



UTSC Master Plan and GTA Economic Development

**City of Toronto Economic Development Committee
February 26, 2014**

- Has evolved into a comprehensive full-service research-intensive University
- Largest undeveloped land holdings of any Canadian University (untapped potential)
- UTSC currently has 11,400 students: Growth over the next 5-7 years to 15,000+ students
- Centennial College has 5,000 students on UTSC Campus; 1000 Staff and Faculty, and growing
- Total student population on UTSC campus will be over 20,000 by the end of the decade
- Pan Am Legacy Facility at UTSC will create a regional draw for decades to come





> Teaching and Research



> Athletics Centre



> Retail, Industry & Partnerships



> Places to hang out



> Student Housing



> Public Transit



> Hotel/Conference Centre



> Image



Eastern Gateway to the City of Toronto





HIGHWAY 401

CONLINS ROAD

ELLESMERE ROAD

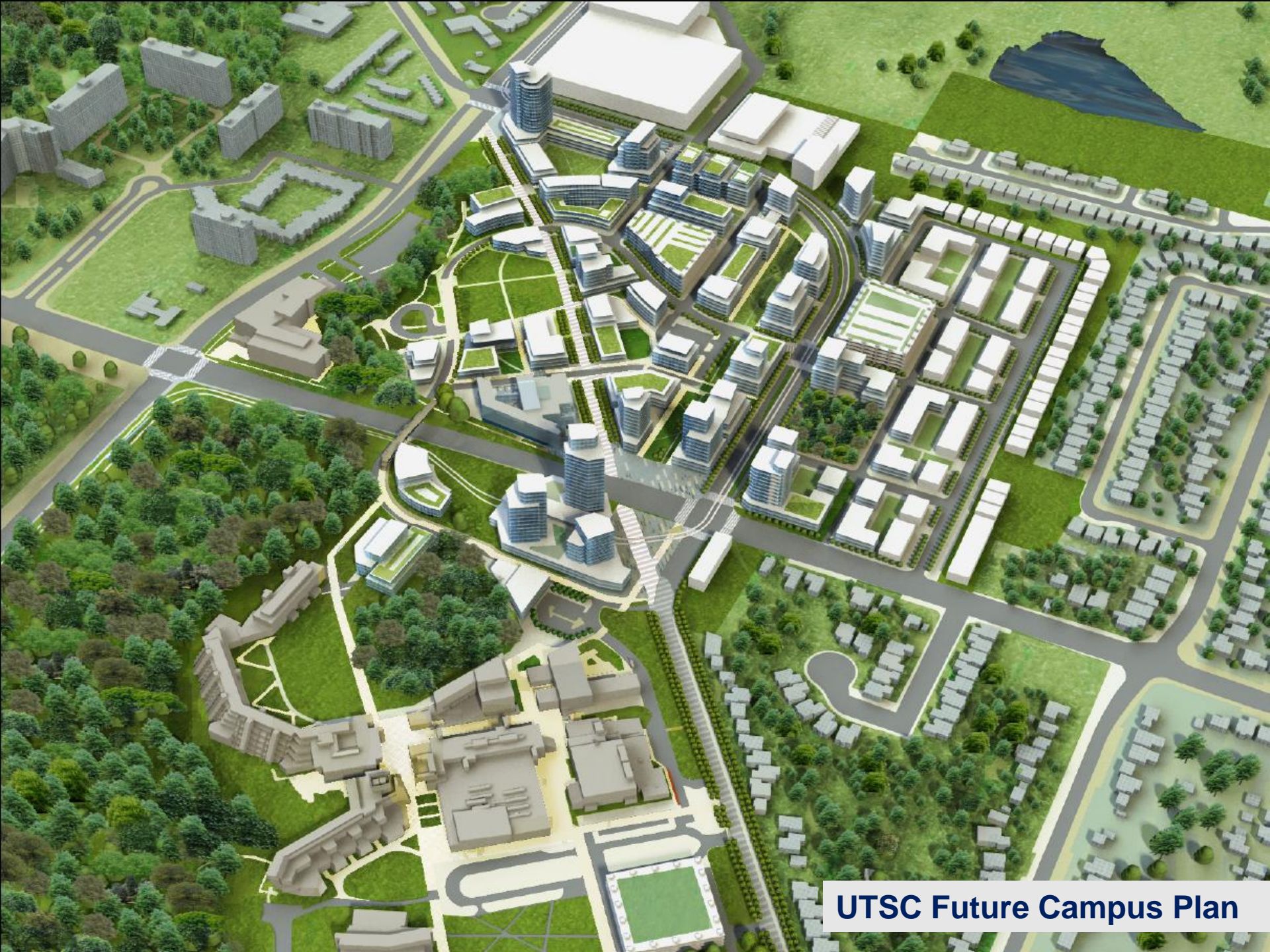
MORNINGSIDE AVENUE

MILITARY TRAIL

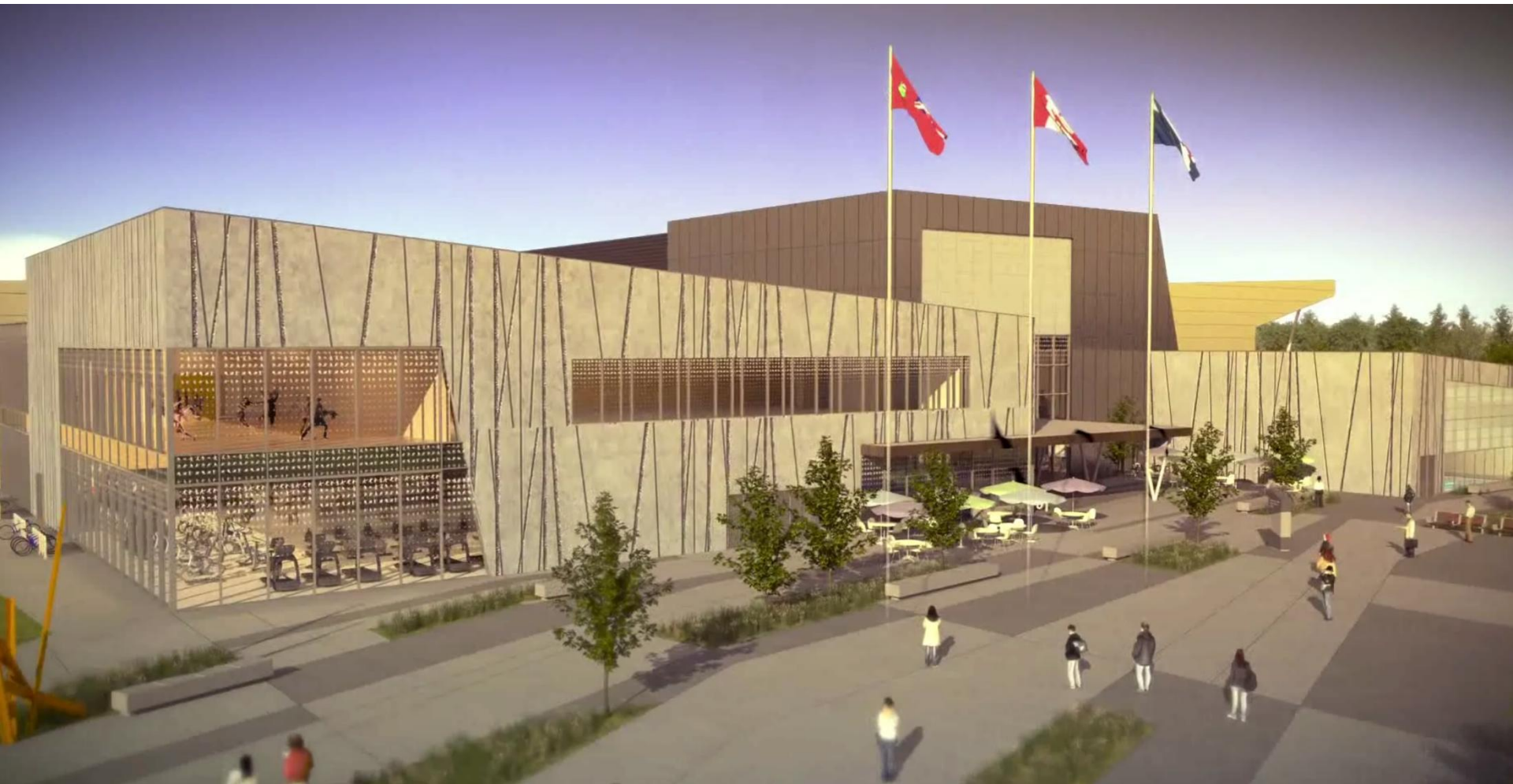
Master Plan

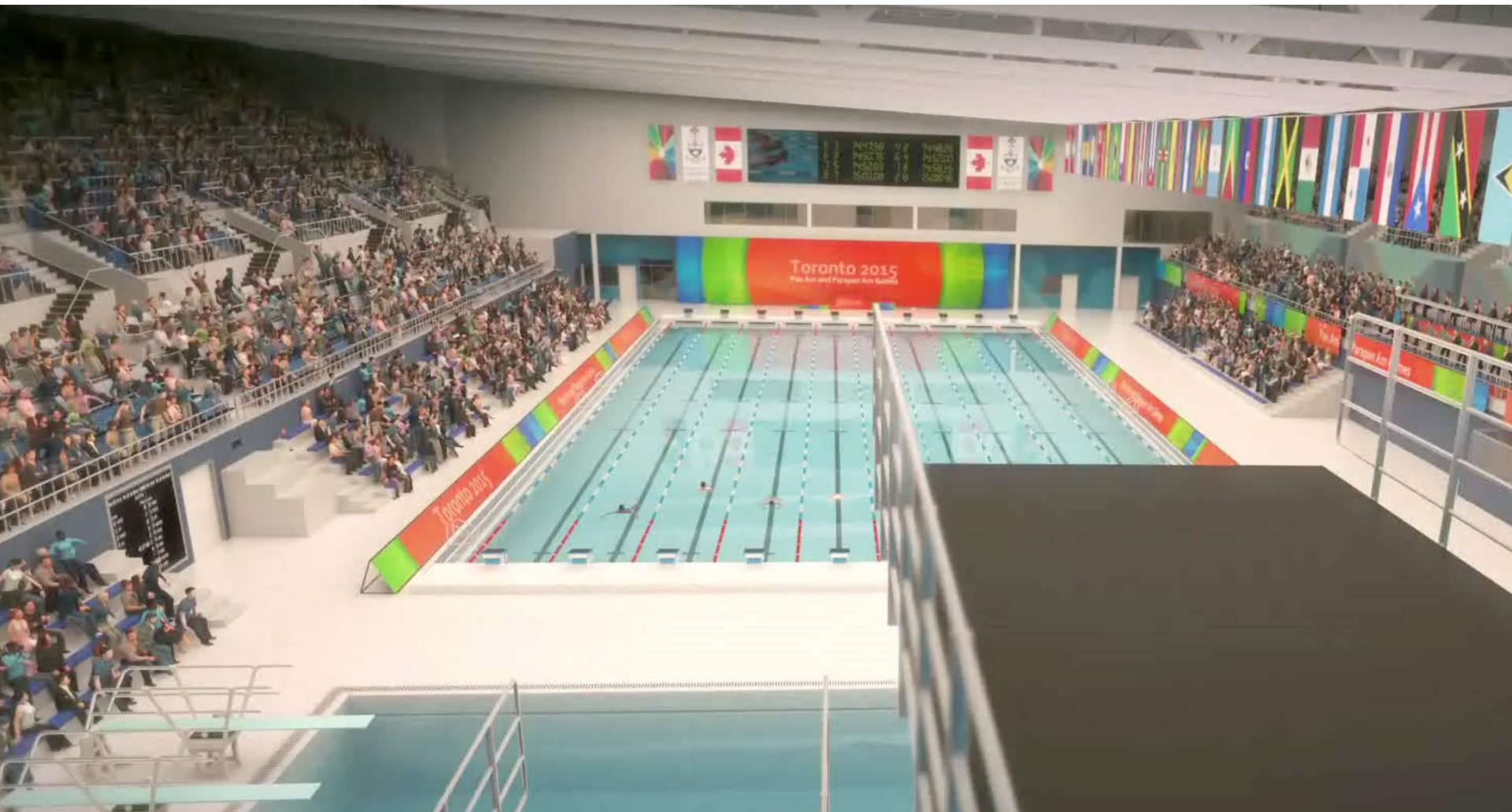
- Academic Draw
- Academic/Industry Partnerships
- Residential Development
- Pan Am and Legacy
- New Intellectual, Cultural and Sporting Hub of the Eastern GTA





UTSC Future Campus Plan





The Field House





Eastern GTA Sporting Hub Opportunities

Baseball:

Home to the Ontario Blue Jays Baseball Club (willing partners for indoor dome for winter training facility)
Host site 2016 OUA Baseball Championships and home of the Varsity Blues baseball team
Host to Toronto Community Housing and Toronto Blue Jays care foundation Rookie League Program
Future host of Pan Am Baseball Practice facility

Tennis:

In 2013:

Home to U18,16,14 Boys and Girls Tennis National Qualifier
Host of 5 Provincial OTA Tennis Tournaments
Home to 120 priority neighborhood youth free tennis program
Brand new 8 court facility with seating under construction spring 2014
Potential site for OTA's high performance office and training centre
Future home of Wheelchair Tennis Provincial High Performance program
Future Host of the 2015 Para pan tennis championships

Playing Fields:

Home to Ontario Soccer Association Long Term Player Development program
Home to Aussie Rules Football
Training site for Rugby Canada and Rugby Ontario
Home to 2012 Trinidad and Tobago/Jamaica Consulate Cricket event broadcasted back to 7 countries.
Host to various Varsity events



UNIVERSITY OF
TORONTO
SCARBOROUGH



High Performance Sport

The creation of the CSIO will provide a unique opportunity that will create a competitive advantage for our Athletes

The proximity to UTSC and local high schools and colleges will provide unique training and education opportunities for athletes

TPASC home to the *Canadian Sports Institute of Ontario* and high performance athletes

Key HP Occupants to date:

National Training Centre's

1. Swim
2. Syncro
3. Water Polo
4. Wheelchair Basketball

Residential Elite Program

1. Dive

Other discussions underway

1. Volleyball
2. Basketball
3. Other Para Sports



Investment in build out of Master Plan presents opportunity to:

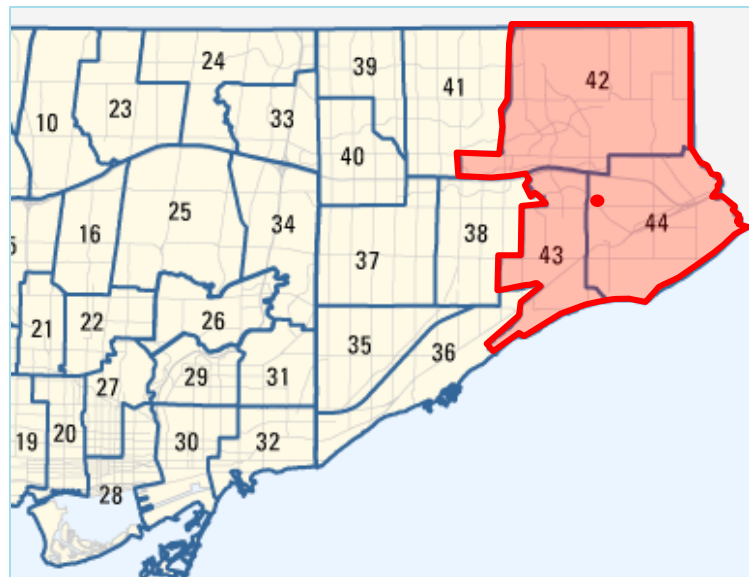
1. Further develop skills and attributes in young people throughout GTA
2. Further engage with surrounding communities and partners including the Toronto Zoo and Rouge National Park in providing opportunities for job growth
3. Support and foster new learning and economic activity at the local level
4. Economic spinoffs and uplift at the local level will create conditions favorable for private development

- The eastern GTA is relatively underserved by post-secondary institutions when compared to other communities located to the west
- While UTSC's growing range in programming makes it a strong candidate to capture a large proportion of the future enrolment demands throughout the eastern communities of the GTA,
- There is a significant opportunity to integrate UTSC's academic research with private industry, through a productive concentration of clustered economic activities.



Key economic and real estate market conditions in place surrounding UTSC campus:

- **Location and Access**
 - accessible from the northern and eastern GTA
 - travel times to UTSC are reasonable
 - transit service
 - development ready land
 - proximity to Rouge Park
- **Demographics**
 - wide and diverse range of residents
- **Real Estate Market**
 - UTSC is surrounded by low density neighborhoods offering a range of housing types and prices



Map of City wards surrounding UTSC

Near-Term UTSC Campus Development

Phasing Plan - UTSC Master Plan, Phase 1			
Phase	Estimated Development Timing	Estimated Building Size (sq. ft.)	Estimated Capital Investment
Toronto Pan AM Sports Centre	2015	365,000	\$248,000,000
Environmental Science and Chemistry Building	2015	108,887	\$65,120, 000
Student Life Centre	2016	272,000	\$81,600,000
Hotel and Conference Centre	2017	115,000	\$29,200,000
Centre for the Arts	2018	40,000	\$45,000,000
Private Residential Partnership	2018	184,000	\$59,800,000

Direct Construction Impacts:

Construction impacts:

- Estimated 2,500 FTE jobs, with salaries of almost \$228 million over construction period.
- Estimated to contribute \$85 million in Provincial and Federal tax revenue

Total Direct Economic Impacts from Construction UTSC Master Plan Development 2012-2019	
	2012 -2019 (Current Dollars)
Construction Impacts	
Jobs (FTE)	2,518
Capital	\$503,600,000
Salaries	\$228,089,253
Taxes (Income and Sales Tax)	\$84,536,262

Direct Operational Impacts:

Operational

- Economic output that occurs directly as result of the operation of each facility
- Full development would support additional 555 direct FTE jobs through UTSC or private sector and generate over \$42 million in wages and salaries annually

Direct Operational Economic Impacts -2012 to 2030		
	Cumulative 2012-2030	Average Annual
<u>UTSC (Environmental Science and Chemistry Bldg, Centre for the Arts, Student Life Centre)</u>		
Jobs (Full Time Equivalent) ¹	298	
Wages/Salaries ²	514,880,500	23,403,700
Operational Expenditures (not inc. wages/salaries) ³	<i>not available</i>	<i>not available</i>
Total Income Tax ⁵	131,334,400	5,710,200
<u>Toronto Pan Am Sports Centre</u>		
Jobs (Full Time Equivalent) ¹	167	
Wages/Salaries ²	\$294,530,500	\$14,726,500
Operational Expenditures (not inc. wages/salaries) ³	\$63,274,500	\$12,749,800
Revenues ⁴	\$206,680,800	\$10,334,000
Total Tax Revenue (Income and Sales Tax) ⁵	\$94,173,900	\$4,708,700
<u>Hotel and Conference Centre</u>		
Jobs (Full Time Equivalent) ¹	90	
Wages/Salaries ²	\$78,078,100	\$4,109,400
Operational Expenditures (not inc. wages/salaries) ³	\$63,274,500	\$3,330,200
Total Tax Revenue (Income and Sales Tax) ⁵	\$60,036,500	\$3,159,900
Municipal Property Taxes ⁶	\$17,997,800	\$947,300
<u>Private Residential Partnership</u>		
Land Value ⁷	\$4,800,000	<i>not applicable</i>
Municipal Property Taxes ⁶	\$21,578,200	\$1,438,500
HST ⁵	\$56,909,400	<i>not applicable</i>
<u>Total</u>		
Jobs (Full Time Equivalent) ¹	555	
Wages/Salaries ²	\$887,489,100	\$42,239,600
Operational Expenditures (not inc. wages/salaries) ³	\$126,549,000	\$16,080,000
Revenues ⁴	\$206,680,800	\$10,334,000
Total Tax Revenue (Income and Sales Tax) ⁵	\$342,454,200	\$13,578,800
Municipal Property Taxes ⁶	\$39,576,000	\$2,385,800

Potential indirect and induced economic impacts:

- As a result of the Master Plan development, forecast suggests an additional 800-1,100 jobs would be created from businesses indirectly associated with development; injecting \$73.0-\$98.6 million into the regional economy

Induced Economic Benefits - 2012 to 2030				
Operational Impacts	Multiplier		Average Annual @ 1.5 (\$2012)	Average Annual @ 2.0 (\$2012)
	1.5	2.0		
Jobs (Full Time Equivalent)	832	1,109		
Wages/Salaries	\$1,331,233,650	\$1,774,978,200	\$73,957,400	\$98,609,900
Operational Expenditures (not inc. wages/salaries)	\$189,823,500	\$253,098,000	\$10,545,800	\$14,061,000
Revenues	\$310,021,200	\$413,361,600	\$17,223,400	\$22,964,500
Total Tax Revenue (Income and Sales Tax)	\$513,681,300	\$684,908,400	\$28,537,850	\$38,050,500
Municipal Property Taxes	\$59,364,000	\$79,152,000	\$3,298,000	\$4,397,300
Construction Impacts	1.5	2.0		
Jobs (Full Time Equivalent)	3,777	5,036		
Wages/Salaries	\$342,133,900	\$456,178,500		
Total Tax Revenue (Income and Sales Tax)	\$109,619,700	\$146,159,600		

Key Demographic characteristics include:

- 185,790 people located in wards 42,43 and 44
- 15% of population between ages of 15-25
- Local area has experienced a net loss of population throughout younger cohorts
- Higher than average numbers of at risk populations (recent immigrants, single parent families, visible minorities, those considered dependent-younger than 16;older than 64)
- Higher than average low income rates
- Higher than average unemployment rates, particularly among youth.
- Notwithstanding the local population is as educated as the rest of the City (80% of local residents have attained some level of post secondary education)

Summary of Sociodemographic Characteristics					
	Ward 42	Ward 43	Ward 44	Study Area Subtotal	City of Toronto
Total population	74,075	53,480	58,235	185,790	2,503,280
% between 15 and 25 years	15%	14%	16%	15%	13%
Ethnicity					
Predominant ethnic origin by population					
1	East Indian	East Indian	East Indian	East Indian	Chinese
2	Chinese	Canadian	Canadian	Chinese	East Indian
3	Sri Lankan	Jamaican	Filipino	Sri Lankan	Italian
% First Generation Immigrants	79%	62%	54%	66%	59%
Households					
Percentage of homes owned	76%	56%	85%	72%	54%
Percentage of homes rented	24%	44%	15%	28%	46%
Average no. of persons per household	3.6	2.8	3.1	3.17	2.5
Education					
% with no certificate, diploma or degree	22%	23%	17%	20%	20%
% with university or college level education	78%	77%	83%	80%	80%
Labour Force & Income					
% of Population in the labour force	68%	61%	68%	66%	65%
Average Household Income	\$68,682	\$61,795	\$90,806	\$73,761	\$80,343
Average Individual Income	\$26,845	\$29,661	\$44,431	\$33,646	\$49,387

Source: City of Toronto and NBLC



Others:

- Visitor and Event Spending
- Impact on the Surrounding Real Estate Market
 - Student Housing Demand
 - UTSC Housing
 - Private Rental Housing
- Ownership Housing Demand
- Commercial Real Estate Demand
- Transit & Other Public Infrastructure Investment

Projection of Annual Visitor Spending & Induced Impacts			
	Range		
	Low	-	High
Estimate of Annual UTSC Visitors	25,000	-	70,000
Range in Potential Spending per Visitor	\$110	-	\$215
Range in Total Annual Visitor Spending	\$2,750,000	-	\$15,050,000
Total Additional Indirect & Induced Economic Impacts	\$4,125,000	-	\$30,100,000

There are also a host of social benefits related to expansion of UTSC through the implementation of the master plan:

- Bulk of facilities represent large, publically accessible community facilities which there is relative lack of in the area
- Opportunity for physical activity, social interaction, leadership training, education and employment and investment opportunities
- New Master Plan Facilities will function as a community amenity utilized by both local residents and university students
- Architectural landmark and focal point for Scarborough, help promoting community pride and pride of ownership.
- Investments in high quality architecture and urban design will improve the visual appeal of the area, adding to the already attractive UTSC campus. This will help support community pride and pride of ownership



Next Steps and Implementation:

- Work with City on complementary development of adjacent City Lands (*City Planning and Build Toronto*)
- Secondary Plan to provide greater certainty for future uses and densities
- City should leverage opportunities at UTSC as part of City's economic development strategy.
- Explore future City/UTSC partnership opportunities: business incubator; international sporting events; performing arts centre
- Ongoing improvements to transit (near-term and long-term)



City Building

Valuable opportunities

High quality educational institute

Facilitates transformative processes

Community hub and mixed cluster of economic activity

