

**Summary Notes**  
***Dan Leeming: Keynote Speaker***

*Who is leading in innovative community design?*

- Kids get it
- University students get it
- Some progressive municipalities and developers/builders get it
- In fact, many in this room get it
- Cities have to change – cannot afford to stay with old models

*How much Innovation?*

- What can the market bear? What is the level of risk.
- Concern about costs exceeding the market cost increases to new units is limited before people will shop elsewhere
  - o Example of cost increases of LEED buildings: Certified \$5,000, Silver \$10,000, Gold \$15,000, Platinum \$20,000+
- Too many rules!
  - o Silo Issues with Engineering, Park Design, Utility Delivery
- Innovation needs to be rewarded, not punished
  - o Angus/Cornell +1-2 years (i.e. laneways, road sizes, park types, zoning, etc) was added on to approval process

*What's the message/What do we need to learn?*

- More information of what others are doing locally and internationally
- Step back and get a fresh take on how to approach this
- Get the context right
  - o Urban vs. greenfield - support different systems but still need to continue towards common goals of sustainability. This is not an excuse.

*Best Value Now*

- Energy savings (District Energy) = Climate Change
- Water
- Reduction in greenhouse gasses
- Construction waste
- Building technologies
- Transit support
- Smart infrastructure now (during a recession). Government must lead, not follow.
- Greater diversity in community mix
- Great streetscapes/park design & locations
- Education of Public Health and Aging Society links to built form
- Set new standards for sustainability
  - o Transportation systems
  - o Land use relationships
  - o Building technologies

*Best Value Later*

- Needs further development:
  - o Live/Work relationships – various employment and locations
  - o Emerging technologies
    - Wind
    - Geothermal
    - Photovoltaic

- Building technologies
- Waste reduction
- Water management
- o Higher densities but better community design
- o Target zero carbon/One Planet design

#### *Trade Offs*

- What can the market bear vs. what can society bear? (in terms of greenhouse gas emissions, public health and health care costs)
- The science says we need to move faster. There is still a disconnect for now, but the innovation of ideas, plans and buildings is at least getting started
- Therefore, needs better education/information on key issues and why we need to make changes and how we can get there (real implementation strategy)

#### *Recognition/Encouragement*

- Economic disparity in market response/affordability is still a reality i.e. some areas will support increased sustainability costs while others will not)
- Sustainability credit programs that acknowledge certification
- Economic rewards for doing the right thing, i.e. tax incentives/credits, etc.
- Awards Competitions
  - o New interest in sustainability achievements
  - o New categories created to be on par with urban design/architecture
- Acknowledge fundamentals of comprehensive Regional planning that promotes high quality urban design and sustainability
- Education in schools; trust in the next generation

#### *Challenges and Specifics*

- Understanding of the need to make changes; at this time, we don't have a choice
- For example, Typical Study Models = no change/some change/great change
  - o Great change is our only choice
- Market choices need to be here to offer tangible proof in both Urban and Greenfield locations
- Standards still need to change for:
  - o Utilities
  - o Roads
  - o Transit
  - o Mixed Use
  - o Live/work relationships
  - o Emerging technologies
- Make compact form loveable, need to understand the advantages of great mixed and diverse community areas
- Demonstrate economic advantages to sustainable shift
- Need to keep ramping up towards zero carbon
  - o On a scale of 1 – 10, with zero carbon at 10, we are still at 1
- Don't get frustrated by the immensity of the challenge
- Better education on choices
  - o Density is cool
  - o Transit is convenient
  - o Paying for energy and water is a waste of personal finances
  - o Mix and diversity is healthy and socially sustainable
  - o Encourage a culture of change and start a new literacy of sustainable awareness.