TOD Eh: The Canadian Experience

Rail~Volution 2018

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Please submit your questions through slido

Questions can be rated (by others) to move up the priority list
ROD REGIER
Commissioner of Planning, Development & Legislative Services
Region of Waterloo
The Canadian TOD Story
There is no consistent ‘Canadian’ approach to TOD implementation.

However

There are two common trends that can be observed:

1. Local Government is taking a much more active approach to planning the areas around new station areas; and
2. Land Value Capture opportunities around station areas exist, and can be monetized.
Impacts of TOD

The greatest observed impacts are in Land Value Capture

Average Land Value Uplift – Major Canadian Cities over the past 15 years
Impacts of TOD
Capturing land value is reliant on thoughtful city planning
Impacts of TOD

Economic impacts created by TOD are pronounced

It is very challenging to measure the specific economic impacts created by TOD…but we can extrapolate…

Doubling the population in an area increases GDP in the area by 15% per capita due to efficiency gains and network effects.

Other microeconomic impacts of TOD:
• Decreased single-occupancy vehicle use
• Improved local air quality
• Decreased commute time and cost
Tools to Build Good TOD

Ensuring good TOD

Detailed analysis prior to implementing any TOD analysis should include investigating:

- The Past
- The Market
- City Planning
- Urban Economics
Tools to Build Good TOD
How to create value

Physical Integration
Visual Integration
Grade Continuity
Asset Ownership