Process

- ULI Toronto and the Toronto Region Board of Trade convened over 170 individuals to explore **how we retrofit the "physical realm" of the Innovation Corridor in order to address emerging needs.**

- Nine working group tables were established around different areas of the physical realm. These tables met at the end of May and again on the afternoon of June 23rd to discuss challenges and solutions.

- In addition, external stakeholders were invited to a Symposium the morning of June 23rd to discuss cross-cutting themes that emerged from the initial meetings.

- The outcomes of this process were reported by the Table Leads during a webcast on June 24th.

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Working Groups

1. Transportation
2. Civic Assets
3. Education
4. Culture
5. Public Realm
6. Commercial
7. Retail
8. Residential
9. Social Purpose

Cross-Cutting Themes

1. Social Equity
2. Reimagining Space
3. Time Management
4. Public Confidence in Shared Spaces
5. Civic Joy and Communal Experiences
6. Implementing a Hubs Approach
7. Regulatory Flexibility & Risk Management
8. Innovation, Resilience and Transformation

WORKING GROUP RECOMMENDATIONS

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Transportation

Transportation and global connectivity is essential to the health of the region

- Strengthen planning and decision-making for **social equity** and climate justice including action-oriented and **measurable goals**.
- Embrace **new revenue tools** to fund and **manage the system**, with **federal engagement**.

- Transform **fare and service integration** across transit networks and private operators with a seamless experience (including health).
- Pursue solution-oriented public-public and public-private **collaboration** on **freight and delivery** (e.g. pinch points and curb use such as off-peak delivery allowance).
- Be courageous and evidence-based in accelerating delivery of **highest and best use of right of way space** that is sensitive to context (civic, commercial, mobility, curb, HOV).

Support the shift to complete communities that promote active transportation including legislation to enable for more flexibility in land uses

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Civic Assets

- Rebalance the city by **dispersing** appropriate civic assets into the community.

- Design **flexible** civic assets that can provide different levels of physical access.

- Expand the platform to provide a hybrid (**online / physical**) experience.

- Undertake and communicate simple, **immediate physical interventions** (i.e. signage) to instill immediate consumer confidence.

- Develop **physical design standards**, to retrofit existing assets and guide new construction.

Provide equal, equitable access for all to physical assets and technology.

Education

- Identify "quick-wins" in educational and "shoulder" spaces that can be repurposed for essential community uses.

- Harness the power of the "pilot" - fast-track decisions.

- Create long-term development goals that prioritize new spaces' flexibility and adaptability – step towards "complete communities."

- Transform underutilized school space into "neighbourhood hubs."

- Stagger start times to relieve pressure on over-crowded public transit.

Social Partnerships – e.g. pairing students with other community services or teachers and help them with digital literacy issues (e.g. to enhance online teaching)

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Culture

- Support citizen-led initiatives that amplify and build the resilience of the cultural and recreation sector (including financial models)

- Develop policy and institutional capacity that elevates beauty and activity as integral to city-building

- Seize permanent, affordable spaces for artists and organizations to live and work in – by embedding goal in development process

- Establish an Incubator to forge links between cultural and tech sectors

- Incent commercial and retail entities to work with cultural sector to develop new business partnerships

Bring a culture lens to international and cross-border cooperation and agreements

Public Realm

- **Lead with a culture of YES** – be nimble and advance projects quickly

- **Test and rapidly prototype** – create a think tank and laboratory for testing design ideas and piloting projects with community input

- **Utilize public space as a resource** – develop a tool to facilitate partnerships and mapping of spaces

- **Create more robust public spaces** - infrastructure to support a variety of uses

- **Invest in a commons for each neighbourhood** – with expanded connections between them

Push private spaces to better support public needs

Commercial

- Commit to POST Promise as a minimum standard and continue to innovate as more evidence becomes available.

- Accelerate the retrofit agenda, incorporating technologies and services that provide health protection benefits.

- The Toronto Region Board of Trade should create a forum for collaboration and evaluation of technologies to provide a multi-solving approach to challenges.

- Determine support for contact tracing technology among customers and tenants.

- Guarantee the continued viability of public transit and active transportation options, without reducing service and with clear, consistent protocols and messaging.

- Provide more consistent, specific guidance related to face coverings, including a requirement for face coverings on elevators and public transportation.

Retail

- One-page clear and consistent outline, from the Province, with the <u>mandated</u> requirements for public / shared spaces

- Clear and consistent industry specific guidelines from the retail association / industry /BIA

- Terms of reference for retail outlining clear mitigation measures for all spaces - entry, store layout, cash registers, change rooms, washrooms, exit

- Implementation of technology/apps to improve customer experience and manage time

- Partnership with municipalities on utilizing outdoor space for dining, retailing, pop-ups, etc.

Need to further examine food courts, community hub space, information spaces/ offices, employee space, reconfiguring in-store space, role of BIAs

Residential

- Develop a framework to connect operators with underutilized spaces to be repurposed for alternative temporary uses

- Establish incentives and share best practices to leverage technology and innovation in new multi-unit buildings

- Develop a toolkit for condo corporations and property managers to safely re-open and re-use shared space in existing buildings

- Implement changes to the regulatory framework to Increase housing diversification in our low-rise and mid-rise communities through more flexible policy

- Commit to distributing affordable and attainable housing across the Region to ensure a diverse population can live and prosper equitably in all communities

Social Purpose Real Estate

- Space (public & private) database matching organizations to space

- Toolkit for organizations to facilitate access to space & service delivery

- Priority given to social purpose real estate on publicly owned lands

- Use Planning toolkit i.e., MZO, MTSA to embed social purpose real estate in communities

- Engage with Social Purpose Groups to beautify & animate our spaces

Social Agencies, NFP and charities play an important role in creating resilient communities. Consistent funding (public & private) is needed to implement the services they provide in our communities.

THANK YOU TO OUR WORKING GROUP LEADS

Table	Table Leads
Transportation	Daniel Haufschild, Principal, Arup
Civic Assets	Tim Eastwood, Principal, Healthcare Sector, Stantec Stuart Elgie, Vice President, Healthcare Sector, Stantec
Education	Nic De Salaberry, Director, Planning & Development, Ryerson University
Culture	Antonio Gómez-Palacio, Principal, DIALOG
Public Realm	Michel Trocmé, Partner, Urban Strategies Warren Price, Designer and Partner, Urban Strategies
Commercial	Grant Humes, Executive Director, Toronto Financial District
Retail	Katarzyna Sliwa, Partner, Dentons
Residential	Emma West, Partner, Bousfields Tyler Grinyer, Partner, Bousfields
Social Purpose Real Estate	Remo Agostino, Vice President Development, Daniels Corporation

THANK YOU TO OUR CROSS-CUTTING THEME LEADS

Cross-Cutting Theme	Theme Leads
Social Equity	Jay Deshmukh, Manager, Architecture, IBI Group
Reimagining Space	Miriam Gurza, Managing Director, Real Estate Consulting Leader, PwC Canada
Managing Access	Ashley Lawrence, Managing Director, Head of Canada, Real Estate, Brookfield Asset Management
Public Confidence in Shared Spaces	David Moore, Architect, Principal, WZMH
Civic Joy and Communal Experiences	Ilana Altman, Co-Executive Director, The Bentway
Implementing Community Hubs	Paul Kulig, Principal, Urban Design + Transit, Perkins + Will
Social Equity	Bader Elkhatib, Vice President, CentreCourt
Innovation, Resilience and Transformation	Celia Smith, Interim Chief Executive Officer, Luminato Festival Toronto