

# Regional Rapid Transportation and Its Impact on Development



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## 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.*

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**CENTRO**  
S Q U A R E  
C O N D O S



**cosmos**  
C O N D O M I N I U M S



**Rose Garden City**

## •Regional Rapid Transportation and Its Impact on Development

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*