









Macro Lens – International View – London, Japan, and the Legacy of Omission





Metrolinx Span – 150km London – 50 km diameter Union Station to World on Yonge is 18 km





Japan

CJ Railway stakes \$62Billion on 500 km per hour MagLev Train.

Paid for by \$2B free cash flow per year + bonds.

Reduces 95 minute trip from Nagoya to Tokyo to 40 minutes.























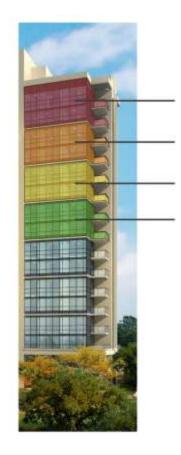




Rose Garden City







Funding Opportunities – Balancing the Sprawl / Intensification Union Re-Cycle Assessment Uptick Back To Where It Was Generated

Tax on Tax – DC's

Tax on Tax – Park Levies

Tax on Tax – Incremental Assessment Creep

Tax on Tax = Extra Money Should Go Back Into The System Where It Was Generated to be used for Local Transit Improvements

If \$200,000 home has \$40,000 in GIC's, then 1% of \$40,000, per intensification product, per year = \$400 per home EXTRA TAXES generated in 905. Or, give sustainable rebate (like low emission car).

Double that (2% mill rate minimum) for Non-Residential Linked Products





Lessons Learned

- There are risks and costs to a program of action. But they are far less than the long-range risks and costs of comfortable inaction.

John F. Kennedy

-Stand up for what you believe in even if it is not popular.

Wing's Fortune Cookie



