



SMARTTRACK

CONNECTING HOME TO WORK

***Enhancing competitiveness &
resilience in the GTHA***

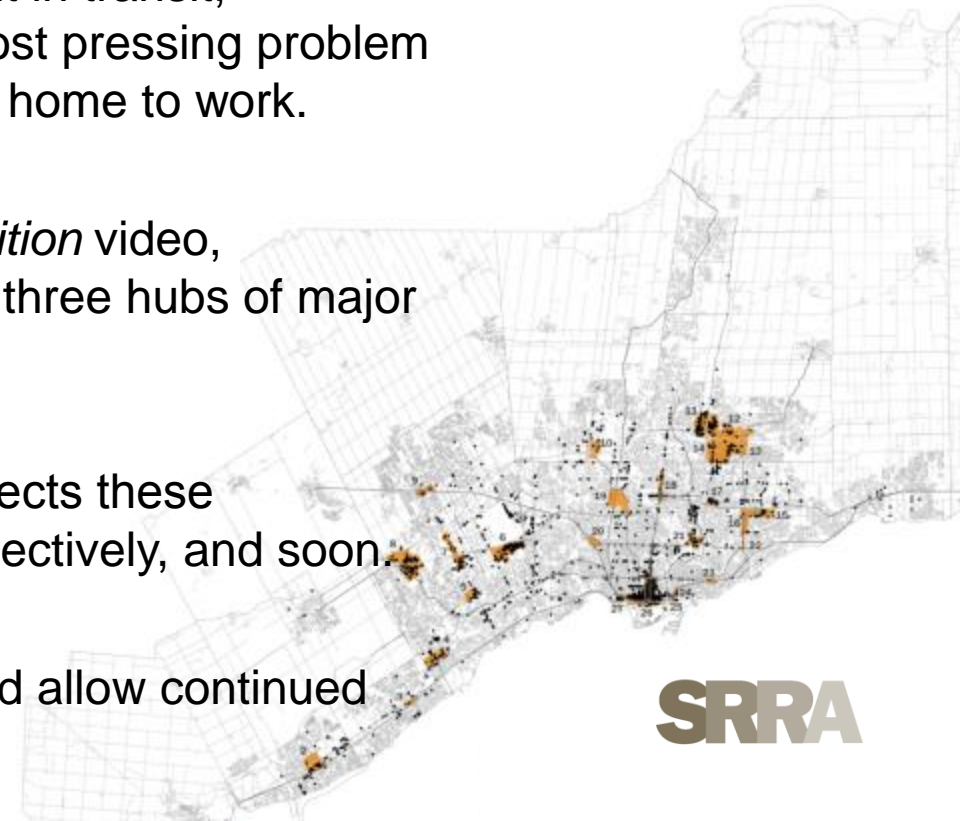
What is SmartTrack?

After 40 years of under investment in transit, SmartTrack is a solution to the most pressing problem in the Region, namely connecting home to work.

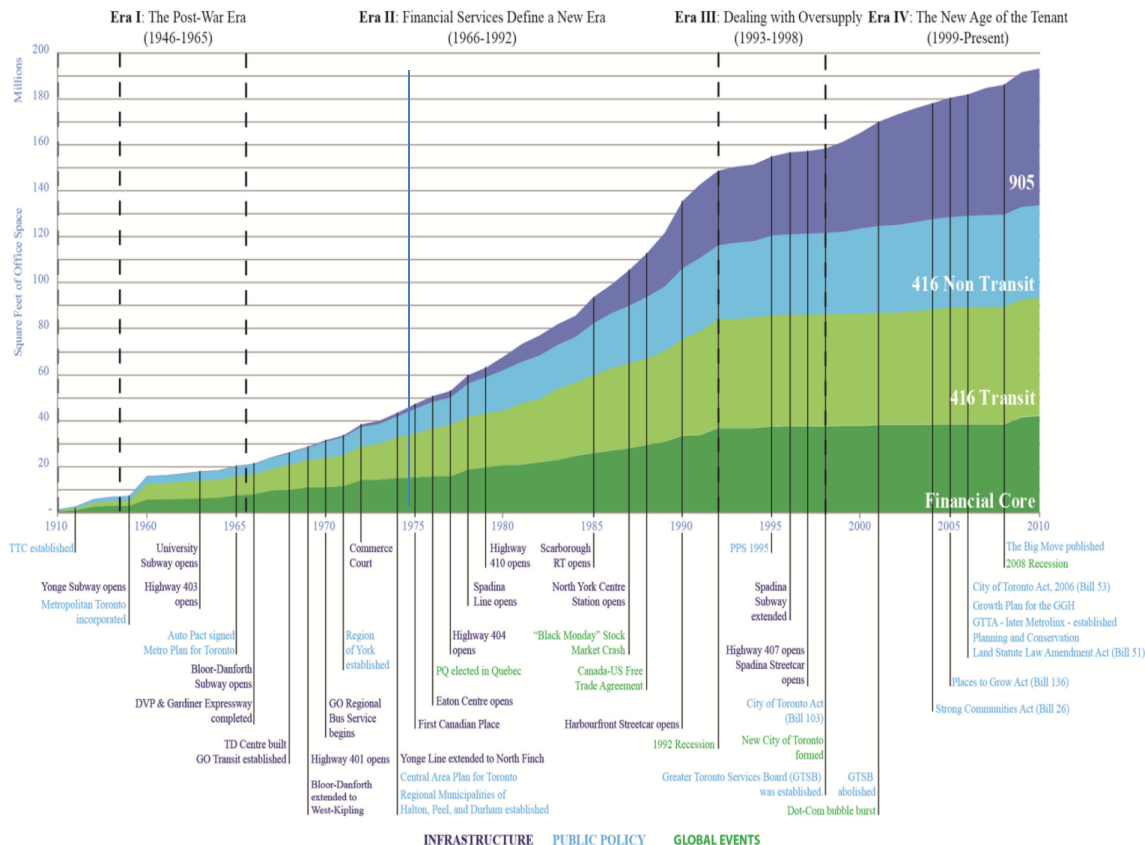
As we saw in the *Region in Transition* video, SmartTrack is a corridor between three hubs of major employment.

It's a surface subway, which connects these employment hubs quickly, cost effectively, and soon.

It will help alleviate congestion and allow continued growth of the Region.

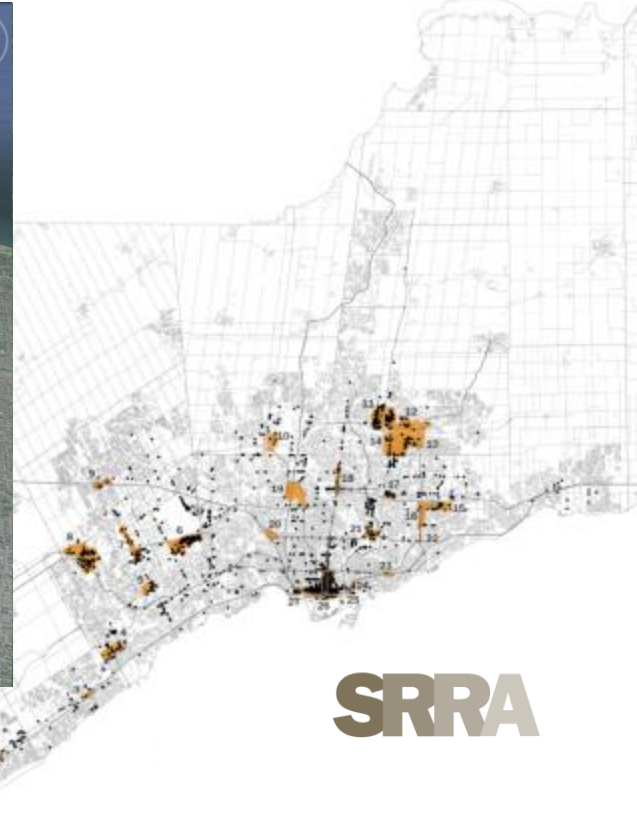
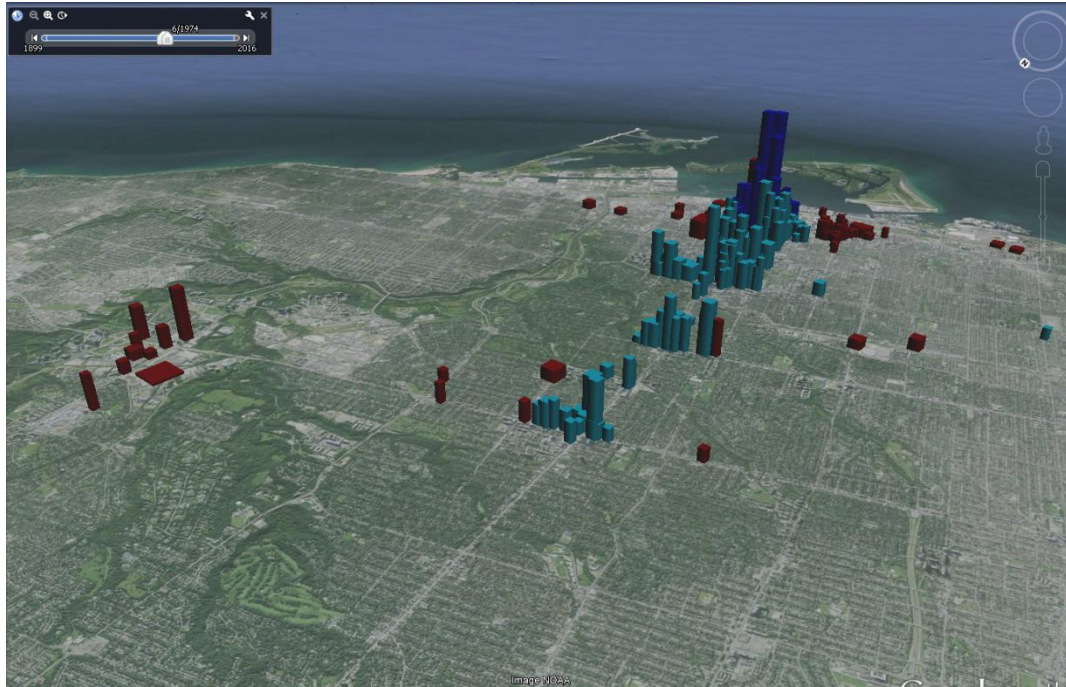


Cumulative Totals of GTA Office Space 1900-2010 - Four Eras of Regional Growth



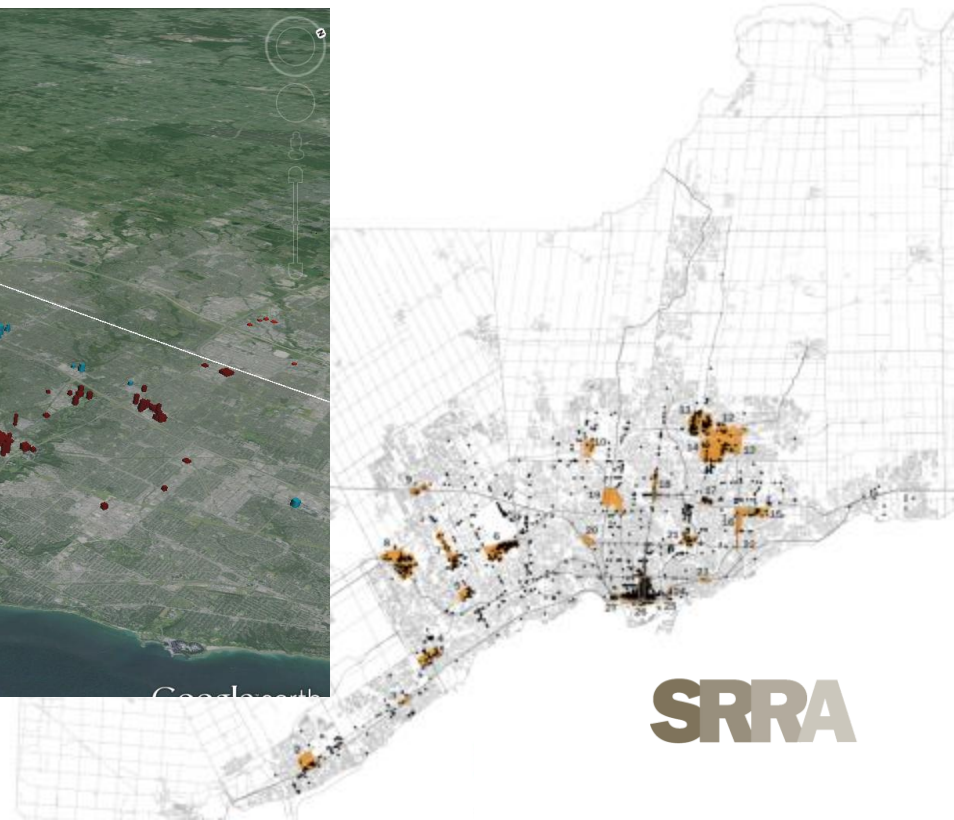
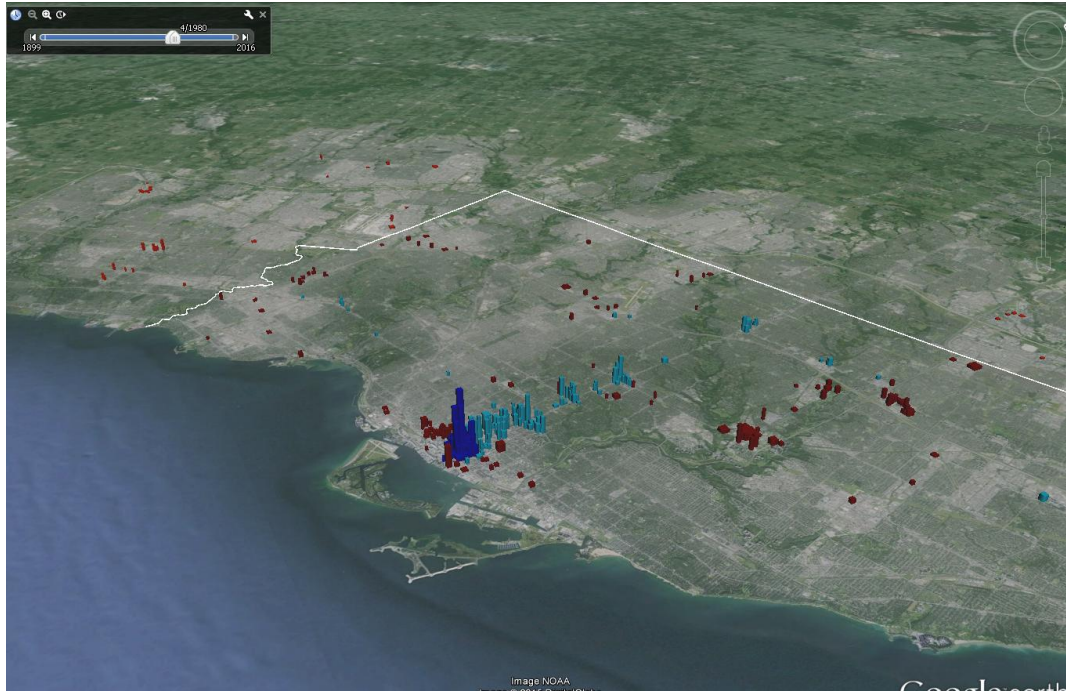
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The Yonge Eglinton Centre was the top of the city!



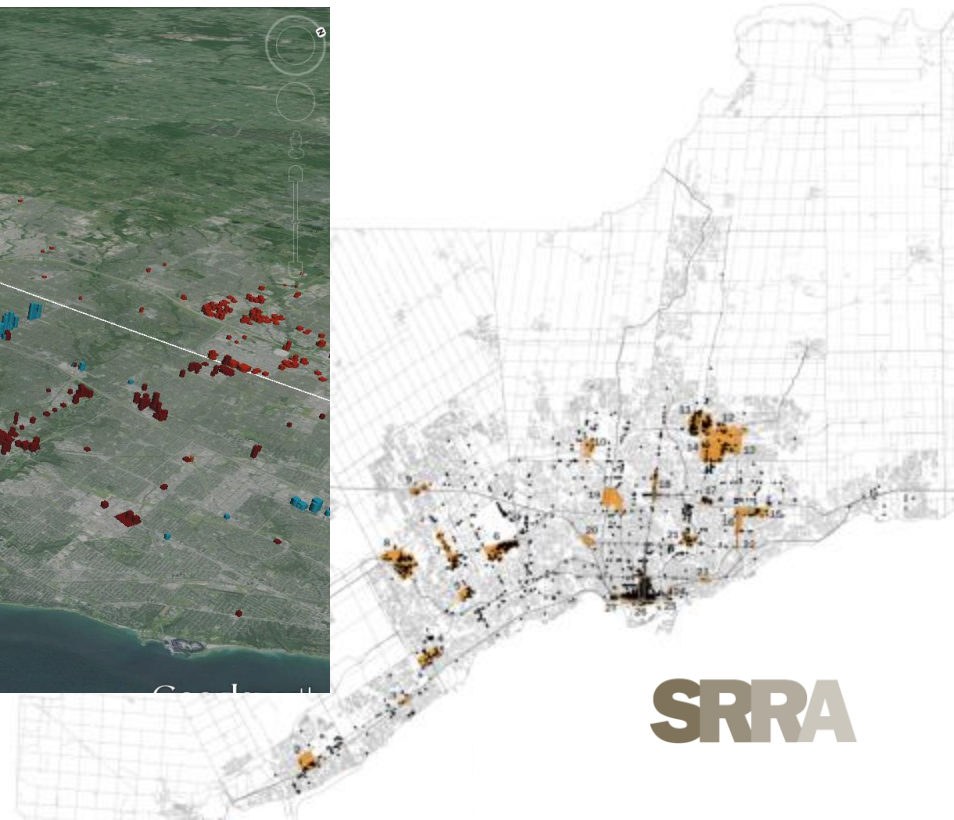
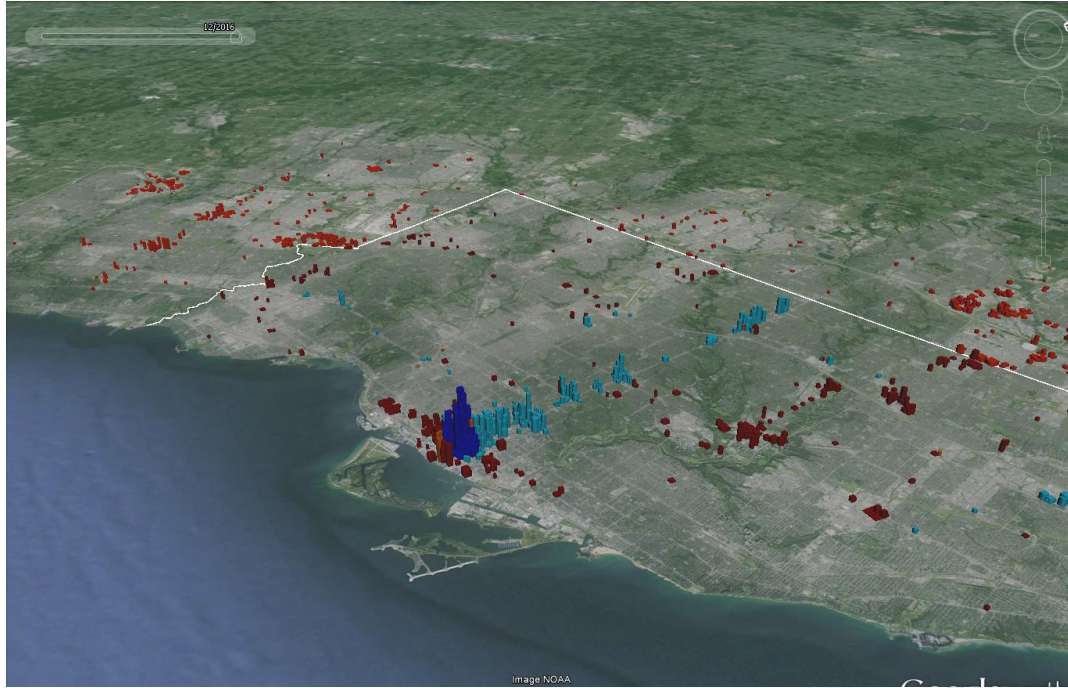
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In 1980, the era of suburban growth began in earnest.



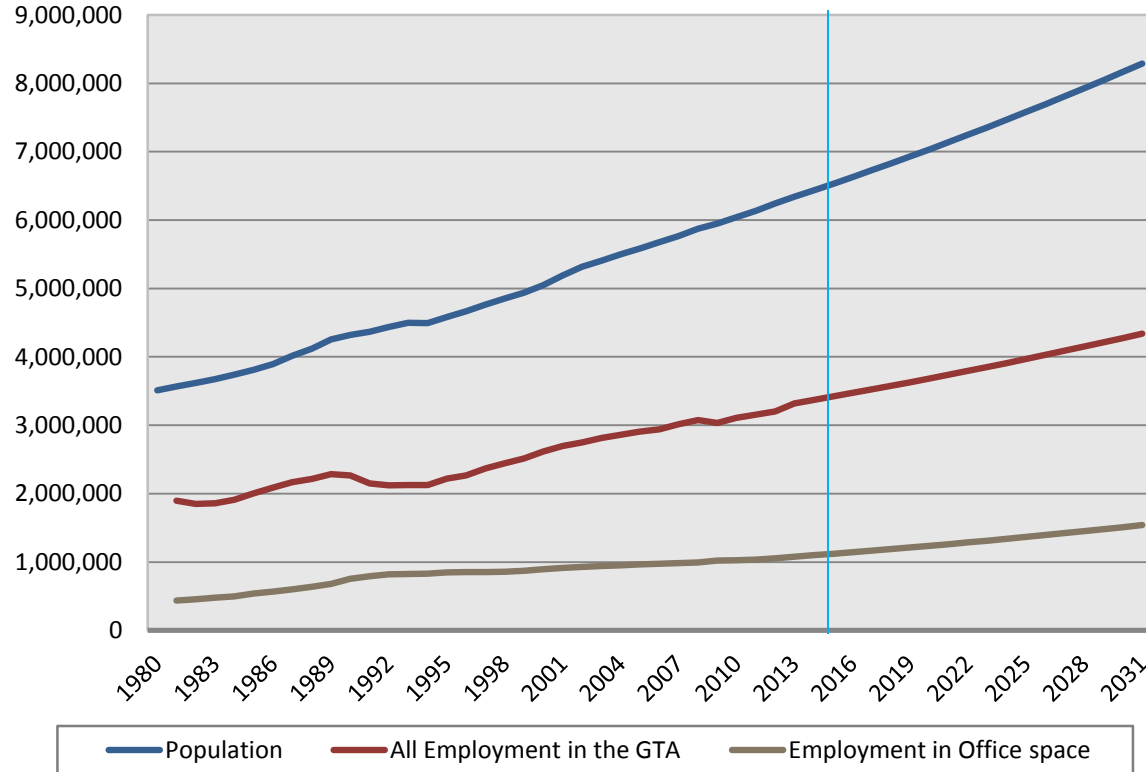
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Currently, 350,000 office workers drive to work daily.



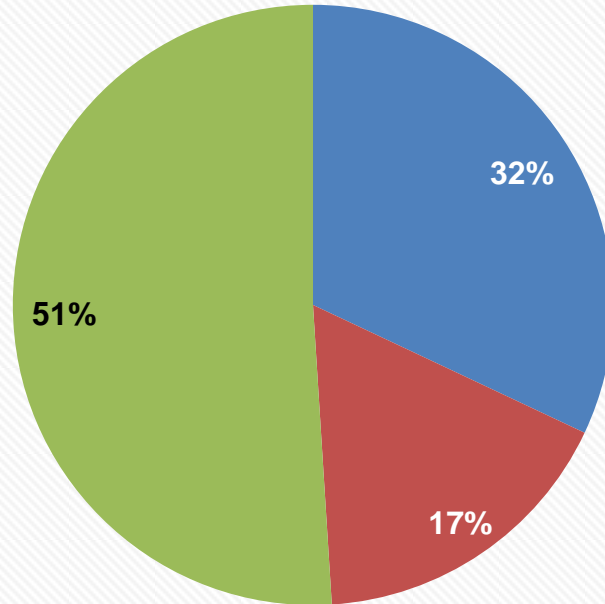
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Population, Employment, & Office Jobs

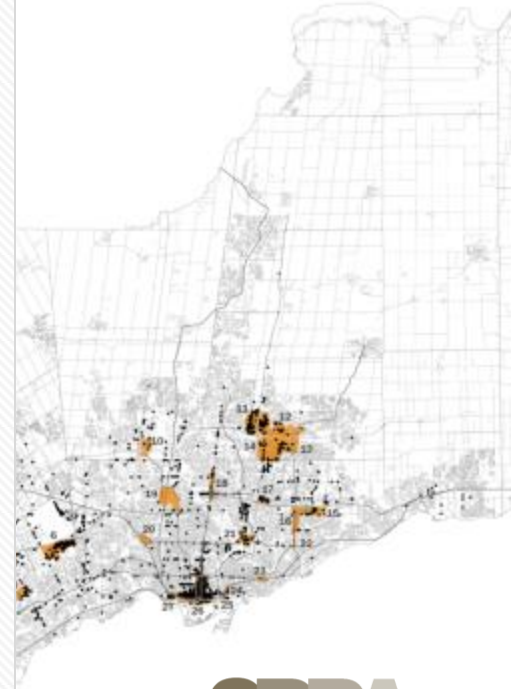


Why are office buildings important?

All Jobs in the City of Toronto



■ Other ■ Industrial Buildings ■ Office Buildings



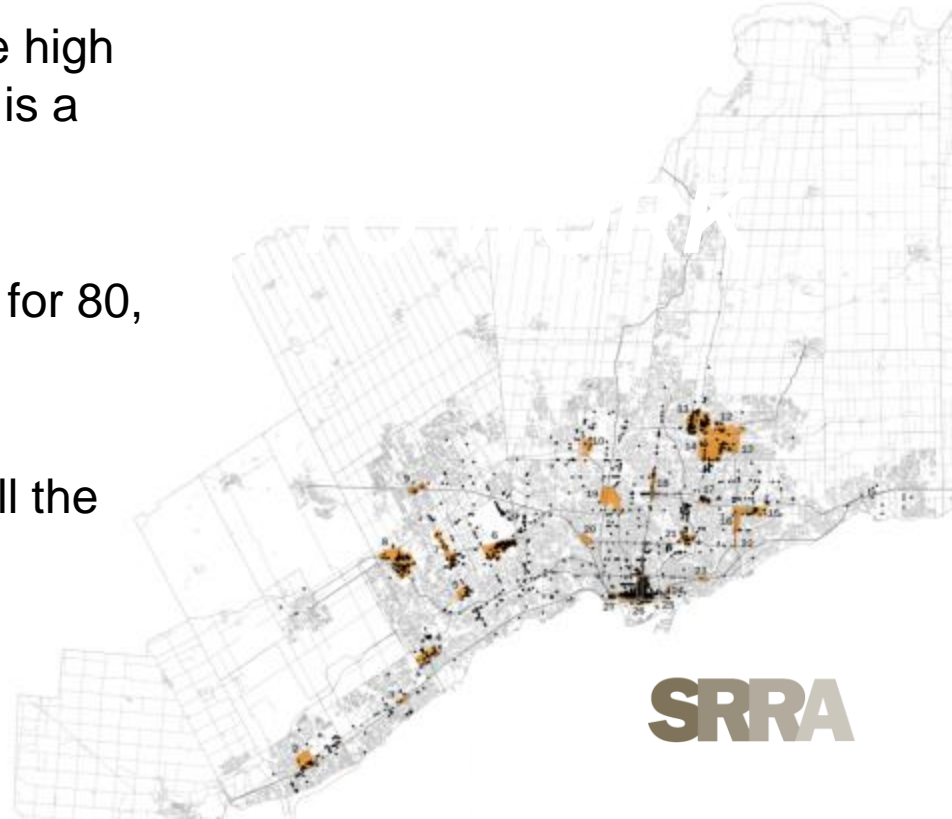
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The Value of Transit & Office Buildings

When buildings are located beside high capacity, high speed transit, there is a shared value proposition.

Once a building is built, it remains for 80, 100 or more years.

They define the quality of life for all the people who work in them.

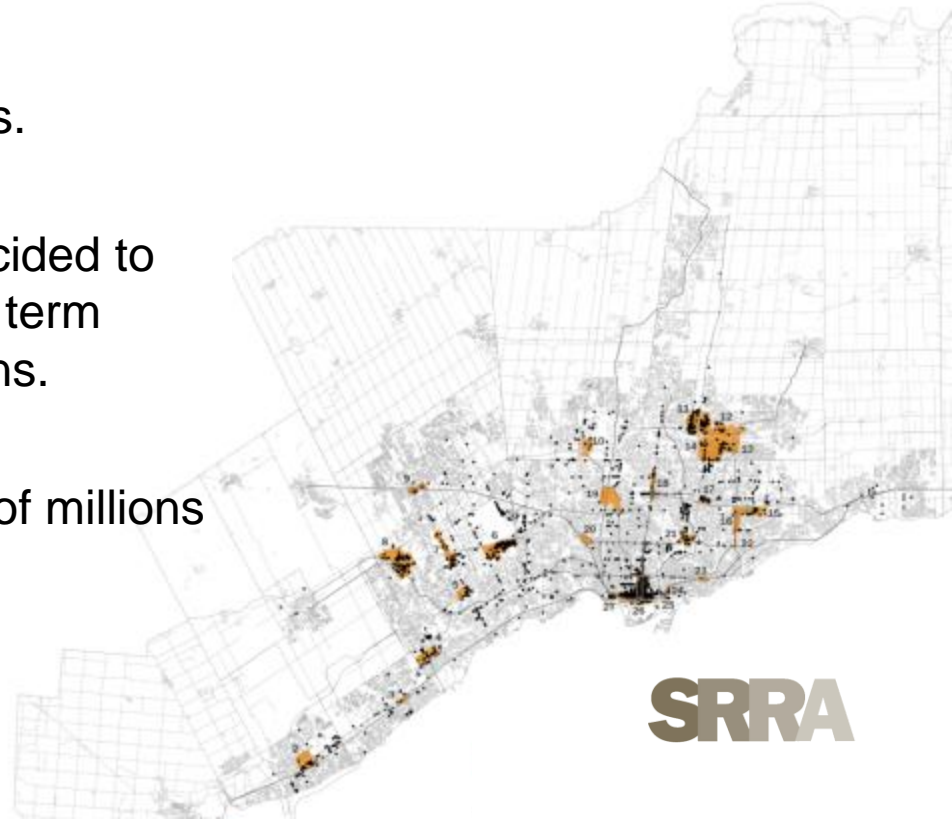


Who benefits when transit and office buildings are co-located?

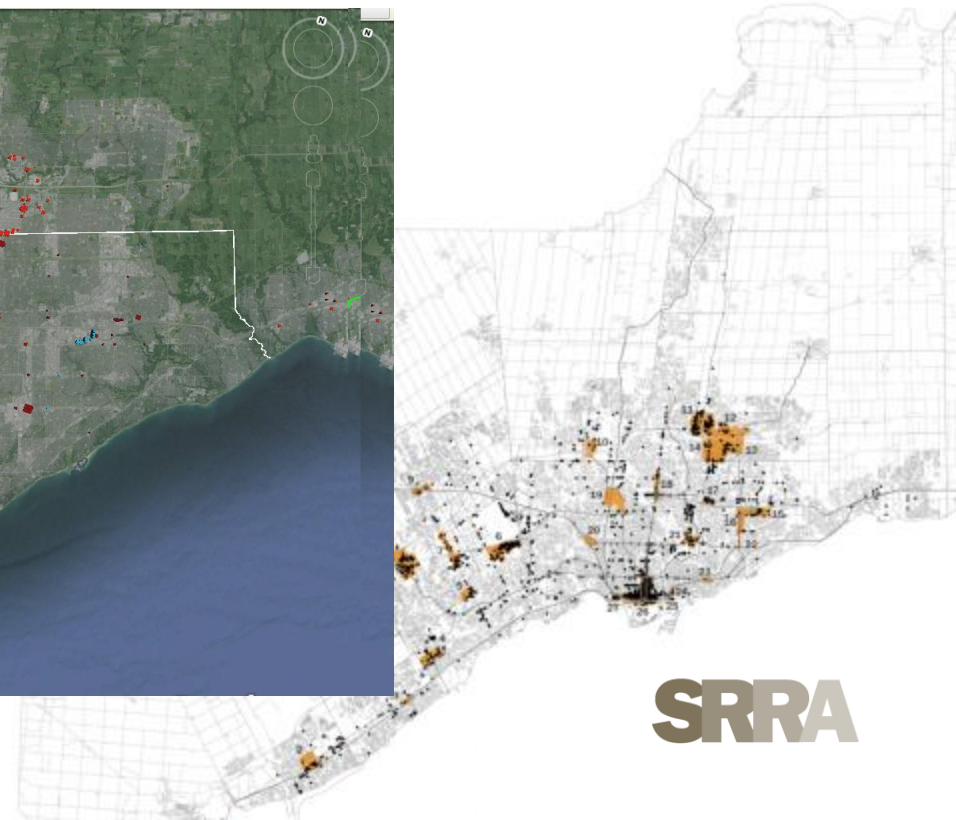
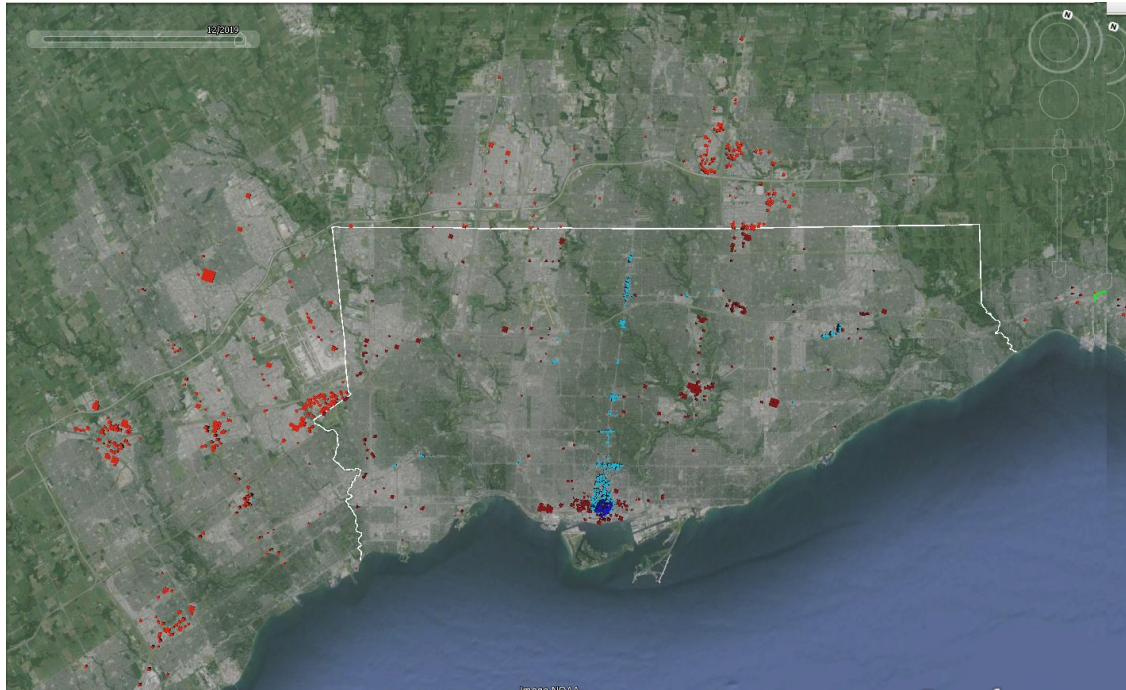
Both the private and public sectors.

Long after the companies who decided to construct them are gone, the long term benefit accrues to transit operations.

One building can contribute 100s of millions of dollars in ridership benefit.

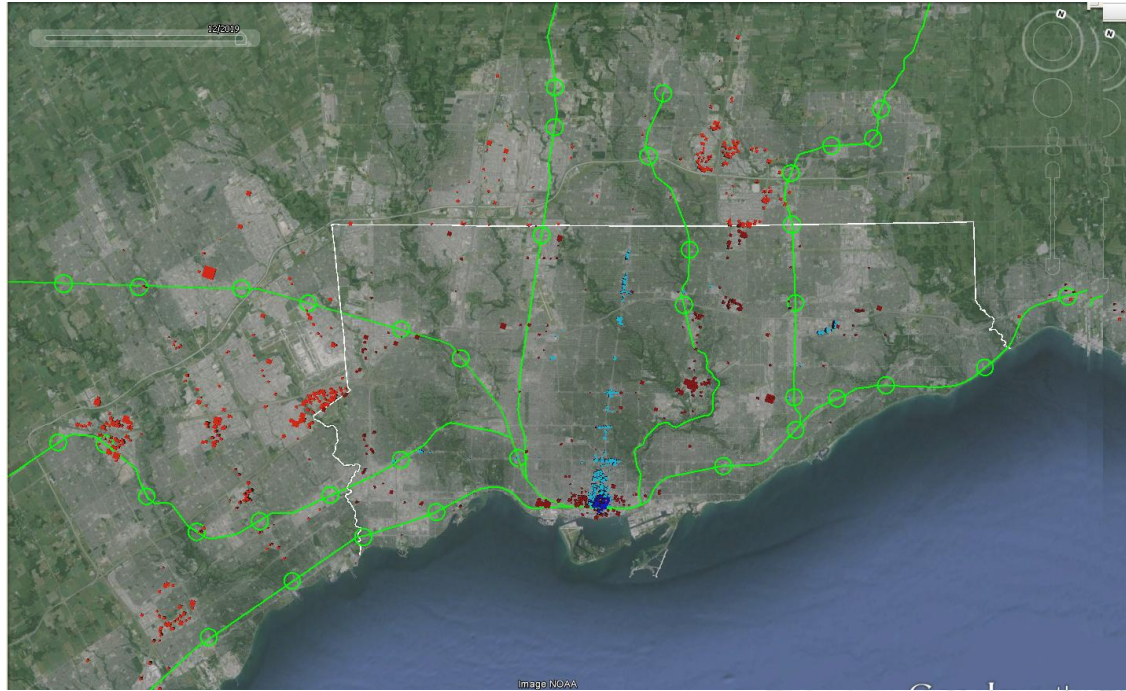


The smarts behind SmartTrack.



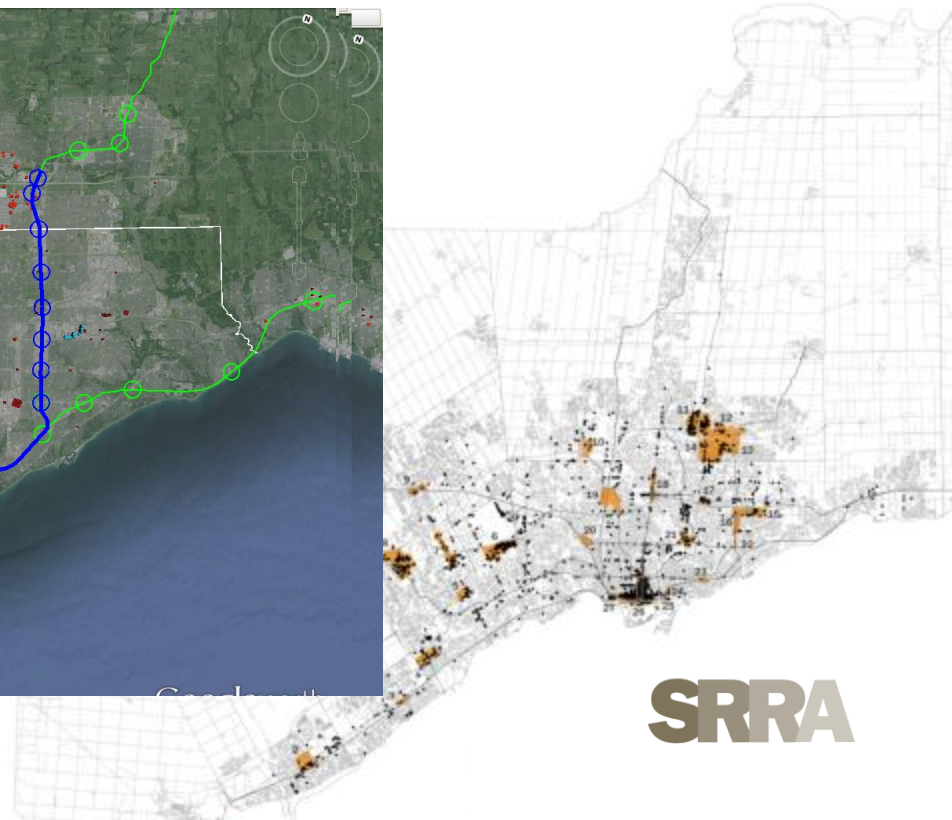
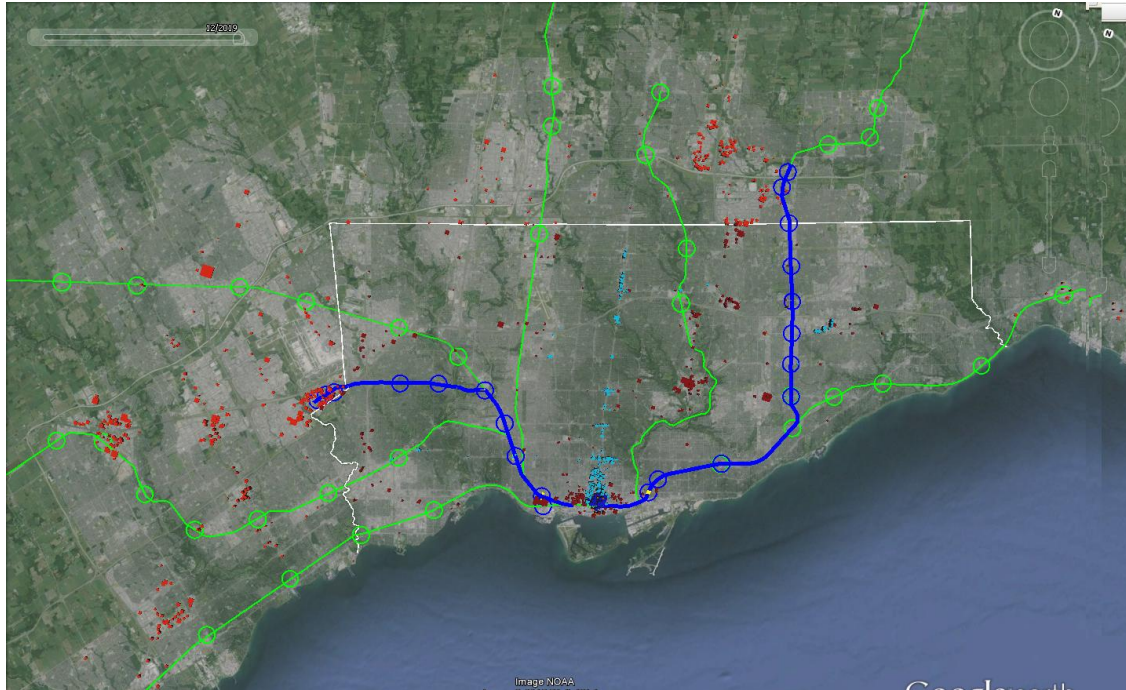
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The Regional Rail Network (RER)



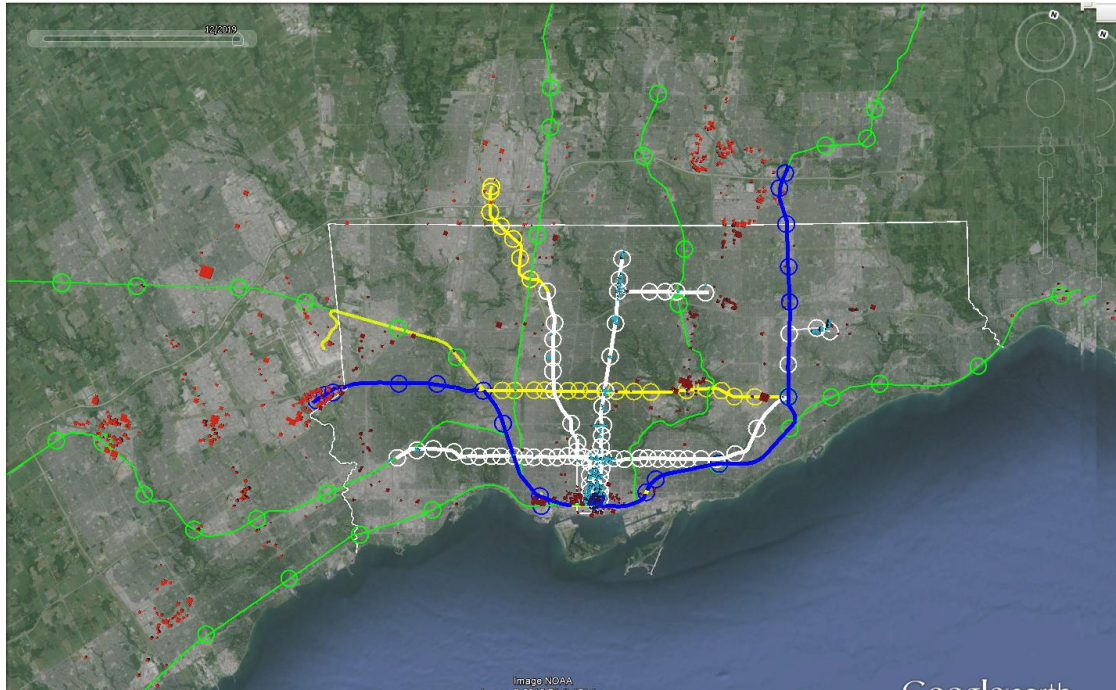
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SmartTrack is an enhancement of those corridors.



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The Network Benefits



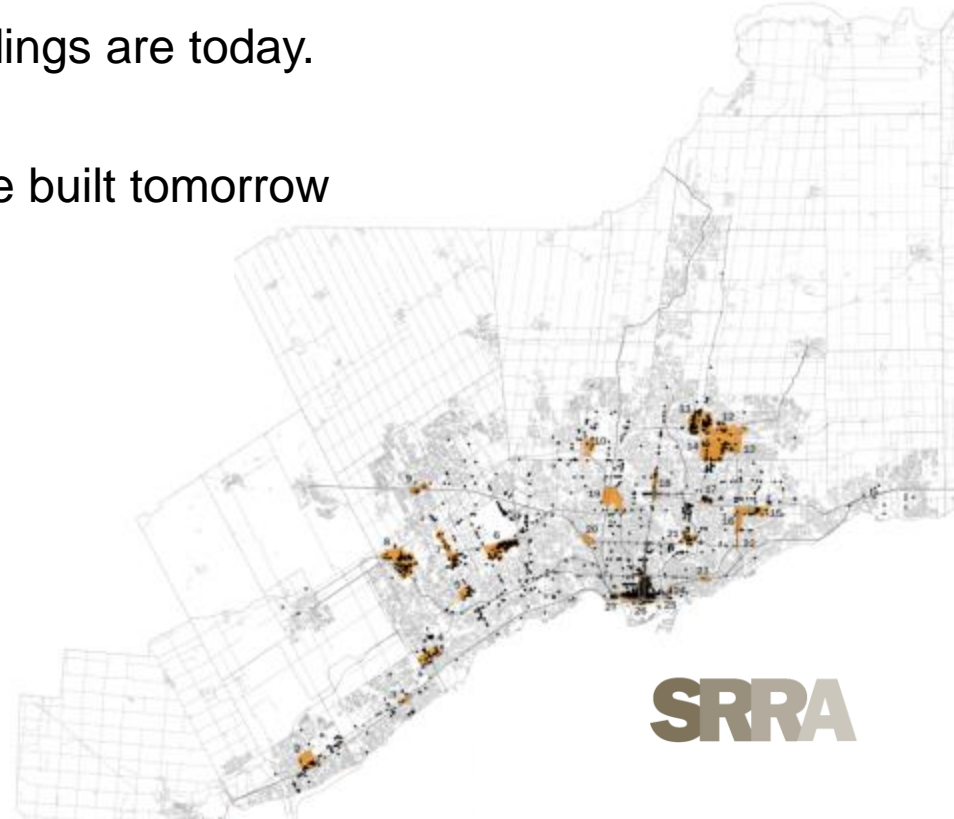
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SmartTrack and Growth

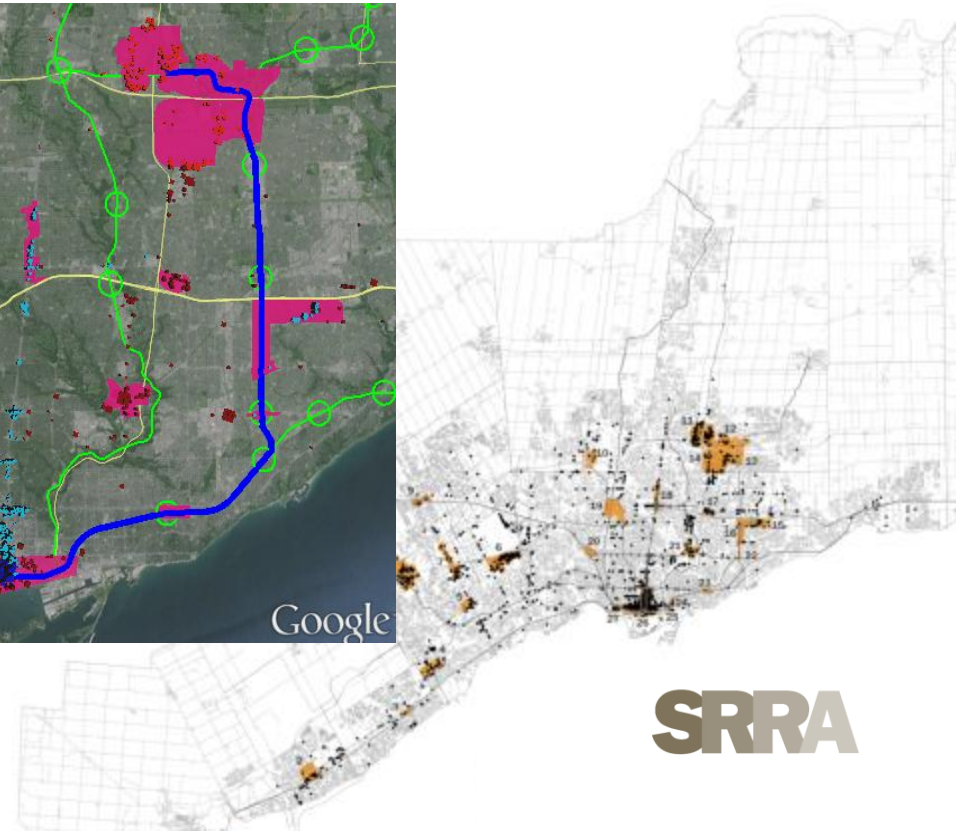
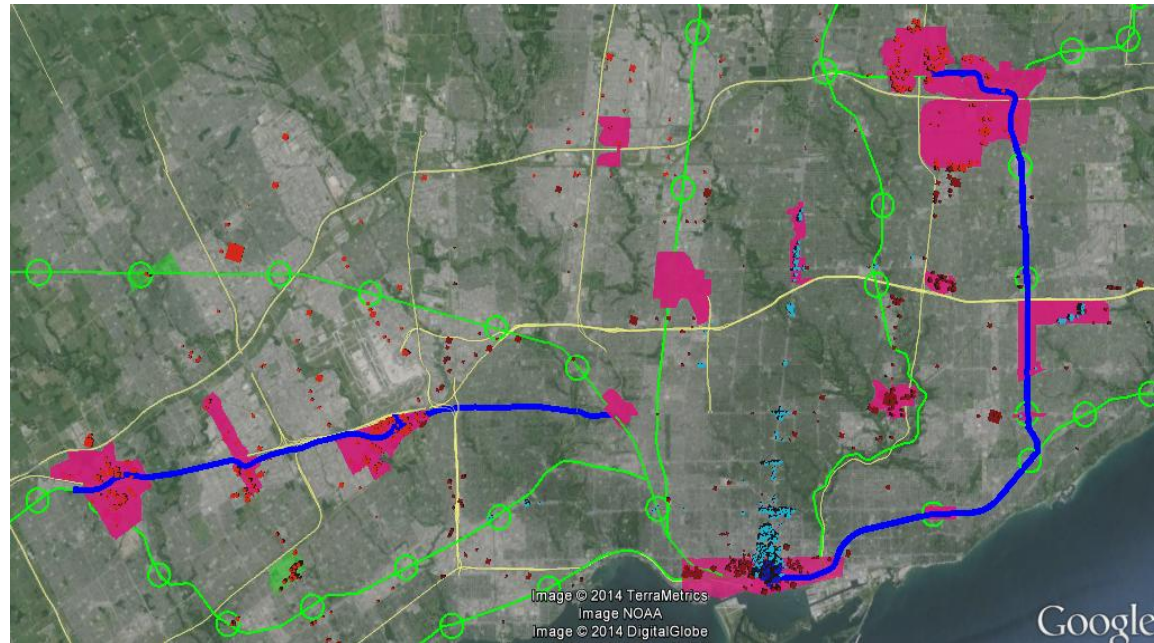
It not only connects to where buildings are today.

It connects where buildings can be built tomorrow

SRRA's Nodal study.....



The Nodal Study



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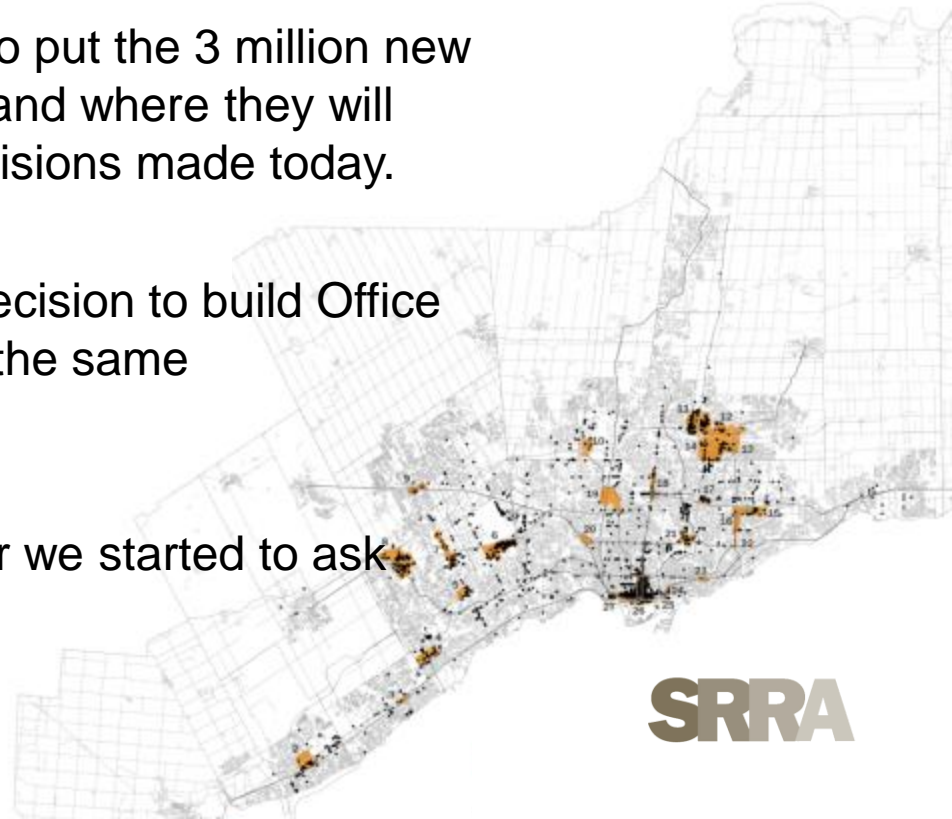
Mixed-Use is the Holy Grail

Intensification is complex, where to put the 3 million new residents in the same geography and where they will work depends a great deal on decisions made today.

What are the drivers behind the decision to build Office and Multi-Residential buildings in the same environment?

To understand how that may occur we started to ask employers what they wanted

SRRA's Nodal study.....

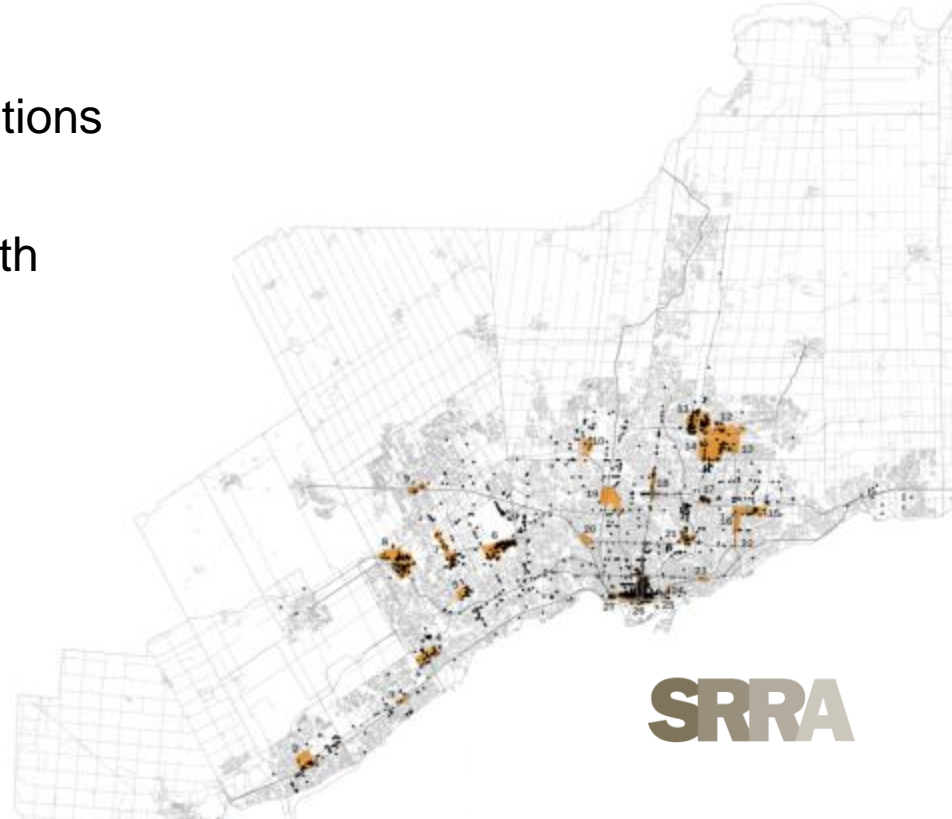


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We asked what are tenants looking for?

Four highlights:

- the creation of just-in-time solutions
- affordability
- access to labour of all types with reasonable commute times
- connected to places to live
- mixed-use functionality

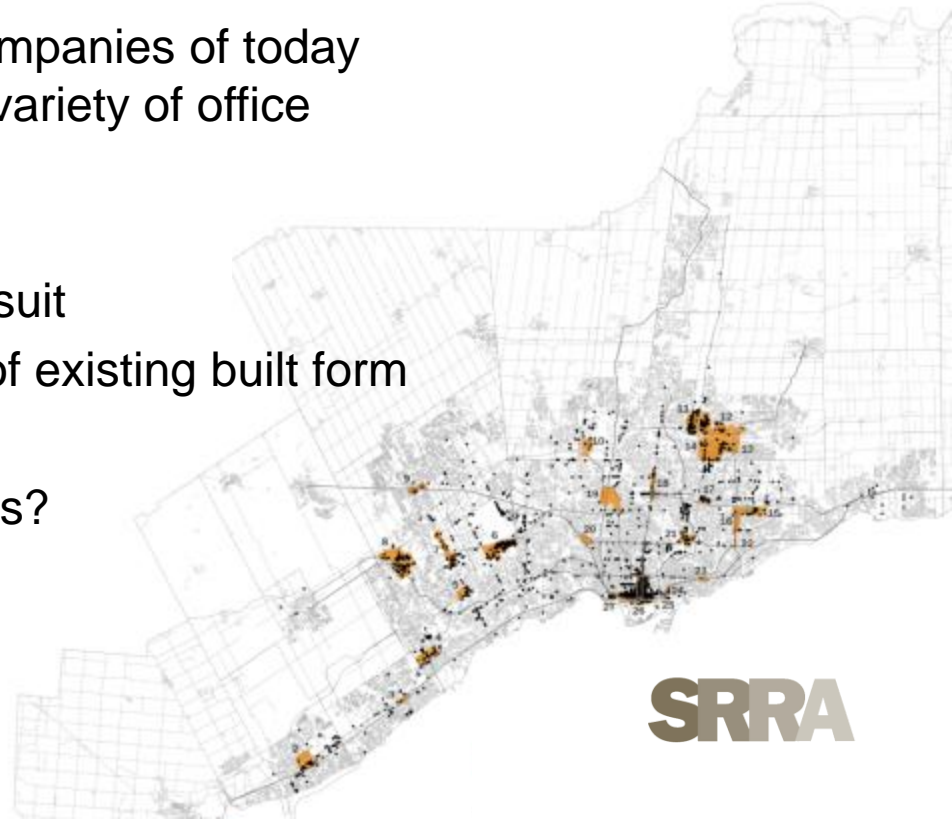


What will the office space of the future look like?

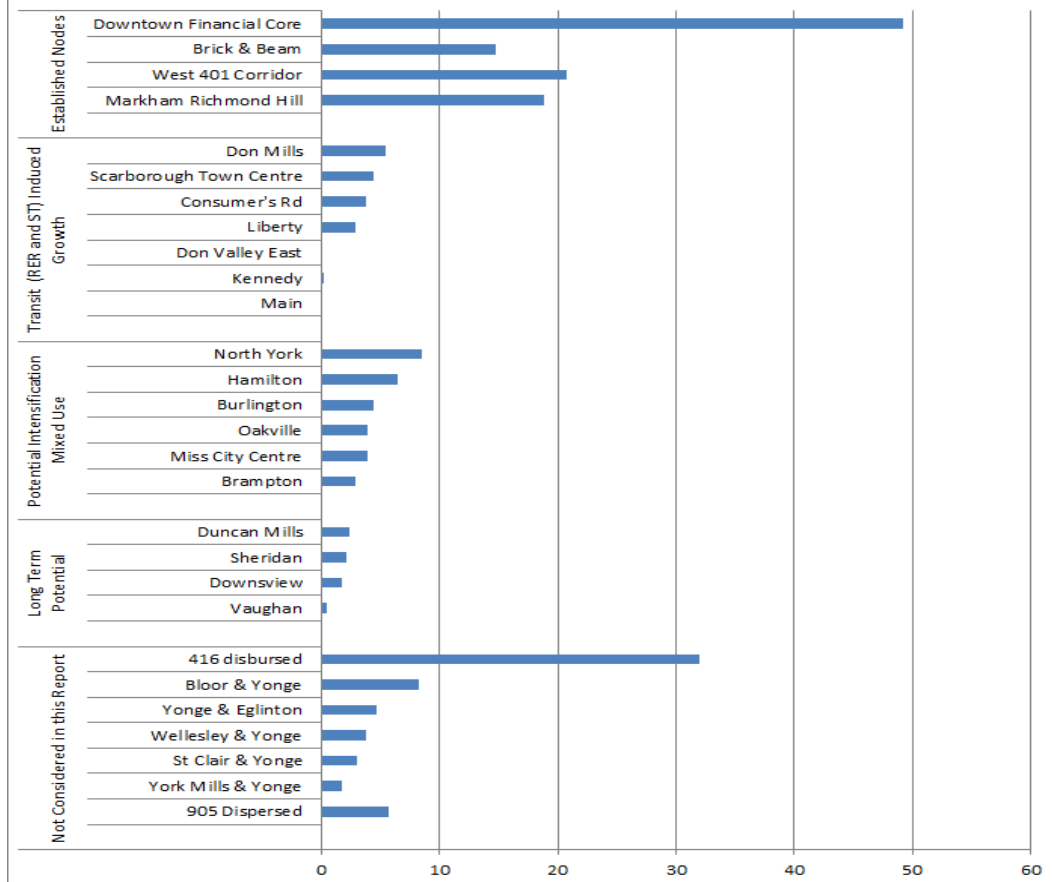
The new economy the growing companies of today will increasingly be seeking out a variety of office accommodation.

- traditional trophy towers
- mid-sized economical build to suit
- expansion of the repurposing of existing built form

How does SmartTrack Address this?



Office Space Distribution in the GTHA



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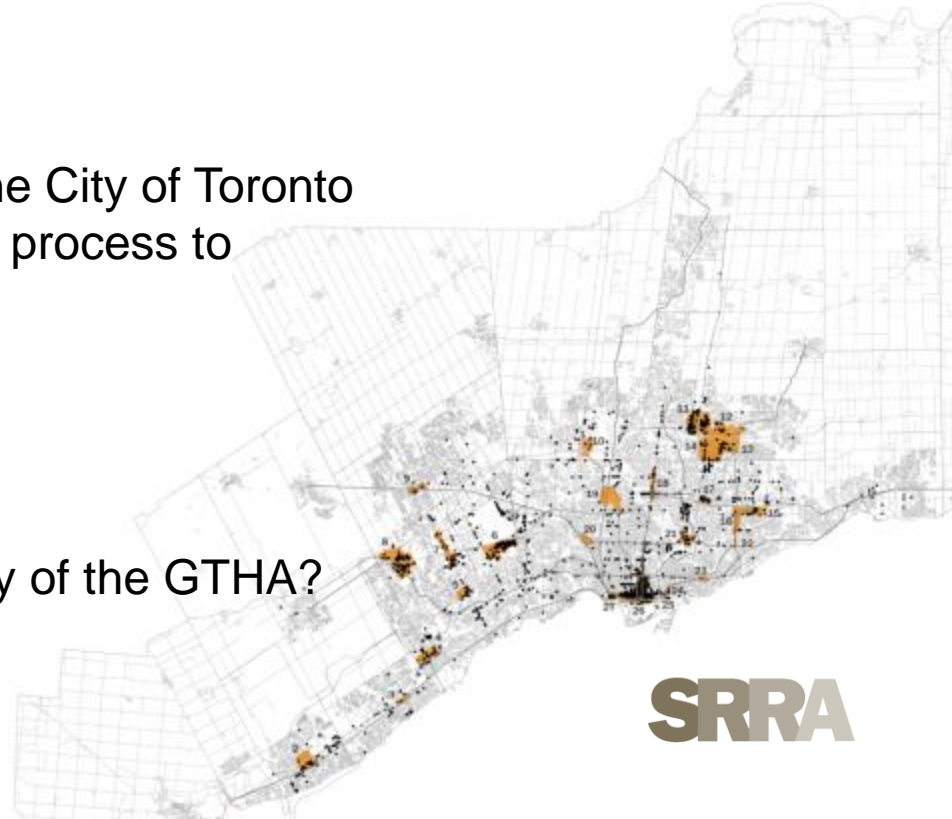
What's next?

SmartTrack is only a proposal.

The Provincial Government and the City of Toronto have embarked on a collaborative process to validate its value.

What could it be:

- congestion relief?
- the economic development policy of the GTHA?

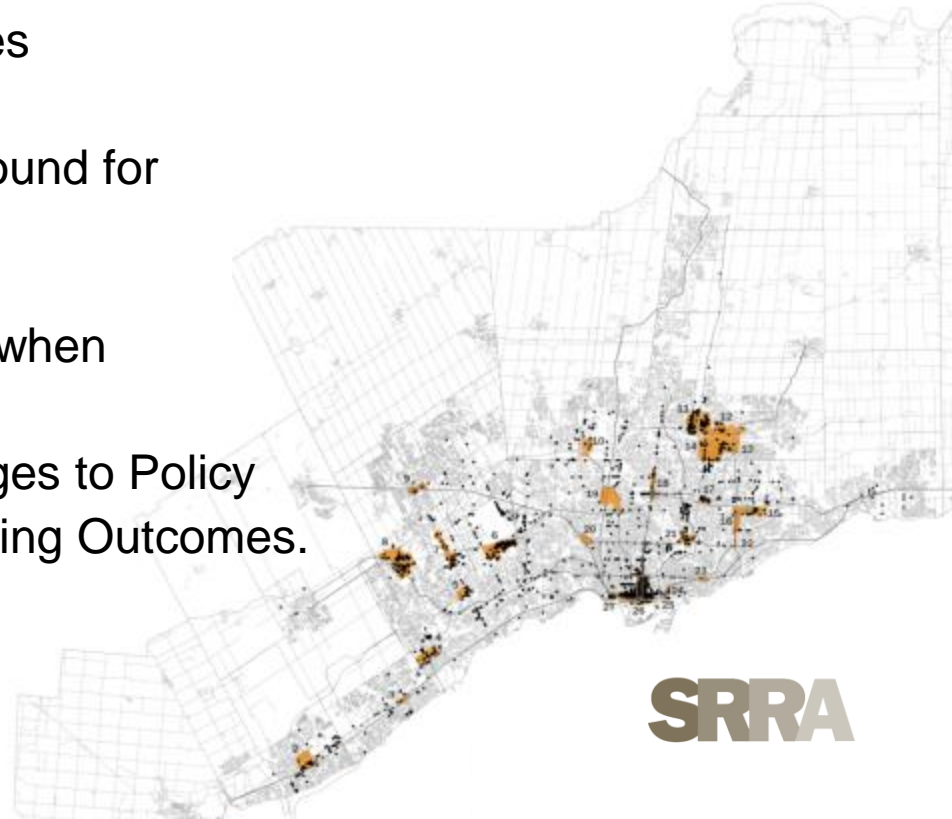


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Why are buildings built where they are?

- public policy sets the boundaries
- private developers pave the ground for development
- the market decides where and when

SRRA has been focused on changes to Policy
Which will lead to better City Building Outcomes.



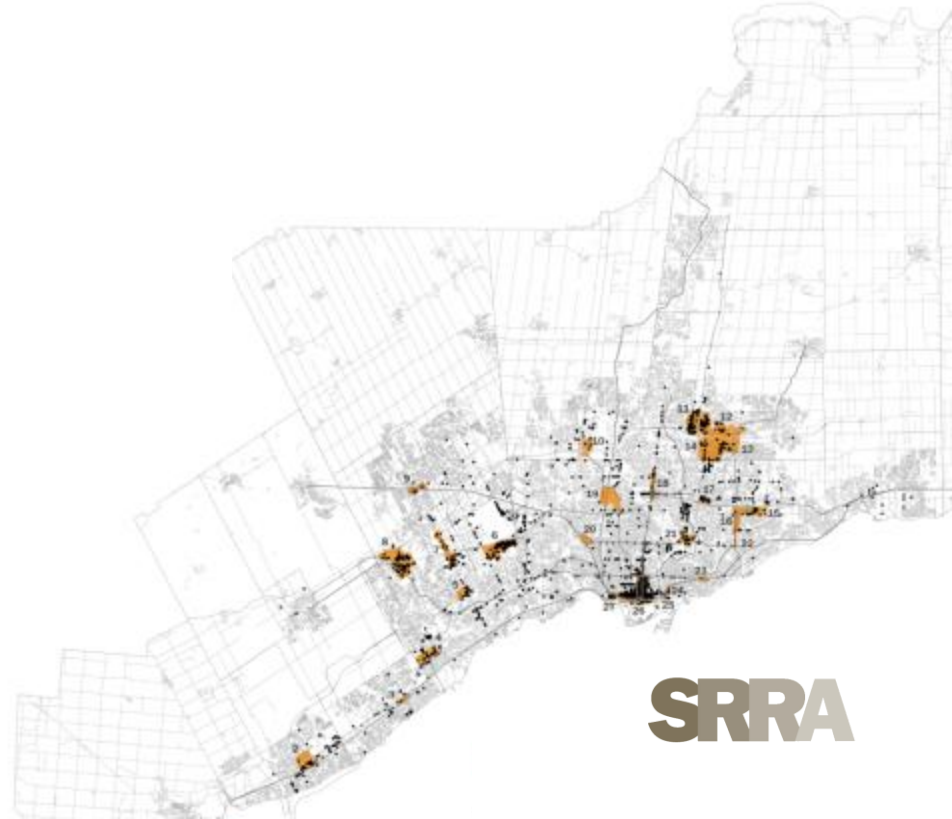
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Finishing the job?

Political commitment to long-term infrastructure strategy.

- transportation
- land use
- economic development

To create shared public value.



Questions for Discussion

- land value escalation
- policy to address aligning transit and development
- political commitment to long-term strategy





Thank You!

For more information:
www.srraresearch.org

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