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LAI LAND ECONOMICS WEEKEND TORONTO

VIEWS

It's been called "a city in mid-puberty," an adolescent place needing to decide—and *soon*—what it wants to be when it grows up. Will "Toronto the Good" become "The 6ix," Drake's languid and assured city that has stopped caring if anyone notices? Or will it be Rob Ford's, focussed not on grand visions, but on diligently solving small problems at street level?

Historically, Toronto has not dreamt big—it preferred careful architecture and avoided grand avenues. (Narrow streets, as well as penny-pinching politicians, frustrate transit here.) But in the last decade, the city has welcomed exuberant buildings, including Will Alsop's playful Sharp Centre, Frank Gehry's AGO reno, and Maki Fumihiko's Aga Khan Museum.

To its credit, Toronto has long taken cheerful pride in the heterogeneous, multicultural neighbourhoods that Jane Jacobs evangelized, but is just starting to admit adult angst about the ones that aren't working so well. We're confident we're alleviating social problems through redevelopment in Regent Park, but not sure we can repeat that success in the inner suburbs of Malvern or Jane-Finch. In Toronto, the downtown thrives without much fuss, but the suburbs keep us up at night.

When Stephen Marche described Toronto as pubescent in *The Guardian*, he also called it "the most fascinating totally boring city in the world." Welcome to LEW Toronto 2016—#lailew to those on social media—hosted by the Simcoe Chapter of LAI. This weekend, we'll prove Marche is at least partly wrong.

LAI
LAND ECONOMICS SOCIETY

LEW COMMITTEE TORONTO



LEW Co-chair
RUSSELL MATHEW
Hemson Consulting
Born Edmonton;
to Hogtown in 1983.
"I wanted to live near Queen and Spadina, the coolest corner in Canada. Everyone wore black all the time."



LEW Co-chair
LESLIE YAGER
Retired lawyer
Born Washington, DC;
to Turonno in 1969.
"Vietnam had a big impact on me. Canada had become a haven for protesters and draft dodgers."

BRONWYN KROG
UrbanForme
Born Saint Paul, Minn.;
to Muddy York in 1975.
"It's just pure luck that I was in this city and on this career path during a time of growth, prosperity, and peace."



ADRIAN LITAVSKI
Johnston Litavski
Born in The 6ix. "As a child, riding in the car along the Gardiner, I would press my face against the window, engrossed by the lights, the activity. I still want to do that."

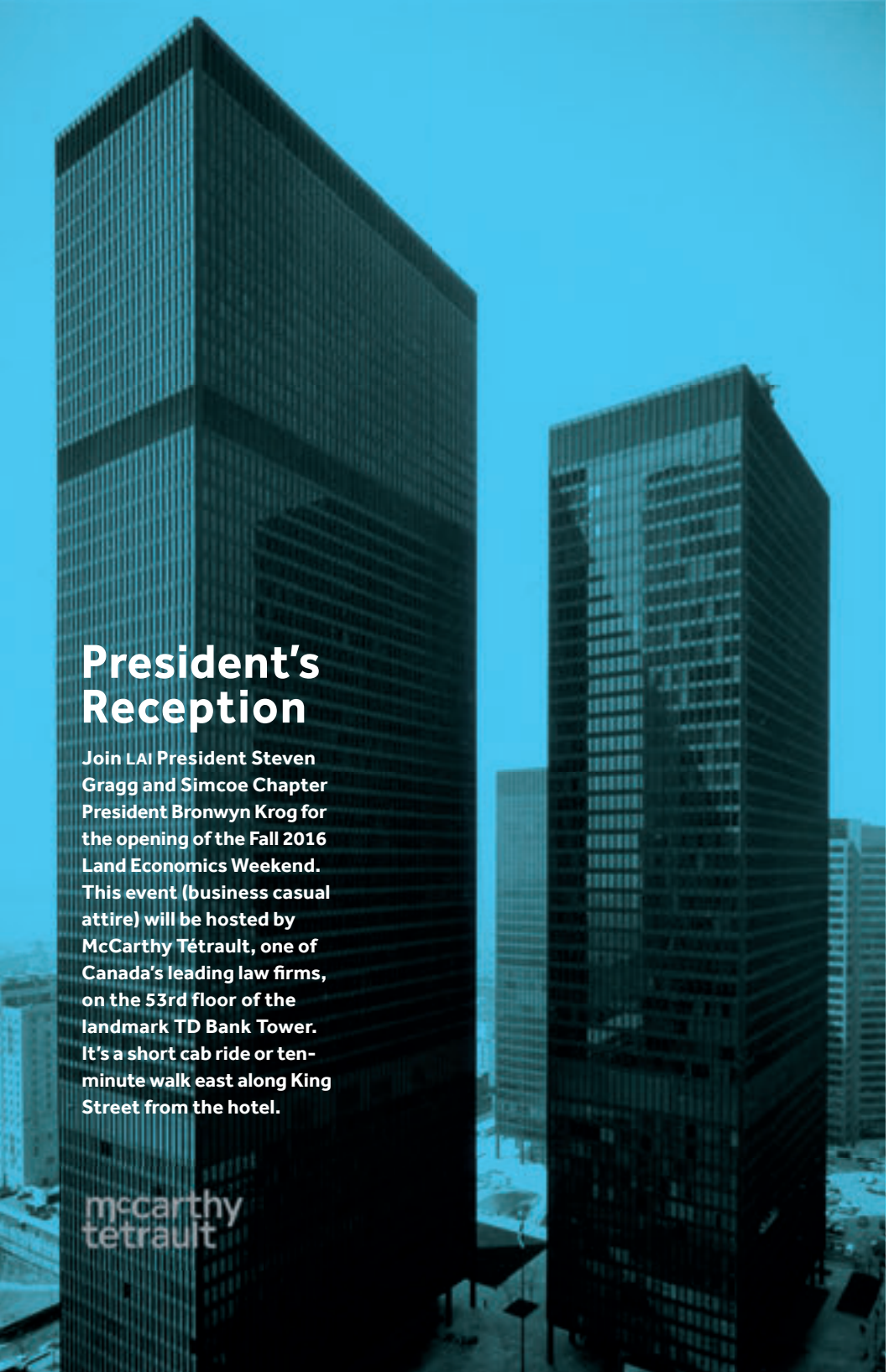




KEVIN HARPER
Toronto Rehab Foundation
Born in Methodist Rome. Returned "to escape the hell of suburban life. My partner hates it, but Toronto's not a bad place at all."



DAVID MCKAY
MHBC
Born London, Ont.;
to T-dot in 1999. "This city is my home; it's where I belong. It can feel big, busy, and dynamic. Just a few minutes later, it's small-town friendly."



President's Reception

Join LAI President Steven Gragg and Simcoe Chapter President Bronwyn Krog for the opening of the Fall 2016 Land Economics Weekend. This event (business casual attire) will be hosted by McCarthy Tétrault, one of Canada's leading law firms, on the 53rd floor of the landmark TD Bank Tower. It's a short cab ride or ten-minute walk east along King Street from the hotel.

DAY 01

8:00 AM
Continental breakfast
Le Germain Hotel

8:30 – 10 AM
LAI Executive Committee Meeting

10 AM – Noon
LAI Chapter Presidents' Roundtable

LEF Board Meeting

Noon – 1 PM
Lunch

1 – 4:30 PM
LAI Board of Governors & LEF Board of Trustees Meeting

1 – 4:30 PM
LEW registration
Le Germain Hotel

LEW BEGINS

6 – 7:30 PM
President's Reception
McCarthy Tétrault
53rd Floor, TD Bank Tower
King and Bay streets

Please check in at the TD Bank Tower security desk for access to the elevators.

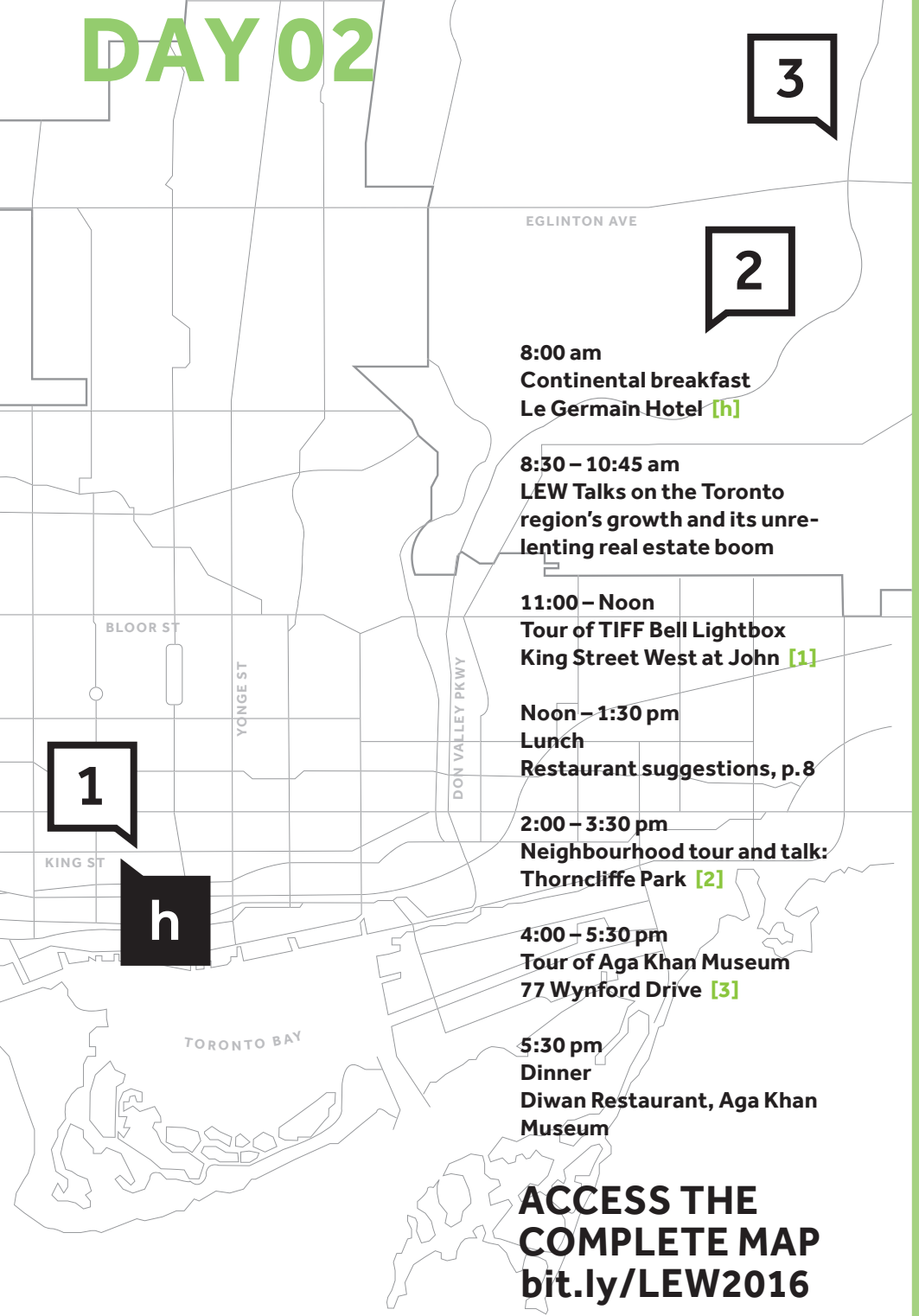
TD CENTRE / FINANCIAL DISTRICT

If opening the St Lawrence Seaway in 1959 created an upstream flow of economic power from rue Saint-Jacques in Montreal to Bay Street in Toronto's Financial District, the 1976 election of a separatist Quebec government significantly goosed the current. In between those events, the Toronto Dominion Bank hired architect Ludwig Mies van der Rohe to design a new headquarters at King and Bay. The complex is the largest Mies in the world and was his last major commission.

Like the Seagram Building in New York, these buildings are classics of Mies's disciplined International Style—restrained, ordered and rigorously detailed. Their style influenced other Toronto structures, and the retail concourse below was the origin of the PATH system, which links major buildings and the transit system throughout downtown.

As you cross the plaza at King and Bay (the TD Bank Tower is on the south side), look for two Miesian hallmarks—precisely articulated corners and I-beam window mullions. From the building's 53rd floor, the core looks more crowded than when this tower opened a half-century ago, but the view remains spectacular.

DAY 02



8:00 am
Continental breakfast
Le Germain Hotel [h]

8:30 – 10:45 am
LEW Talks on the Toronto region's growth and its unrelenting real estate boom

11:00 – Noon
Tour of TIFF Bell Lightbox
King Street West at John [1]

Noon – 1:30 pm
Lunch
Restaurant suggestions, p. 8

2:00 – 3:30 pm
Neighbourhood tour and talk: Thorncliffe Park [2]

4:00 – 5:30 pm
Tour of Aga Khan Museum
77 Wynford Drive [3]

5:30 pm
Dinner
Diwan Restaurant, Aga Khan Museum

ACCESS THE COMPLETE MAP
bit.ly/LEW2016

LEW TALKS

Results of our experiment

RUSSELL MATHEW, PARTNER, HEMSON CONSULTING

Toronto is a modern experiment in large-scale, international immigration, comparable in that respect to New York City at the turn of the last century. Now the sixth-most populous metropolitan area in North America, Toronto is also Canada's centre of banking and business activity and English Canada's media and arts capital.

Toronto: an accidental metropolis

JOE BERRIDGE, PARTNER, URBAN STRATEGIES

Somehow our provincial no-account town has become one of the top dozen global urban centres, with no federal or provincial—and certainly no municipal—policy intention. How did this happen, and what do we do now? Toronto's resistance to big ideas may be an indulgence we can no longer afford.

Tall new buildings

MARK CONWAY, PARTNER, NBLC

Back in 2010, nearly half of North America's high-rise construction was in Toronto; the cranes are still swinging today. The condo market is, the joke goes, in the 15th year of a five-year cycle. Is the market's strength dependent on government policy, limited land supply, offshore investment, or the urban orientation of millennials?

Retail therapy

BRIAR DE LANGE, EXECUTIVE DIRECTOR, BLOOR-YORKVILLE BIA

Yorkville, once a sleepy village suburb and then a '60s hippie hangout, is now an upmarket residential and shopping area. The Business Improvement Association's ambitious streetscape improvement plan for Bloor Street has reinvigorated Toronto's "Mink Mile" as a pedestrian-oriented retail destination.

Growth in a liveable future

JENNIFER KEESMAAT, CHIEF PLANNER, CITY OF TORONTO

Toronto is in the midst of an urban boom and an unprecedented influx of residents and jobs. By 2041, the downtown population is projected to nearly double, placing strain on undersized and outdated infrastructure. To maintain the liveability of our city, we need new, bold, and proactive responses to these pressures.

DAY 02

1 TIFF BELL LIGHTBOX
2 THORNCLIFFE PARK
3 AGA KHAN MUSEUM





1 TIFF BELL LIGHTBOX

From its first run in 1976 through its growth into the "most influential film festival, period" (*Time*, 2007), the Toronto International Film Festival was an event without a home. That changed in 2010, when the TIFF Bell Lightbox opened in the Entertainment District. The 42-storey, mixed-use complex includes 547,000 sq. ft. of flexible space in a five-storey podium, with the 373-unit Festival Tower condominium above. The podium, facing King Street, houses five cinemas, TIFF's administrative offices, a film reference library, and galleries. Its dramatic rooftop terrace was inspired by Godard's 1963 film *Contempt*.

Lunch

After the TIFF Bell Lightbox tour, venture on your own for lunch. Here are a few nearby options, including two in the Lightbox. Buses leave Le Germain Hotel at 1:45 pm for the afternoon's activities.

CANTEEN *330 King St W* **Casual spot with a varied, trend-conscious menu. $$$**

LUMA *330 King St W* **Multicultural dishes and great street views. $$$**

FRED'S NOT HERE *321 King St W* **Lively neighbourhood steak and pizza joint. $$**

MILAGRO *5 Mercer St* **Authentic Mexican cuisine, extensive tequila list. $$**

PAI *18 Duncan St* **Northern Thai menu, casual setting. $$**





Thorncliffe Park today and in 1960

If you're a film festival in need of a prominent site, who you gonna call? Director and producer Ivan Reitman (yes, he directed the original *Ghostbusters*). His parents, post-war immigrants and Holocaust survivors from Czechoslovakia, had purchased a property on King Street in 1960, operating a car wash there. The Reitman family donated the land to TIFF, but more money would be needed to complete the Lightbox. In large part, the funding came from the joint venture with Daniels Corporation to develop Festival Tower.

2 THORNCLIFFE PARK

Two patterns overlap in Thorncliffe Park, a 1960s neighbourhood built on a former racetrack: rental market history and immigrant settlement choices. In the suburbs of post-war Toronto, developers built clusters of high-rises in a frequency and density unique in North America. Not public housing, these were private rental buildings (only one in Thorncliffe is publicly owned). Tax policy, planning theory and consumer demand gave life to the apartment clusters; the bust came with a 1972 change in income tax laws, followed by rapid rent increases and, in 1975, provincial rent control. Building owners neglected maintenance, and for 40 years, private rental construction nosedived.

In the 1980s climate of federal high-immigration policy and gentrification of inner city houses, immigrants began settling in the now-affordable tower clusters, including Thorncliffe Park. By 2011, 65 per cent of its residents were recent immigrants, predominantly of South Asian origin and predominantly Muslim.

Thorncliffe's original developers, however, had assumed a 1950s monocultural community, one where wives drove to the grocery store and husbands worked in the nearby industrial area. Times have changed; can the tower-cluster neighbourhoods adapt?

INSIGHTS

ARRIVAL CITY The social and demographic hallmarks of Thorncliffe Park echo those in other arrival cities—communities of recent immigrants that change quickly as newcomers launch themselves into the mainstream. We'll learn more about this phenomenon from Doug Saunders, author of *Arrival City: The Final Migration and Our Next World* and international affairs columnist for *The Globe and Mail*.

The gardens of the Aga Khan Museum

TOWER RENEWAL Toronto's tower clusters are aging, and the needs and demographics of their residents are shifting. Tower renewal does more than update systems and finishes; the process aims to reshape neighbourhoods with, for example, residential and commercial infill to make better use of the spaces between towers. Graeme Stewart of ERA Architects will discuss this important initiative.

3 AGA KHAN MUSEUM

When Ismaili Muslims (and others of Asian descent) were expelled from Uganda by Idi Amin in 1972, their spiritual leader, the Aga Khan, appealed to the Canadian government for help. About 6,000 refugees came in the first wave, establishing an Ismaili community and cementing Canada's relationship with the Aga Khan.

On two suburban Toronto properties he had assembled by 2002, the Aga Khan proposed creating a museum of Islamic art and culture. Heritage groups wanted to save the modernist Bata Shoe Building already there, but the museum project was widely seen as sacrificing a building of moderate interest for something of far greater potential value.

Pritzker-winning architect Fumihiko Maki did not disappoint. The building's exterior is monolithic yet welcoming; light plays across the interior, over textured surfaces and through screens, animating the compact and exceptional collection of Islamic artifacts. The white granite museum is complemented by its formal landscape design, a contemporary take on Persian gardens, and the adjacent Ismaili Centre.

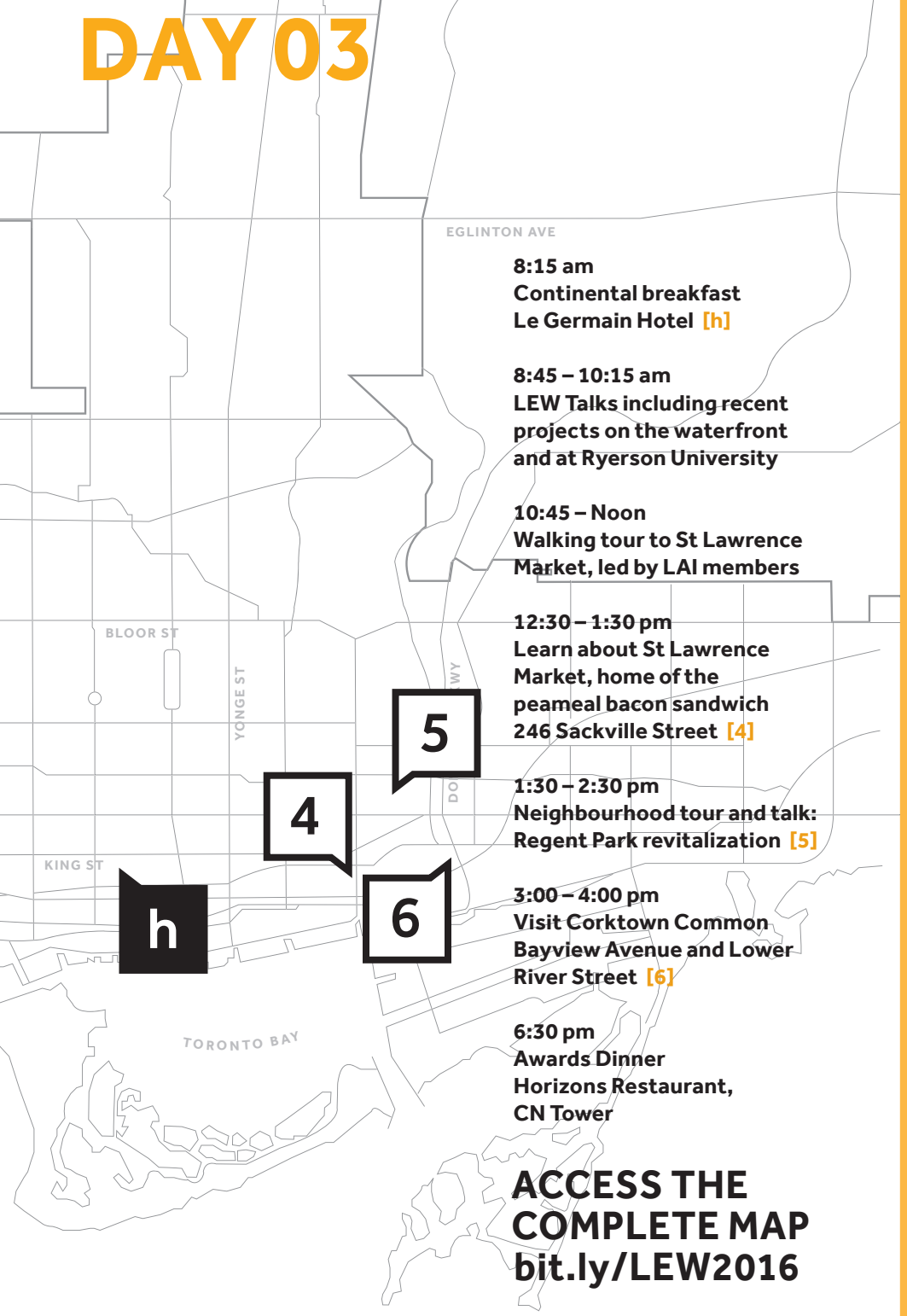
After touring the museum, we'll dine at Diwan on the main floor. The menu, created by celebrity chef Mark McEwan, showcases Middle Eastern, North African and South Asian cuisine in a room that features hand-carved antique wooden panels, evoking the luxury of a 19th-century Syrian home.

Late night

In the Entertainment District, there are dozens of bars, nightclubs and restaurants, all an easy walk from Le Germain Hotel.
WAYNE GRETSKY'S *99 Blue Jays Way* **Sports bar showcasing No. 99's hockey memorabilia.**
BAR HOP *391 King St W* **Large selection of craft brews and late-night pub fare.**
MONTECITO *299 Adelaide St W* **Seasonal Californian from director-producer Ivan Reitman.**
HORSESHOE TAVERN *370 Queen St W* **From Loretta Lynn to the Stones and Arcade Fire, everyone's played this legendary watering hole.**
MASCOT BREWERY *31 Mercer St* **Craft beer and handmade cocktails.**



DAY 03



8:15 am
Continental breakfast
Le Germain Hotel [h]

8:45 – 10:15 am
LEW Talks including recent projects on the waterfront and at Ryerson University

10:45 – Noon
Walking tour to St Lawrence Market, led by LAI members

12:30 – 1:30 pm
Learn about St Lawrence Market, home of the peameal bacon sandwich
246 Sackville Street [4]

1:30 – 2:30 pm
Neighbourhood tour and talk: Regent Park revitalization [5]

3:00 – 4:00 pm
Visit Corktown Common Bayview Avenue and Lower River Street [6]

6:30 pm
Awards Dinner
Horizons Restaurant, CN Tower

ACCESS THE COMPLETE MAP
bit.ly/LEW2016

LEW TALKS

The university is expanding

ELISABETH STROBACK, FORMER EXECUTIVE LEAD, AND NIC DE SALABERRY, DIRECTOR, CAPITAL PROJECTS AND REAL ESTATE, RYERSON UNIVERSITY

In recent years, Ryerson University has stepped up its public profile and physical presence with large, visible projects on major downtown streets, including a unique partnership with food retailer Loblaw in the historic Maple Leaf Gardens and the distinctive and gregarious Student Learning Centre on Yonge Street.

The shore thing

JOHN CAMPBELL, FORMER PRESIDENT AND CEO, WATERFRONT TORONTO

In 2001, three levels of government agreed to create an agency that would lead and coordinate the revitalization of Toronto's lakeshore—a 25-year, 800-hectare project. With projects such as a spectacular boardwalk linking new parks and big-picture changes such as opening a half-dozen new districts for investment and growth, Waterfront Toronto has already made waves.

POPS culture

JAMES PARAKH, URBAN DESIGN MANAGER, CITY OF TORONTO

As density increases in the urban core, creating new public spaces and amenities becomes more necessary, yet more challenging. How does Toronto's municipal government work with developers to provide plazas, play spaces, art installations and other Privately Owned Publicly accessible Spaces (POPS)? What role do they play in the liveable city?

Office moves

CHRISTOPHER WHITE, ASSOCIATE PARTNER, URBANMETRICS

The suburbanization of Toronto's office market in the 1980s was followed by the city's lost decade of the '90s, when almost no office space was built. In the last ten years, however, the market focus has shifted downtown, with a dramatic resurgence in office development. How long can the trend continue?

DAY 03
4 ST LAWRENCE MARKET
5 REGENT PARK
6 CORKTOWN COMMON



TO MARKET, TO MARKET

The historic development of Toronto's core follows the paths and fortunes of the railways. As we walk to St Lawrence Market, guided by LAI members, we'll cross former railway lands along Wellington Street, redeveloped in the 1980s and '90s, and pass Roy Thomson Hall, home of the Toronto Symphony.

Heading south on University (one of our few grand avenues) and then east on Front Street, we'll pass a pairing found in many Canadian cities: the train station and the railway hotel. Union Station, already the busiest transportation facility in Canada, is in the midst of a major expansion that will double its capacity. The Royal York, the largest of Canada's château-style railway hotels, dominated Toronto's skyline for 40 years until the TD Centre was built.

We'll pass through Brookfield Place and Santiago Calatrava's stunning parabolic Galleria; in the same complex is the Hockey Hall of Fame. From there, we'll cross Yonge Street. Facing Berczy Park is a stretch of 1870s commercial buildings with cast-iron facades, rare in Ontario. Their site was created in the 1860s when the railways financed a harbour infill (many parts of Toronto's waterfront were similarly expanded). The small park is also the backyard of the much-photographed Gooderham Building.







Regent Park pool protest, 1969; Aquatic Centre, 2012

4 ST LAWRENCE MARKET

For 210 years, in a series of buildings, there have been food markets near Jarvis and Front streets; the one there now is the world's best, according to *National Geographic*. Although St Lawrence Market includes three buildings, when locals advise getting to the market by 7 am on a Saturday, they really mean the South Market. It opened in 1902; by 1971, city planners felt it should be torn down, perhaps for a handy parking garage. But the public in the early '70s was in a fighting mood. Activists had taken on planners and developers over Old City Hall, Holy Trinity Church, and the Spadina Expressway—and won each time. They won this bout too.

Now it's the underused North Market's turn, but no one is fighting to keep the utilitarian 1968 building. The proposed replacement features a five-storey-high covered street, linking the South Market and St Lawrence Hall, with courtrooms on the upper floors. The ghosts of planners past are finally getting their parking garage, albeit underground.

We'll learn more about the market's history and redevelopment from market historian Bruce Bell. And for lunch, we'll experience one of the market's iconic foods, peameal bacon on a bun (with vegetarian and pork-free options). Peameal bacon is a cured and cooked boneless loin that's rolled in cornmeal (originally ground yellow peas). Back bacon is the same cut, but is smoked. William Davies, a 19th-century St Lawrence vendor, is credited with peameal bacon's invention and the birth of the Canadian pork industry. Later this afternoon, we'll see his company's legacy in Corktown.

5 REGENT PARK

Heard this story before? Reformers, planners and politicians rally public support to replace a dangerous, decaying slum with a new planned community. In 1947, Toronto voters approved a plan to raze what was then called Cabbagetown for 28 hectares of low-rise public housing in open lawns, a bright, airy neighbourhood laced with walking paths instead of the old street grid.

Regent Park, completed over the next decade, showed initial success. But no street grid meant poor public transit, no street life, and little retail or commercial activity. The open spaces—neither public nor private—devolved into no-man's land that nurtured crime and gangs. Rental revenues, a mix



of deep subsidy, rent geared to income and low-end market rent, couldn't pay for mounting maintenance costs.

In the mid-2000s, Toronto Community Housing Corporation started a 20-year, $1 billion project to redevelop Regent Park into an intensified, mixed-use, mixed-ownership community, in partnership with a private developer. Selling market condo sites would help offset the cost of replacing the old units and infrastructure with affordable rental apartments and townhouses. There would be new retail spaces, cultural institutions and sports facilities. To minimize disruption of the existing community, TCHC would help residents move into interim units during construction and offer them first refusal on new units. The ongoing community consultation process is extensive and revealing. Residents have told TCHC they have no interest in living in an architectural showcase; they just want a normal, functioning neighbourhood.

We'll hear two perspectives on how the Regent Park revitalization came together and how well it's working. Kelly Skeith, Senior Development Manager for TCHC, will give an overview of the project; community volunteers will lead us on a tour of their neighbourhood.

6 CORKTOWN COMMON

In 1879, the William Davies Company—which started in St Lawrence Market—opened a state-of-the-art pork processing factory in Corktown. The second-largest such facility in North America, it processed hogs through the 1920s, until changing markets and a corporate merger pushed the operation out. Eventually, the site was left an empty brownfield. It was a floodplain too, so in 2007, Waterfront Toronto began building a flood protection landform to safeguard 210 hectares of the city (as far west as the Financial District) from a Don River flood.

The berm became Corktown Common, a park designed by Michael Van Valkenburgh Associates. Like nearby Underpass Park, the Common (winner of the 2013 LAI International Skyline Award) adapts urban infrastructure for recreation. This rolling mix of hills, fields, marsh, and urban prairie will become a hub for bike and walking paths linking the Don Valley to the rest of the city.

The Common overlooks developments that will reshape the eastern edge of downtown. There's the contentious Gardiner Expressway, south of the park. Should it be bulldozed, buried, moved, or maintained? After years of avoidance, city council agreed to nudge a portion northward, opening up development opportunities. Nearby, the mouth of the Don will be restored to a more natural state. Looking west, we'll see the new Canary District and, across the river, East Harbour. This major office development relies on improved rail links—the same project that is prompting the renos at Union Station.

INSIGHTS

CANARY DISTRICT If it needs to get done fast, set a firm deadline and plan a big party. In 2009, Waterfront Toronto accelerated redevelopment of the West Don Lands area by announcing it would be the site of the 2015 Pan Am Games athletes' village. Amanda Santo of Waterfront Toronto will explain the neighbourhood's rapid transition from brownfield to mixed-use community.

EAST HARBOUR It's Canada's largest current commercial project—12 million sq. ft. for 50,000 workers on a 24-hectare site—a secondary downtown office centre (akin to Canary Wharf in London) that will rely on new commuter-rail and subway connections to the Financial District. Derek Goring of First Gulf, the project's developer, will fill us in.

DAY 03

Closing reception & awards dinner

LEW Toronto 2016 wraps up at the CN Tower's Horizons Restaurant with commanding sunset views of the entire city. Three awards will be presented: the Skyline Award 2016 for a project or policy demonstrating excellence in land economics, the International Member of the Year 2016 for individual commitment and achievement in the field, and the Urban Affairs Award 2015 for individual contributions to urban affairs.

Credits

EDITOR Martin Zibauer. **DESIGNER** Vicki Hornsby. **PHOTOGRAPHY** TIFF, *cover*, *9*; Canadian Architectural Archives, University of Calgary (Panda Associates fonds, PAN 74236-4C, PAN 60124-3), *4*, *10*; Tom Arban/Courtesy KPMB, *9*; Flavel Halais, *10*; Janet Kimber/Courtesy Aga Khan Museum, *13*; Courtesy boatel.ca, *17*; Angela Leung/foodpunk.ca, *17*; Shai Gil/Courtesy MJMA, *18*; York University Libraries, Clara Thomas Archives & Special Collections (*Toronto Telegram* fonds, ASC33051), *18*; Connie Tsang/Courtesy Waterfront Toronto, *21*; Clifton Li/Courtesy Tourism Toronto, *23*.

CN TOWER

On its opening in 1976, the 553-metre CN Tower was the world's tallest freestanding structure. It kept that record for 34 years and its name even longer—Torontonians balked when the federal finance minister suggested selling naming rights in 2008. Its origins are mostly practical: as each new, reflective skyscraper was finished in the '60s and '70s, television and radio signals in downtown Toronto grew less reliable. CN, one of Canada's two major railway companies, decided to build a transmitter so tall, no skyscraper would interfere. And, like a sportscar in a mid-life crisis, this tower would prove CN's vigour.

The CN Tower was originally part of "Metro Centre," a redevelopment plan for railway lands held by CN and CP. Two years into the tower's construction, however, the scheme was scuttled when heritage groups prevented the demolition of Union Station. The CN Tower was left isolated in a neglected area of light industry. Tourists made their way to the tower, and eventually the city did too, as major projects including the Metro Convention Centre (1984), SkyDome (1989, now Rogers Centre), Canadian Broadcasting Centre (1992), and Ripley's Aquarium (2013) were completed nearby.

