

Two principal results

1. Improved Quality of Life

- Environment
 - Cleaner
 - More sustainable
 - More accessible
- Economy
 - More prosperous
 - More productive
 - More competitive
- Equity
 - More affordable
 - More just
 - More secure

2. Reduced Public Costs

- Efficient use of existing infrastructure and services
- Less need for new capital investment
- Lower operating expenses
- Fewer subsidies

Expectations: taking the long view

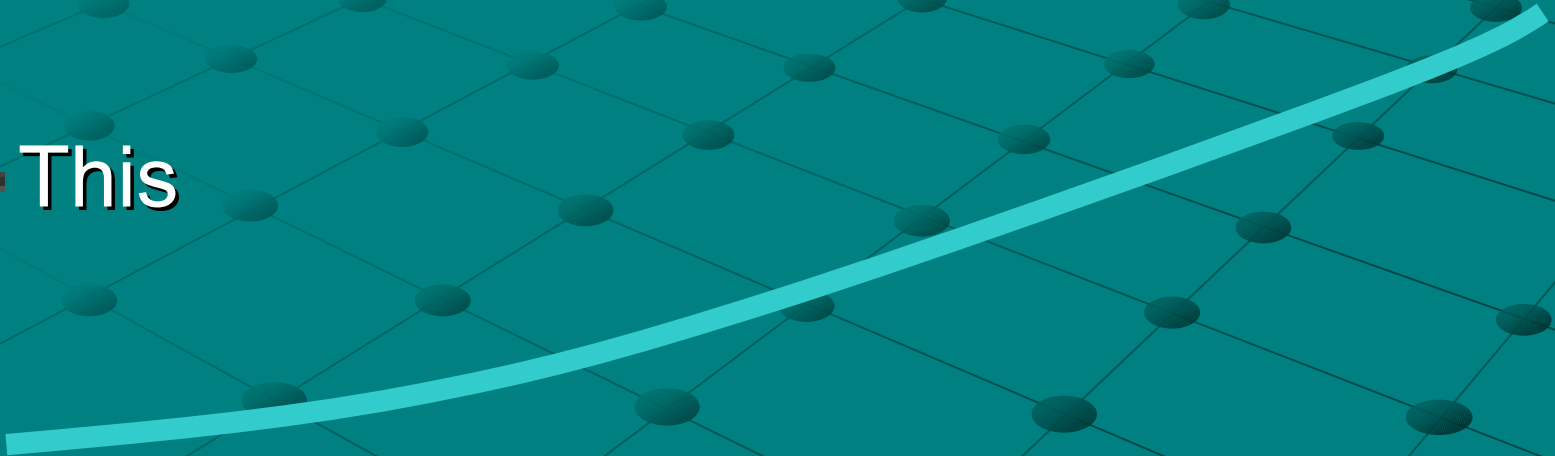
- In any one year, 99% of the region is already in place
- Over 30 years, we can influence new growth equal to 1/5 of the region...
- But only if...
 - we know what we want to do,
 - have the will to do it,
 - are persistent, and
 - have the right tools.

Steady, measured progress

● Not this



● This



Two key ideas

1. Focus

...on consistent objectives

2. Commitment

...over the long term

Implications for Goods Movement

- More compact development: shorter distances than the trend
- More transit use: Less competition for road space and less congestion than the trend
- Emphasis on infill: Increasing demand to redevelop underutilized distribution space for other urban uses; pressure to develop more efficient distribution facilities