

# Curing the Zombie City: Planning for healthy communities in the sprawling edges of Canadian Cities

6/12/2018

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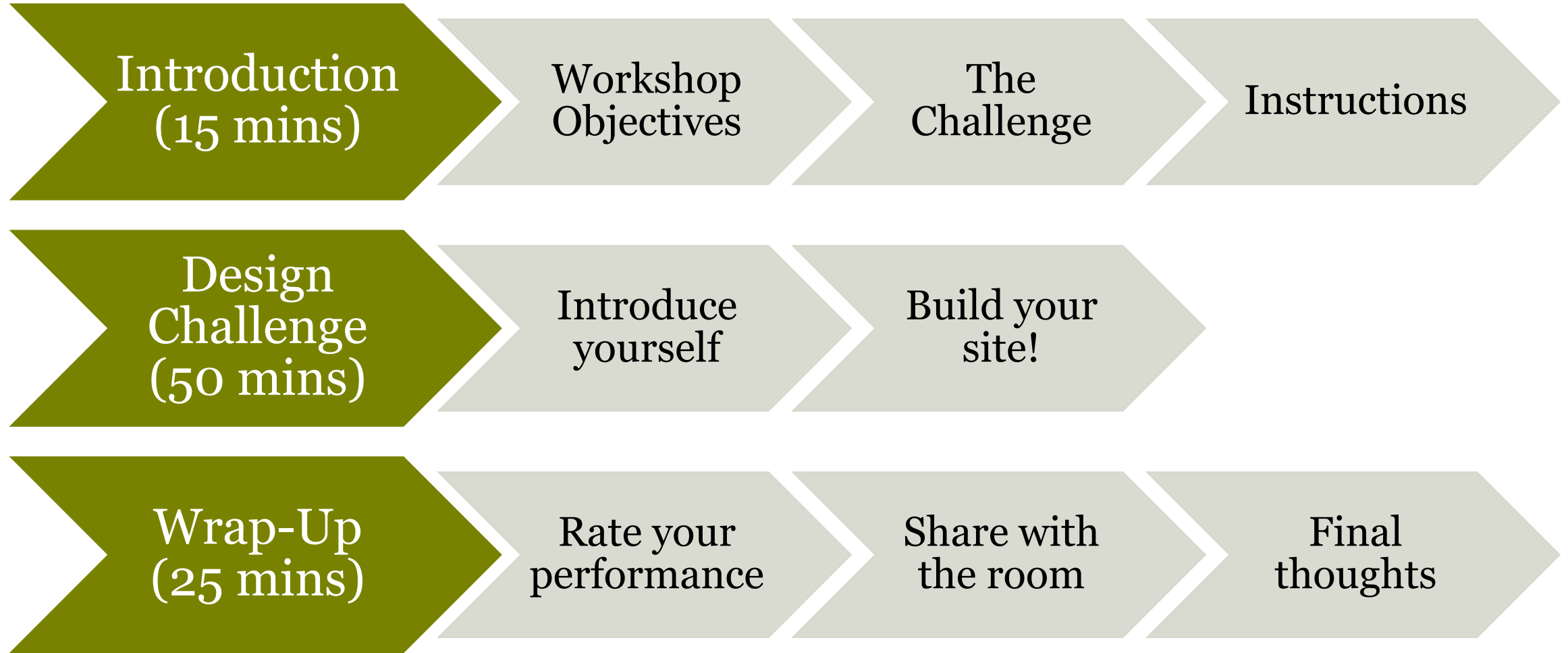
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**UNIVERSITY OF WATERLOO**  
FACULTY OF ENVIRONMENT  
School of Planning

# Workshop Timeline



# Workshop Objectives





# What is a zombie city?

- An area that is not urban, and not suburban but a place that is in between both
- Majority of industrial and commercial activity in Canada
- Often called...
  - Employment areas
  - Industrial parks
  - Office parks
- “You’ll know it when you see it”







# **THE CHALLENGE**

Siting Amazon HQ2

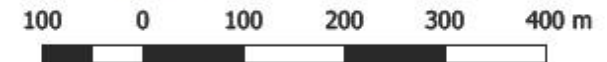


# HQ2 Requirements

- 1,000 minimum square metres of space
- 10,000 target square metres of space
- Close proximity to highway, airport and mass transit
- Our “site” is the Toyota manufacturing plant in Cambridge, ON



Amazon HQ2 Proposed Site (Cambridge, Ontario)



# **BUILD A HEALTHY COMMUNITY**

Maximize transit access, density, and try to reach the targets



# Instructions

- Each table has been provided with the same number of LEGO pieces
- Your job is to build a new headquarters for Amazon
- The rapid transit station, and road access has been marked out already
- In addition to the buildings show any roads, trails or other features



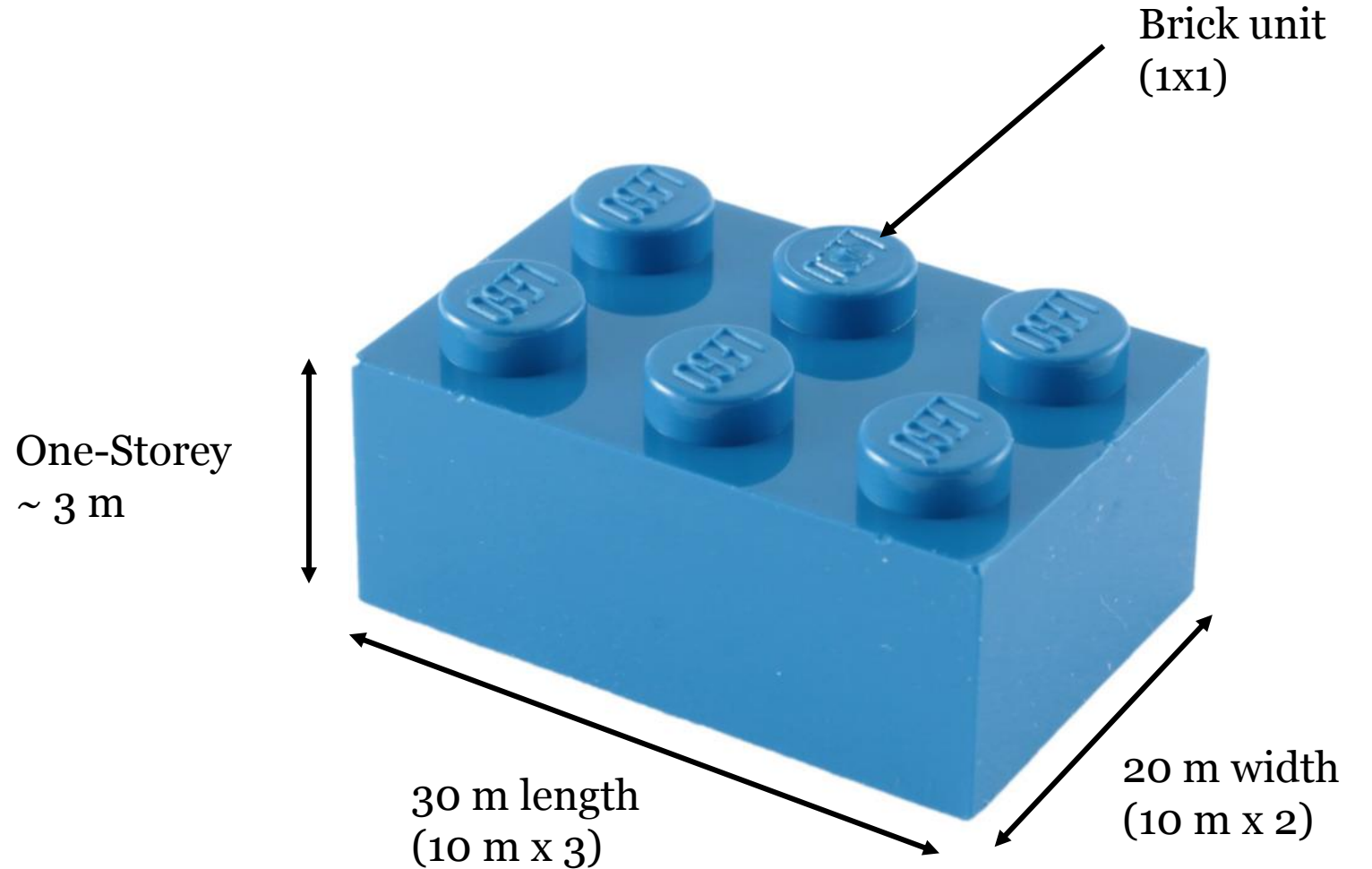
# **THE RULES OF THE GAME**

Interactive Session



# Building Bricks

- Each brick is equivalent to one-storey in height on a building
- Each brick unit is equal to  $10 \text{ m}^2$  of space
- You can combine bricks anyway you like, as long as no higher row of bricks exceeds the area of a lower row of bricks



# Zoning and Land Use Restrictions

- You can only build a maximum of **four stories in height (4 bricks high)**
- Each building must be at minimum **two stories in height (2 bricks high)**
- Buildings must be spaced at **minimum 6 brick units apart**
- Buildings **cannot exceed 200 brick units** (anything over will not be counted)

## Helpful Tips:

- Try to maximize the number of buildings you have in close proximity to transit
- Think of how your buildings are placed, and how you would move around the site





# **GET STARTED**

Introduce yourself

**START BUILDING!**

45 minutes remain



**HALFWAY THERE!**

25 minutes remain

**GO! GO! GO!**

10 minutes remain



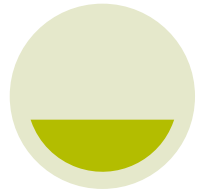
**BLOCKS DOWN!**

0 minutes remain

# **SCORING YOUR SITE**

Follow along at your table

# How to score your site

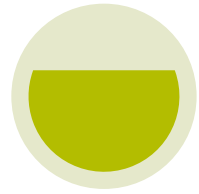


## Step 1

Take piece of string

Draw circle

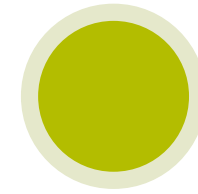
Place all buildings within circle off to side



## Step 2

Take buildings outside of circle

Count number of brick units used in each one



## Step 3

Take buildings off to side

Count number of floors for each one

Count number of brick units used in each one





# **USE SHEET FOUND IN YOUR PACKAGE**

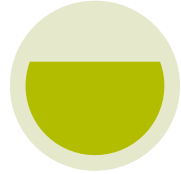
Follow instructions and tally up your points

# Score Performance



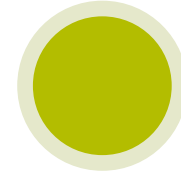
Marginal (less than 0)

Marginal performance that is typical for an office park in North America



Great (0 to 1000)

Above average performing office park development that would be healthier



Amazing (above 1000)

Call Amazon!  
Do you have an office park for them!



# **SHARE WITH THE ROOM**

What was your score? What did you find challenging? What did you find easy? What lessons will you bring back to your work?



# Thank you for participating!



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Canadian Cancer Society  
Société canadienne du cancer

Canadian Cancer Society #704744



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