



Toronto

**BDP.
Quadrangle**

A series of five horizontal bars in gold, teal, red, dark grey, and orange, stacked vertically. The word 'Curtner' is overlaid on the teal and red bars.

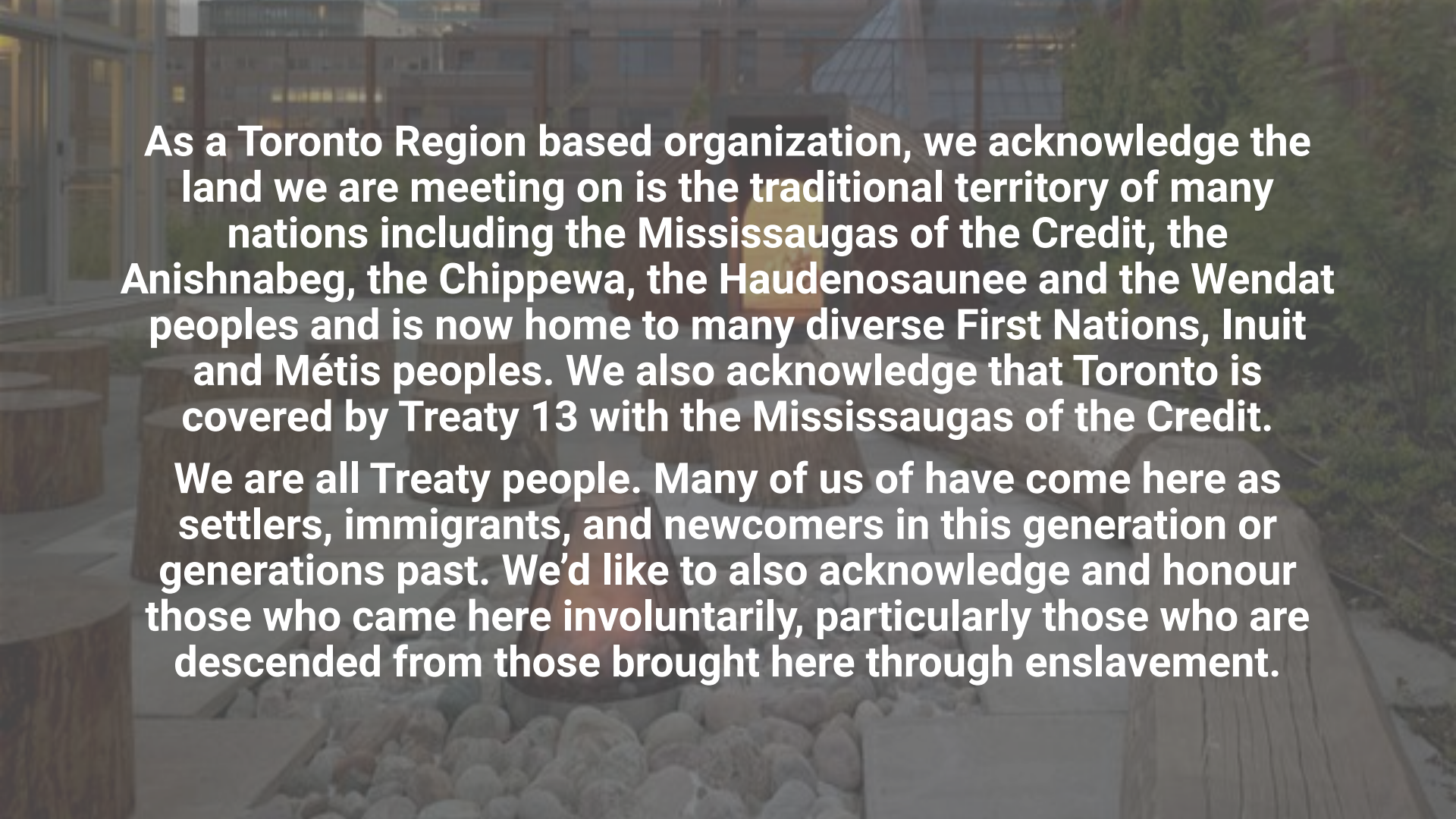
Curtner

Urban Leadership Program



TEAM 5 - Data, Measurement & City Building

FRIDAY, APRIL 28, 2023



As a Toronto Region based organization, we acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

We are all Treaty people. Many of us of have come here as settlers, immigrants, and newcomers in this generation or generations past. We'd like to also acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.



Matthew Firestone
Intern Architect
Zeidler Architecture



Kayly Robbins
Senior Planner
Weston Consulting



Gagan Nijjar
Policy Analyst
Durham Region



Arleigh Hack
Associate
Northcrest



Carly Forrester
Development Manager
Kindred Works



Andre Chin
CP

TEAM 5

Agenda

Morning (9:30am - 12:00pm)

- Intro to Data, Measurement and City Building
- Recap of March Session Questionnaire
- Existing Tools and Industry Trends
- Challenges & Limitations
- Presentation & Discussion with Kevin

Lunch (12:00-1:00pm)

Afternoon (1:00pm - 3:00pm)

- Civic Challenge Deep Dive: The Community-Developer Relationship
- Discussion with Liz McHardy (Lura Consulting)
- Civic Challenge Breakout Activity
- Summary / Youtube Video - Sidewalk Labs

ULI Housekeeping (3:00pm - 4:45pm)

- Overview of Program Field Trip (20 min)
- Overview of Town Hall (15 min)
- Team 6 Session (30 min)
- Integration Team (1 hour)

Intro to Data, Measurement & City Building

Data & Measurement

Data:

“Facts and statistics collected together for reference or analysis”

DATA



SORTED



Data & Measurement

Measurement:

“The quantification of attributes of an object or event, which can be used to compare with other objects or events”

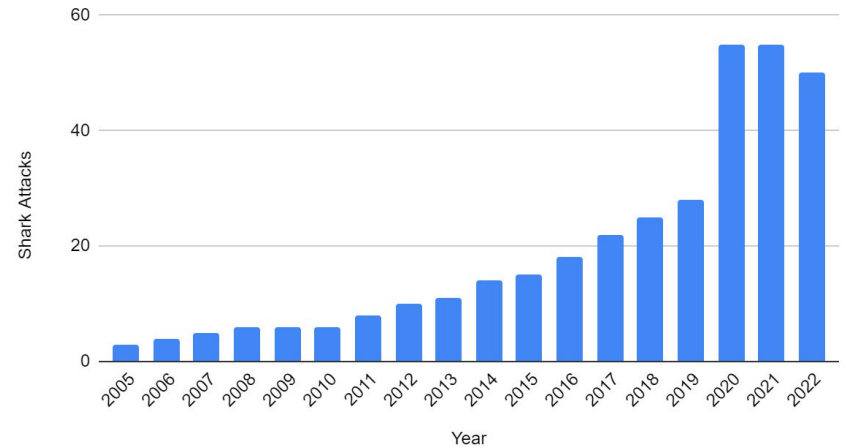
ARRANGED



PRESENTED VISUALLY



Myrtle Beach Shark Attacks



Data & Measurement

Storytelling, Complex Understanding &
Informed Decision Making

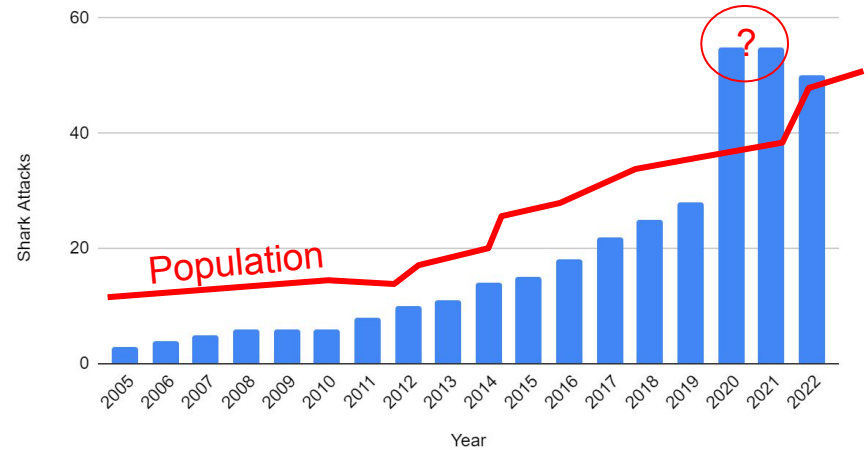
EXPLAINED
WITH A STORY



ACTIONABLE
(USEFUL)

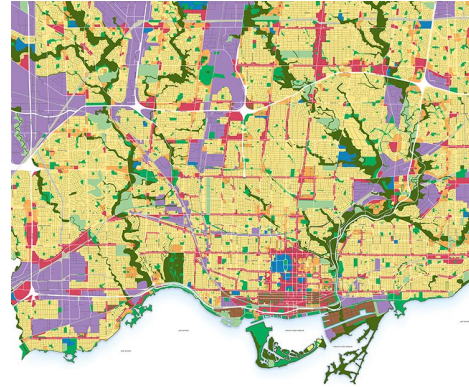


Myrtle Beach Shark Attacks



Data & Measurement in city building and solving civic challenges

- Data and Measurement is not new in this space
- Important for (not limited to):
 - Understanding places, people and problems
 - Tracking progress and assessing solutions
 - Building trust, transparency and accountability
 - Making informed decisions
 - To achieve goals
- Private sector, public sector, non-profits, communities and individuals are using and measuring data every day
- Necessary for improving life in cities for all, but also capable of causing harm



Recap of March Session Questionnaire

Favourite Neighbourhoods

- Yorkville, Toronto
- Adair Park, Atlanta
- Distillery District, Toronto
- Camden Town, London, UK
- Annex, Toronto
- Roncesvalles, Toronto
- Villeray, Montreal
- Santa Teresa, Rio De Janeiro
- Bloor West Village, Toronto
- Beaches, Toronto
- Oak Ridges, Richmond Hill
- Principe Real, Lisbon



Reasons and Measurement Tools (Provided by Participants)

- Diversity: Neighbourhood Profile and StatsCan Data
- Community: Social Connection Surveys
- Historic: Plaques
- Walkable: Walkscore
- Pedestrianized: Traffic Reports
- Accessibility: Travel Mode Surveys
- Safety: Violence Reports
- Affordability: House / Rental Price



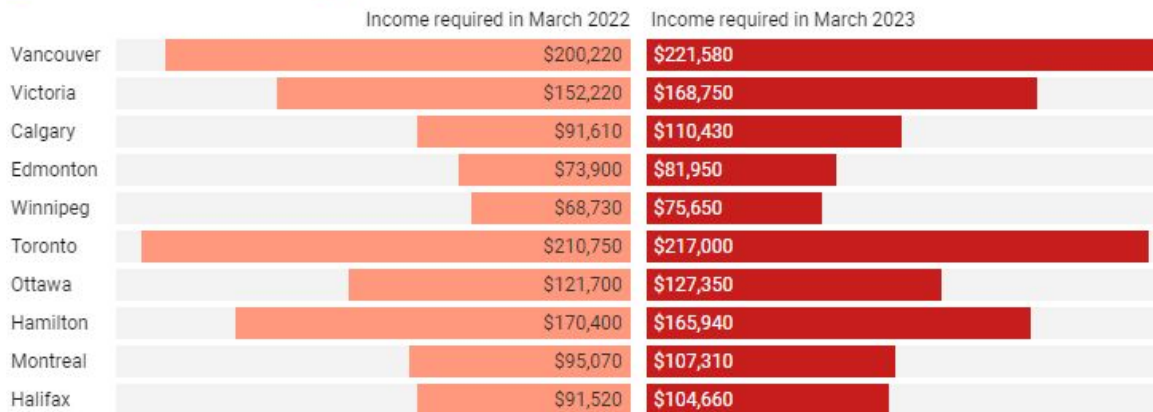
Maslow's hierarchy of needs

Reasons and Measurement Tools

Affordability

- Core Housing Need: determines if a household can afford suitable and adequate housing in their community (CMHC)
- CMHC introduced the housing hardside measure

Income required in March 2022 Income required in March 2023



Reasons and Measurement Tools

Safety and Accessibility

- Safety
 - Safe Cities Index 2021
 - 76 Indicators
- Accessibility
 - Measuring the Impact of Proximity and Transport Performance (European Commission)
 - Accessibility in absolute terms, (i.e. the total number of opportunities that people are connected to) increases with city size.

Overall score			
1	Copenhagen	82.4	
2	Toronto	82.2	
3	Singapore	80.7	
4	Sydney	80.1	
5	Tokyo	80.0	
6	Amsterdam	79.3	
7	Wellington	79.0	
=8	Hong Kong	78.6	
=8	Melbourne	78.6	
10	Stockholm	78.0	

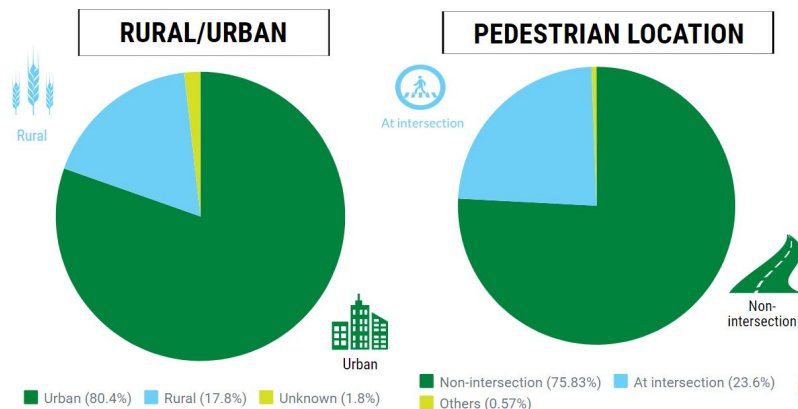
Reasons and Measurement Tools

Walkable and Pedestrianized

- Walkability
 - Walkscore most widely known measure
 - Walkability indicators better predicted actual walking volumes in more affluent neighborhoods.
- Pedestrianized
 - Accident Reports



Pedestrian fatalities overview, 2020

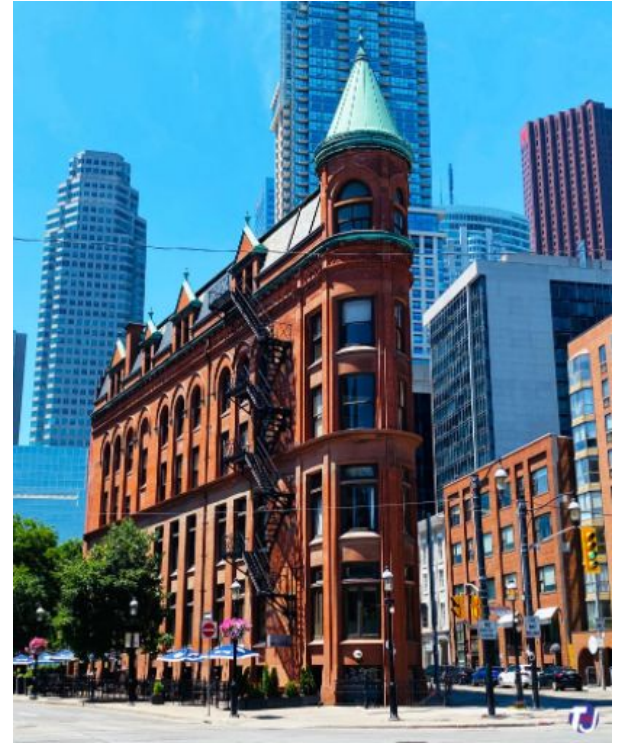


Reasons and Measurement Tools

Heritage

- Surveys are the most common tool used in measuring the economic impact of heritage tourism
- Heritage Register

“Is it too much? There are concerns that adding so many buildings to the registry could hinder intensification in exactly the neighbourhoods that need it the most.”



Reasons and Measurement Tools

Diversity and Community

- Diversity
 - Statistics (birthplace, ethnicity, religion)
 - Kevin's research found 'City-regions with more diverse populations have higher rates of economic productivity'
- Community
 - Social Capital
 - Sense of Community Index
 - Sense of Community Index adapted for Virtual Communities



Limitations to Questionnaire

- Skipped questions
- Incomplete answers
- Survey fatigue
- Interpretation Issues

Thoughts?

Overview of Existing Tools and Industry Trends

Society-level Frameworks

Gross National Happiness (GNH)

- Based on the collective happiness and well-being of a population.
- A more holistic understanding of societal wellbeing



Gross Domestic Product (GDP)

- Based on the total value of goods produced and services provided in a country during one year.
- Economics-based understanding of societal well being.



Local, Smaller Scale Tools

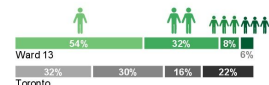
- Toronto ward profiles
- Surveys
- Jurisdictional scans
- Toronto Vital signs
- Stats Can
- Municipalities Open Data
- etc



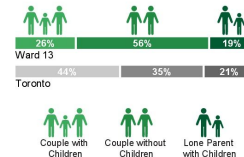
Ward 13 - Toronto Centre City of Toronto Ward Profiles 2016 Census

Average Number of People per Household **1.70**

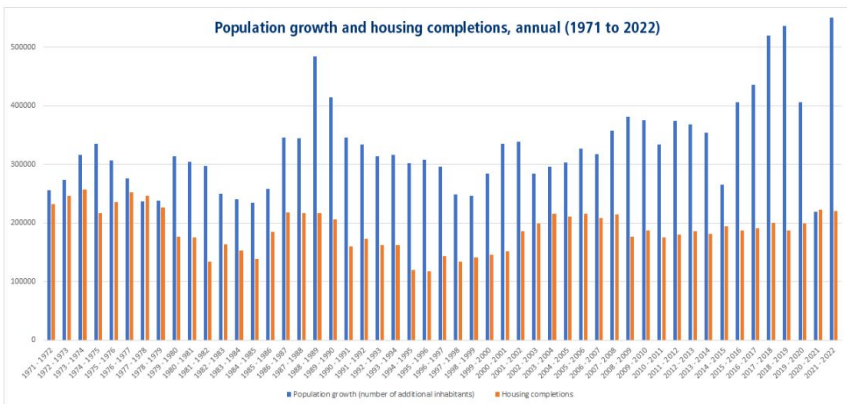
Households by Size



Family Composition by Type



Affordable Housing



Executive Summary / Executive

Posthaste: Canada on cusp of rental housing crisis, says RBC, as population growth sets record

Report warns current market shortage could quadruple by 2026

Gigi Suhanic

Published Mar 23, 2023 • 4 minute read



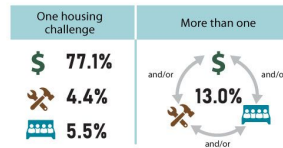
Core housing need in Canada

In 2021, 1 in 10 households were in core housing need

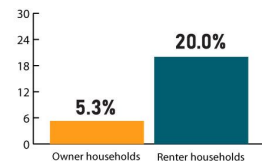


Households in core housing need live in an unsuitable, inadequate or unaffordable dwelling and cannot afford alternative housing in their community.

More than 1 in 10 households in core housing need face more than one housing challenge



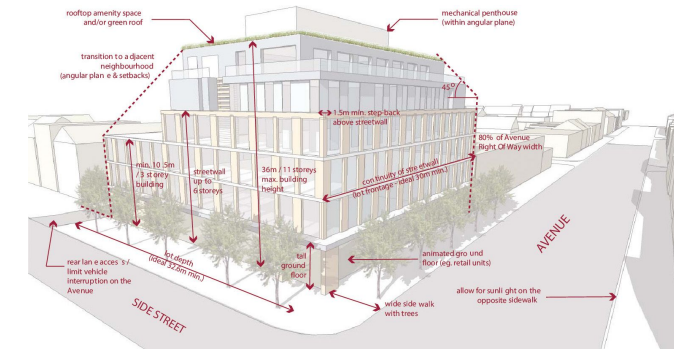
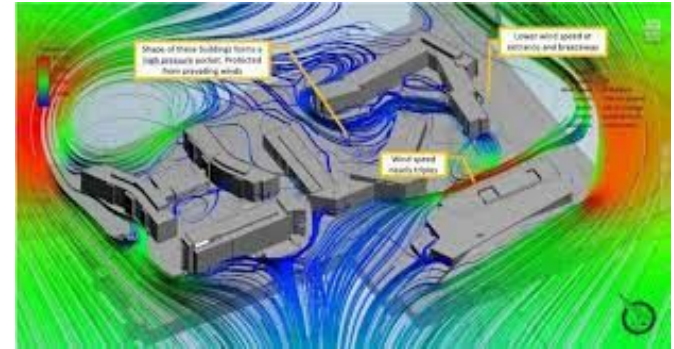
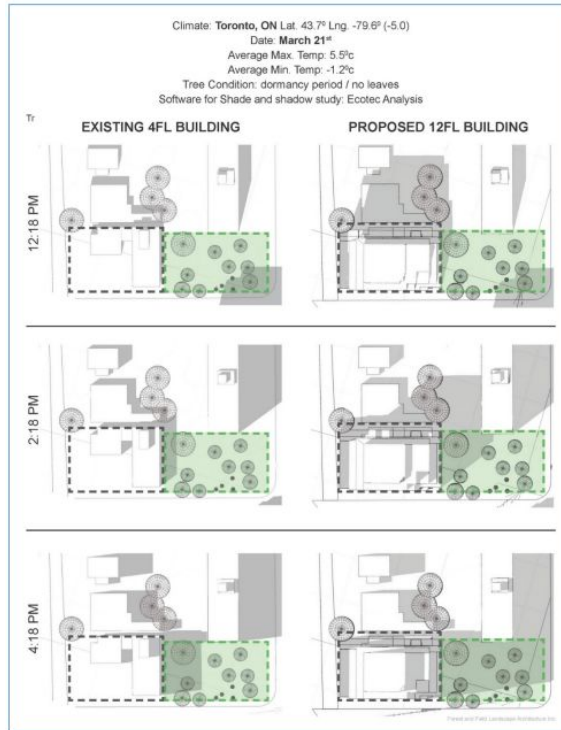
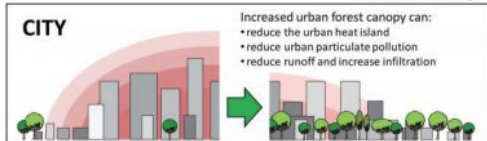
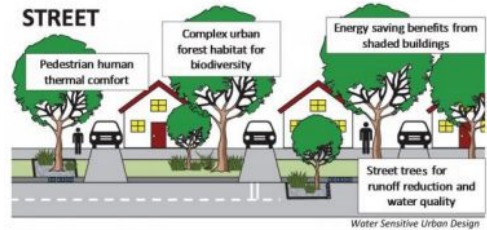
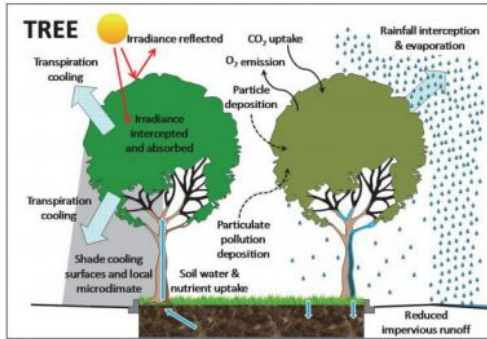
Renters are more likely than owners to be in core housing need



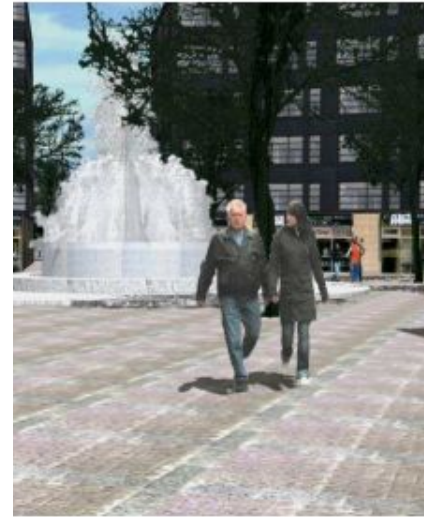
Core housing need rates are highest in Canada's primary downtowns



Measuring New Development



What Could the Future be?



Challenges & Limitations

Common Challenges

- Subjective vs. objective data
- Primary vs. secondary data
- Data timeliness
- Incomplete data collection methods
- Data quality (corruption, sample size, missing data)
- Correlation does not equal causation
- GDP as a key measure
- The power of storytelling
- Perception
- Joy as a key measure

Subjective vs. Objective Data

Objective Data

- Factual data
- Why is it not used more often?

Subjective Data

- Human judgement
- Availability flexibility



Primary vs. Secondary Data

Primary Data



Key Differences

Vs



Secondary Data

Primary vs. Secondary Data

Primary Data

Advantages

- More accurate
- Updated information
- More control over the data
- Privacy is maintained
- Understanding of data is better

Disadvantages

- Time-consuming process
- Costly data cleaning
- Require more labor
- Questionnaire must be easy and understandable
- Experienced person needed to analyze

Secondary Data

Advantages

- Ease of access
- Low cost or free
- New insights from previous analysis
- The study spans over a long period of time
- Anyone can collect the data

Disadvantages

- Not specific to your needs
- Limited control over data quality
- Data can be biased in favor of the person who gathered it
- Data may be out of date
- Anyone can access the data

Other Limitations

- Data Timeliness
- Data collected from different sources
- Incomplete data collection methods
- Data corruption
- Privacy
- Complexity and Bias

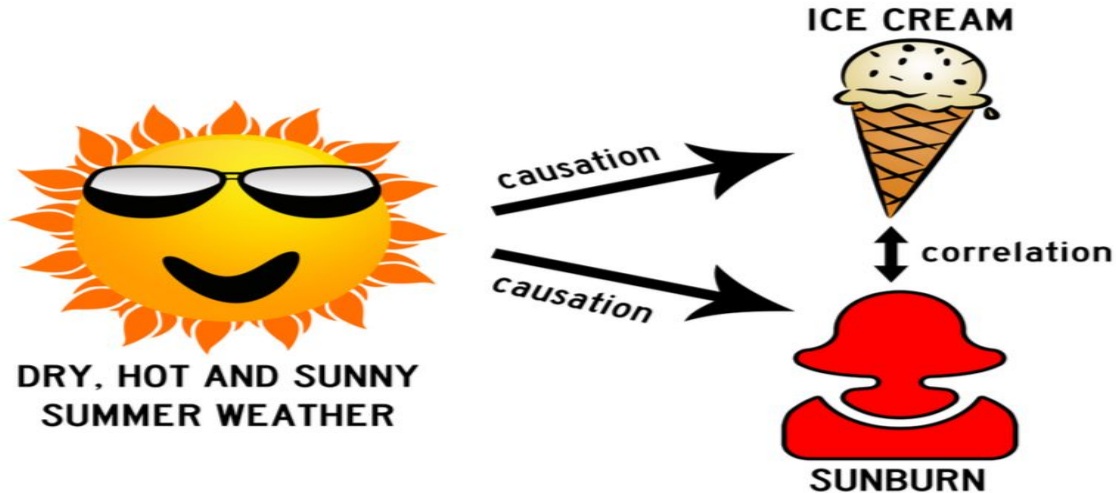
Measurement and Feedback Mechanism



- <https://www.youtube.com/watch?v=oCuaROuvetE>
- **Measurement in relation to the feedback mechanism and improvement**
- Almost Impossible to do in a city environment
- What is the goal?

Correlation and Causation

- Correlation does not mean causation
- 3rd variable
- Scientific method



Gross Domestic Product (GDP)

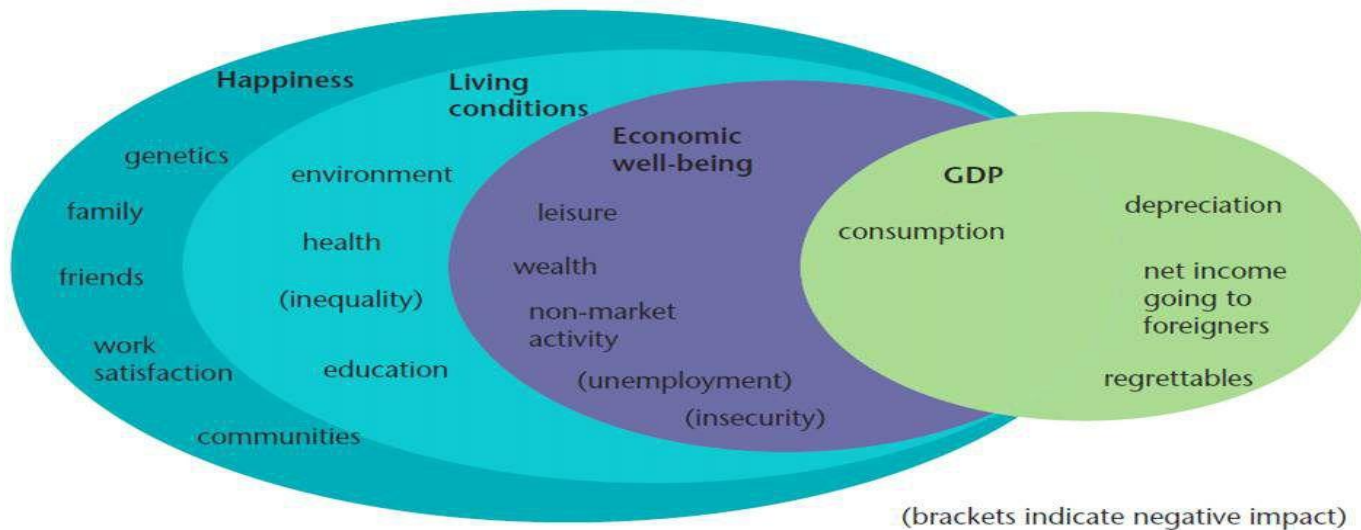
- Limitations
- GDP as an idea
- Policies tied to GDP, inequality
- GDP an all consuming metric?
- What do we really want to measure?

GDP: Policies could be developed and entrenched into society



GDP: What do we want to measure?

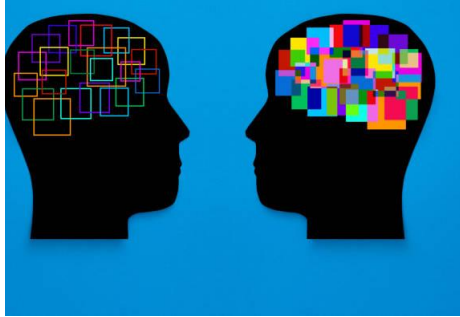
GDP Does Not Measure Well-Being



Perception & Storytelling

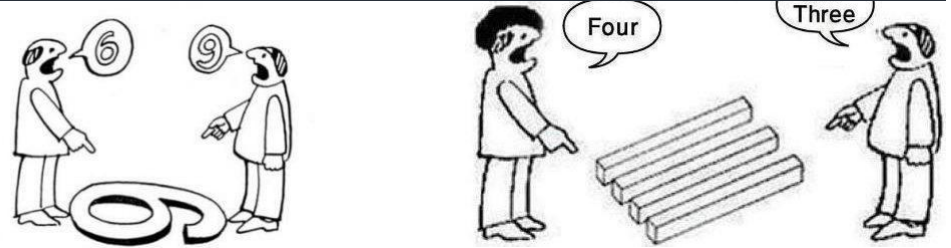


Perception can be the reality



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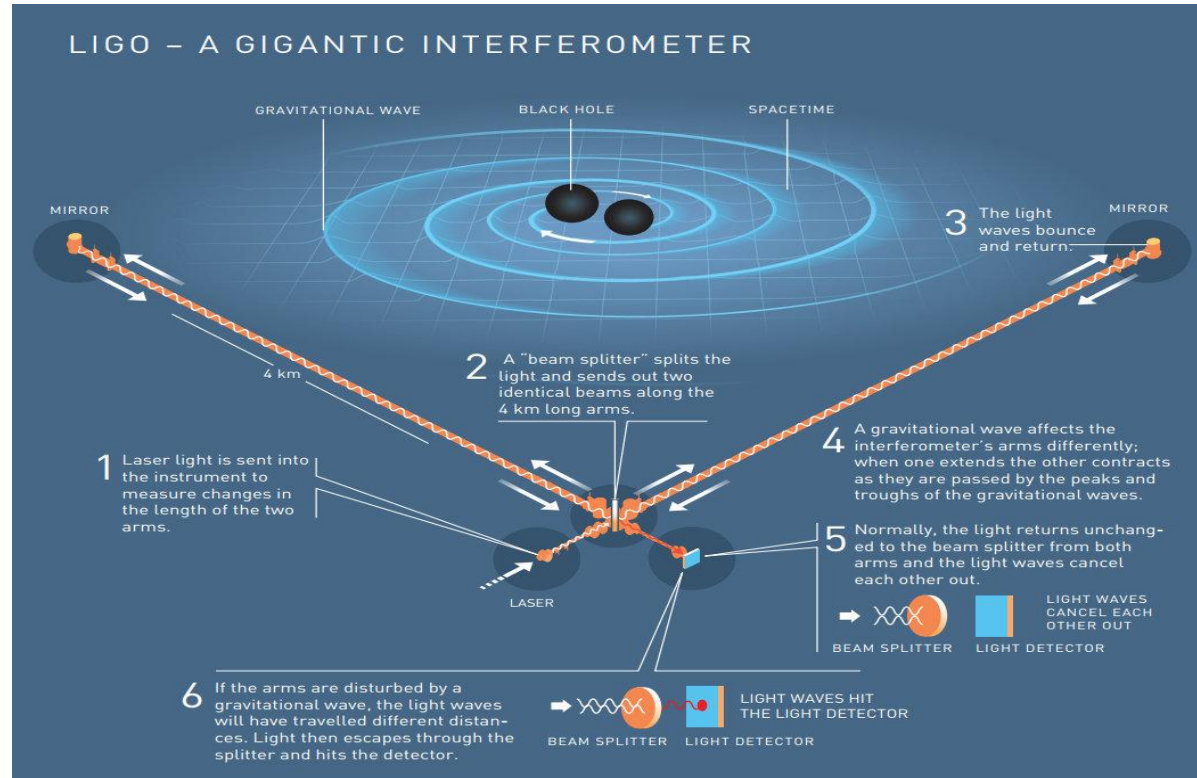


Which Hat? The power of storytelling

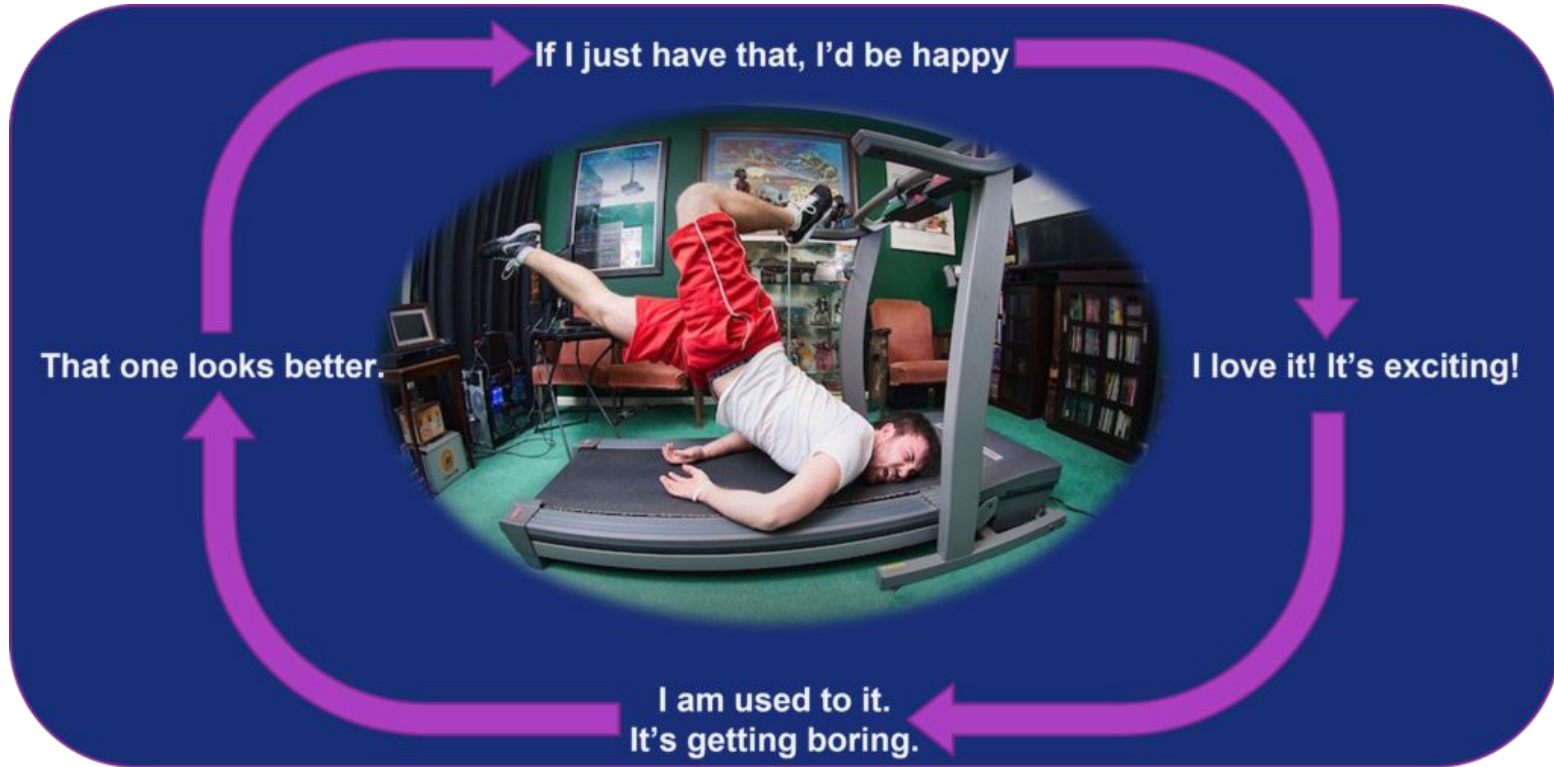


Can you relate?

- Gravitational Waves
- Billions of years ago
- Einstein theory



Joy and Hedonic Adaptation



What is the motivation?

- Purpose, what is the measurement trying to support?
- Perils of portrayal
- Taking action
- What measurement to take?

Validity and being a skeptic

Nassim Nicholas Taleb > Quotes > Quotable Quote (?)



“I will repeat the following until I am hoarse: it is contagion that determines the fate of a theory in social science, not its validity.”

– Nassim Nicholas Taleb, *The Black Swan: The Impact of the Highly Improbable*

tags: social-sciences, theory

Read more quotes from [Nassim Nicholas Taleb](#)

Like Quote

Share this quote:

Presentation & Discussion with Kevin



Kevin Stolarick, PhD

Visiting Researcher, Inclusive Design Research Centre
OCAD University

Dubbed the “Official Statistician of the Creative Class”, Kevin combines expertise on cities, inclusion, urbanization, statistics, design, and economic development with an appreciation of the importance of finding and sharing the knowledge or “pearls of wisdom” gained from leveraging his research, writing, management and organizational skills. The author of over 100 peer-reviewed articles and commissioned reports, he has presented over 75 invited key-note speeches and presentations and over 100 print, radio, television, and on-line media interviews and appearances. He holds a PhD in Business Administration (Information Systems) and an MBA from Carnegie Mellon, a Masters in Higher Education Leadership, and a BS in Honors in Applied Computer Science. Kevin provided quantitative research and analytical support for Richard Florida’s books including *The Rise of the Creative Class* and *Rise Revisited*. He continues in collaboration with other researchers in the development of measures, indicators, and approaches for Creative Economy theory with a focus on the economic and social value of inclusion.

Measurement Overview

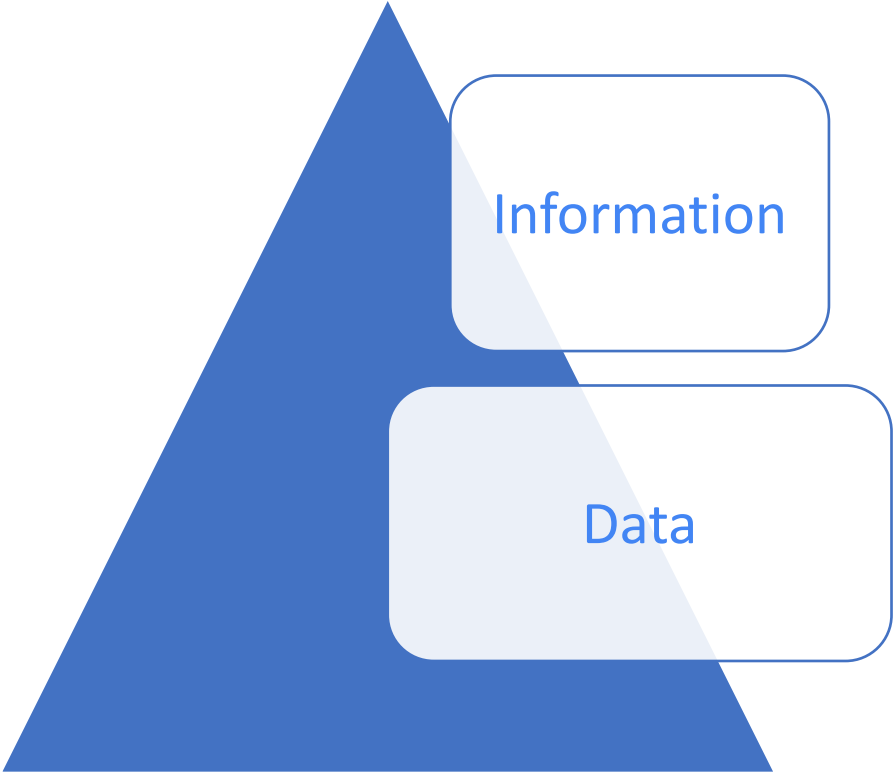


Kevin Stolarick, PhD

Measurement & Statistics

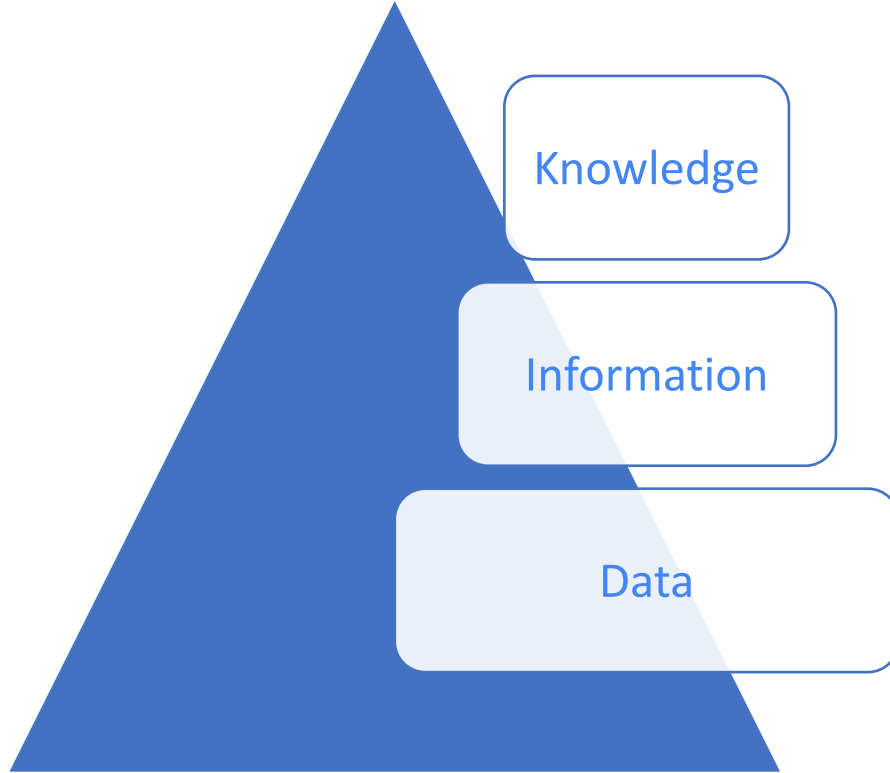
- Key Ideas
- Data Types
- Data Sources
- Describing Data





Information

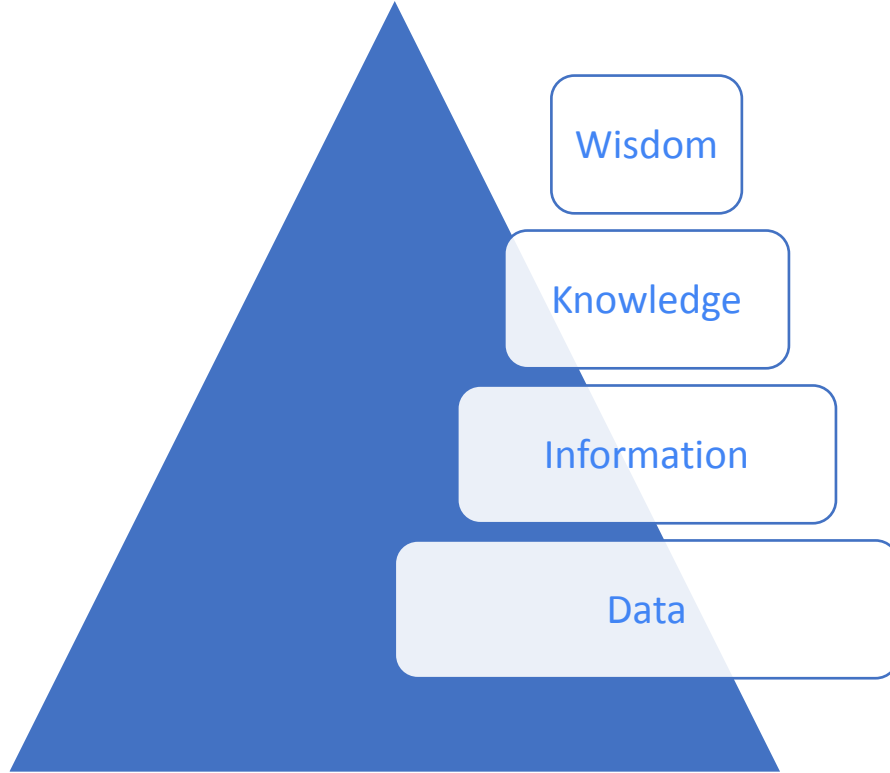
Data



Knowledge

Information

Data



Example: The S.A.T.

- For 200 college Freshmen, have
 - S.A.T. scores
 - 1st Year college GPA
 - Public/Private High School
 - Gender
- Use statistics to learn about ...

Regional Measures

- Housing
- Economy
- Housing
- Environment
- Health
- Education
- Transportation
- Population
- Recreation
- Arts
- Tolerance
- Crime
- Amenities
- Other

Dimensions of Regional Prosperity

- Growth
- Wealth/Money
- Welfare
 - Education
 - Healthcare
 - Wellness/Health
- Productivity
- Taxes
- Social Contract
- Equality/Affordability
- Inclusiveness
- Environment/Green
- Participation / Social Capital
- Achieving Potential
- Happiness/Satisfaction
- Magnetism
- Competitiveness
- City Size
- Δ 's (deltas – changes)
- Cultural/Arts
- Sustainability
- Others?

Impact on What?

- Cultural
- Economic
- Social
- Environmental

Types of Statistics/Measures

- Descriptive
 - Use numbers and graphs to look for patterns and summarize information in the data
 - How many of 200 went to private schools?
- Inferential
 - Use data to make estimates, decisions, predictions, or generalizations about a larger set of data
 - How many HS students go to private schools?

Important Concepts

- Unit of Analysis/Experimental Unit
 - Observation (person, object, event) for which data is collected
 - Sample
 - HS students, took SAT, finished 1 yr college
- Population
 - Complete set of units of interest
 - Census
 - All HS students who go on to college
 - Everyone who took the SAT in a given year

Important Concepts

- Variable
 - Characteristic, attribute or property about an observation (need not be numeric)
 - SAT verbal score, gender, GPA
- Statistical Inference
 - Estimate or prediction about a population based on a sample
 - 25% attended private high school
- Reliability (Measure of)
 - Degree of uncertainty associated with a statistical inference
 - +/- 5%

Important Concepts

- Sample
 - Subset of the population
 - Any subset is a sample
 - 200 HS students in my data set
 - Not all samples are equally good

Important Concepts

- Representative Sample
 - Any sample whose characteristics are “typical” of the population
- Random Sample (of n observations)
 - Every possible sample of size n has an equal chance of being selected from the population
 - Every member of the population has an equal chance of being included
 - Only as good as ability to identify and list the population

Sampling Methods

- **Random** – generated or tables
- **Stratified** – random within classifications
- **Systematic** – ordered population, every k^{th} observation
- **Cluster** – divide population into sections, census (all) random sections
- **Convenience** – easy to get; “man on the street”; person on the Internet

Data Types - Variables

- Qualitative
 - Classification information; not meaningful numbers
- Quantitative
 - Numeric information

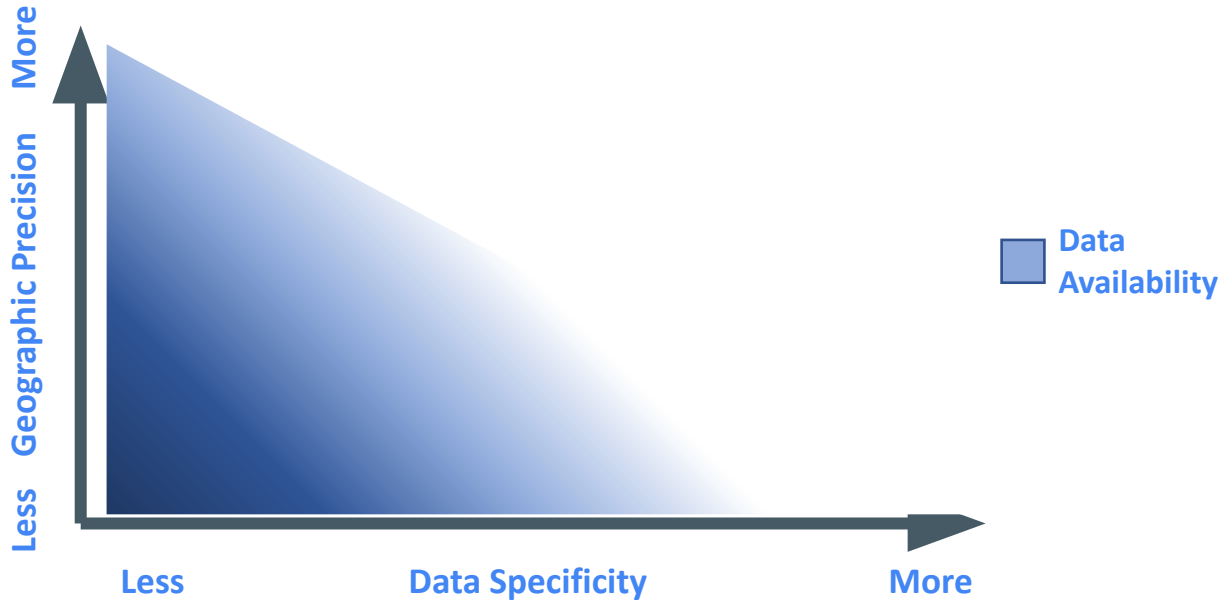
Measurement Levels

- **Nominal** – Name only
 - Gender, public/private high school
- **Ordinal** – Order only
 - HS Rank, good/better/best, Likert (1-5)
- **Interval** – Order and differences; not ratios
 - Year in college, temperatures, calendar time
- **Ratio** – Order, differences, and ratios
 - Age, SAT score, measurements, clock time

Data Collection

- Secondary – someone else collected
 - Published data, known source
- Primary – you collect
 - Experiment
 - Survey
 - Observation

Public Data: Geographic Precision and Data Specificity



Using Measurement Wisely

- Asking the right (kind of) questions
- Allowing for problems/issues
 - Measure of reliability
 - Nonrandom samples
 - Selection bias – incorrect population
 - Non-response bias – unanswered question
 - Measurement error – variables are “off”

*Evidence-based
decision making*

*Evidence-based decision
making*

versus

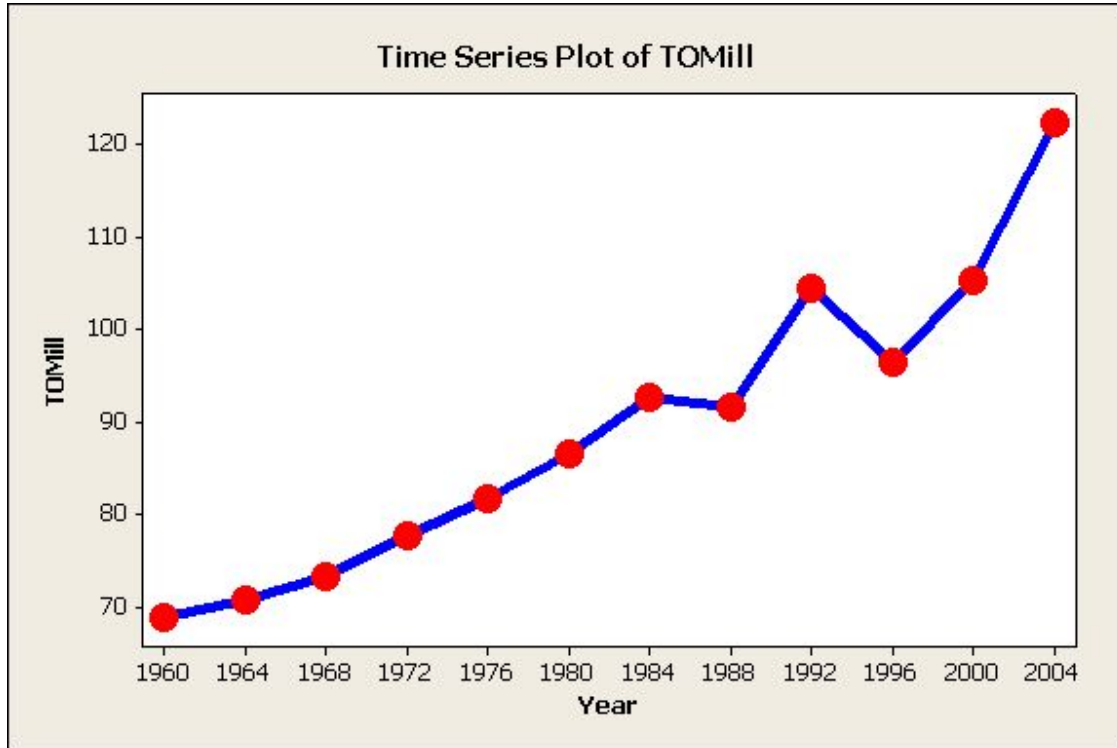
*Decision-based evidence
making*

**But, is there really a
difference????**

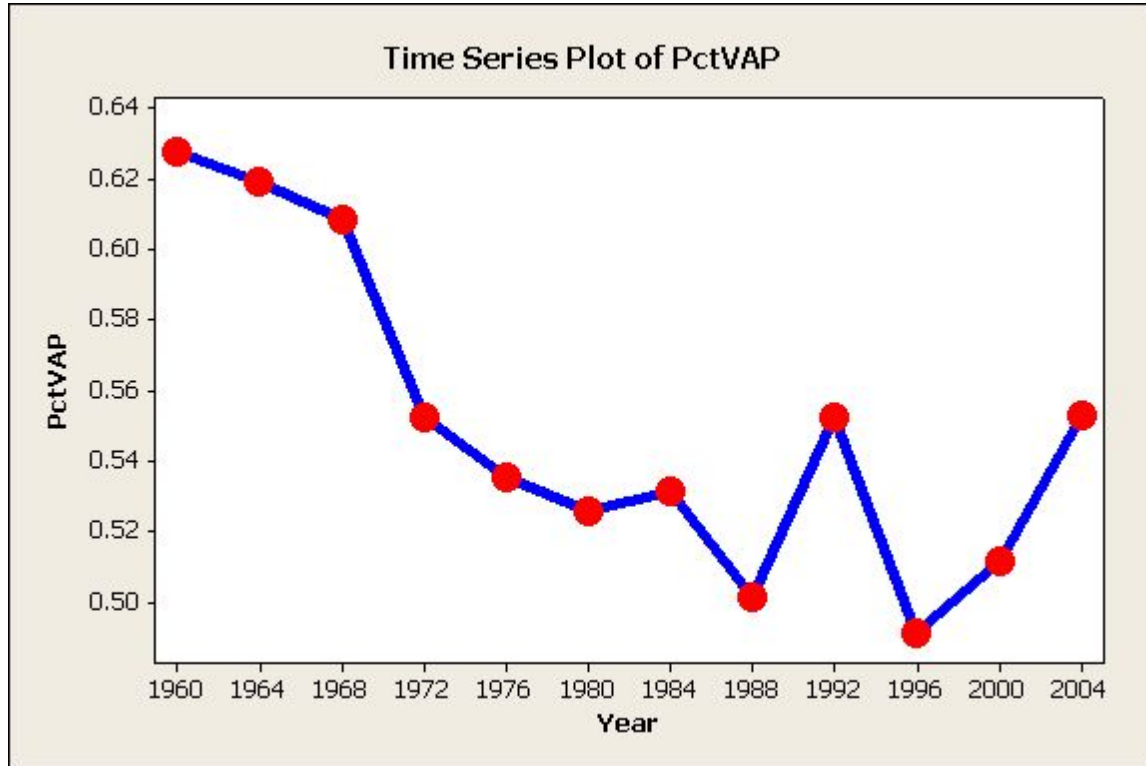
Lies, Damn Lies & Statistics

- Impact of data/variable choice
 - Total number vs. percentage
- Impact of presentation
 - Scale, color, size
- Impact of text/description

Time Series Plot – Voter Turnout



Time Series Plot – Voter Turnout



Impact of Description

“For the third presidential election in a row, voter turn out continued to rise at unprecedented levels.”

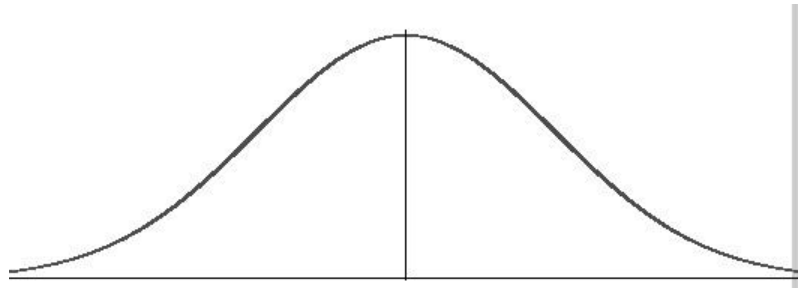
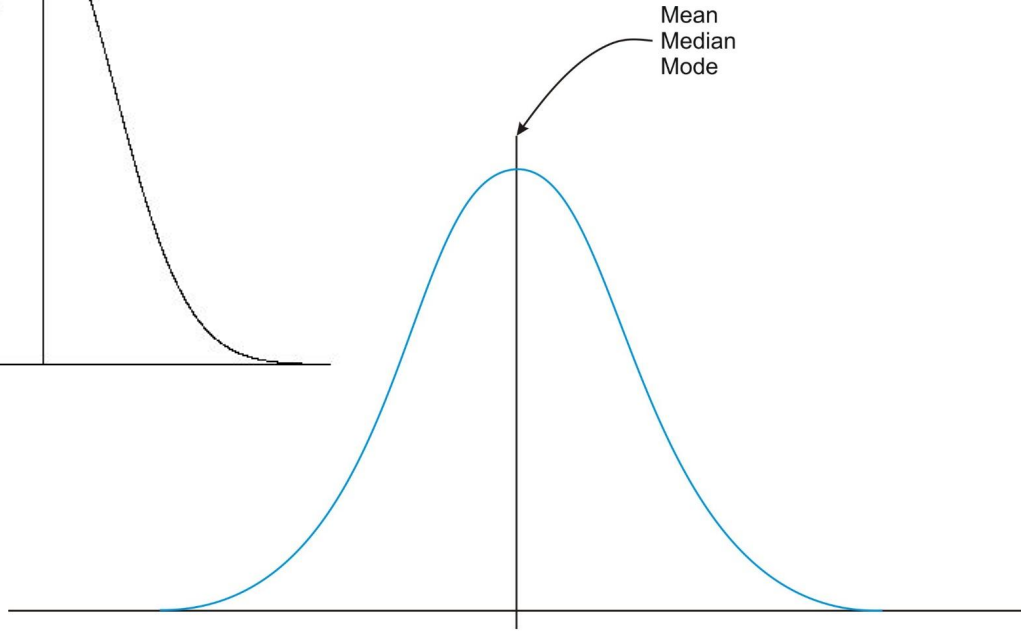
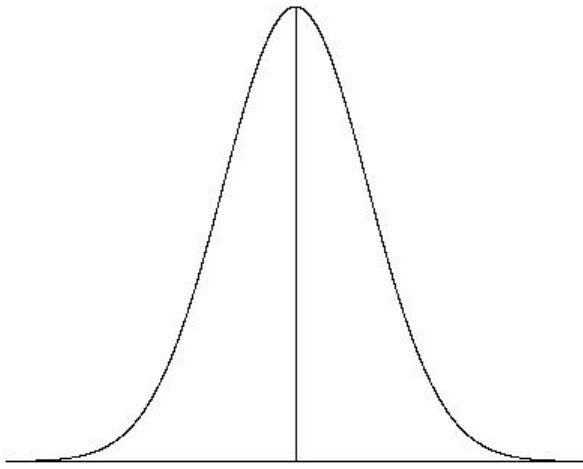
versus

“The historic trend of voter apathy continues with turnout for the presidential election well below levels of even 30 years ago.”

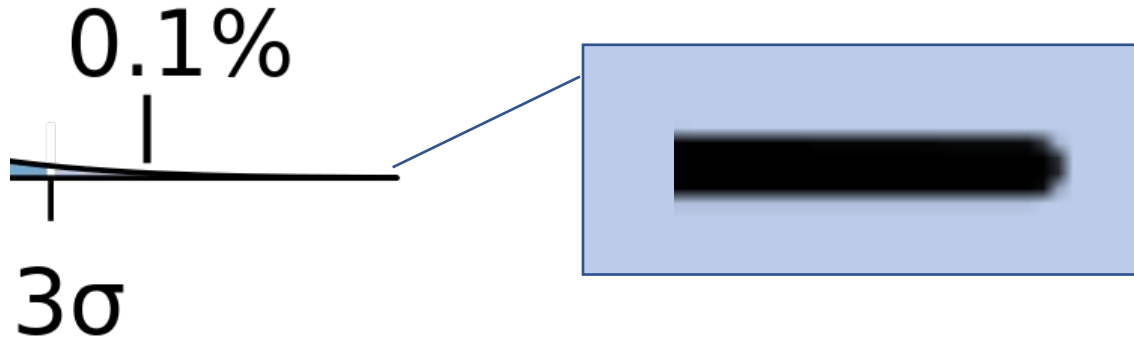
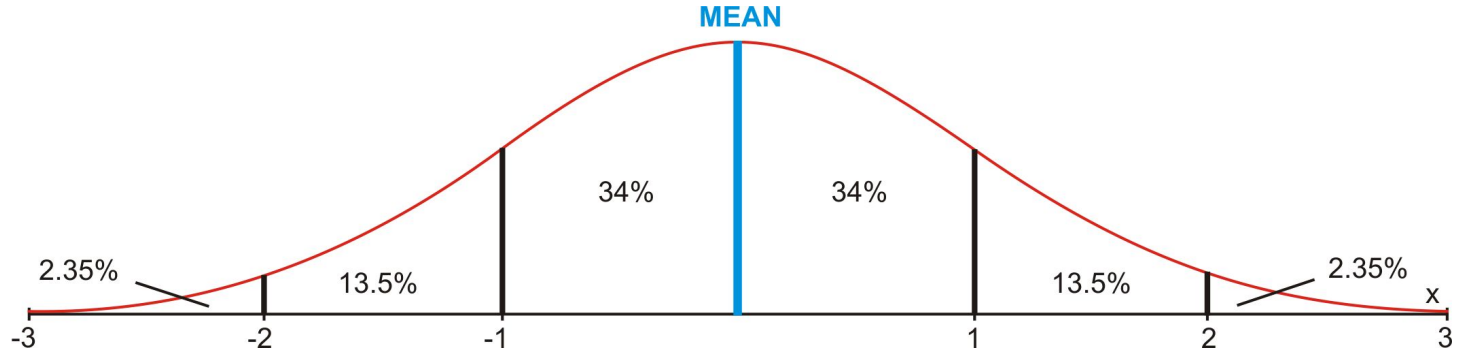
Inclusive Statistics



Being “Normal”



Tails of the Tails



*For every complex problem there
is an answer that is clear, simple,
and wrong.*

H. L. Mencken

EVALUATING COMPLEXITY

PROPOSITIONS FOR IMPROVING PRACTICE

Hallie Preskill and Srik Gopal
with Katelyn Mack and Joelle Cook



REIMAGINING SOCIAL CHANGE

Characteristics of Complex Systems

A complex system is always changing, often in unpredictable ways; it is never static

Everything is connected; events in one part of the system affect all other parts

Information is the fuel that drives learning and helps the system thrive

Propositions for Evaluation*

1 Design and implement evaluations to be adaptive, flexible, and iterative

2 Seek to understand and describe the whole system, including components and connections

3 Support the learning capacity of the system by strengthening feedback loops and improving access to information

*for “evaluation” read “measurement”

Characteristics of Complex Systems

Propositions for Evaluation

Context matters; it can often make or break an initiative

4

Pay particular attention to context and be responsive to changes as they occur

Each situation is unique; best principles are more likely to be seen than best practices

5

Look for effective principles of practice in action, rather than assessing adherence to a predetermined set of activities

Different sources of energy and convergence can be observed at different times

6

Identify points of energy and influence, as well as ways in which momentum and power flow within the system

Characteristics of Complex Systems

Relationships between entities are equally if not more important than the entities themselves

Cause and effect is not a linear, predictable, or one-directional process; it is much more iterative

Patterns emerge from several semi-independent and diverse agents who are free to act in autonomous ways

Propositions for Evaluation

7 Focus on the nature of relationships and interdependencies within the system

8 Explain the non-linear and multi-directional relationships between the initiative and its intended and unintended outcomes

9 Watch for patterns, both one-off and repeating, at different levels of the system

Propositions	Description	Helpful Tools/Methods
<p>1 Design and implement evaluations to be adaptive, flexible, and iterative.</p>	<p>Evaluation needs to be nimble and open to periodic “refreshes” as stakeholders constantly learn from feedback.</p> <p>Evaluators must be comfortable with shifting gears as needed.</p>	<ul style="list-style-type: none"> • Flexible evaluation plans and budgets
<p>2 Seek to understand and describe the whole system, including components and connections.</p>	<p>It’s important for the evaluators to know how and why different components interact.</p> <p>This is to be treated as a “dynamic” and ongoing activity, rather than one-off.</p>	<ul style="list-style-type: none"> • Systems Mapping • Social Network Analysis • Interviews
<p>3 Support the capacity of the system to learn by strengthening feedback loops and improving access to information.</p>	<p>Evaluation can help improve and strengthen the system’s capacity to learn through the collection, analysis, and co-interpretation of data.</p> <p>As data are collected and analyzed, learning conversations with stakeholders and insights into how and where the system is responding to the initiative’s activities can be particularly useful.</p>	<ul style="list-style-type: none"> • Rapid Feedback Debriefs • Summaries/Learning Memos • Critical Incident Reviews • After Action Reviews

4

Pay particular attention to context and be responsive to changes as they occur.

Context must be explicitly studied as part of the evaluation.

Evaluation should also measure ways in which the initiative affects the context.

Evaluation findings should be interpreted and grounded in context.

- Timeline of key events
- Review of information related to context, including print and social media, demographic information, and other publicly available data
- Interviews

5

Look for effective principles of practice in action, rather than assessing adherence to a predetermined set of activities.

Evaluation should identify and explicate how effective principles of practice are alive in the work.

Data and insights about how, where, and with whom the principles show up can provide a rich source of learning.

- Reflective Practice
- Design Labs
- Interviews
- Focus Groups
- Most Significant Change
- Appreciative Inquiry
- In-depth Case Studies

6

Identify points of energy and influence, as well as ways in which momentum and power flow within the system.

Evaluation needs to look for times and places where energy, influence, power, and momentum show up within the system.

This may include examples of how individuals and organizations are building new or different connections, power dynamics, and patterns of engagement.

- Systems Mapping
- Focus Groups
- Ripple Effect Mapping
- Observations
- Digital Storytelling
- Snap Shot Surveys
- Bellwether Interviews
- Social Network Analyses

7

Focus on the nature of relationships and interdependencies within the system.

Evaluation should capture and describe relationships and interdependencies between various parts of the system.

With each key relationship, it's important to understand its nature, its strength, and its longevity.

- Systems Mapping
- Social Network Analyses
- Surveys
- Interviews
- Digital Storytelling
- Web Analytics

8

Explain the non-linear and multi-directional relationships between the initiative and its intended and unintended outcomes.

Evaluation should capture the complex relationship between cause and effect.

This process involves tracking the pathway between an initiative and its outcomes, and understanding how it varies under different conditions and circumstances.

- Interviews
- Focus Groups
- Appreciative Inquiry
- Media Tracking
- Observations
- Ripple Effect Mapping
- Contribution Analysis
- Causal Diagrams

9

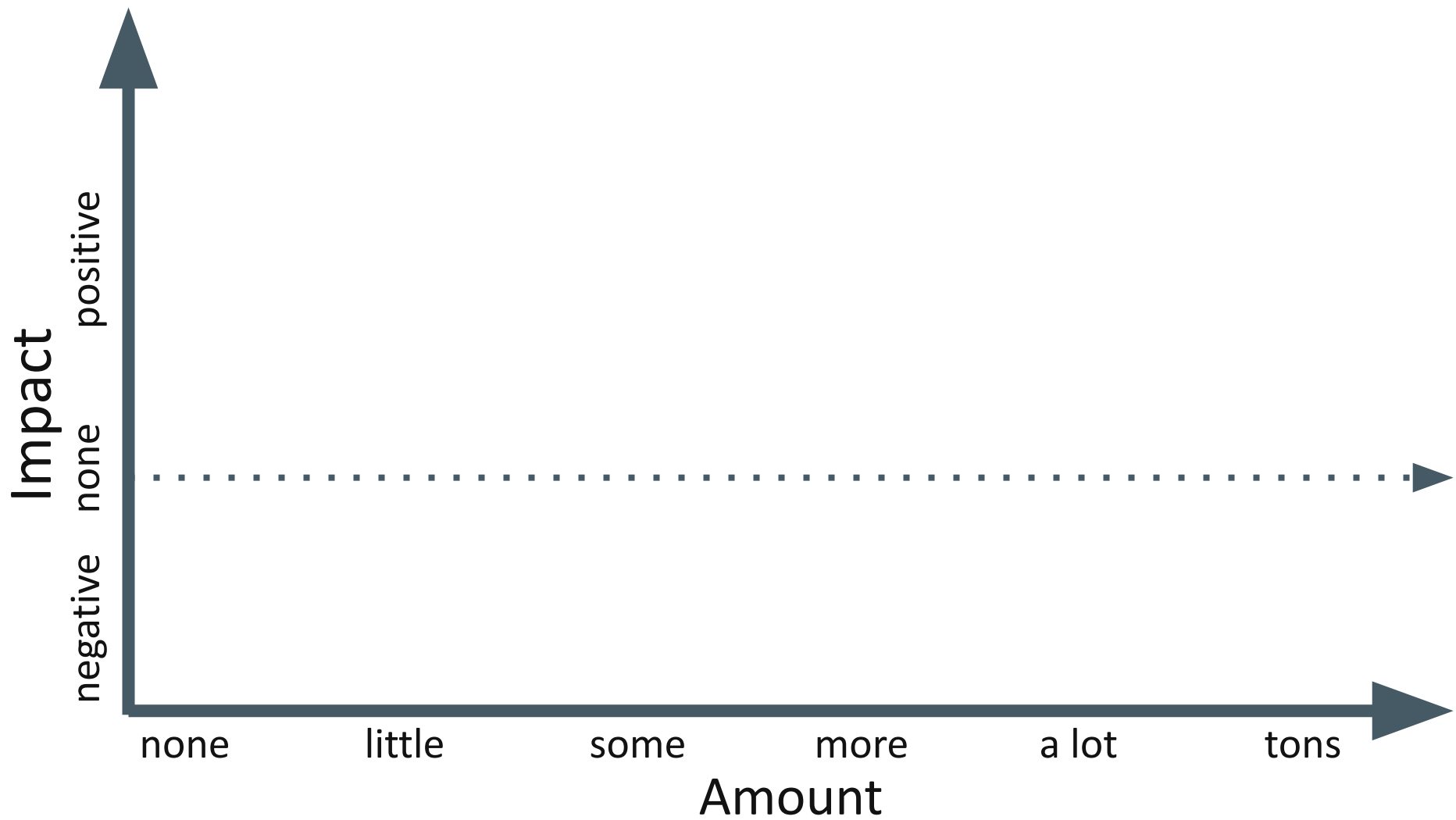
Watch for patterns, both one-off and repeating, at different levels of the system.

Evaluation needs to pay close attention to patterns as a way to gauge the coherence in the system.

Attention should also be paid to the ways certain patterns (both productive and unproductive) repeat themselves at multiple levels of a system.

- Observations
- Interviews
- Focus Groups
- Surveys
- Time Series Designs

Measurement & Impact



More is always better

Greenspace

Impact
positive
none
negative

none

little

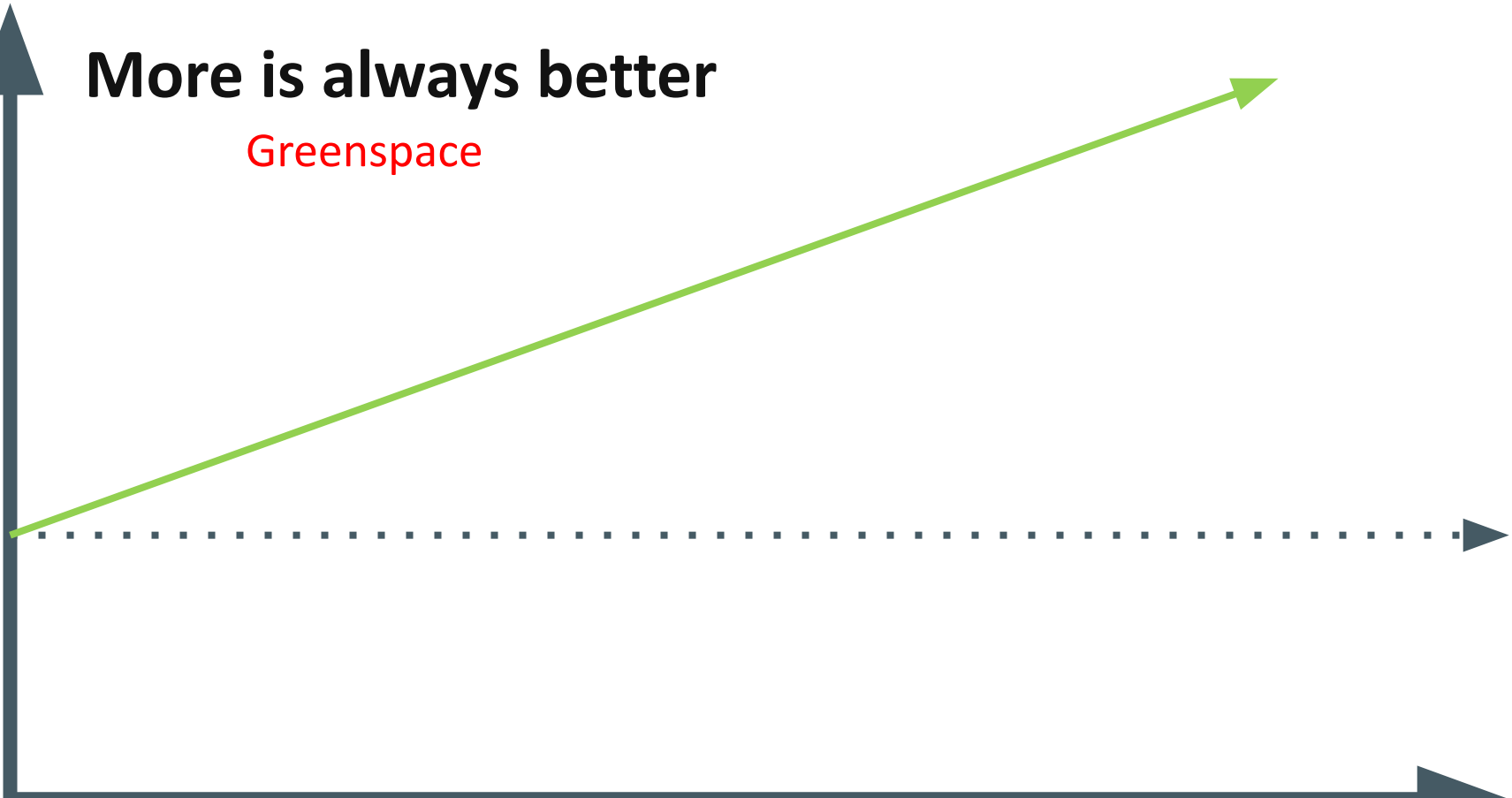
some

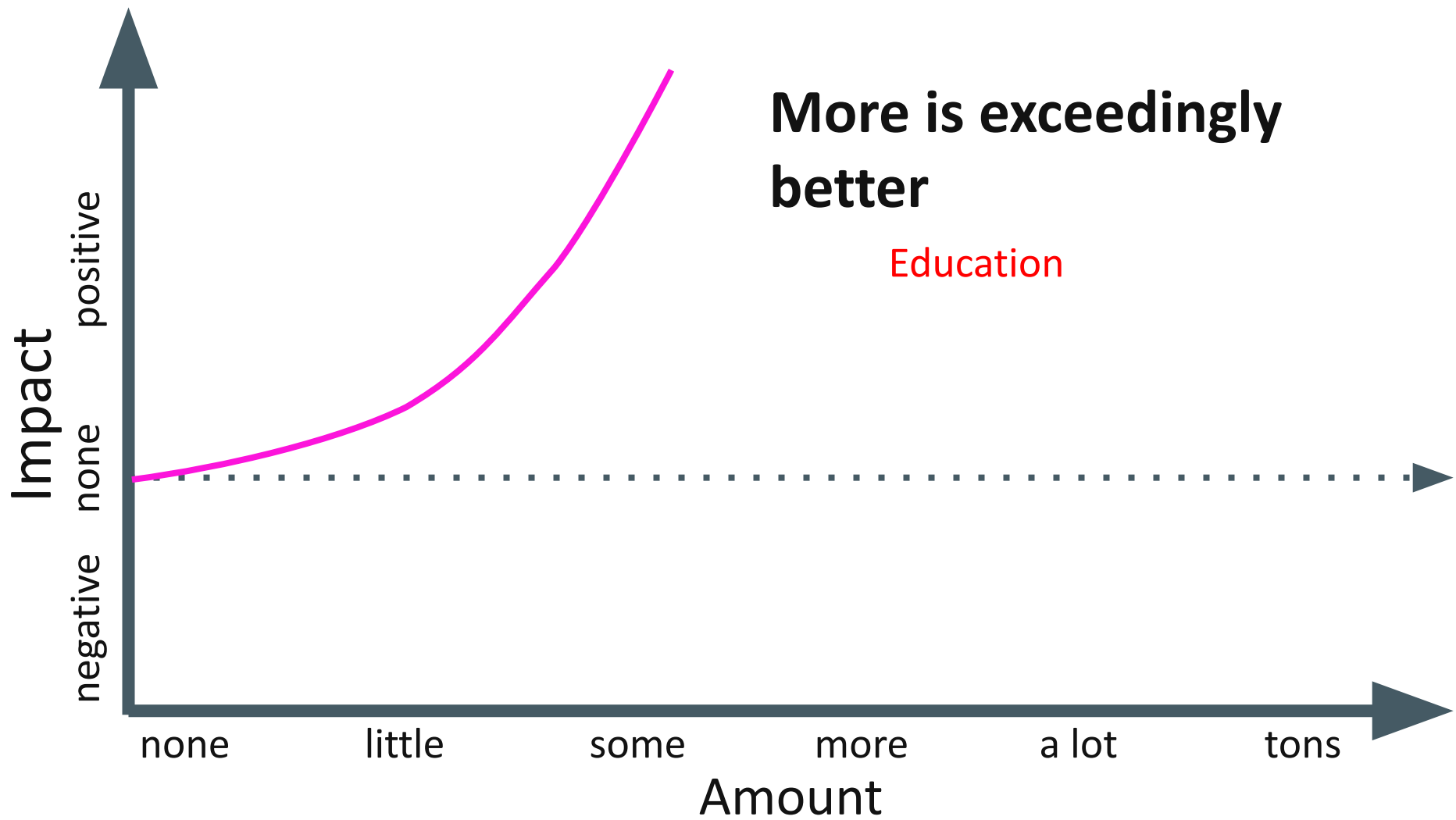
more

a lot

tons

Amount



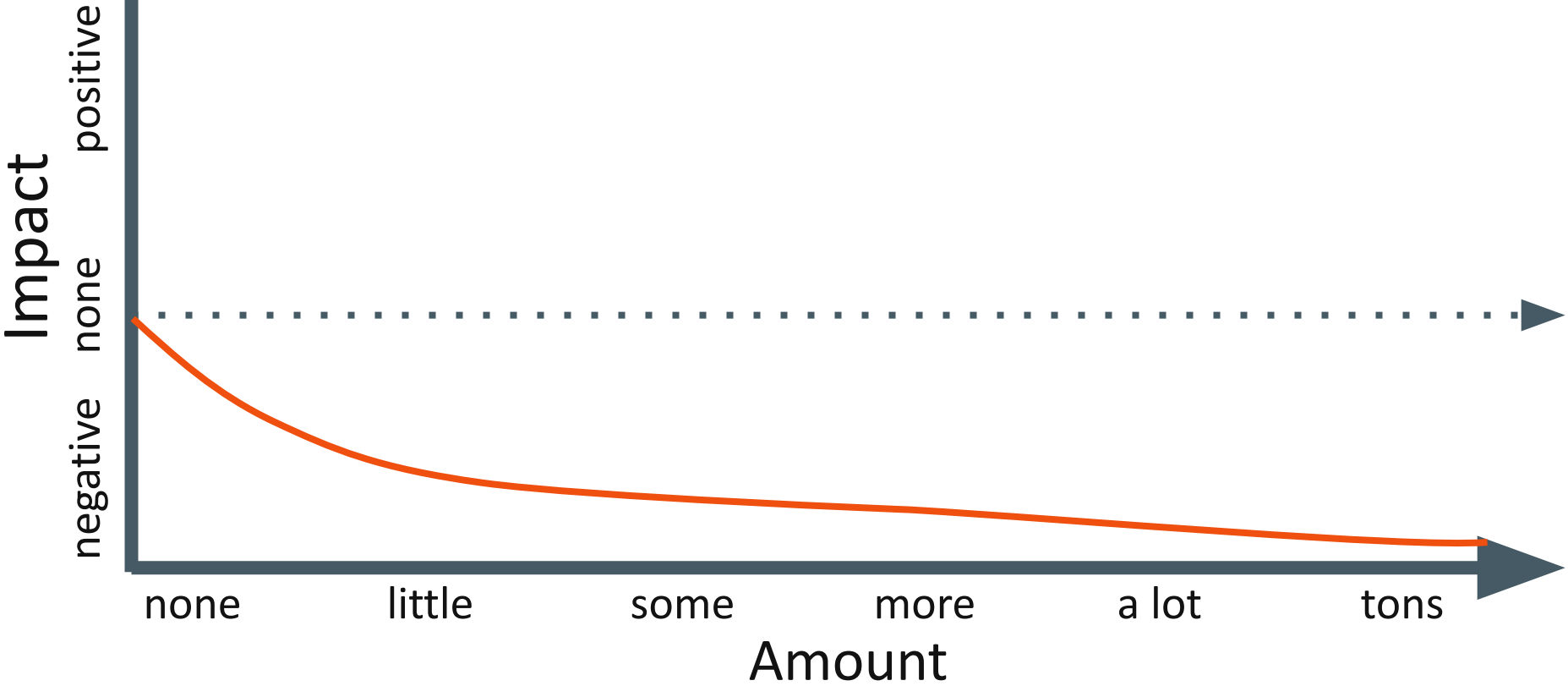


More is exceedingly better

Education

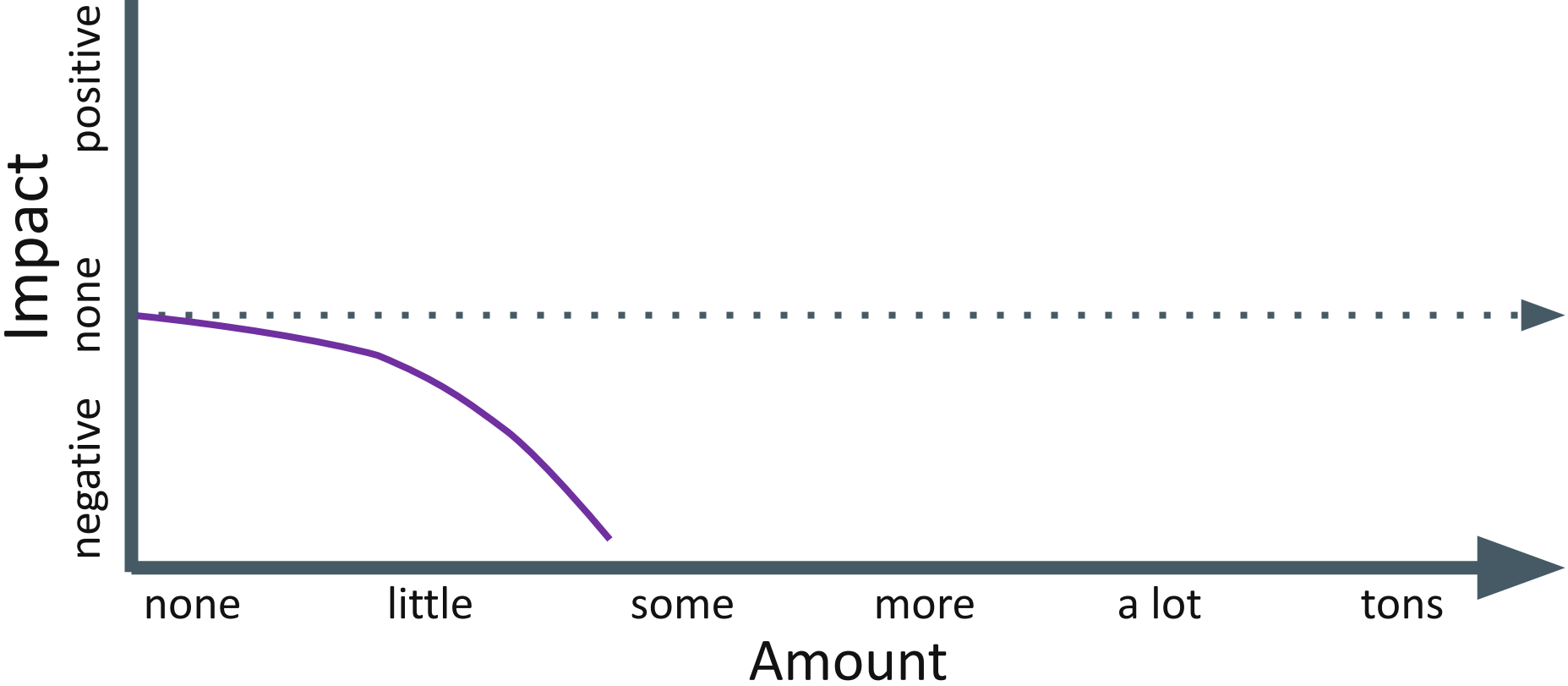
Some is bad; more is worse

Pollution



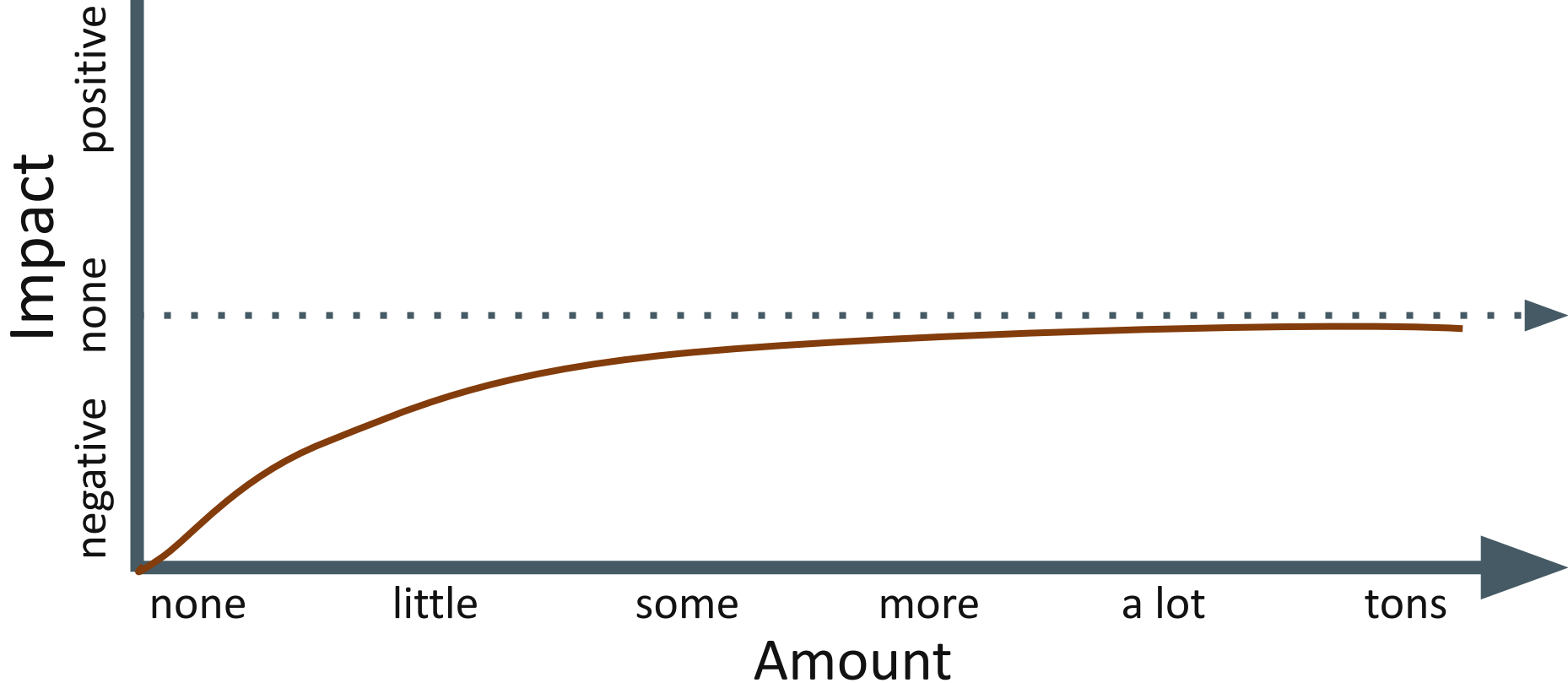
Some is bad; more is a lot worse

Crime



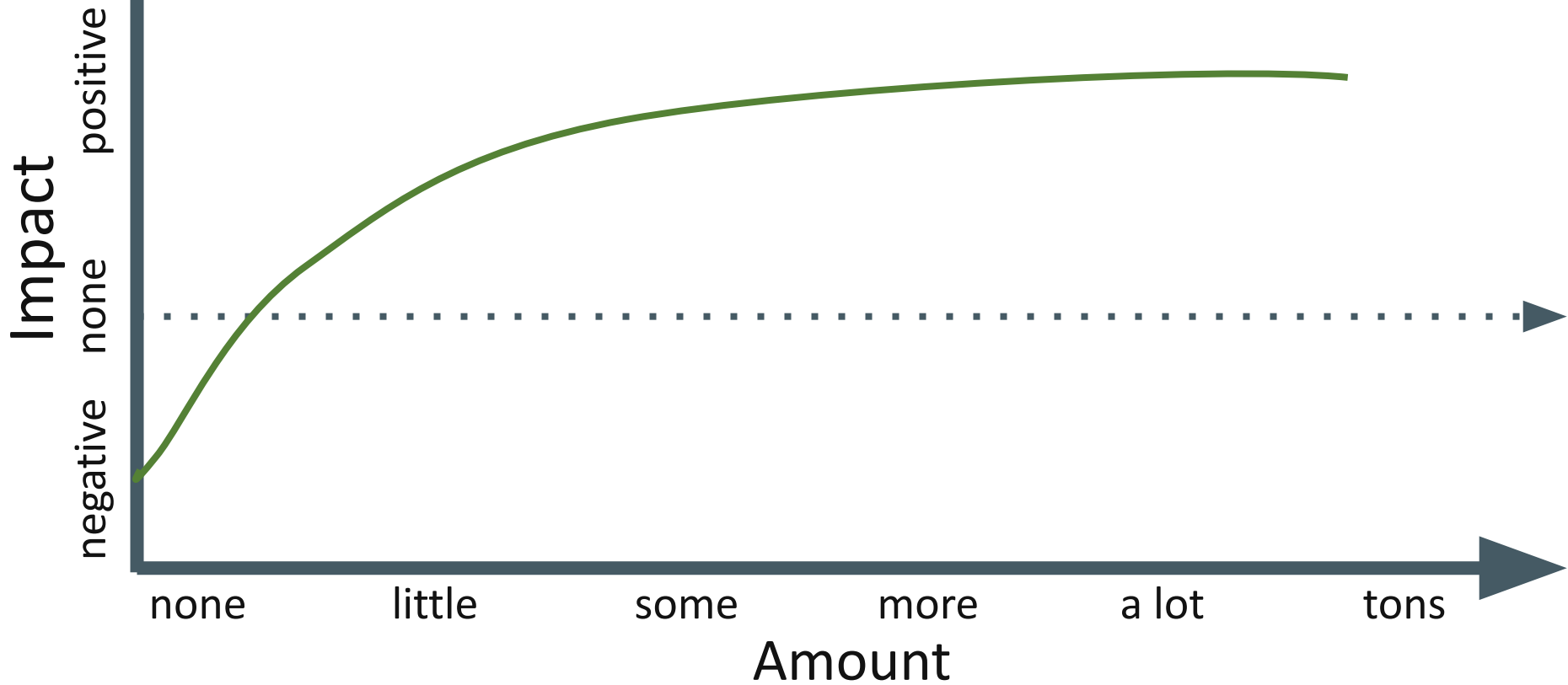
More is less bad (but never really good)

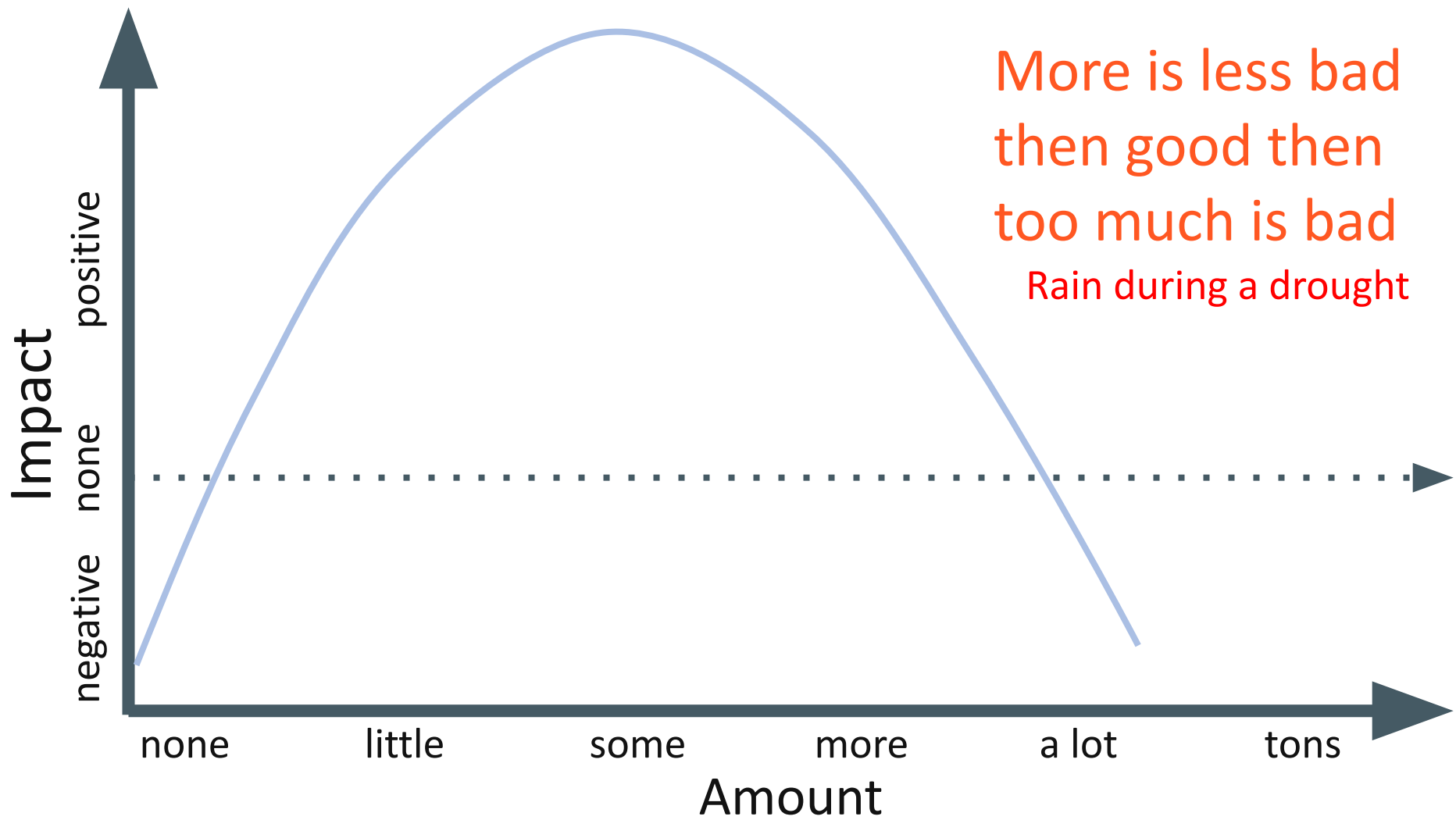
Crime reduction



More is less bad and becomes good

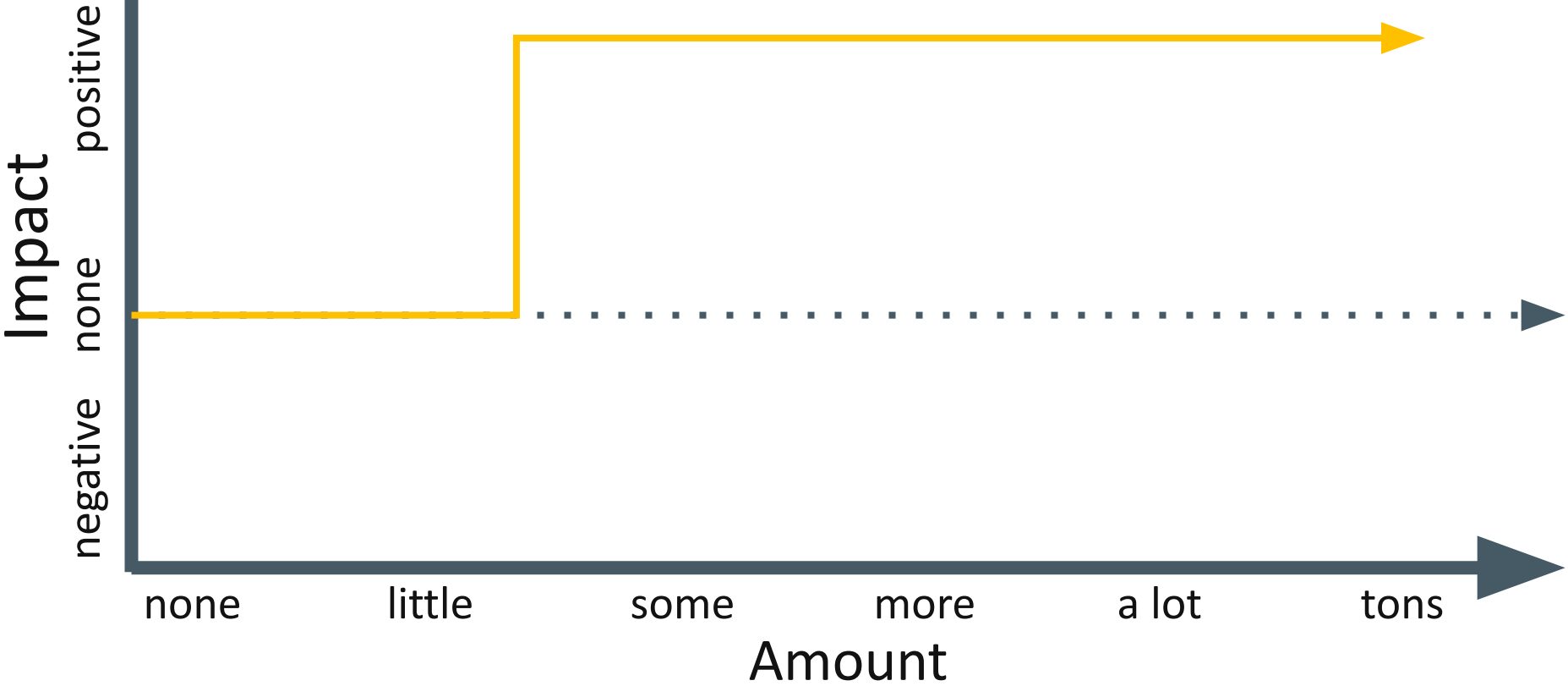
Clean streets





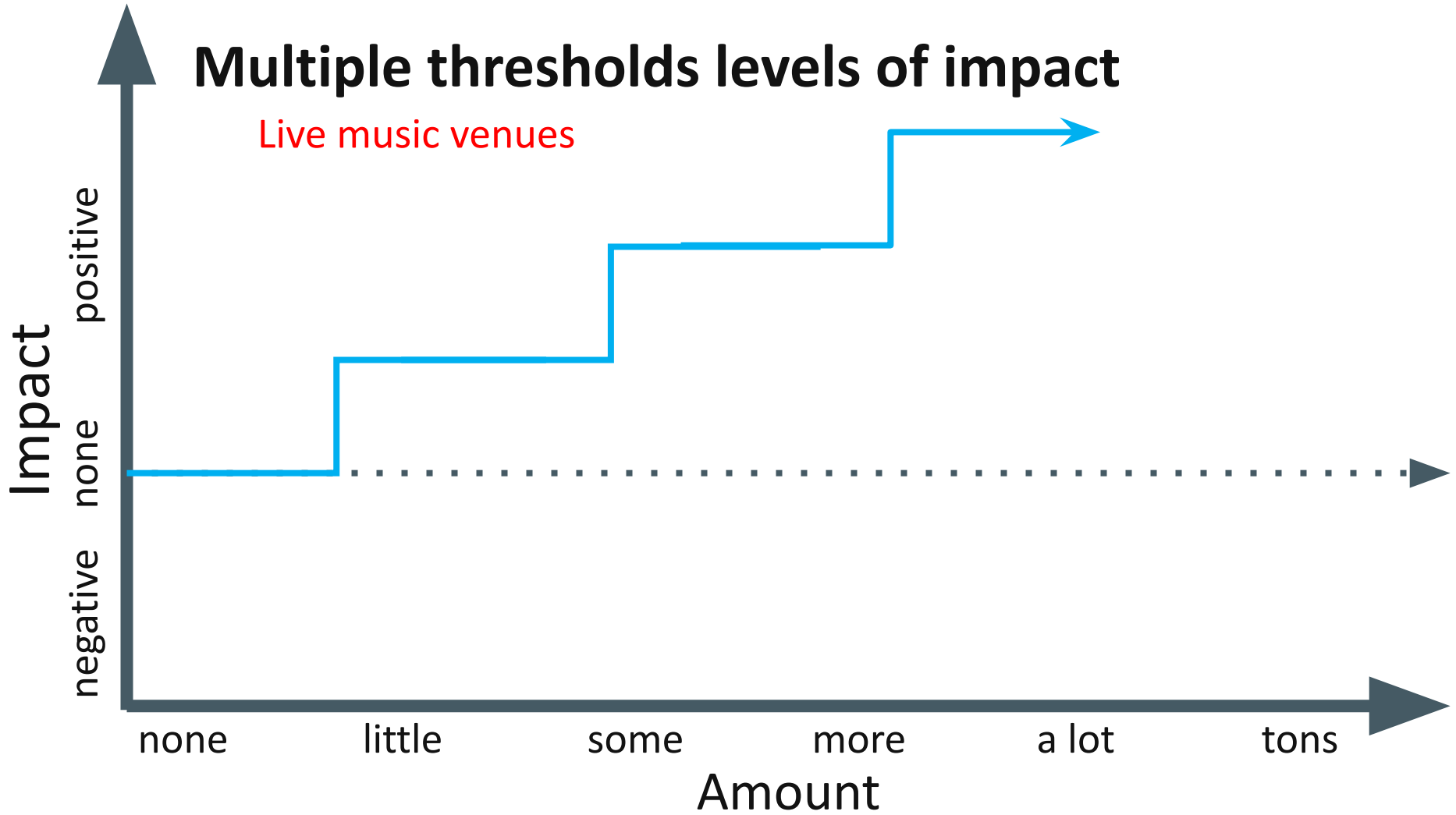
Threshold to fixed impact

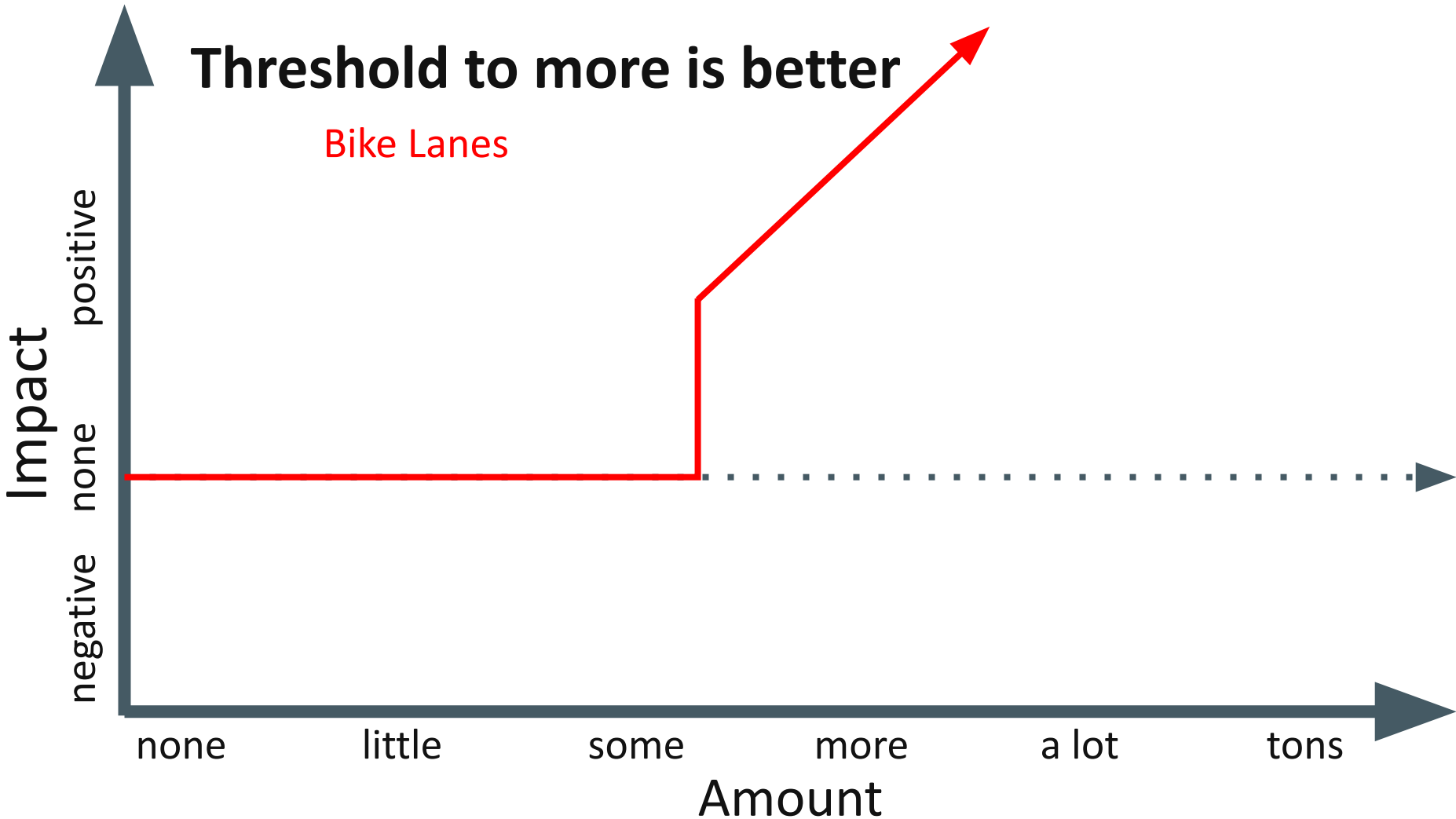
Opera House

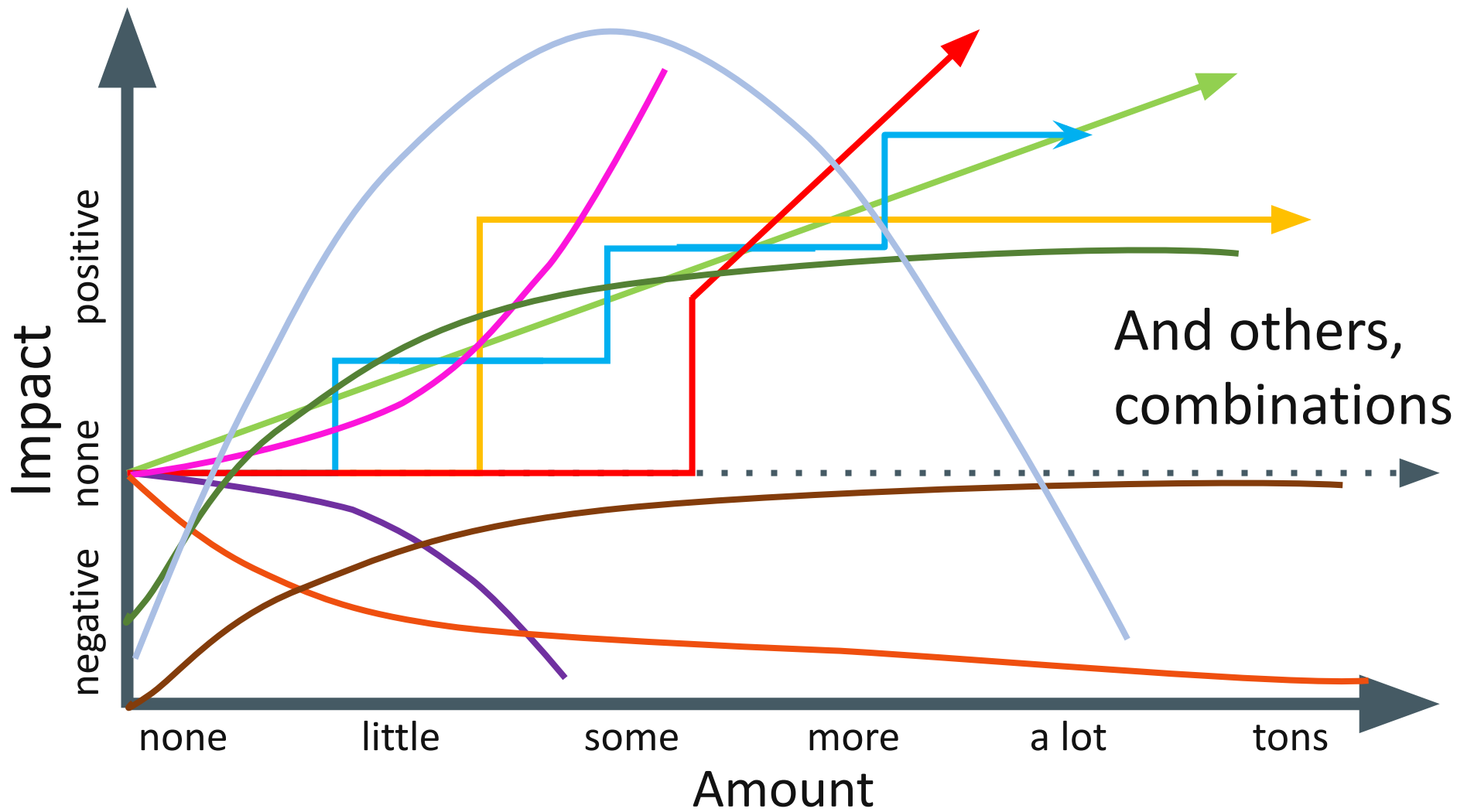


Multiple thresholds levels of impact

Live music venues







“94.73% of all statistics are made up on the spot.”

Anonymous

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Urban Leadership Program

Discussion with Kevin

LUNCH

Agenda

Morning (9:30am - 12:00pm)

- Intro to Data, Measurement and City Building
- Recap of March Session Questionnaire
- Existing Tools and Industry Trends
- Challenges & Limitations
- Presentation & Discussion with Kevin

Lunch (12:00-1:00pm)

Afternoon (1:00pm - 3:00pm)

- Civic Challenge Deep Dive: The Community-Developer Relationship
- Discussion with Liz McHardy (Lura Consulting)
- Civic Challenge Breakout Activity
- Summary / Youtube Video - Sidewalk Labs

ULI Housekeeping (3:00pm - 4:45pm)

- Overview of Program Field Trip (20 min)
- Overview of Town Hall (15 min)
- Team 6 Session (30 min)
- Integration Team (1 hour)

Civic Challenge

Measurement & Reframing the Community - Developer Relationship

Reframing the Community - Developer Relationship



What is the problem?

- A range of stakeholders and diverse communities = diverse opinions and experience.
- Differing and competing values, priorities, mandates and goals.



What is the problem?

- Fear of change within a community
- Negative perceptions of the development industry
- Lack of trust and transparency
- Mis-understanding of scope and influence (who does what?)



What do we currently measure?

Developer

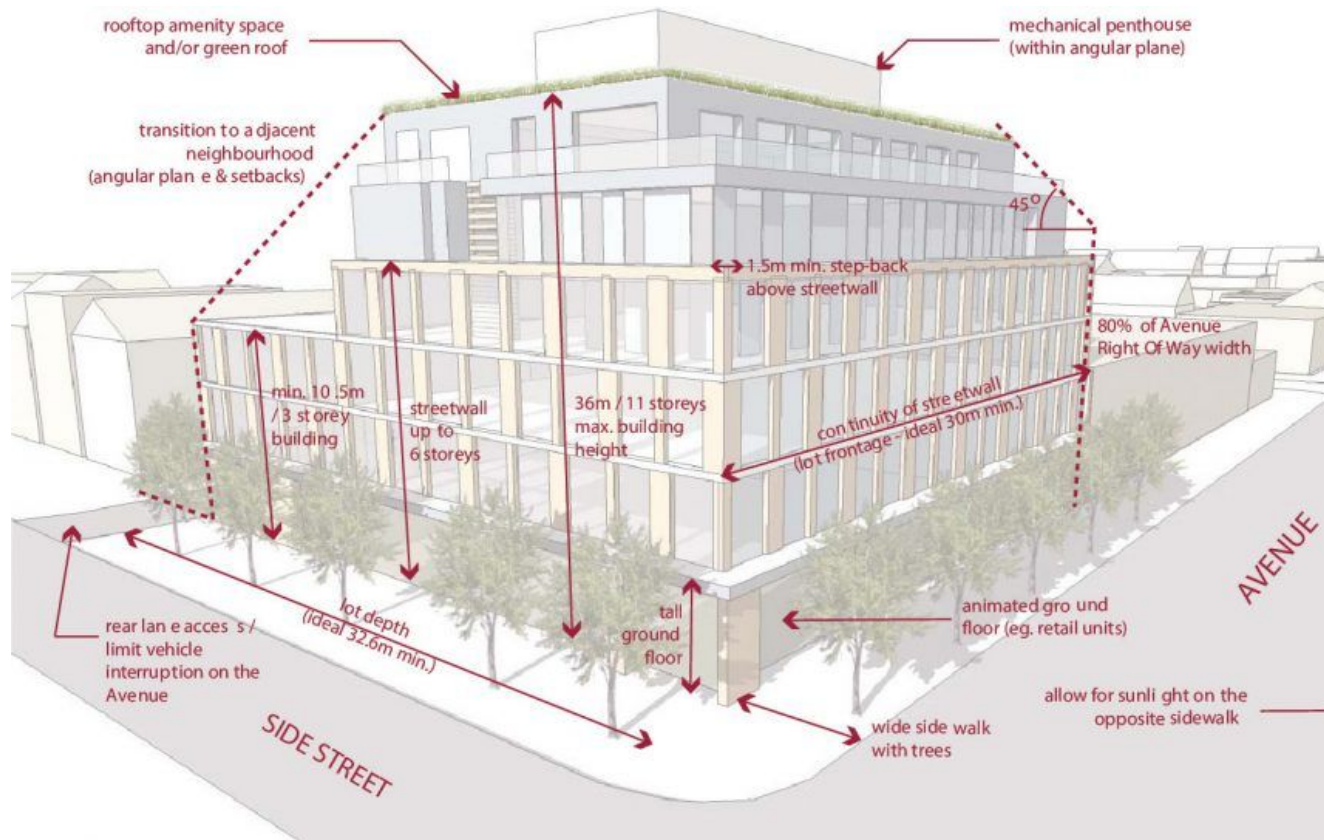
- Objective stats/facts about a project or place
- Development impacts (short and long term)

Community

- Community feedback and participation

Objective Project Information

- Angular Planes
- Setbacks
- Stepbacks
- Sidewalks
- Landscape



Objective Project Information

- Gross Floor Area
- Parking Infrastructure
- Cycling Infrastructure
- Unit Counts
- Amenity indoor
- Amenity outdoor

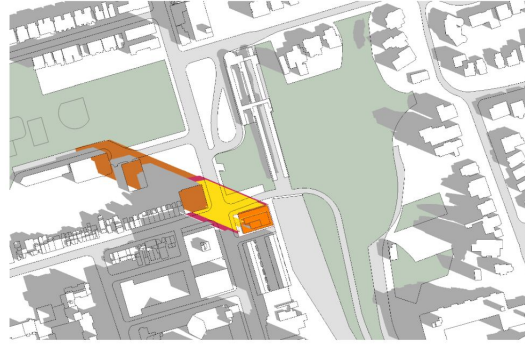
General Project Description	Proposed
Total Gross Floor Area	83 635
Breakdown of project components (m ²)	
Residential	68 628
Retail	1692
Commercial	13 315
Industrial	
Institutional/Other	
Total number of residential units	982

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

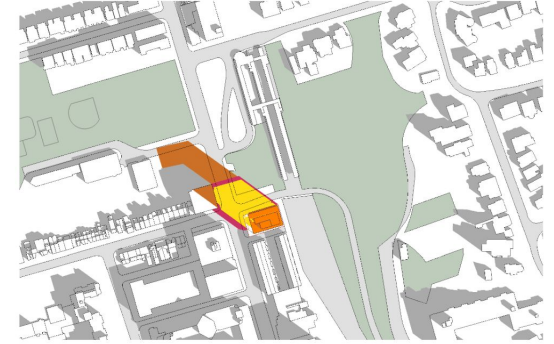
Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		332	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)		800	
Number of long-term bicycle parking spaces (all other uses)		132	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		532	
d) second level below-ground		400	
e) other levels below-ground			

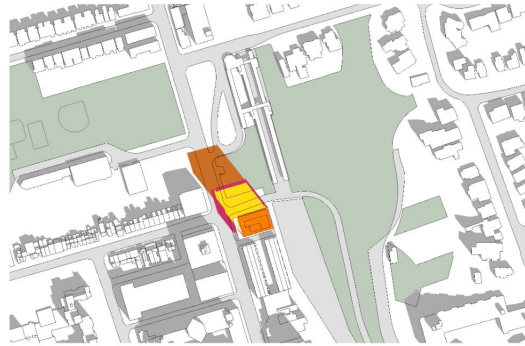
Development Impacts Shadows



Sep 21 - 09, 16 AM - DST



Sep 21 - 10, 18 AM - DST

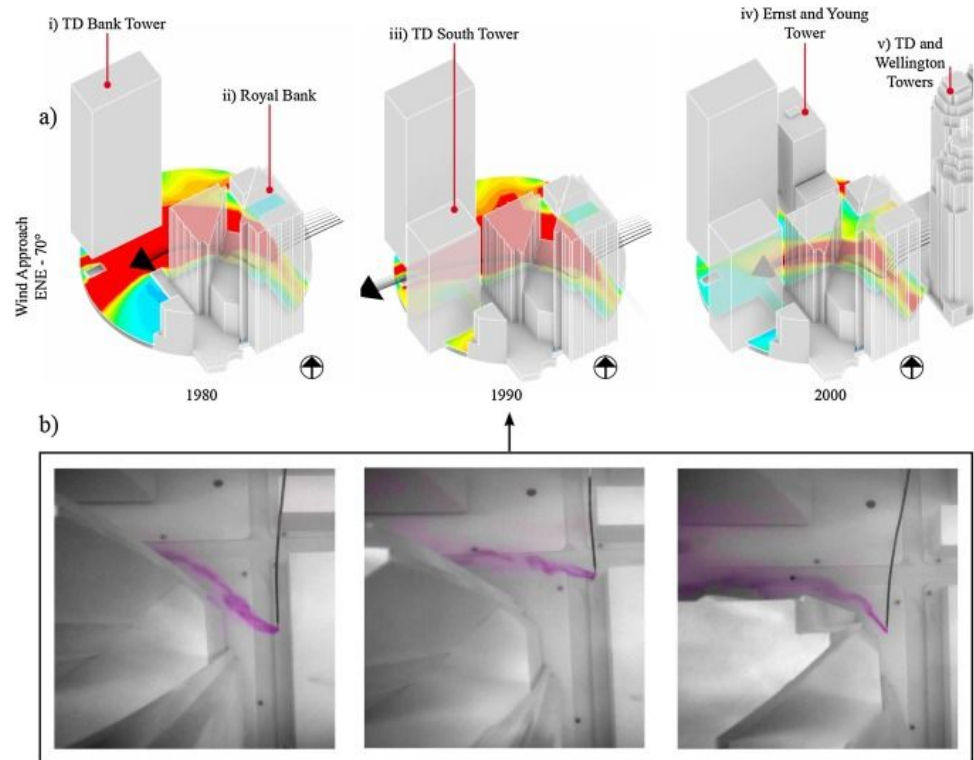


Sep 21 - 11, 16 AM - DST



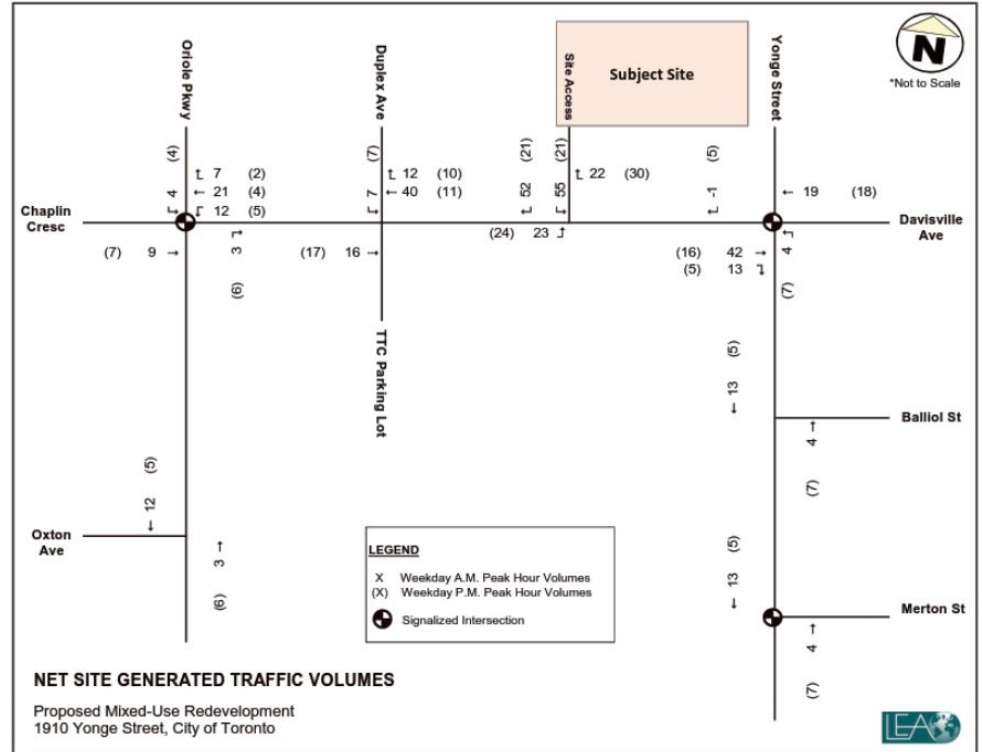
Sep 21 - 12, 18 PM - DST

Development Impacts Wind Studies



Development Impacts Traffic

Figure 4-3: Net Site Traffic Volumes



Community Benefits POPS



This residential forecourt at "Centro" in Scarborough Centre includes seating, artistic elements and landscape features.

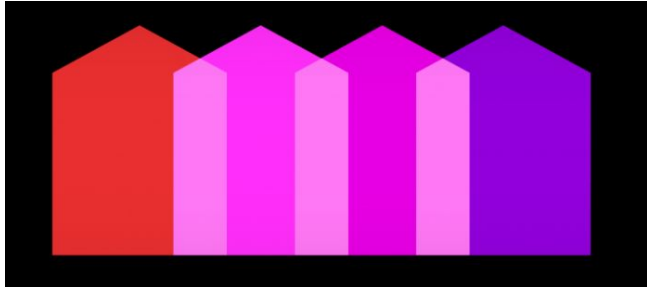


Corner Forecourt



Mid-block Forecourt

Community Benefits Affordable Housing



Community Feedback



Community Feedback

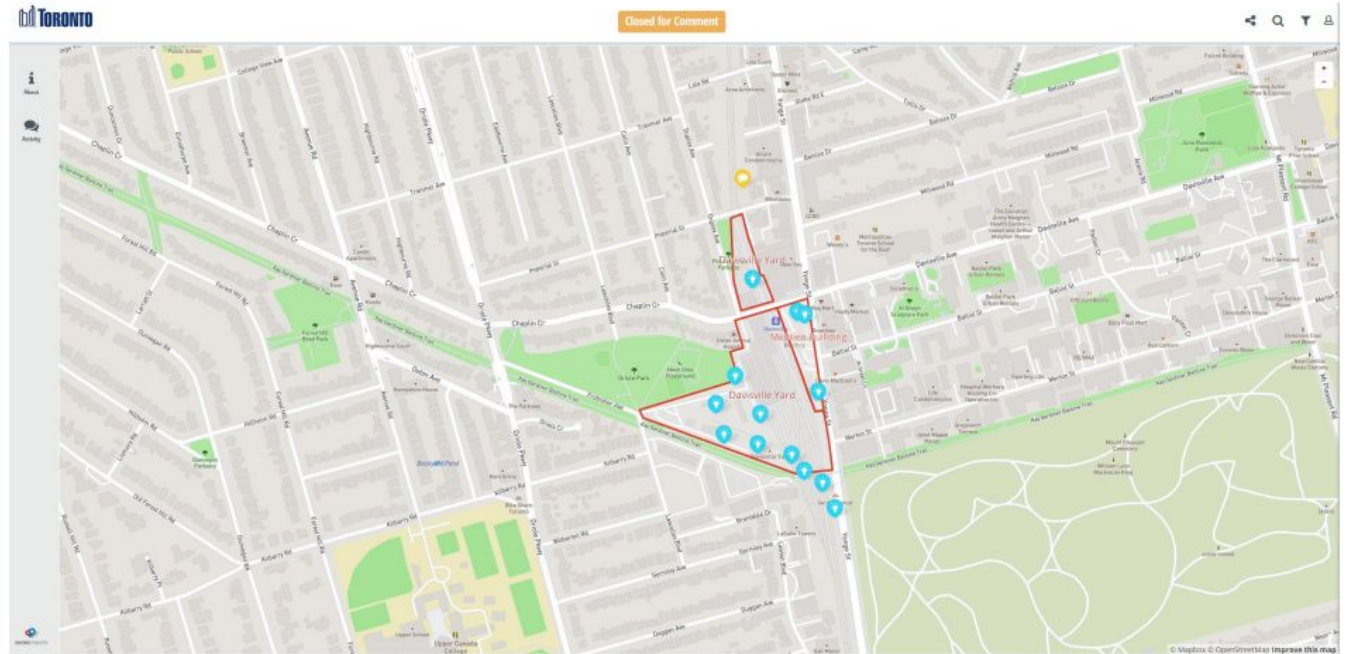
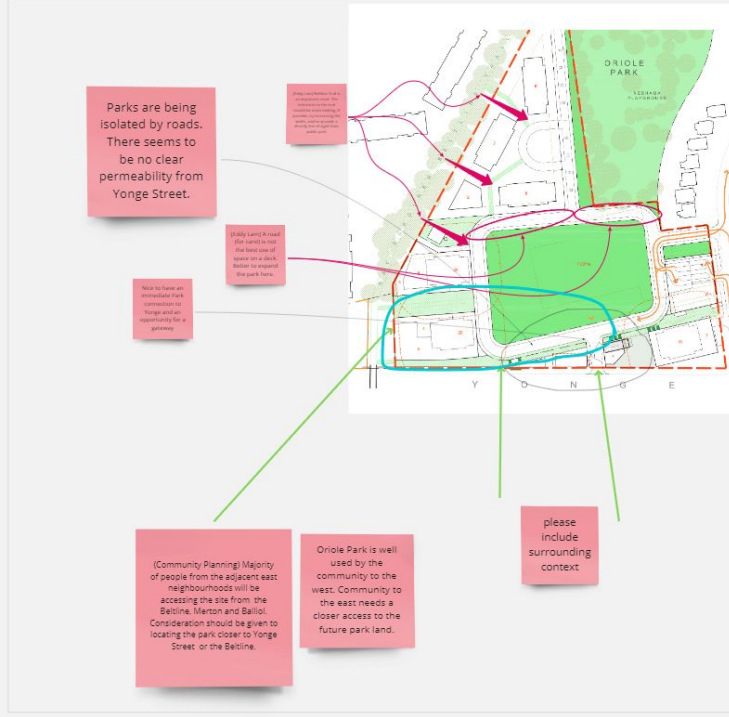


Figure 4: A screenshot of the project Social Pinpoint page, shortly after closing for comments on July 5, 2022.

Community Feedback

Site Plan



931 Yonge Street
 As part of the City of Toronto's ModernTO program, CreateTO is exploring opportunities to repurpose eight City-owned sites for jobbuilding benefits. 931 Yonge Street, which currently houses the Toronto Community Housing Corporation head office, is one of the eight sites being unlocked through the ModernTO program.

Major Intersection: Yonge Street and Aylmer Avenue
Ward: University-Rosedale
Councillor: Mike Layton
Site Area: 0.2 acres (0.08 hectares)
Current Use: Toronto Community Housing Corporation head office, accommodating approximately 250 employees.
Surrounding Uses: Budd Sugarman Park to the north, Severn Creek to the east with nearby residential, and office and retail uses to the south and west.

Vision
 The Council-approved vision for 931 Yonge Street includes:

- A mixed-income, high-rise residential development, including affordable ownership housing.
- Public realm improvements surrounding the site.

Tell us what you think!
 Community feedback will help CreateTO understand local priorities and inform redevelopment of the site.

Use a sticky note to share your comments about:

- Other uses and amenities
- Public realm improvements
- Other uses and amenities
- Public realm improvements
- Other uses and amenities
- Public realm improvements

Get involved
 For more information about ModernTO and details on how to get involved, take a Discussion Guide and Info Sheet and visit: CreateTO.ca/ModernTO

CREATETO



Challenges with Measurement

- Whose opinions are being measured?
- What kind data are we measuring
- How are we measuring that data?
- How do we measure success or progress in a neighbourhood?



Figure 1
Study Area

LEGEND
Subject Lands
Study Area

Data Source: Google Earth Aerial 2011

The logo for Curtner Urban Leadership Program features several horizontal bars in gold, teal, red, and grey above the text. Below the text are five stylized green and orange shapes that resemble the tops of chairs or stools.

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Discussion with Liz McHardy



Liz McHardy, MBA – Partner

Liz specializes in organizational design, training, and collaborative planning – especially in developing community and corporate sustainability plans. Her approach focuses on empowering people to discover, dream, design, and deliver. Liz is a creative and strategic systems-thinker and uses appreciative inquiry methods to establish integrity and trust in process participants. She is a strong and respected integrator, ensuring that community values and ideas are synthesized and embedded into public policy in every project she works on. Liz, has an MBA from Royal Roads University, and is also an accomplished speaker, trainer and proponent of “Guided Learning”.

**VIRTUAL AND TELEPHONE
TOWN HALLS**

Host a conversation with hundreds, if not thousands, of community members

DIGITAL ENGAGEMENT

Pivot online for your upcoming engagement

ENGAGEMENT

Getting people engaged, and talking about an issue or project

STRATEGIC PLANNING

Bringing people together to define the long-term direction for an organization or community

**SUSTAINABILITY &
CLIMATE ACTION**

Working with groups, communities, and corporations to plan for a sustainable future

BEHAVIOUR CHANGE

Helping people realize their potential to contribute to positive change through their actions



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Civic Challenges

Breakout Activity

Civic Challenge Breakout Activity

Similar to how we examined our civic challenge, we want to hear your thoughts on how “data” and “measurement” apply to the other Team civic challenges!

Team	Challenge
1	Diverse Places and the Practice of Democracy
2	Built form Housing; Vertical Density and Joy in Community Building
3	Finding Belonging in the City and Active Celebration
4	Building a Culture of Long-Term Pedestrianization
5	Reframing the Developer/Community Relationship

Civic Challenge Breakout Activity

1. What data could support your understanding of the problem and how might you measure progress?
2. What are the challenges with finding and obtaining this data?
3. What are the different perspectives and stakeholders in this challenge (present or missing)? How might they use and interpret data differently or otherwise be impacted by this study?
4. What challenges do you foresee in tracking/measuring progress?

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Urban Leadership Program

Summary and Case Study

Sidewalk Labs

**When you see the
following images, what
comes to mind?**





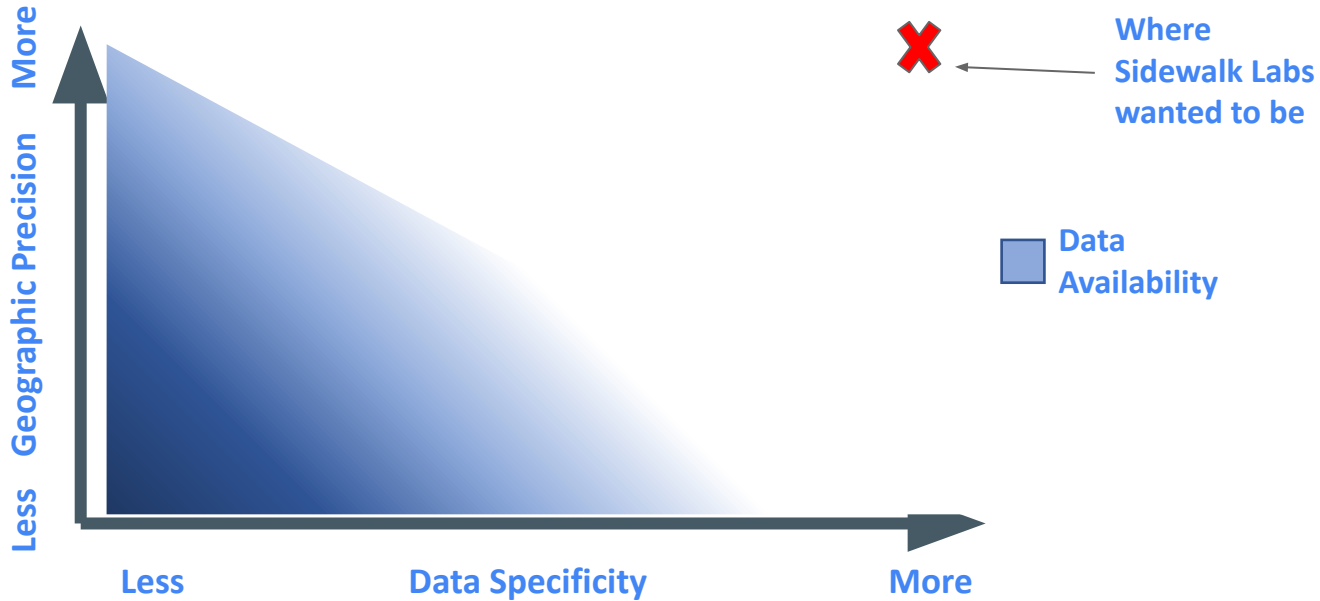




Case Study - Sidewalk Labs

- Sidewalk Labs is creating smart cities; technology (sensors and cameras everywhere) under the guise of helping you get from point A to B and getting you information
- **Issue** = collection of personal information
- **Challenge** = embed privacy into the smart city to prevent privacy harms from arising
- **Solution** = strip data of personal identifiers; what/how the data can measure will be different, nevertheless you still have data
- “Everybody wants personally identifiable data”

Public Data: Geographic Precision and Data Specificity



Session Summary

- Sidewalk labs was an example of the negative side of data, measurement and city building - (what happens when you lose sight)
- Various data tools that help us measure in our work - research, planning, city building, etc.
- Key is to use the tools (data/measurement) to understand, track progress, assess solutions while building trust, being transparent, providing accountability and making informed decisions
- Community/Developer relationship and the use of data/measurement and building trust
- Important to consider these and more as the future with data/measurement and possibilities seem endless

Questions? Comments?

Thank you!