





Ryerson University


Skyline Presentation




Welcome to Ryerson!



What we do:





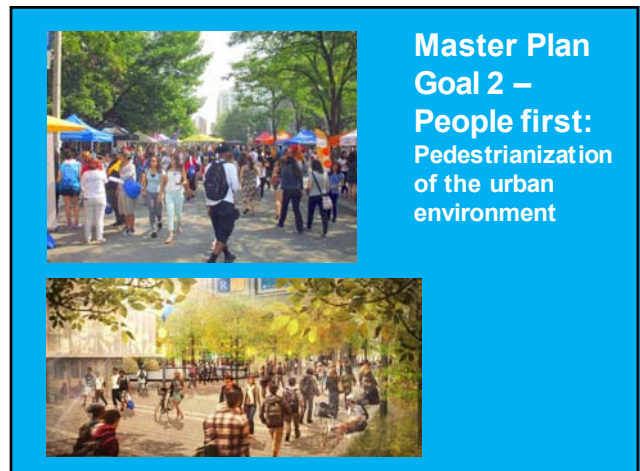
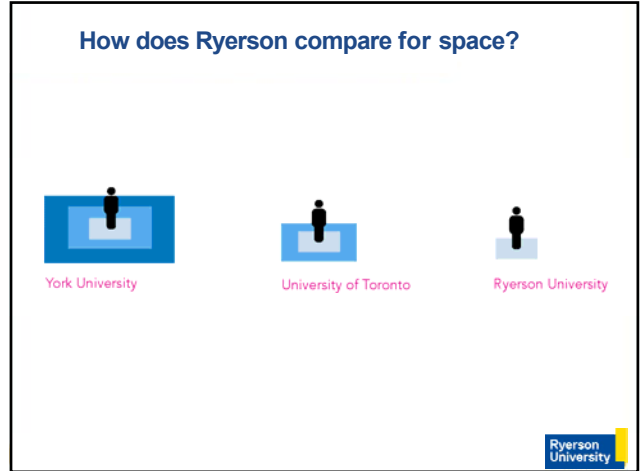
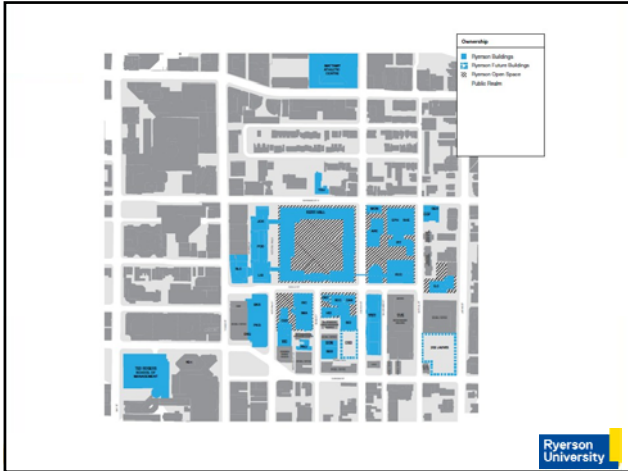
- Experiential learning
- Entrepreneurial and career-focused programs
- City building



A Growth Story...

- Enrollment in the 1990s = **21,000 students**
- Enrollment in the early 2000s = **33,000 students**
- Enrollment now = **over 40,000 students**

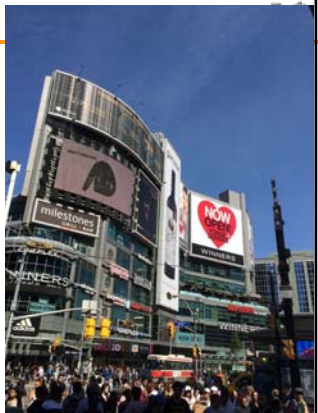






**Master Plan
Goal 3 –
Commitment
to Design
Excellence**




**Innovative
Partnerships:**



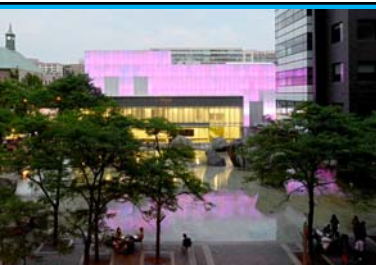
**Private
Sector**




**Student
Residences**

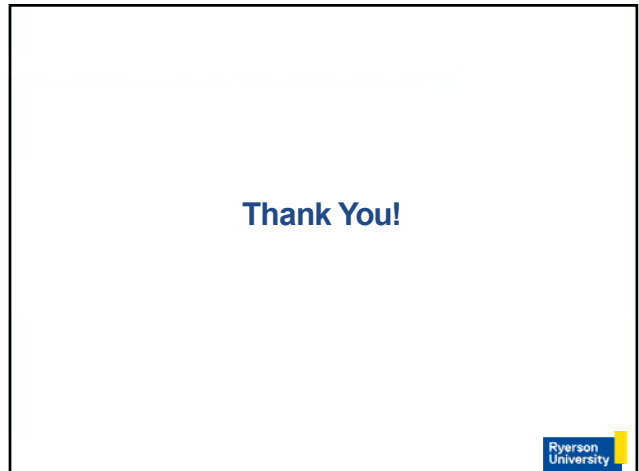
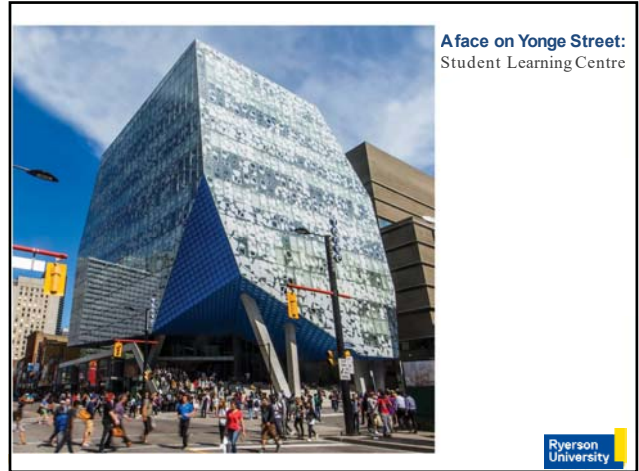


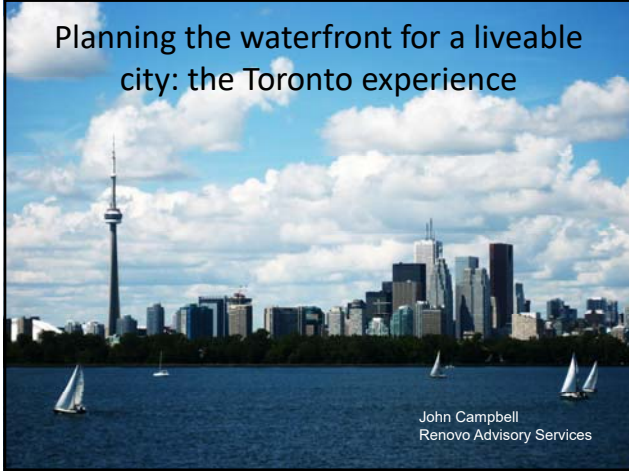
**Renovation &
Expansion**

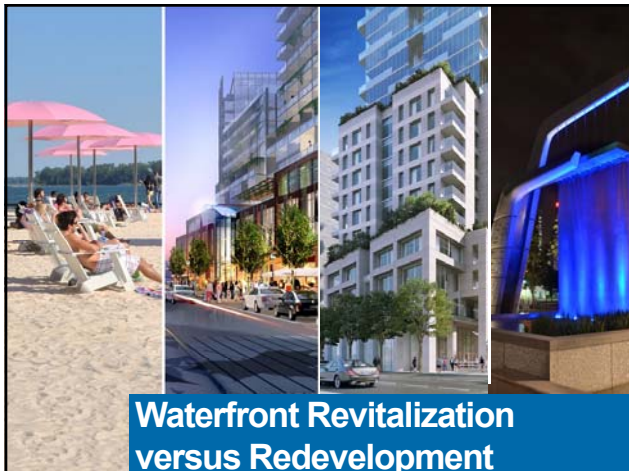
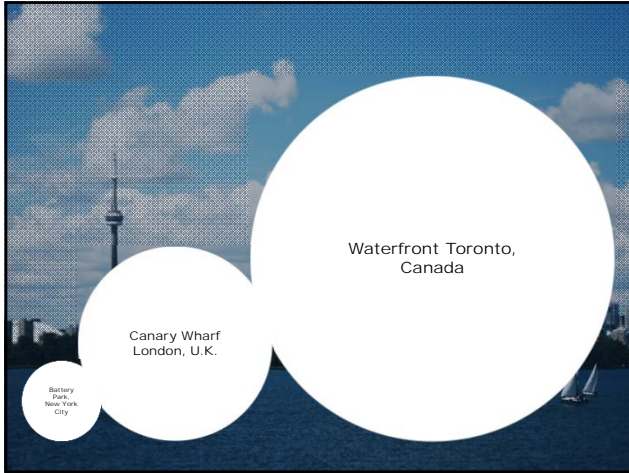


**Adaptive
Reuse**











**Minimum Green
Building Requirements**



**Leading revitalization with
great parks and public spaces**

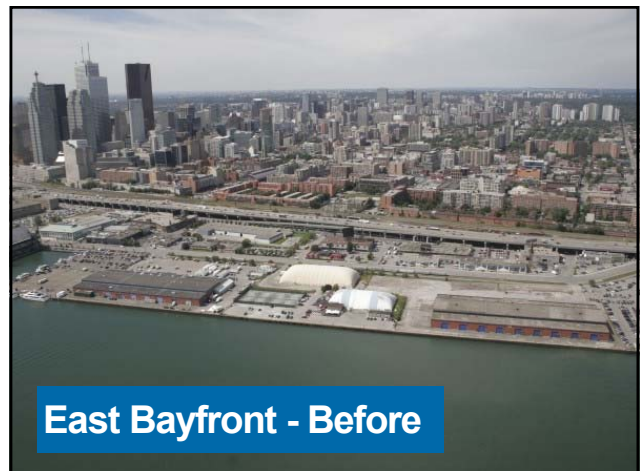
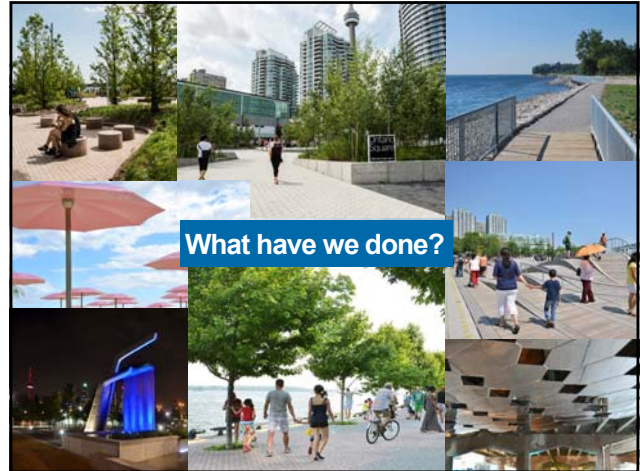


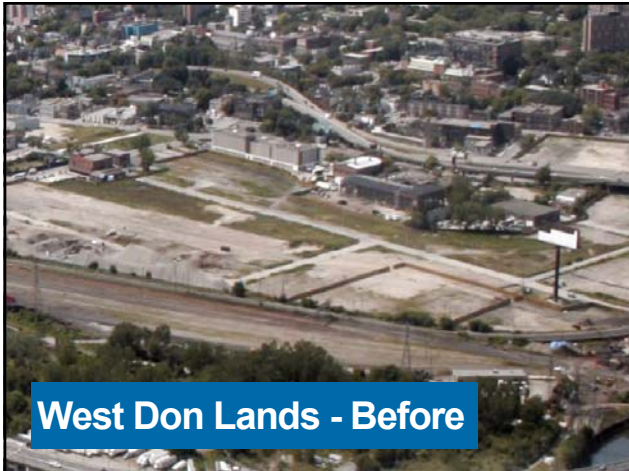
Public art program

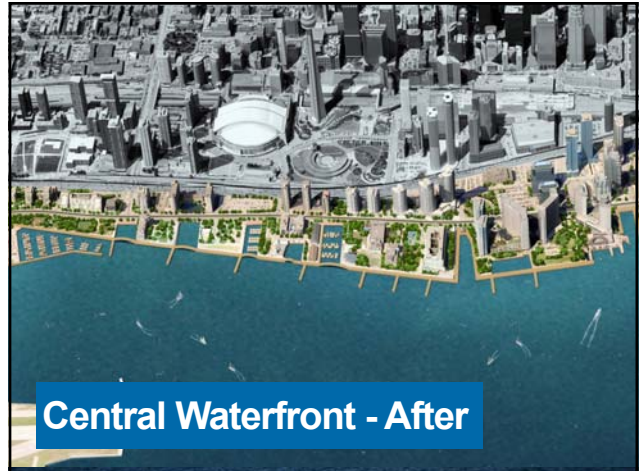


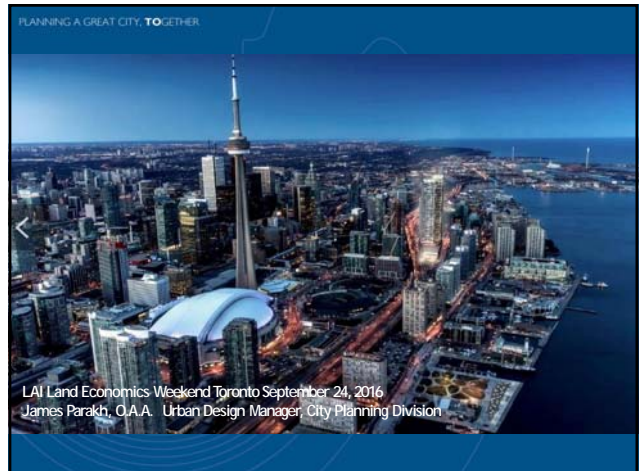
Creating new affordable housing

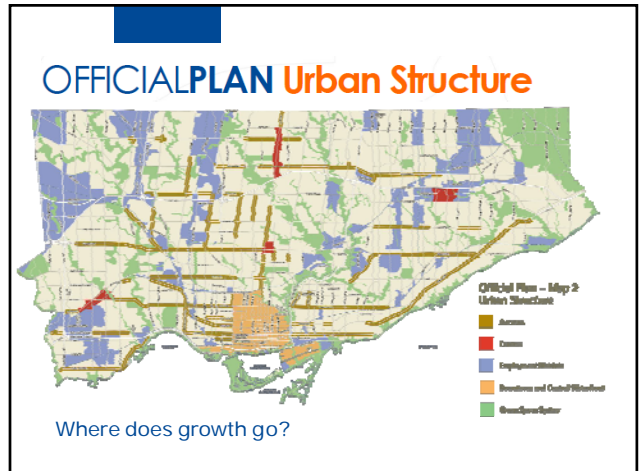
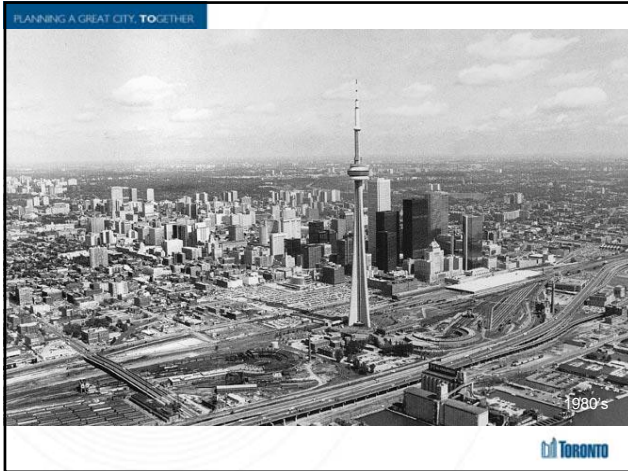


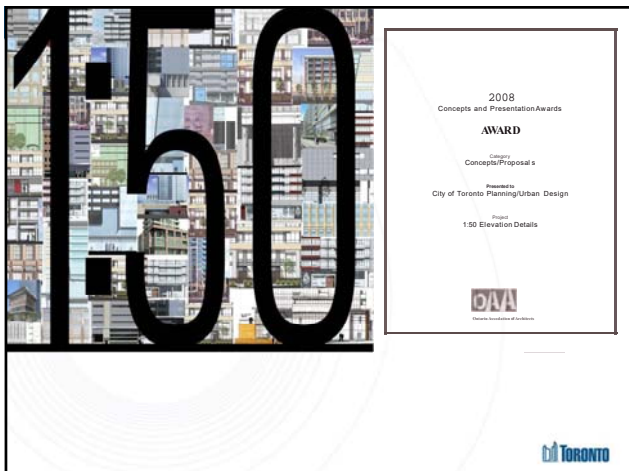


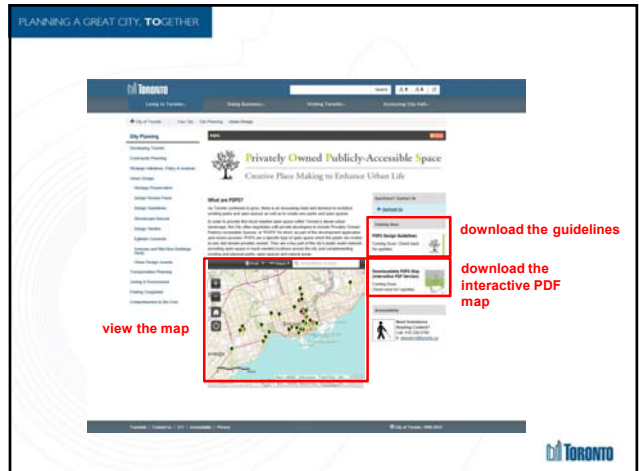
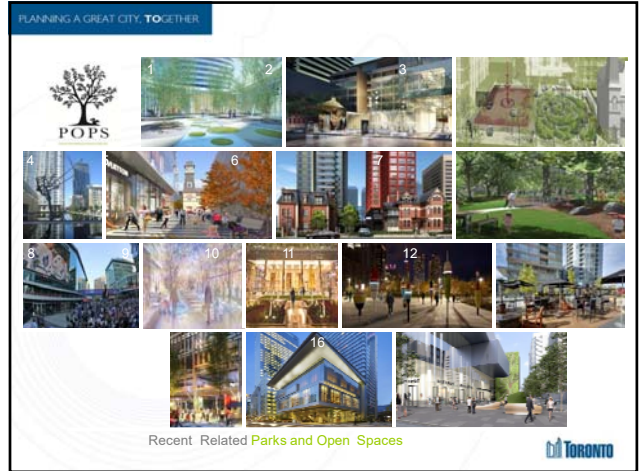


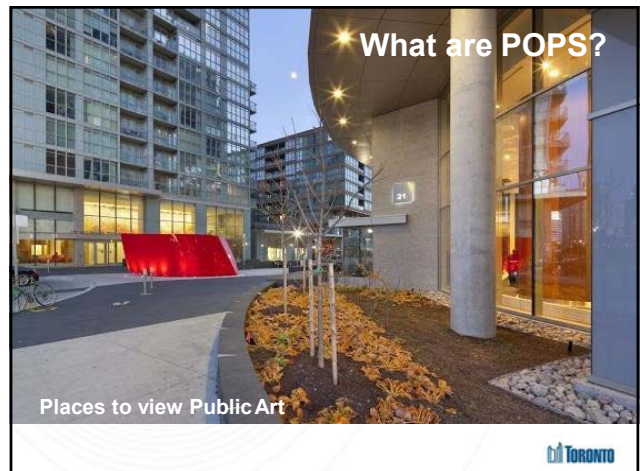
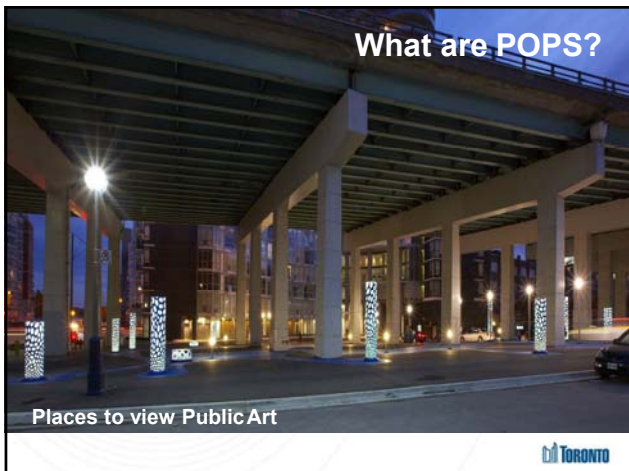
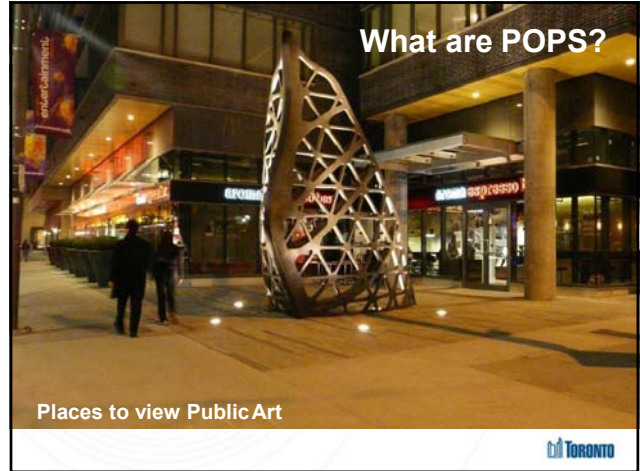


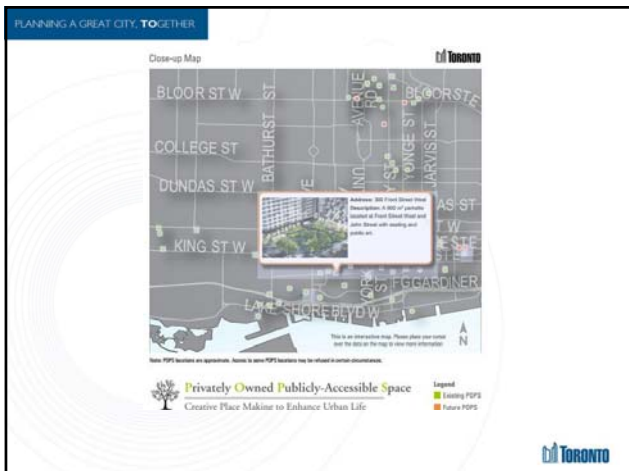
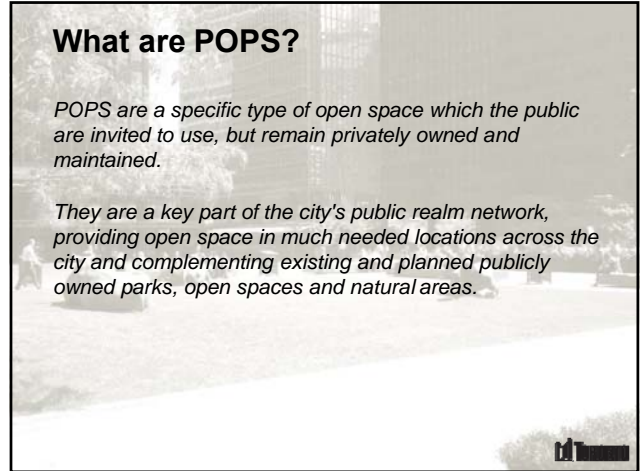


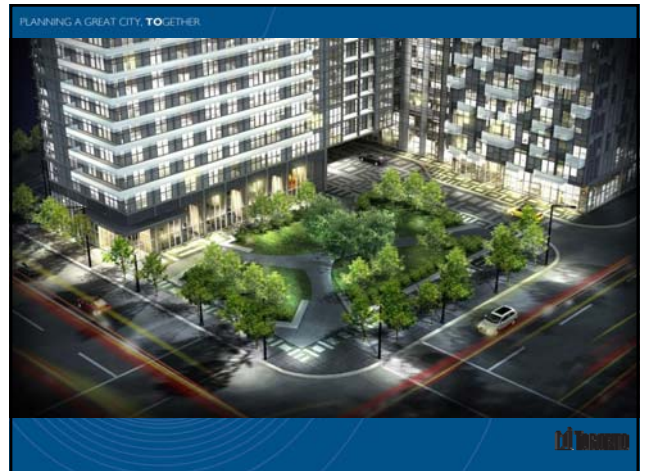


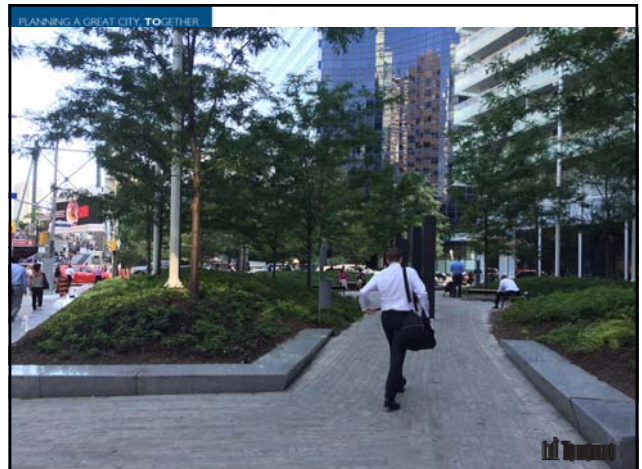
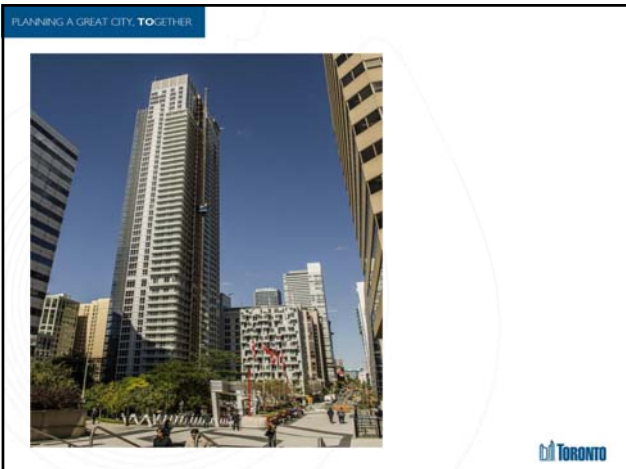
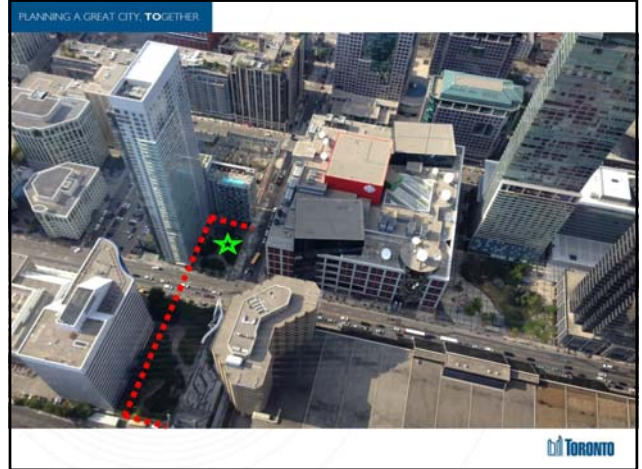
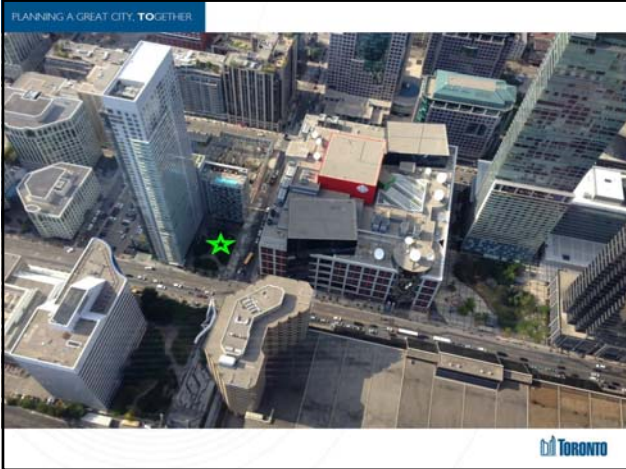


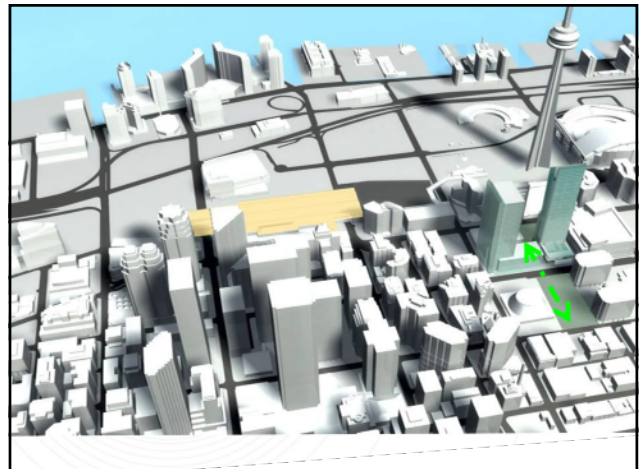
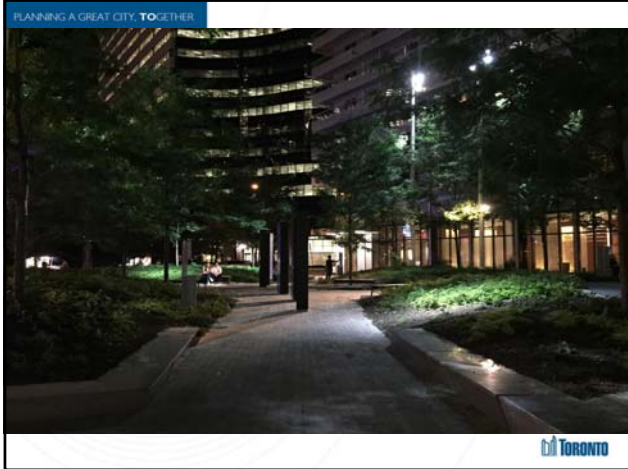


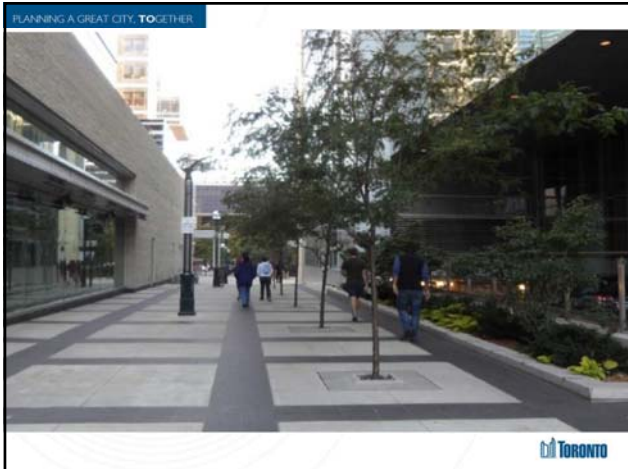
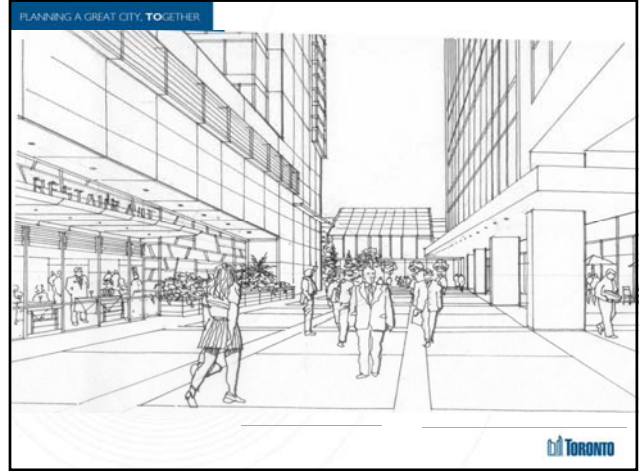


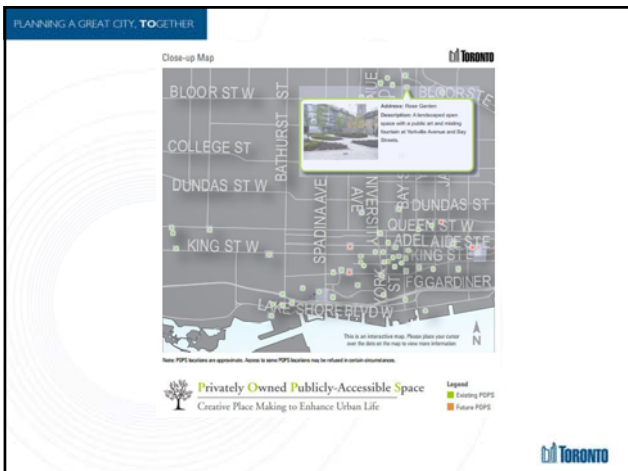
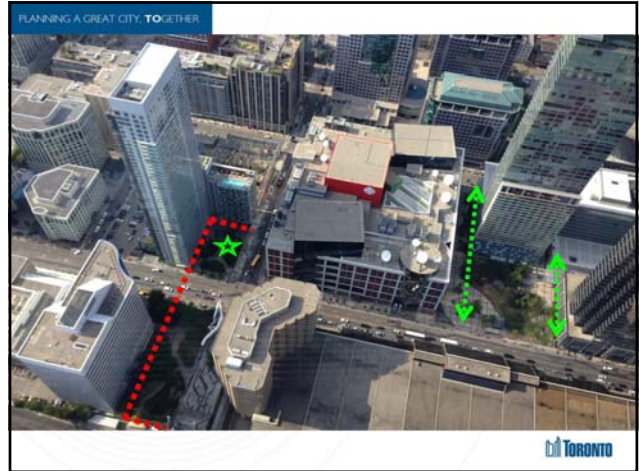


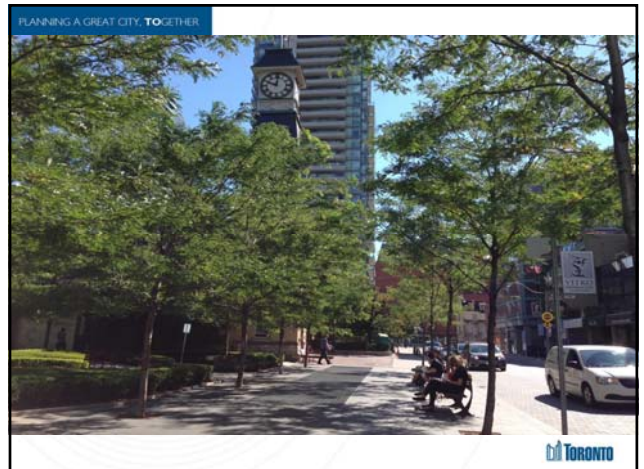
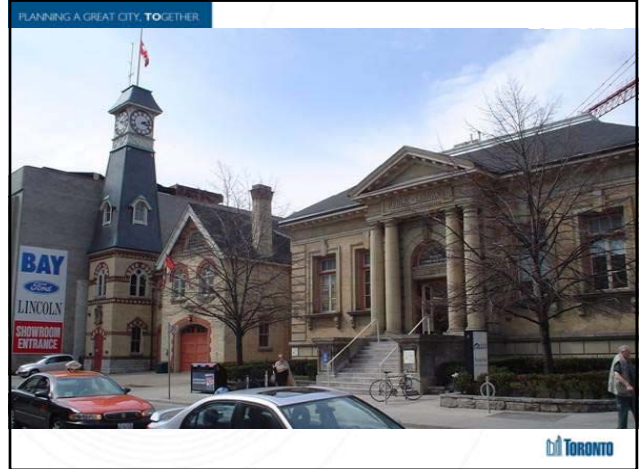


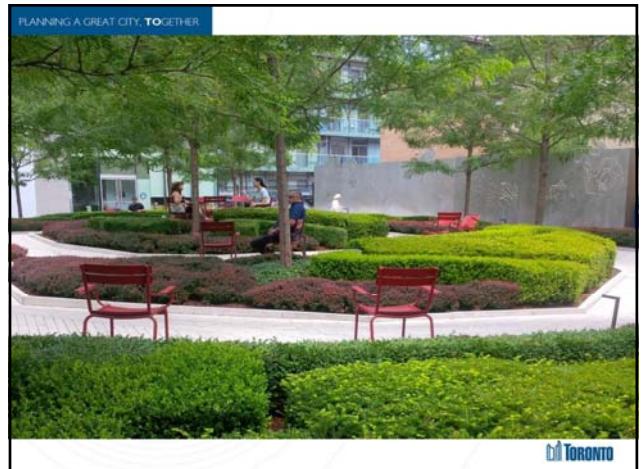
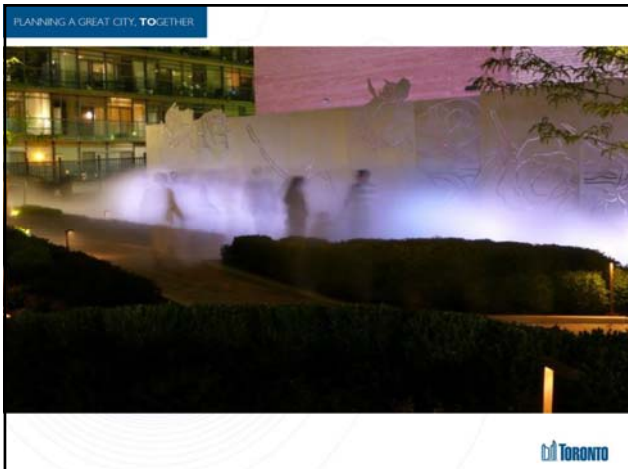
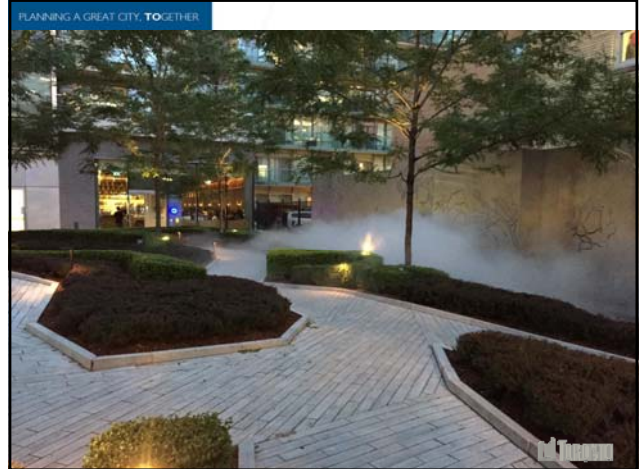
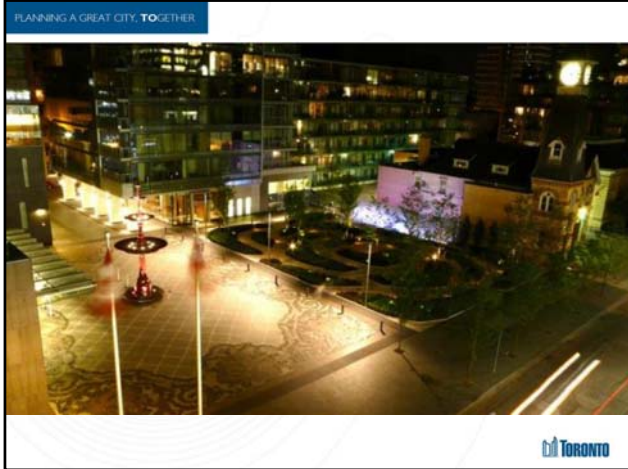


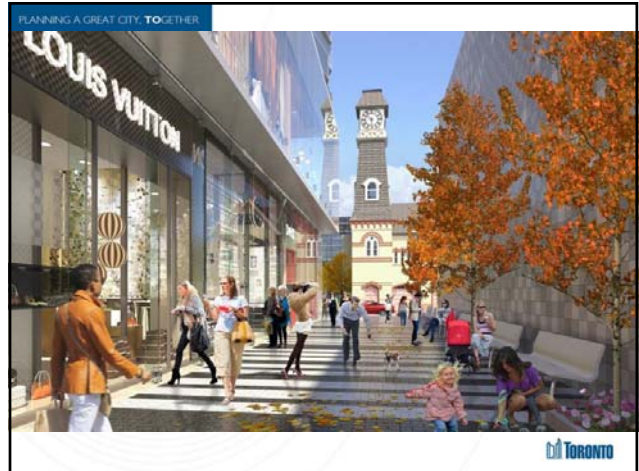
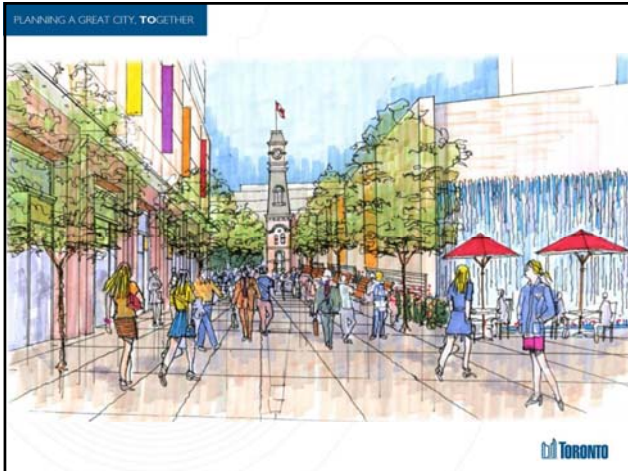
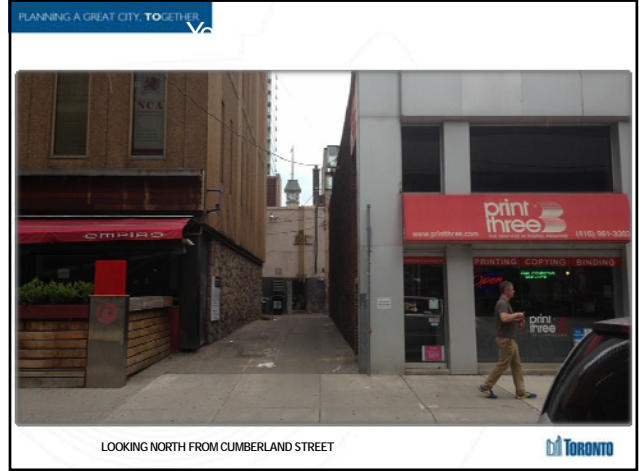


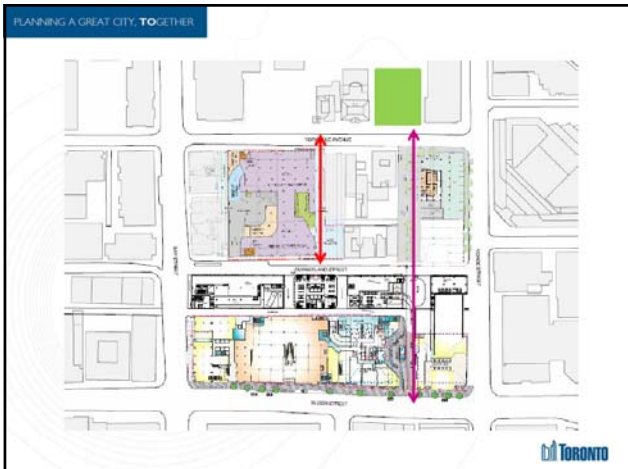




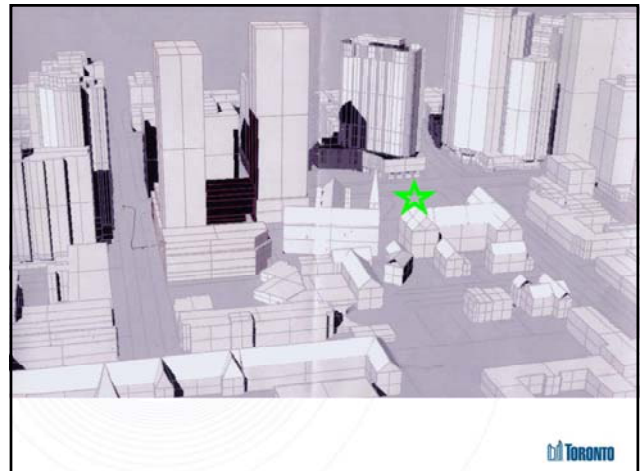
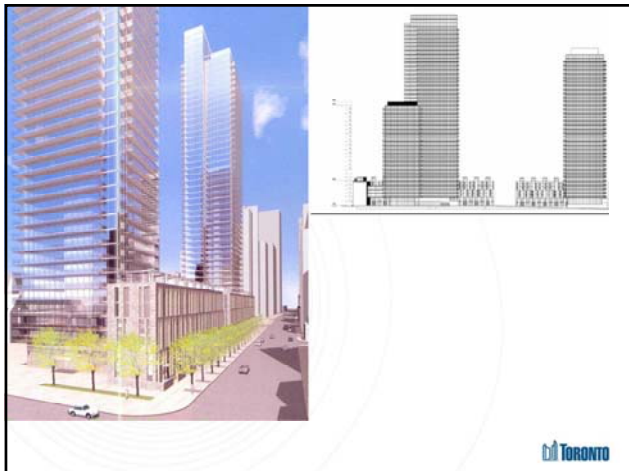
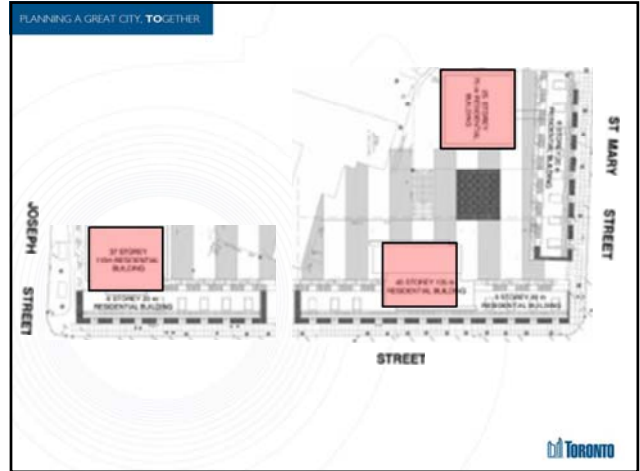




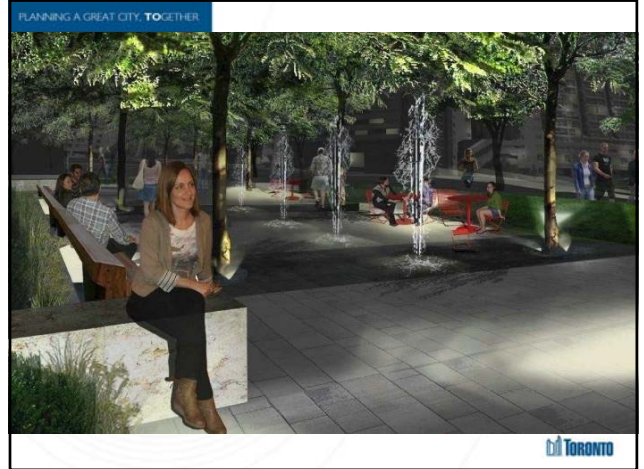


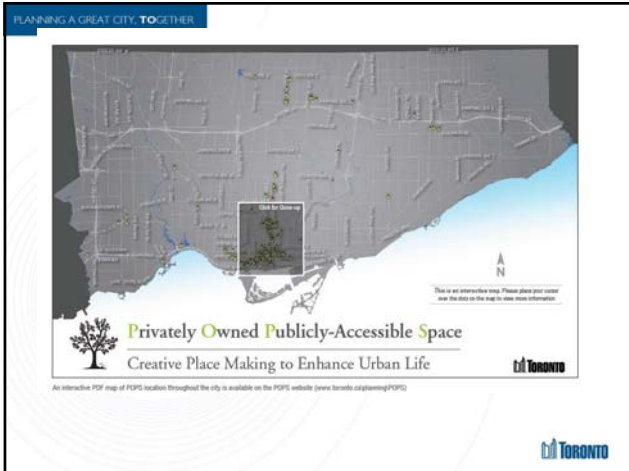


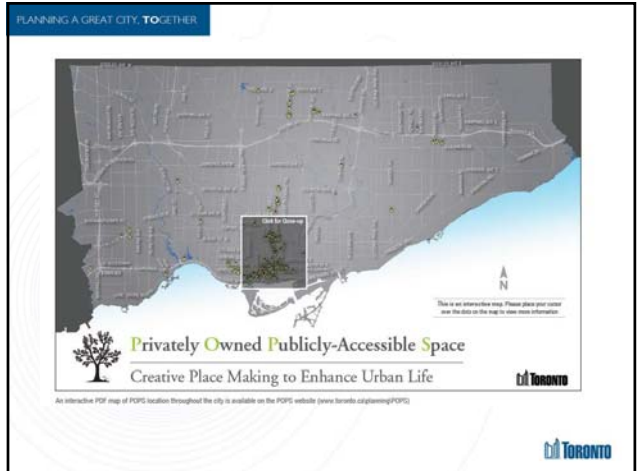


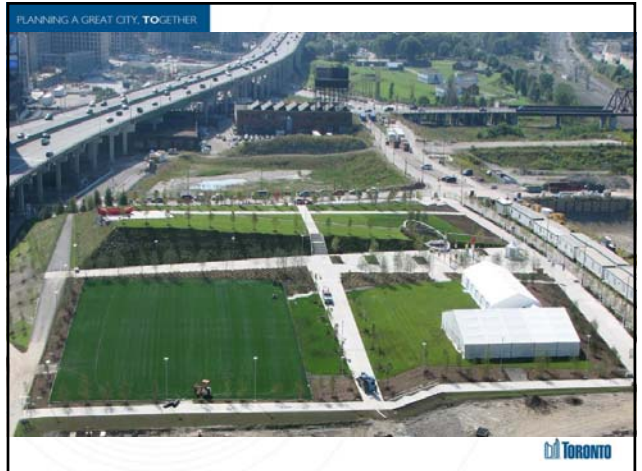
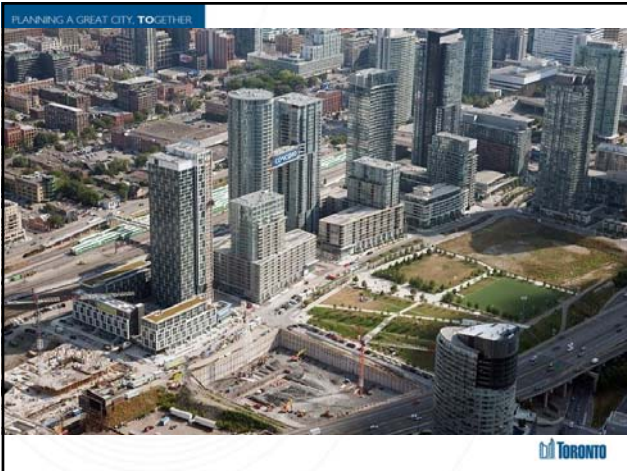


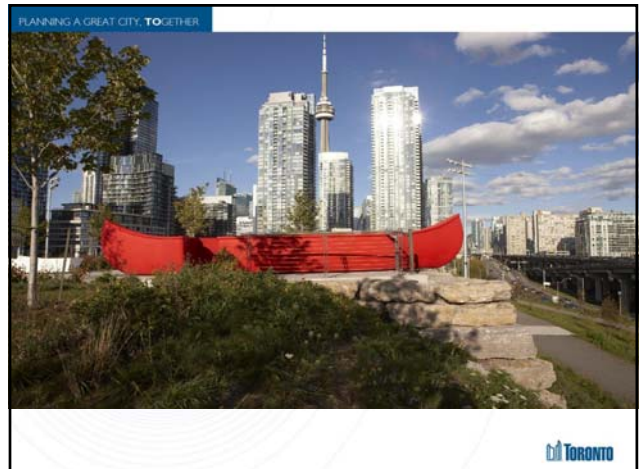
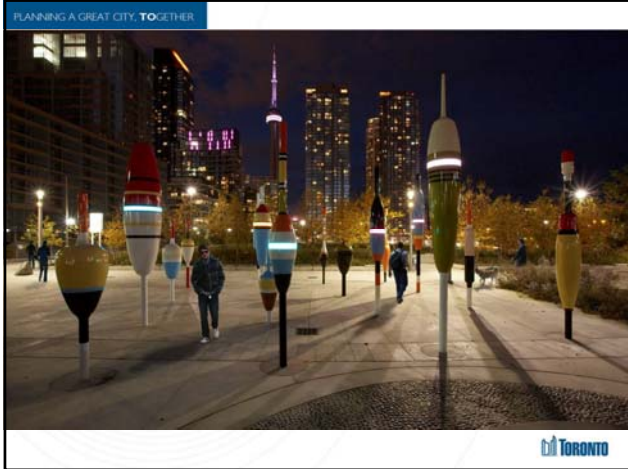


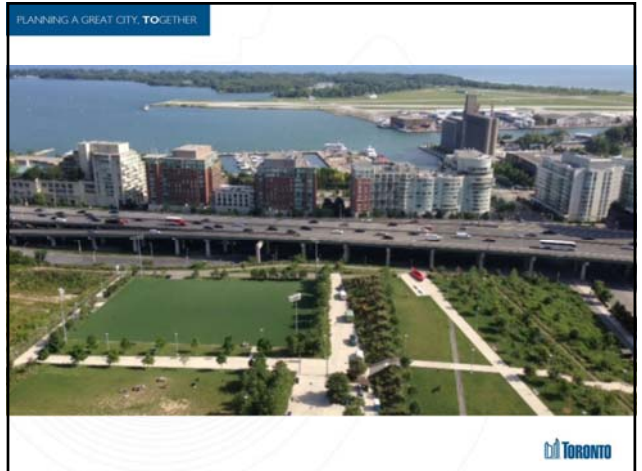
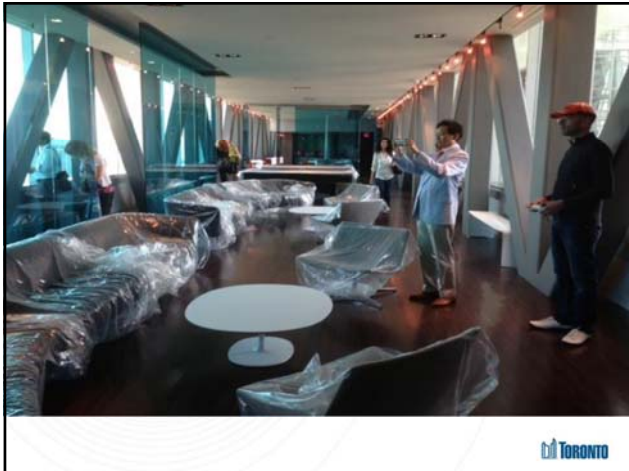


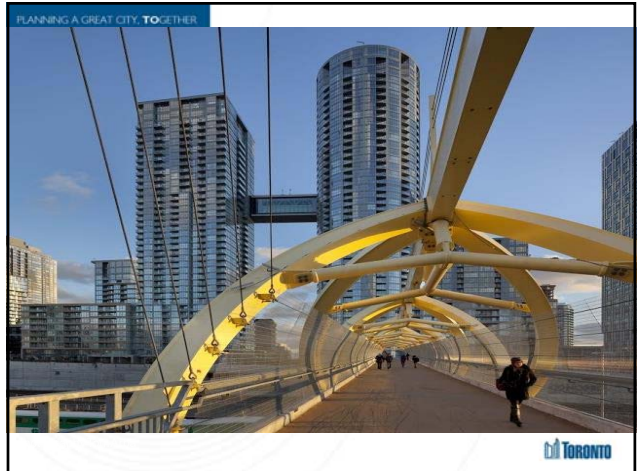
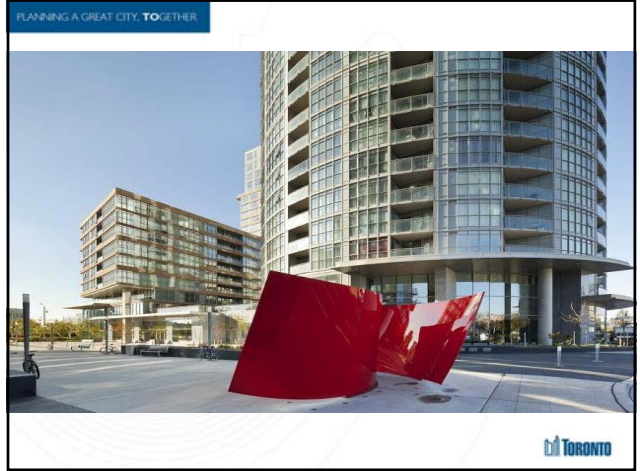


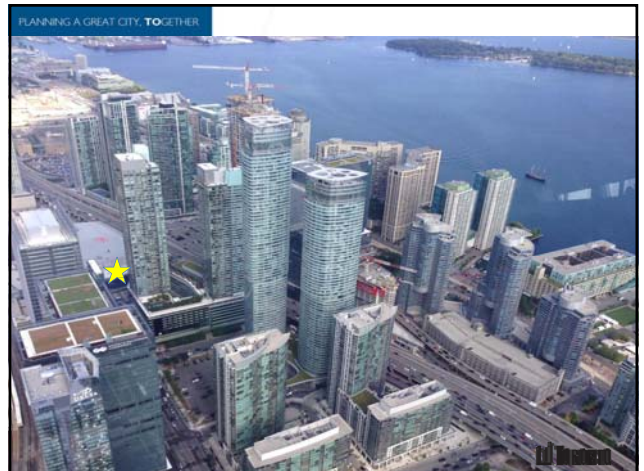
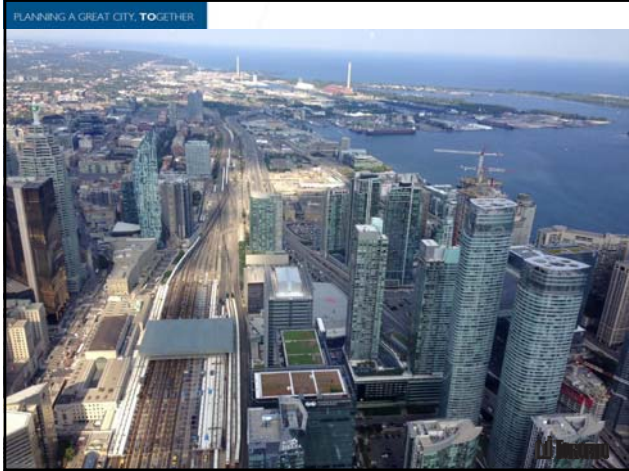


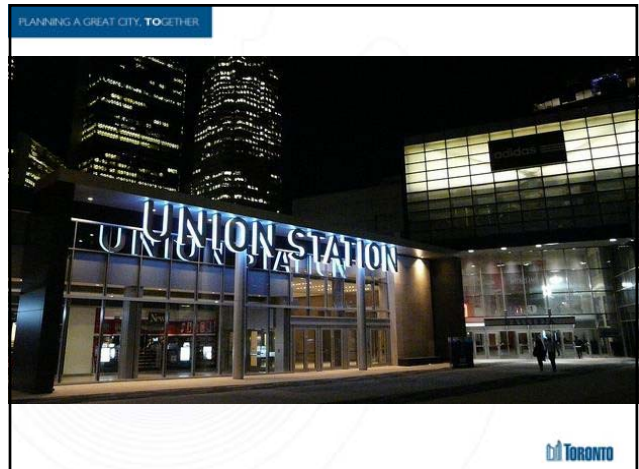
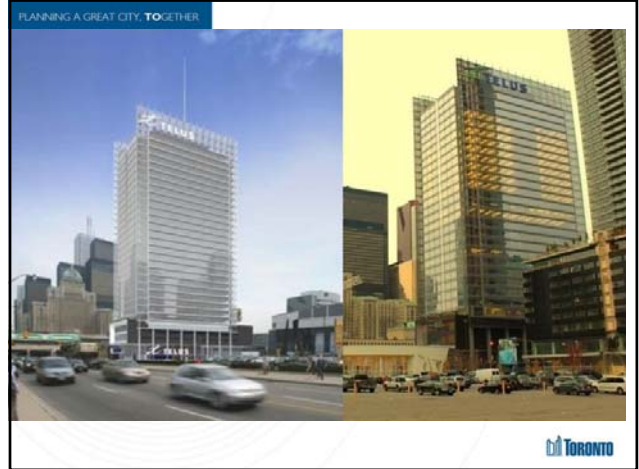




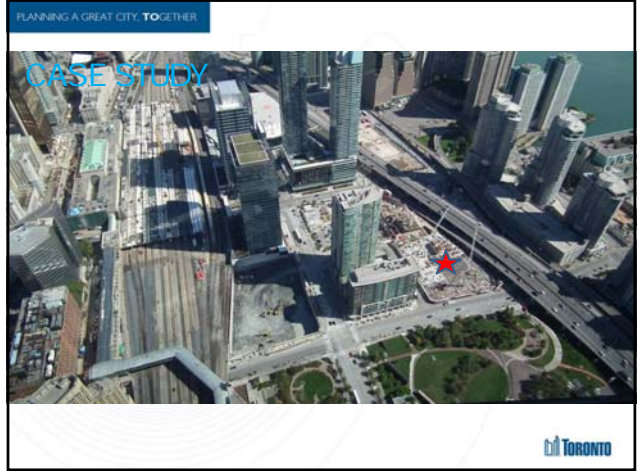






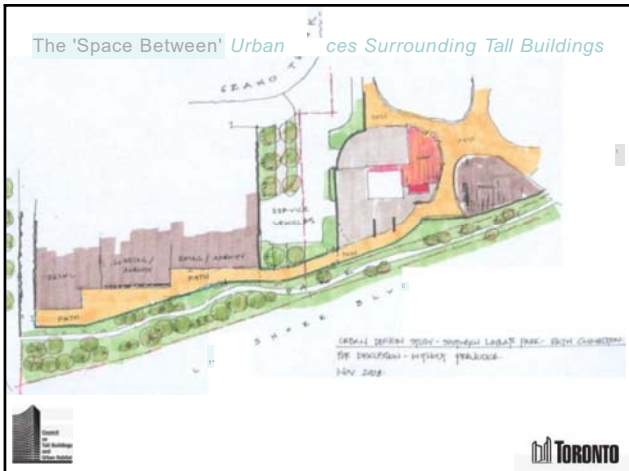


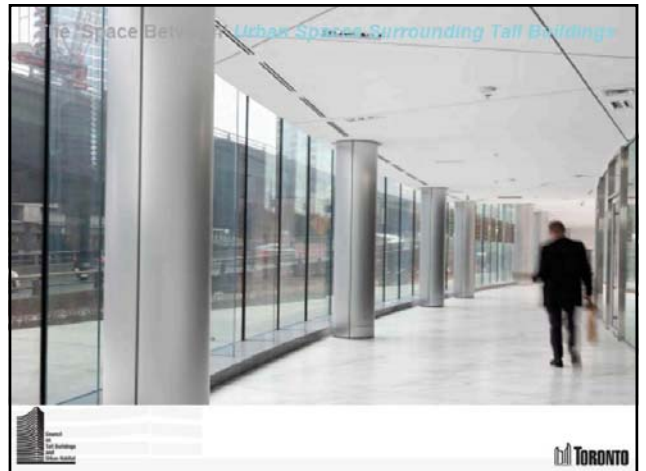
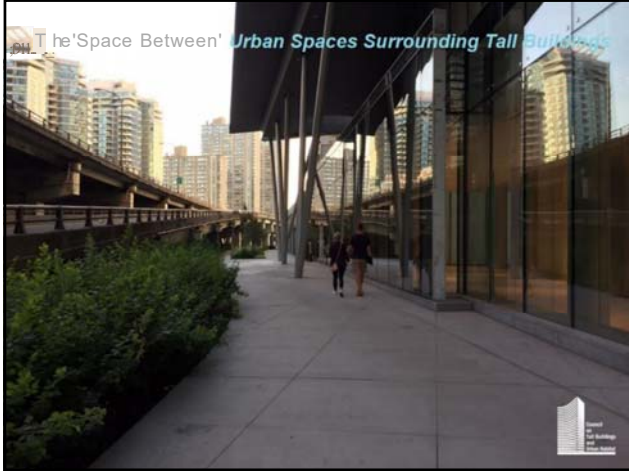
















PLANNING A GREAT CITY, TOGETHER



PATH system contains more than 20 miles (30 km) of weather protected shopping concourse





PLANNING A GREAT CITY, TOGETHER



Legend:

- Long Term Development: Areas with potential for future development.
- Transit Stations: Locations of major transit stations.
- Key Destinations: Major destinations connected to the PATH.
- Publicly-Accessible Pathways: Areas accessible to the public.
- Supporting Parking: Locations of supporting parking facilities.
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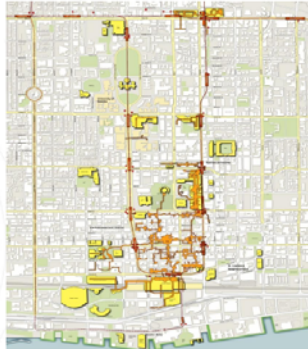




PLANNING A GREAT CITY, TOGETHER

The PATH in the Downtown:


Over 20 major destinations are connected or in close proximity to the existing PATH. These destinations provide:

- significant pedestrian activity
- A unique civic, cultural or retail amenity






PLANNING A GREAT CITY, TOGETHER

THANK YOU




@jamesparakh





Lambda Alpha International (LAI) – Land Economics Weekend
 Toronto “LEW Talks” Presentation – Christopher R. White, PLE
 September 24, 2016





Presentation Overview

Introduction, Topics to be Discussed, Definitions

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Presentation Overview




- Topics to be discussed:
 - The **scale of major office space demand** in the GTA and City of Toronto to 2041
 - **Employment trends and locational factors** influencing where new office space is locating
 - **Other general trends** influencing the demand for major office development

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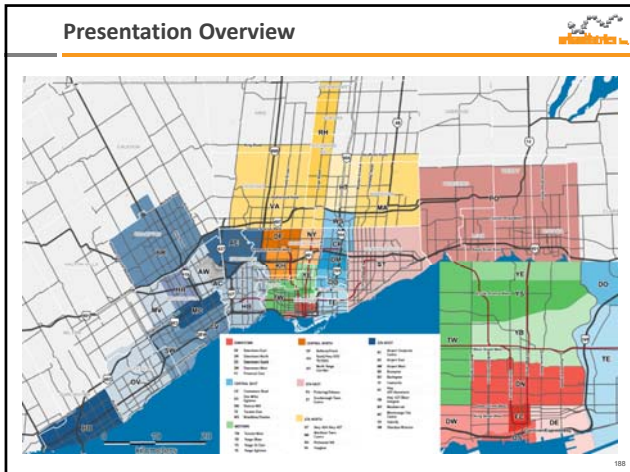
Presentation Overview



- “Major Office” space defined
 - Free standing buildings
 - Minimum 20,000 sq ft (net floor area)
- Office submarkets:
 - Financial Core
 - Downtown Toronto
 - Central Toronto
 - Suburbs
 - GTA Region

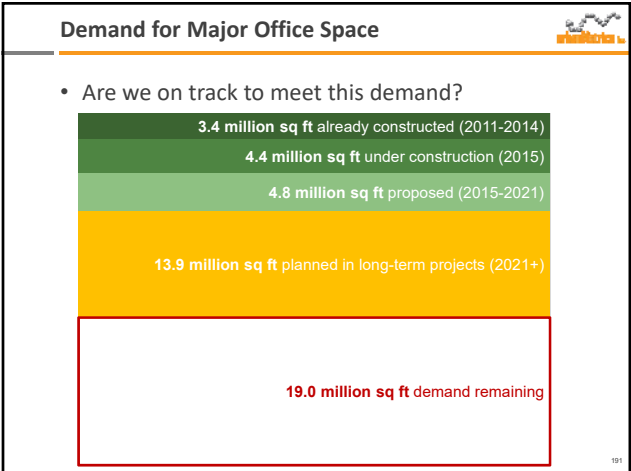
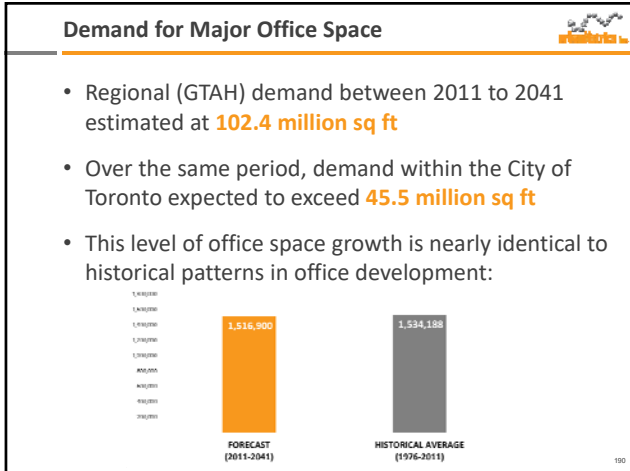


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Demand for Major Office Space

How much space is required in Toronto to 2041?



Demand for Major Office Space

- Long-term demand in Toronto could be even greater than forecast:
 - Increasing office share of total employment
 - Projects not constructed to scale proposed, if at all
 - Office vacancy rates increase
 - Toronto attracts a more significant share of regional (GTAH) demand
 - Toronto continues to grow and emerge as a global business centre

Allocation of Office Space Demand

Where will this demand for office space be delivered?

Allocation of Major Office Space Demand

- Approximately 50% of Toronto office employment already concentrated in Downtown
- Downtown share of office employment increasing

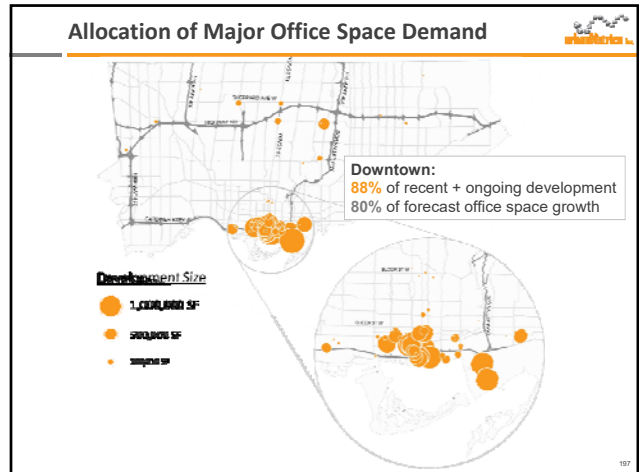
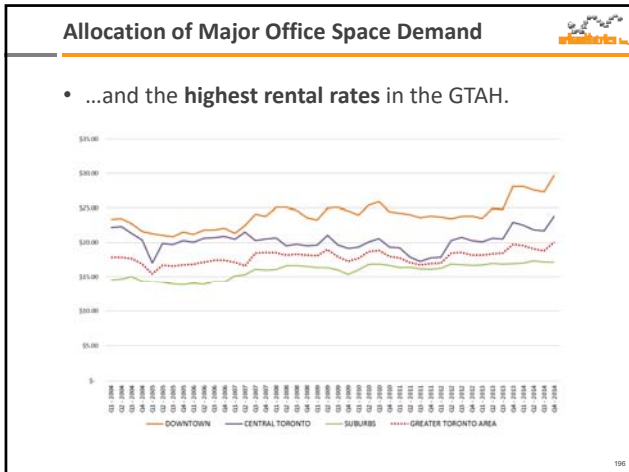
Category	1984-2004	2004-2014
City Total	42,300	85,500
Downtown	28,092	63,389
Centres	7,691	8,045
All Other	6,517	14,066

- Office space absorption increasing in Downtown, with corresponding declines in balance of GTAH

Allocation of Major Office Space Demand

- Demand for new office space in the Downtown and Central Area being fuelled by low vacancy rates...

Year	Downtown	Central Toronto	Suburbs	GTAH/Other Toronto Area
2003	~12%	~10%	~10%	~10%
2004	~12%	~10%	~10%	~10%
2005	~12%	~10%	~10%	~10%
2006	~12%	~10%	~10%	~10%
2007	~12%	~10%	~10%	~10%
2008	~12%	~10%	~10%	~10%
2009	~12%	~10%	~10%	~10%
2010	~12%	~10%	~10%	~10%
2011	~12%	~10%	~10%	~10%
2012	~12%	~10%	~10%	~10%
2013	~12%	~10%	~10%	~10%
2014	~12%	~10%	~10%	~10%



Office Market Trends

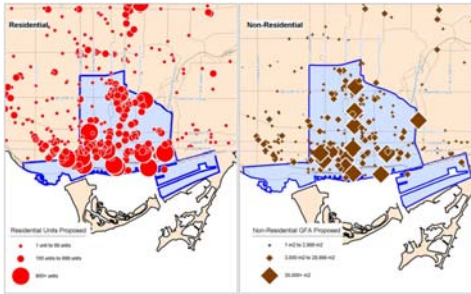
What factors are driving demand for new office space?

- ### Office Market Trends
- Key economic trends driving demand for new/existing office space in Downtown:
 - Shift from manufacturing to **service-based economy**
 - **Increased traffic/transit congestion** throughout the GTA + reduced car ownership
 - **Relocation + reverse migration** of major corporations
 - **Introduction of new office users** with increased recognition of Toronto as global business centre

Office Market Trends



- Recent **residential development activity** in Downtown
- Attraction of **young and educated workforce**



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Office Market Trends



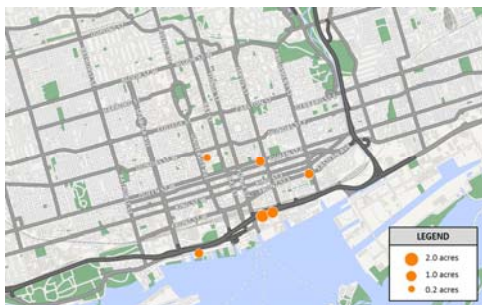
- Additional factors driving demand for construction of new/contemporary office buildings:
 - **Technological improvements** unable to be delivered in aging office inventory
 - Increasing emphasis on **health and wellness**
 - Increasing **office employment densities**
 - Changing **office environments**
 - **Escalating core rental rates** driving demand in fringe areas (e.g., East Harbour, the “Kings”, Liberty Village, Port Lands, etc.)

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Office Market Trends



- **Conversion of potential office sites** in Downtown resulting in shortage + shift to fringe areas



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Q & A



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