

Our New Social Urban Landscape

Approach

Biophilic Social Urbanism aims to minimize the divide between the natural and the urban through the redesign of cities to fully incorporate and integrate the natural environment.

Our approach emphasized reducing hierarchy and inequality between people through a new political and economic model; through these efforts, hierarchy over nature is also reduced. With the combined efforts of federal, provincial and local governments as well as partnerships with community organizations, Kip-Fi had been transformed into a dynamic and creative environment which included over 100,000 residents with backgrounds from all over the world, who live in harmony with the native ravine and prolific plant life.

Guiding Principles

This is **Indigenous** Land
Indigenous people have lived within the Humber River Valley ("Cobecheonk") for approximately 12,000 years, and agricultural settlements have existed for roughly 2,000 years. The Kip-Fi community honours this history by completing the Carrying Place Trail linking Lake Ontario and Lake Simcoe, the creation of Cobecheonk Park along the Humber, which features Indigenous art installations.

Big Canada
Climate change has resulted in the largest refugee crisis in human history. In response, "Big Canada" policies were adopted with the goal of increasing Canada's population to 100 million by 2100. In 2067, Canada is home to nearly 70 million people, with the GTHA's population approaching 15 million. Kip-Fi has played a role in this mission of carrying a larger population with less impact by increasing its density by a factor of 3, with the population increasing from 32,000 in 2017 to over 100,000 today.

Adapting to **Climate Change**
In the last 50 years, temperatures in Southern Ontario have increased by 3.5C. Compared to the early 21st century, heat waves are more common, extreme weather events more severe, and the climate less predictable. Major changes in the built environment and an ambitious city greening project have reduced the urban heat island effect and mitigated the impacts of rising temperatures and increased rainfall.

New **Social Housing** Model
Beginning in 2020, Canada's Federal government responded to high housing prices and economic segregation in big cities by introducing the Federal Social Housing Program, providing funding to cities, NGOs and developers interested in building mixed use and mixed income housing on a collective ownership basis. This has resulted in diverse, self-run communities working together to provide the best possible life for all its residents.

2017 - 2067 Timeline

2017

2022

2042

2067

KIPLING AND TOWERS

ZONE 1



Kipling Avenue was defined by a series of mid-century tower-in-the-park buildings on the east and by back-facing single detached homes on the west side. Major concerns included lack of walkability and large empty space.

2022: A new **Federal Social Housing Program** combined with **new municipal zoning bylaws** including Kipling in the Avenues Study. A **federal grant** encouraged the development of new cooperatively-owned infill development between existing towers featuring grade-level retail space. Retail was formulated to be **collectively-owned through the use of community land trusts**. By 2022, one development had been completed.

2042: Huge public transit improvements completed, driven by **municipal and provincial action**. A BRT on Steeles, a regional GO Transitway on the 407, LRT on Finch, and BRT Lite service on Kipling, Martin Grove and Islington. Single detached homes on the west side of Kipling partially replaced by a line of **new mixed-used mid-rises**. At grade level, a retail corridor with pedestrian walkways was developed and funded by the **local Community Land Trust**.



2067: Kipling is **reduced to two travel lanes**, with curbside, pull-out **autonomous vehicle bus stops**. Cycle tracks run along either side of the street. **Narrowed streets** creates more pedestrian access and the addition of **green walls, trees, bioswales, and gardens**. Mixed-use development provide **daily needs within walking distance**. Building retrofits of high-rises completed with **solar panels on all roofs and green balconies in 90% of units**.

Low Rise Residential

ZONE 2

Kipling Avenue was defined by a series of mid-century tower-in-the-park buildings on the east and by back-facing single detached homes on the west side. Major concerns included lack of walkability and large empty space.

2022: The neighbourhoods were **municipally upzoned**, requiring new developments to provide a higher level of **density through 'missing middle' housing**. Improved transit options make this viable and profitable. Several private townhouse developments are initiated along with **federally subsidized co-operative developments**. Construction of bioswales begins to improvement rainwater collection and mitigate flooding.



2042: **Municipally-owned autonomous electric pods solve the 'last mile' problem**, subsuming the car-based lifestyle. The new housing form allows for a network of greened pedestrian walkways, which fosters a sense of place. Driveways are replaced by edible food gardens, pollinator gardens and permeable bike parking.



2067: All detached single-family homes converted into multi-unit residences. The majority are socially owned mixed/income units. **Mid-rise buildings with grade-level retail and other commercial space has opened at most intersections**, creating a human scale urban space. Bike paths and pedestrian walkways, flanked by a canopy of maturing trees, are the dominant transit mode.

Commercial Hub

ZONE 3



This area was dominated by a sprawling parking lot, which was built to accommodate the peak shopping days of the year. Much of the space lay empty and wasted year round.



2022: Municipally-supported and not-profit organized **community flea markets** are held on weekends, which stimulated the local, social economy. Public consultations for mall retrofit began as population growth and improved transit reduced need for auto-centric retail. **Albion Cinema was slated to be preserved as an important cultural site for Bollywood cinema**.

2042: The mall structure has been demolished, and a cluster of office towers were built in its place. **The stream previously buried under parking lot was daylighted and renaturalized**. Pedestrian promenade and mid-rise residential construction began alongside stream. Albion Cinema reopens as a center piece of a central park. **Sound wall along Finch torn down and replaced with mid-rise residential buildings**.



2067: Albion Centre is now a mixed-use district, with offices, retail, residential and geodesic greenhouses that provide year-round, fresh produce, and a **pleasant escape from the (mild) winter weather**. Former parking lot north of the stream is now parkland. Shaded, streamside promenade is lined with cafes and shops

Humber River Valley

ZONE 4

The Humber Valley area was a protected patch of beautiful parkland 50 years ago, but was underutilized with few entry points and poor pathways. Parts of the fences had been torn town by residents creating desire paths into the valley.

2022: Signage was installed along the major roads (particularly Kipling) directing residents and visitors to the park. New entrances were built providing more access for residents of the Kipling Towers, native trees (e.g. Black Alder) were planted to reforest grassy slopes east of the towers. All open grass areas rezoned for reforestation with fruit trees. **These would become available for public consumption**.

2042: **Wooden, raised and flood-resistant boardwalks were completed along both the east and west riverbanks**. A third bridge completed. The road was repurposed as an eco-friendly bike path. Throughout the park, works of art by indigenous Mississauga artists were installed. The **Province of Ontario** decided to recreate the traditional trade route between Lakes Ontario and Simcoe, renaming the path west of the Humber the Carrying Place Trail in honour of the Mississaugas of the New Credit.



2067: The park has turned it into one of Toronto's natural and cultural hubs. People from all over the city and its surrounding regions visit the park to explore nature, pick fruit, and learn about the city's indigenous heritage.

Kip-Fi



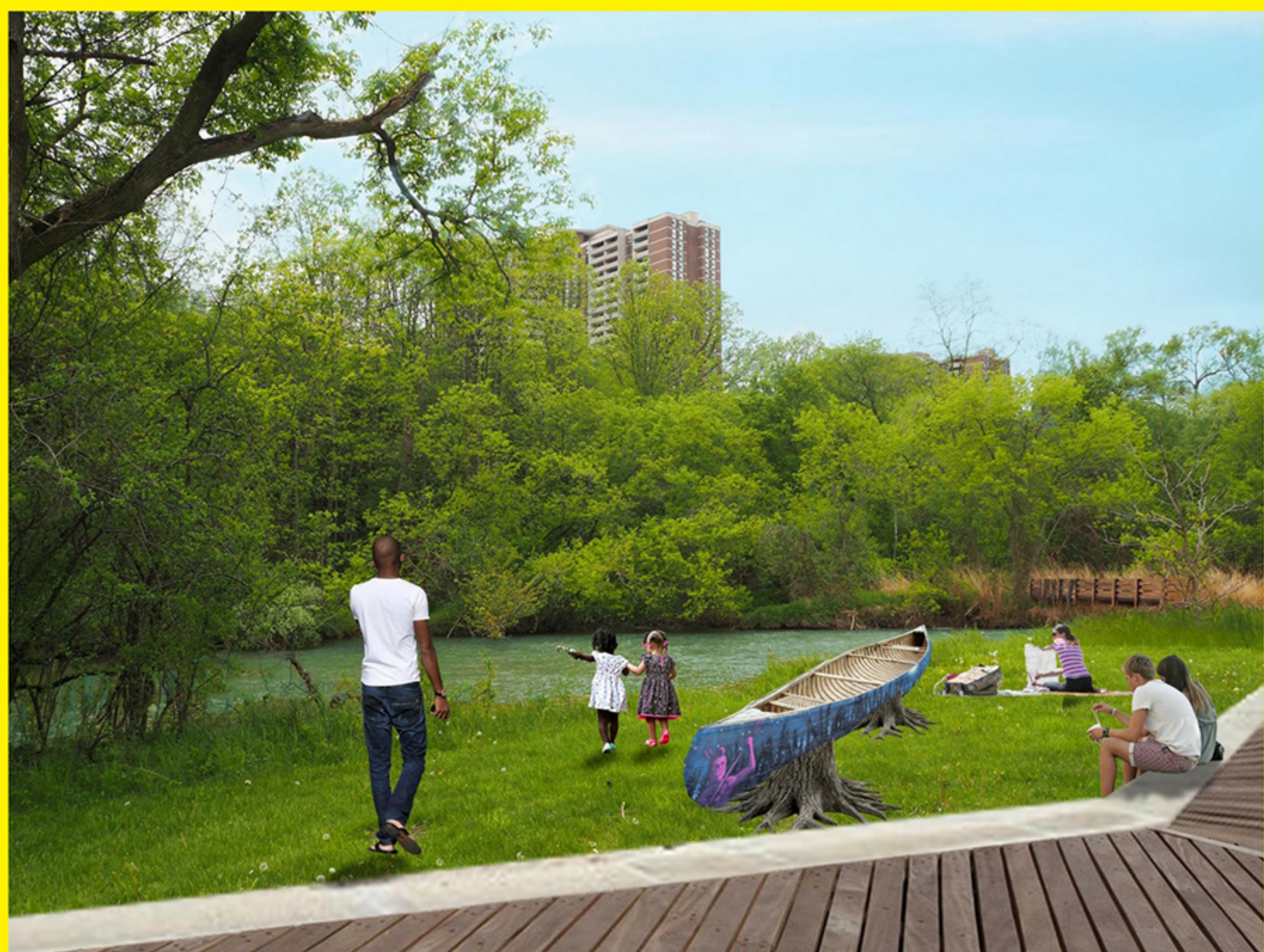
Zone 1: Mixed use mid-rise infills with green roofs and solar panels co-mingle with refurbished high-rises along Kipling. Kipling has been transformed into a transit, cycling, pedestrian and retail corridor managed by the Kip-Fi Neighbourhood Community Land Trust.



Zone 2: Dense, low-rise housing replaces single-family detached units. Streets are built with permeable pavement. Active transportation is prioritized and made more pleasurable through ample vegetation.



Zone 3: Work, nature, and play combined. This is a mixed-use community along daylighted stream, formally buried under the Albion Centre. It includes retail, residential and agricultural spaces. The Albion Cinema exists towards the south side of the park.



Zone 4: "Cobechenonk Park" - Carrying Place Trail runs along the Humber River. Park is animated via community programming, art installations and improved access points.

	2017	2022	2042	2067
Population	32788	39509.2	95289	100000
Density	4939.4	5952	14355.1	15044.8
Tree Canopy Cover Percent (average over entire region)	30	35	50	60
Rainfall in July (mm)	72.9	80.19	105.705	131.22