chang


BEST LIBRARY SYSTEM IN THE WORLD
JANE AND SHEPPARD BRANCH, TORONTO PUBLIC LIBRARY


ONE OF THE BEST PUBLIC SCHOOL
SYSTEMS IN THE WORLD
6th


PEACE, ORDER &
GOOD GOVERNMENT


PEACE, ORDER &
GOOD GOVERNMENT

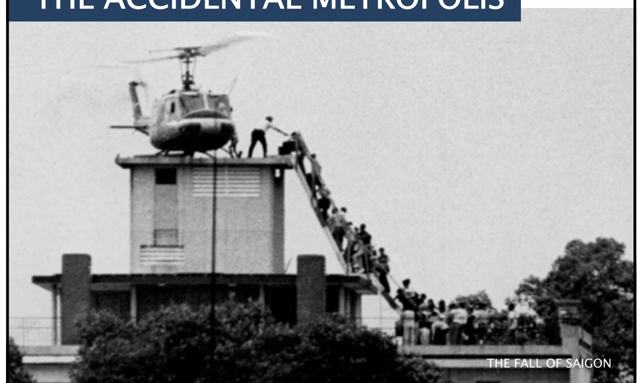

THE ACCIDENTAL METROPOLIS
BUDAPEST 1956


THE ACCIDENTAL METROPOLIS
RICHARD NIXON

THE ACCIDENTAL METROPOLIS

RENÉ LÉVESQUE

THE ACCIDENTAL METROPOLIS



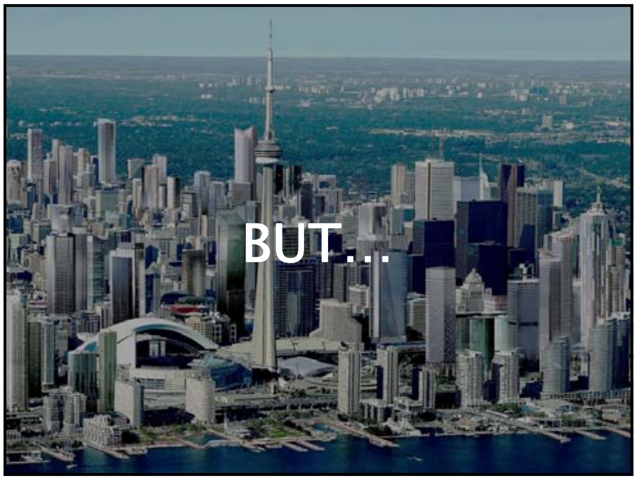
THE FALL OF SAIGON

THE ACCIDENTAL METROPOLIS

LEHMAN BROTHERS

THE ACCIDENTAL METROPOLIS

SYRIAN REFUGEES CROSSING ZONE


BUT…


1. INFRASTRUCTURE INVESTMENT


2. NEW TRADE & CONVENTION CENTRE
Toronto risks losing its position as a world competitive trade and convention competition


3. NEW DESTINATION TOURISM ATTRACTIONS
Toronto is ranked 61st as a global city tourism destination

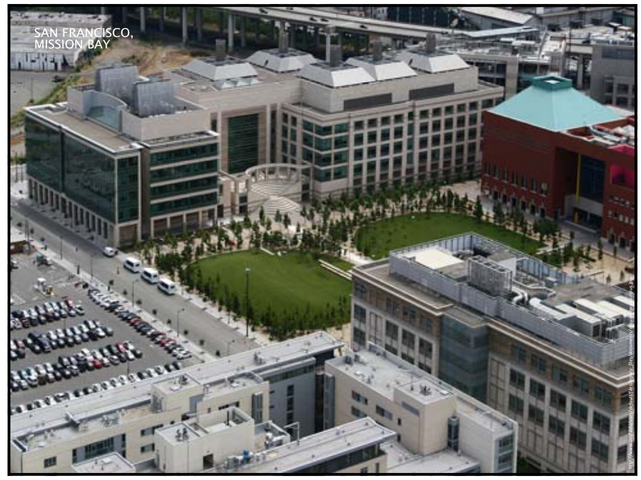

4. NEW UNIVERSITY
ROOSEVELT ISLAND CAMPUS PROJECT, CORNELL UNIVERSITY


5. RESEARCH INNOVATION AND COMMERCIALIZATION
SINGAPORE – BIOPOLIS

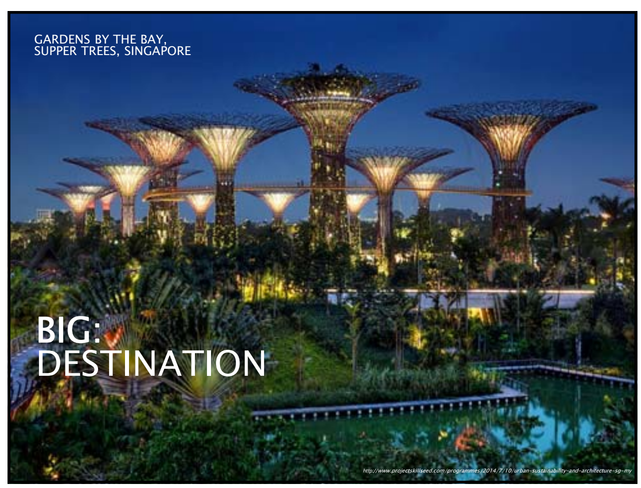

GRAPHENE INSTITUTE, MANCHESTER, UK


6. BIG IDEAS FOR THE WATERFRONT
City Centre
Port Lands
TORONTO PORT LANDS


SAN FRANCISCO,
MISSION BAY
City Centre
Mission Bay


SAN FRANCISCO,
MISSION BAY

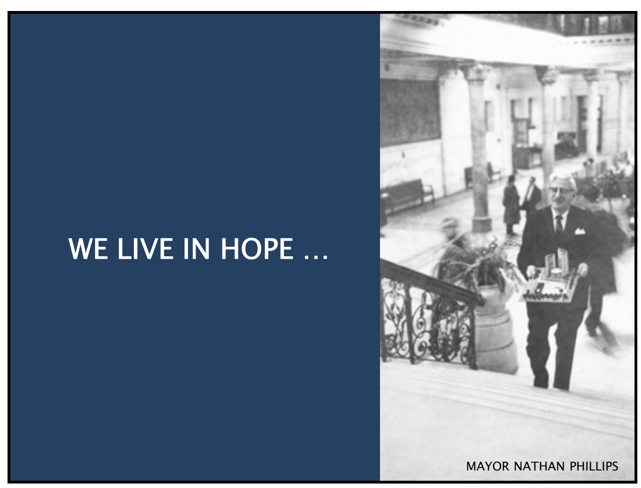

QUEEN ELIZABETH PARK,
LONDON, UK
Universities build golden dreams at Olympic Park
THE
An East London innovation and education quarter is arising with the help of several institutions


GARDENS BY THE BAY,
SUPPER TREES, SINGAPORE
BIG:
DESTINATION


GARDENS BY THE BAY,
SUPPER TREES, SINGAPORE
BIG:
DESTINATION

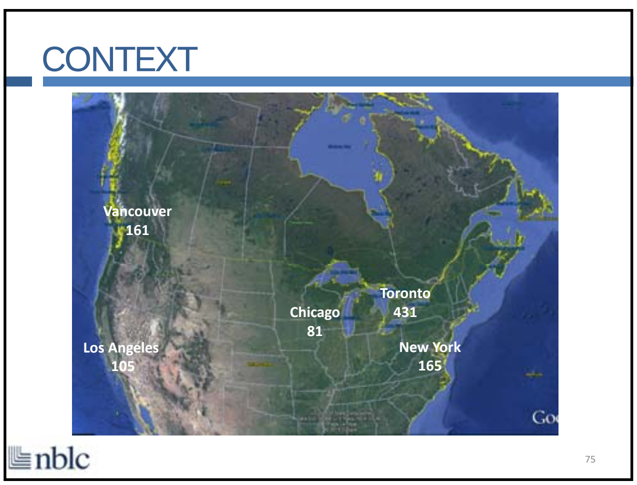

MILLENNIUM PARK,
CHICAGO, USA

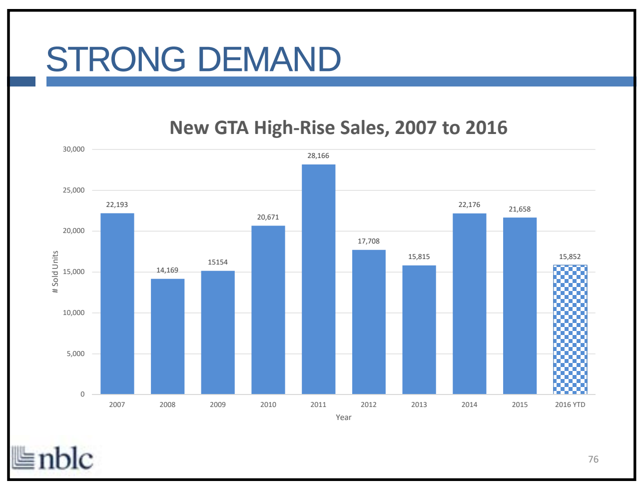

Can City Council
cope with a
global city ?
Giorgio Mammoliti


WE LIVE IN HOPE …
MAYOR NATHAN PHILLIPS

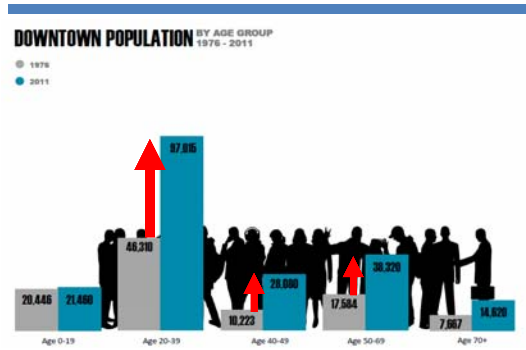

TORONTO
THE ACCIDENTAL METROPOLIS
THANK YOU!


What's driving the Toronto Condominium Market?
Mark Conway, President
N. Barry Lyon Consultants Limited
nblc


CONTEXT
Vancouver
161
Toronto
431
Chicago
81
Los Angeles
105
New York
165
nblc
75


STRONG DEMAND
New GTA High-Rise Sales, 2007 to 2016
Sold Units
30,000
25,000
20,000
15,000
10,000
5,000
0
22,193
14,169
15154
20,671
28,166
17,708
15,815
22,176
21,658
15,852
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016 YTD
Year
nblc
76

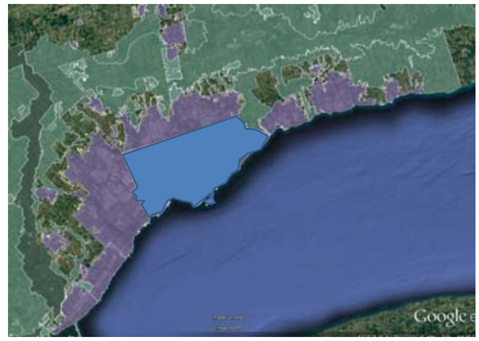
MILLENNIALS



City of Toronto

nblc

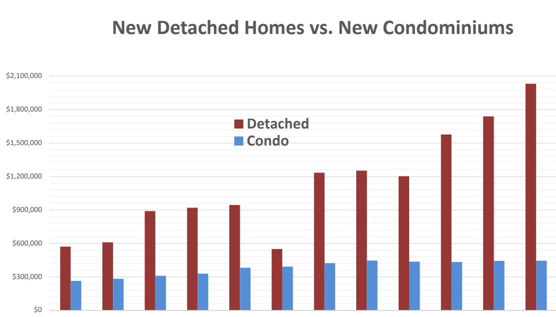
HOUSING SUPPLY ISSUES



nblc

78

AFFORDABILITY



nblc

79

CHANGING MARKET PREFERENCES

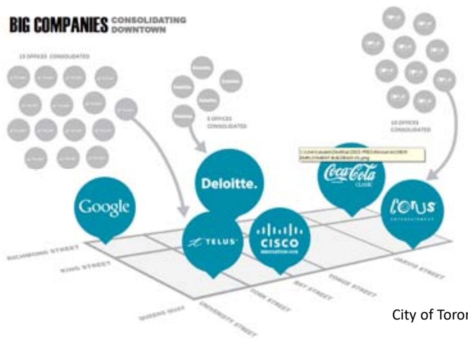
Saying no to..	...and yes to:
• Traffic	• Transit
• Sterile	• Walkable
• Commute	• Eclectic
• Car Oriented	• Inclusive
• Isolated	• Low Maintenance

"We don't see the value of moving...We have friends with large homes and they are constantly working on it, and we're like 'bye, we're going to the ROM'. That's what we try to remember when it gets cramped and crazy in here."

City of Toronto – Growing Up : Planning for Children in Vertical Communities

80

EMPLOYERS CHASING TALENT

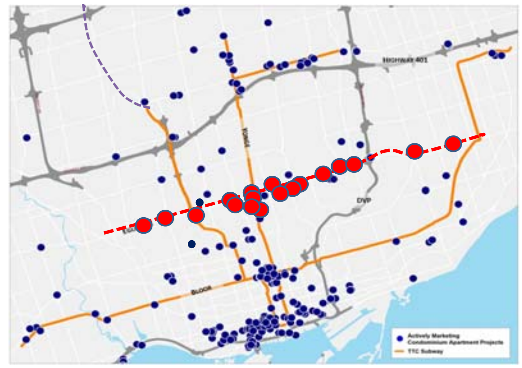


City of Toronto

nblc

81

TRANSIT INVESTMENT



REVITALIZATION

nblc

83

REVITALIZATION

nblc

84

INVESTORS

- Capitalizing on lack of new rental product and strong demand
- Bulk buyers
- Individuals
- = rapid sell outs
- 70% of the market.

nblc 85

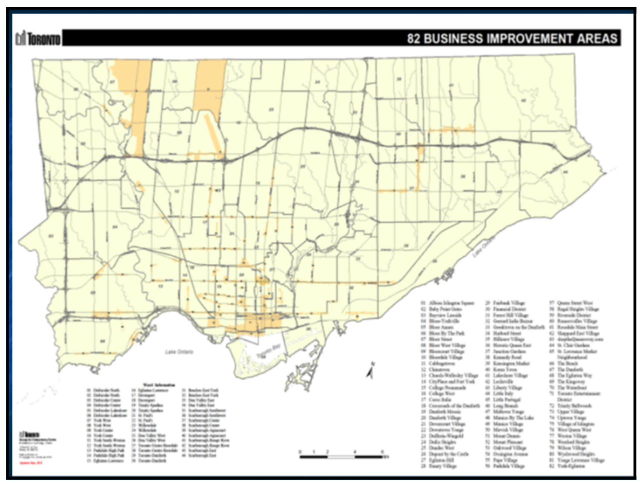
OUTLOOK

- Outlook for demand is positive
- Investor owned rental backlash…
- The purpose-built rental market has a pulse!
- Where do millennials move to next?
- Impact of a possible foreign buyer tax?

nblc 86

BLOOR YORKVILLE

BLOOR STREET TRANSFORMATION PROJECT



TYPICAL SUBURBAN MALL

Former Surface Routes Go Underground

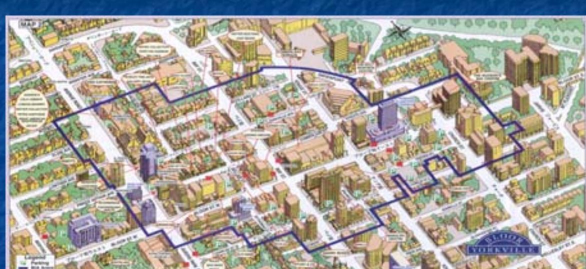
MIGRATION TO SUBURBS

Vacant Stores - Lack of Pedestrian Traffic – ‘Questionable’ Retail

WENT TO MAKE A POINT TO THE GOVERNMENT….

Bloor West Village Toronto First BIA established in 1970

Bloor-Yorkville BIA Established 1986



The boundaries of the Bloor-Yorkville BIA extend from Avenue Road to the west, Church Street to the east, Charles Street to the south, and Davenport Road to the north.

BLOOR YORKVILLE

TORONTO BUSINESS IMPROVEMENT AREAS (BIAS)

- CURRENTLY 82 IN OPERATION
- 235 OPERATE IN THE PROVINCE OF ONTARIO
- BUDGETS CAN RANGE FROM AS LOW AS $15,000 TO OVER $3 MILLION
- THE BIA PHENOMENON IS CATCHING ON GLOBALLY

Cleanliness Campaign

Flower Baskets & Planters

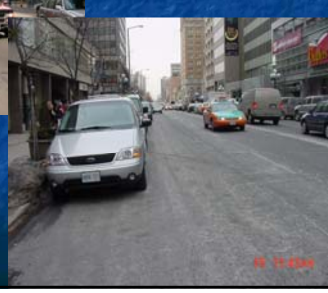
Street Furniture and Upgrades

Events

Holiday Lighting

1998 City of Toronto advised that this was coming to Bloor Street!!!

NON-DESCRIPT STREETSCAPE



BLOOR STREET NICKNAMED THE 'MINK MILE' BUT ONLY BECAUSE OF THE RETAILERS

TIFFANY & CO.

LOUIS VUITTON

CHANEL

HOLT RENFREW

GUERLAIN

HERMÈS PARIS

GUCCI

HARRY ROSEN

Cartier

OUR VISION FOR BEFORE AND AFTER

OUR VISION FOR BEFORE AND AFTER

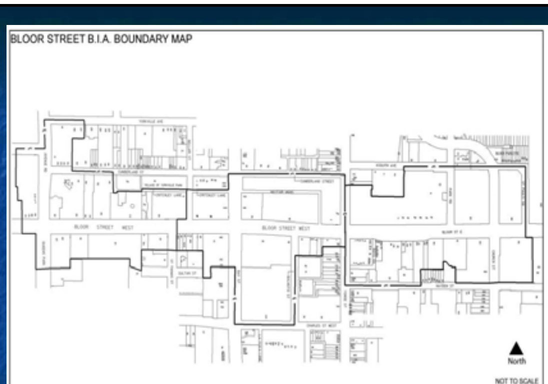
Bloor Street - Approximately 1 km stretch from Church Street to Avenue Road

WENT TO ALL LEVELS OF GOVERNMENT TO REQUEST FUNDING….OF $20M

NO!

NO!
NON!

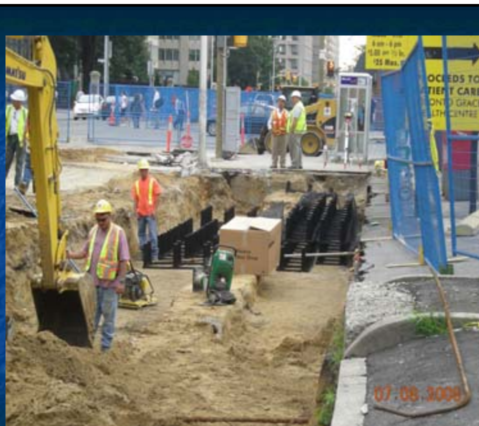
…..MAYBE…..



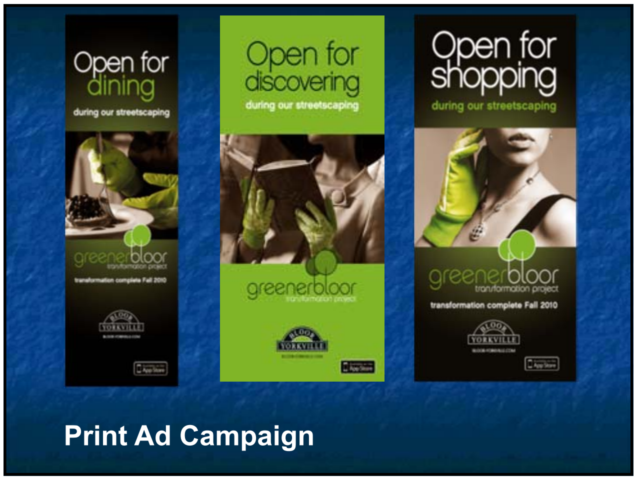
Bloor Street BIA Boundary Map

The Bloor Street BIA was created solely for the purpose of implementing the Bloor Street Transformation Project and to pay all costs associated with the project, including repayment of a loan, from the City of Toronto, with interest charges, which will be amortized over a 20 year recovery period.

Just another day in the trenches

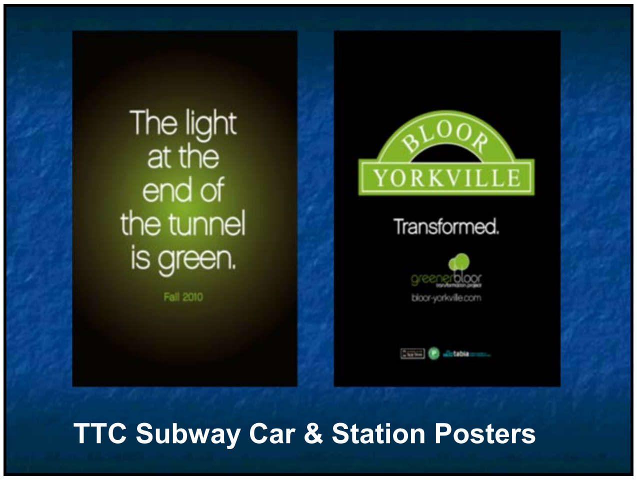


Bloor St. Construction Updates

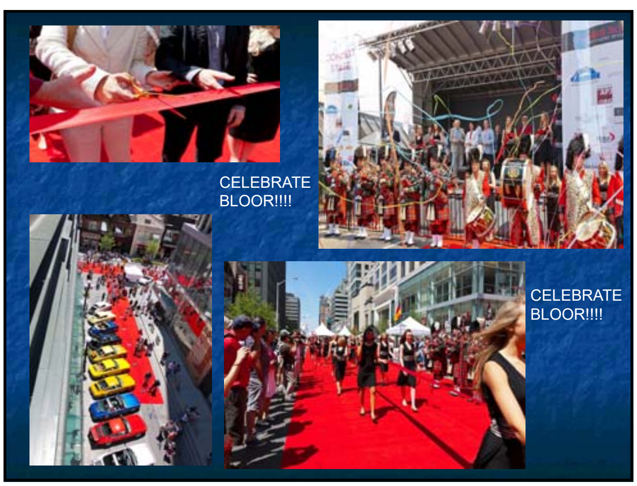

Open for dining
during our streetscaping
greenerbloor
Open for discovering
during our streetscaping
greenerbloor
Open for shopping
during our streetscaping
greenerbloor
transformation project
transformation complete Fall 2010
Print Ad Campaign


Open for shopping
during our streetscaping
greenerbloor
transformation project
bloor-yorkville.com
Transit Shelter Ads


lettuce
EATERY


The light
at the
end of
the tunnel
is green.
Fall 2010
BLOOR
YORKVILLE
Transformed.
greenerbloor
bloor-yorkville.com
TTC Subway Car & Station Posters


Bloor Street Transformation
Completed


CELEBRATE
BLOOR!!!!
CELEBRATE
BLOOR!!!!

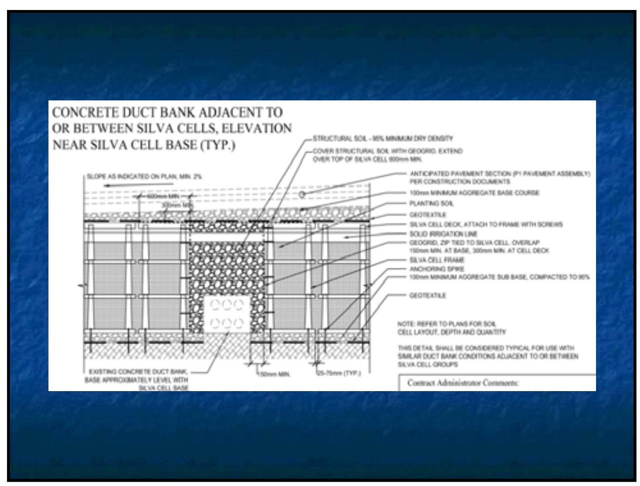

54 Gardens Planted 4 Seasons


APPROXIMATELY
90,000 BULBS ARE
PLANTED
Spring Planting


Summer Planting


Fall Planting


134 Mature Trees
DeepRoot
URBAN LANDSCAPE PRODUCTS
SILVA CELL
Deck
3 frames and a deck
Frame
Silva Cell frames and Decks are modular units
ach frame holds .28m^3 of Planting Soil for trees
Silva cell system was used in order to provide optimum growth space for tree roots.


CONCRETE DUCT BANK ADJACENT TO OR BETWEEN SILVA CELLS, ELEVATION NEAR SILVA CELL BASE (TYP.)
STRUCTURAL SOIL - 95% MINIMUM DRY DENSITY
COVER STRUCTURAL SOIL WITH GEOGRID. EXTEND OVER TOP OF SILVA CELL 600mm MIN.
SLOPE AS INDICATED ON PLAN, MIN. 2%
600mm MIN.
300mm MIN.
ANTICIPATED PAVEMENT SECTION (P1 PAVEMENT ASSEMBLY) PER CONSTRUCTION DOCUMENTS
100mm MINIMUM AGGREGATE BASE COURSE
PLANTING SOIL
GEOTEXTILE
SILVA CELL DECK, ATTACH TO FRAME WITH SCREWS
SOLID IRRIGATION LINE
GEOGRID, ZIP TIED TO SILVA CELL. OVERLAP 150mm MIN. AT BASE, 300mm MIN. AT CELL DECK
SILVA CELL FRAME
ANCHORING SPIKE
100mm MINIMUM AGGREGATE SUB BASE, COMPACTED TO 95%
GEOTEXTILE
NOTE: REFER TO PLANS FOR SOIL CELL LAYOUT, DEPTH AND QUANTITY
THIS DETAIL SHALL BE CONSIDERED TYPICAL FOR USE WITH SIMILAR DUCT BANK CONDITIONS ADJACENT TO OR BETWEEN SILVA CELL GROUPS
EXISTING CONCRETE DUCT BANK, BASE APPROXIMATELY LEVEL WITH SILVA CELL BASE
150mm MIN.
25-75mm (TYP.)
Contract Administrator Comments:

Bike Racks 130 Added to the Street

No Parking and Extra Wide Shared Curb Lane

28 Granite benches added

Time Frame

- 1998 – City advised BIA about watermain replacement
- 1999 – Planning, Traffic Review, Design and Approval process commences
- 2001 – BIA pursues means to finance the project from sponsors and government
- 2006 – Toronto City Council agrees to fund a loan for the project

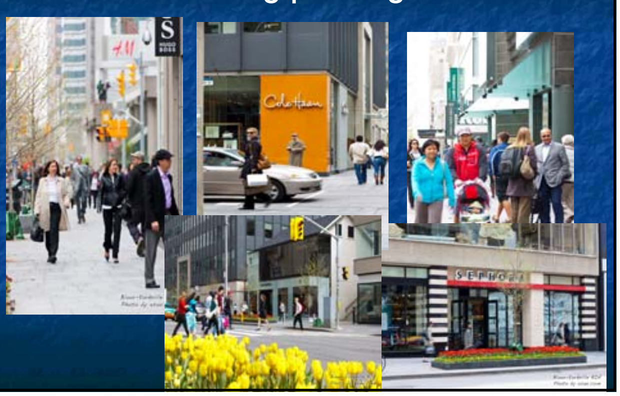
Time Frame

- 2006 – The Bloor Street BIA is established to fund the City loan of $20 Million maximum
- 2007 – Final design is approved and project is tendered
- 2008 – Contract is awarded and July 9 was the official kick off to construction
- 2010 – Late October the project is completed

Original Budget	**$20,000,000**
Original Quote for Construction	$15,500,000
Art Component	$1,300,000
Approximate Soft Costs	$850,000
Additional Construction costs	$2,700,000
Total	**$20,350,000**
Section 37 Fees	($5,000,000)
Total BIA costs	$15,350,000

Project Costs are Approximate

The Street being put to good use!



SALES AND RENTS

- PRE TRANSFORMATON
- POST TRANSFORMATON

- **AVERAGE RENT**

$200 PER SQUARE FOOT

- **AVERAGE RENT**

+ $300 PER SQUARE FOOT

- **AVERAGE SALES**

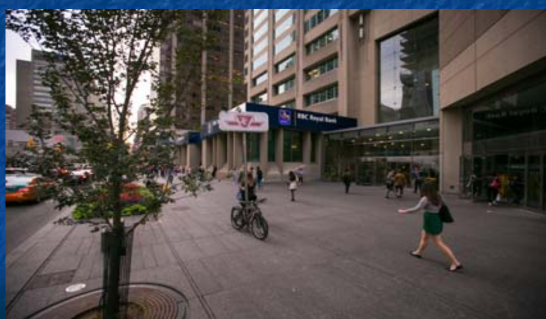
$1200 PER SQUARE FOOT

- **AVERAGE SALES**

$1700 PER SQUARE FOOT

*NUMBERS ARE GENERAL TRENDS – BIA DOES NOT RECEIVE REAL DATA

EXTRA WIDE SIDEWALKS TO ACCOMMODATE MORE PEDESTRIANS AND RESIDENTS IN OUR FAST GROWING DOWNTOWN…..



BLOOR YORKVILLE

The Bloor Street Transformation Project

www.bloor-yorkville.com

briar@bloor-Yorkville.com

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core – lanning oronto's . owntown

ennifer eesmaat
hief lanner & xecutive irector
ity lanning ivision
jen_keesmaat

TORONTO

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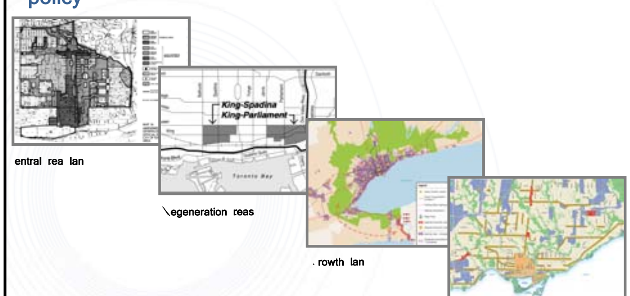
rban intensification is an intentional outcome of planning policy



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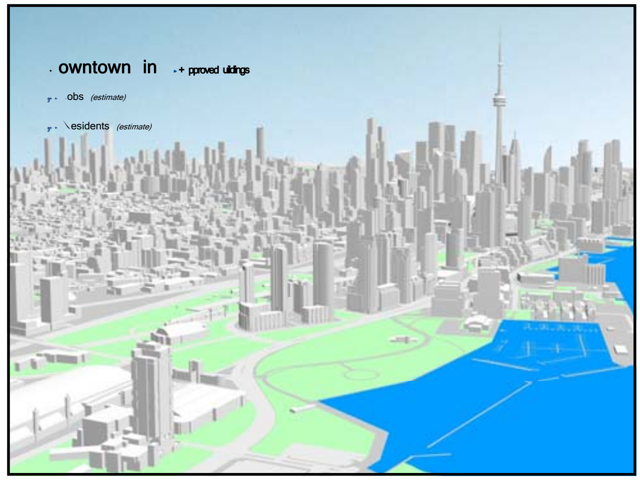

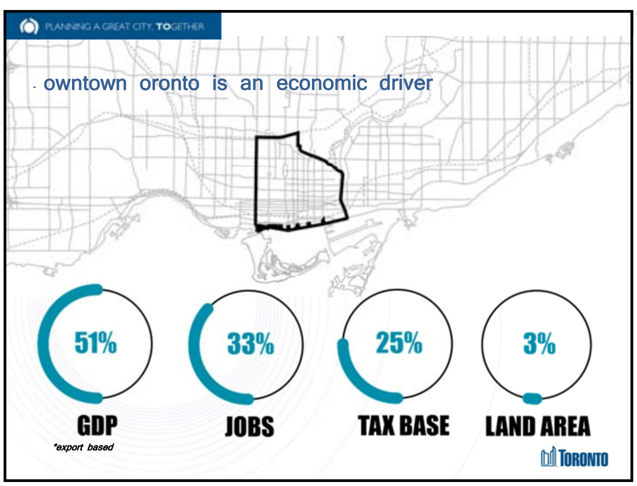

PLANNING A GREAT CITY, TOGETHER

f current trends continue, the population of owntown oronto could exceed

by

TORONTO

growing pains

the challenges facing owntown

TOcore Planning Downtown

, . , . .# .

balanced growth and infrastructure

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demographically inclusive communities

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local mobility & regional connectivity

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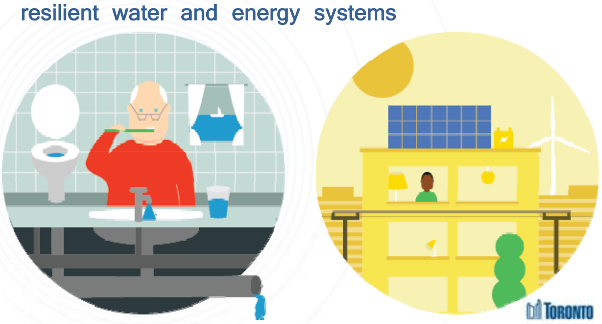
resilient water and energy systems



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healthy office, institutional & retail sectors

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abundant quality parks & public spaces

TOcore Planning Downtown

core is .year plan, but big moves are already underway in . owntown

he entway

a - . kilometre green connection that will transform
the underside of the . ardiner xpressway

Credit: Public Work

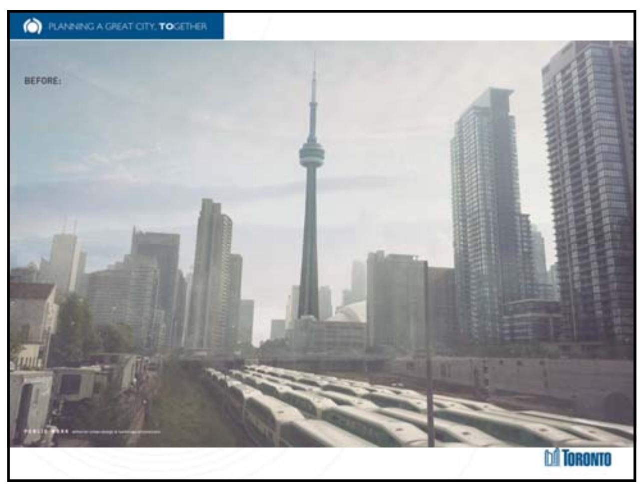
. ing treet ilot roject

reconfiguring oronto's busiest surface transit route

\ail . eck ark

building a new -acre park in the heart of
. owntown by decking over the rail corridor

Credit: Public Work



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