Innovative Commercial Spaces at 5201 Dufferin

Final Presentation

Anjuli Perera & Tua Hytönen

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UNIVERSITY OF TORONTO

Thank you to our Client:

UNIVERSITY OF TORONTO | **REAL ESTATE**

Agenda

Topics Covered

Project Overview

Getting to our Recommendations

Decision Matrix

Analysis

450 Jobs

Recommendations & Next Steps

Q&A

Project Overview

- Research question: How to create 450 jobs on the subject site of 5201 Dufferin?
- Two buildings were conceptualized to have approx. 176,000 square feet of commercial space available
- What types of jobs and space usage can we recommend for the the University of Toronto to create at the subject site?

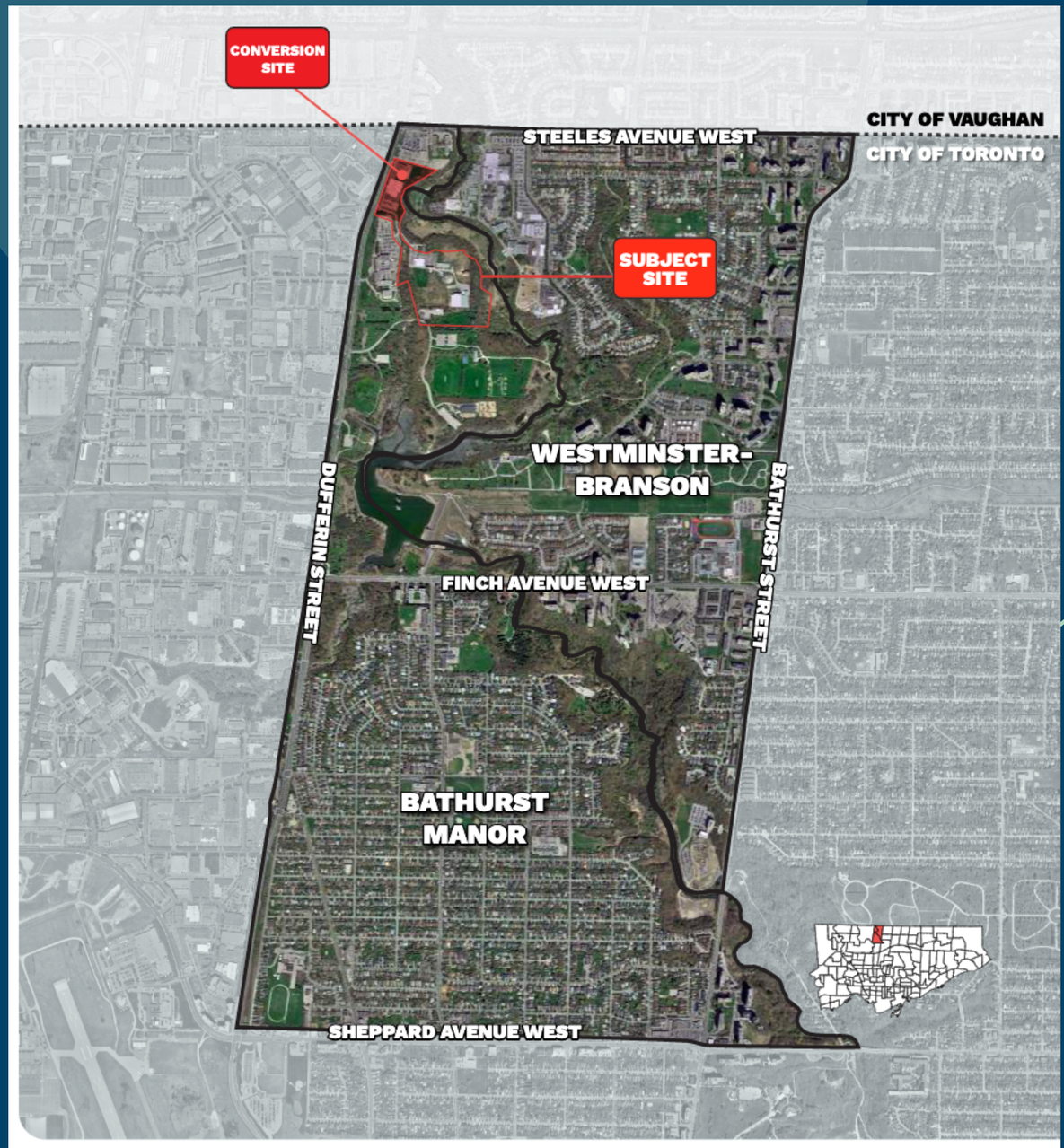


Figure A2 - Neighbourhood Map

Getting to our Recommendations

- Conducted desktop research and stakeholder interviews to come up with 9 different space use options
- Created an evaluation framework to analyze these options
    - Included six relevant criteria
- These space uses were then analyzed based on how they meet, partially meet, or do not meet the criteria
- This resulted in creating a decision matrix with numerical values to assist us with our recommendations

Decision Matrix

Each space use option was scored based on how it meets each criteria. The space use options are listed in alphabetical order

Criteria	Four Corners Strategy	Environmental Sustainability	Social Sustainability	Economic Sustainability	Labor Market	Job Creation	
Space use	Criteria 1 Scores	Criteria 2 Scores	Criteria 3 Scores	Criteria 4 Scores	Criteria 5 Scores	Criteria 6 Scores	**Total Score**
Advanced Manufacturing	2	2	1	2	2	2	**11**
Aerospace Research Center	2	1	0	0	2	2	**7**
Coworking Space	1	1	1	1	2	1	**7**
Daycare / Early Learning Center	1	1	2	2	1	2	**9**
Entrepreneurship Center	2	2	2	0	2	1	**9**
Environment Focused Business	1	2	2	2	2	2	**11**
Incubator / Accelerator	2	1	2	1	2	1	**9**
Maker Space / Creator Space	2	1	1	1	2	1	**8**
Technology Company	2	2	1	2	2	2	**11**

Analysis

Research

Conducted extensive desktop research to understand innovative solutions and best practices to create appropriate recommendations

Stakeholder Engagement

Drawing upon insights and expertise from stakeholders to shape our understanding

Decision Matrix

Using numerical values to understand which options might work best for the subject site

Client Feedback

Utilizing feedback from client throughout project to demonstrate what options best align with their needs

Map for Analysis

- Understanding where existing spaces are located in the City as they relate to the space use options provided
- Demonstrate where they are located in relation to subject site
- Assist with analyzing relevancy of space use examples as well as the need for these spaces

Map legend

- Subject site
- Daycare / Early learning centers
- Coworking spaces
- Incubators / Accelerators
- Maker spaces
- Advanced manufacturing
- Entrepreneurship centers

450 Jobs

	Total Area (sq.ft.)	Floorspace per worker (sq.ft.)	Potential Employment
Proposed Non-Residential GFA	175,882	376	467

Client Expectations

The potential employment is based on the total non-residential floor area available, and how much floorspace each worker is expected to use. This resulted in the rounded-down number of 450 jobs on the subject site.

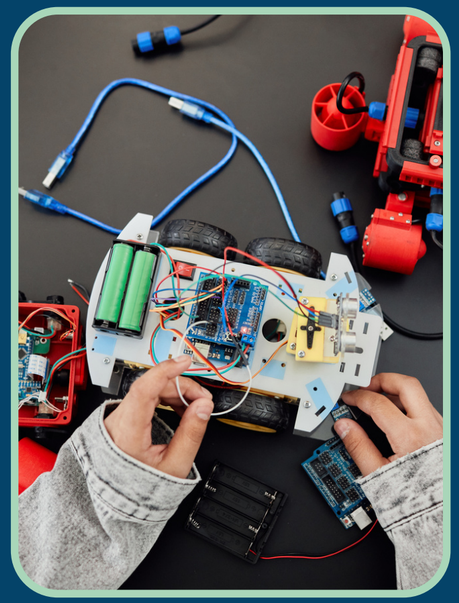
Actual Estimate

For our estimates, we figured out how many potential jobs each of the 9 space uses would create on the subject site. From research, we determined how much floorspace per worker is needed/required for each of the 9 uses, i.e., a coworking space on average needs 125-150 square feet of floorspace per worker. To create 450 jobs, the total non-residential floor area is divided and assigned to the space uses. The assigned floor area for each space use is then used to calculate potential jobs.

Recommendations

Based on our research, interviews and analysis, we have chosen to highlight the following collaborative and complementary space uses:

1) Software Development & Robotics



Space uses: Technology company, aerospace research center, incubator/accelerator, coworking space

2) Advanced Manufacturing & Maker Spaces

Space uses: Advanced manufacturing, maker spaces, coworking spaces, entrepreneurship center, incubator/accelerator

3) Cleantech

Space uses: Technology company, environmental business, incubator /accelerator, manufacturing, childcare center, coworking space

Option 1: Software Development & Robotics

Providing complimentary spaces around various technology and robotics development

- These spaces support firms taking part in various technology initiatives including software development, creating a technology and knowledge hub on the site
- The University can attract technology companies by offering co-op opportunities through students, and can utilize UTIAS on the south-end of the site to establish a research centre for aerospace

Space Use	Total Area (sq.ft.)	Floorspace per worker	Potential Employment
Building 1	15,457		
Incubator/Accelerator	60%=9,274 sq.ft.	150-200 sq.ft.	46
Coworking Space	40%=6,182 sq.ft.	125-150 sq.ft.	41
Building 2	160,425		
Aerospace Research Center	40%=64,170 sq.ft.	400 sq.ft.	160
Technology company	60%=96,255 sq.ft.	150-200 sq.ft.	481
		Total employment	728

Option 2: Advanced Manufacturing & Maker Spaces

Understanding existing local industries and providing opportunities for new innovations

- Advanced manufacturing firms are supported by the space use combination in this option. Maker spaces and other space uses allow for entrepreneurship and commercialization opportunities
- The option supports the light industrial manufacturing firms local to the area, giving new opportunities and collaboration potential for the local population

Space Use	Total Area (sq.ft.)	Floorspace per worker	Potential Employment
Building 1	15,457		
Entrepreneurship Center	35%=5,409 sq.ft.	150-200 sq.ft.	27
Incubator/Accelerator	65%=10,047 sq.ft.	150-200 sq.ft.	50
Building 2	160,425		
Advanced Manufacturing	50%=80,212 sq.ft.	400-450 sq.ft.	178
Coworking Space	10%=16,042 sq.ft.	150-200 sq.ft.	80
Maker Space	40%=64,170 sq.ft.	200-250 sq.ft.	256
		Total employment	591

Option 3: Cleantech

Taking a comprehensive approach to build the green technology sector

- Toronto has an existing strong network for technology jobs and is experiencing growth in the environmental sector
- Building upon the existing workforce while also providing opportunities for new innovation and collaboration

Space Use	Total Area (sq.ft.)	Floorspace per worker	Potential Employment
Building 1	15,457		
Coworking Space	80%=12,365 sq.ft.	125-150 sq.ft.	82
Daycare / Early Learning Center	20%=3,091 sq.ft.	200-225 sq.ft.	13
Building 2	160,425		
Advanced Manufacturing	40%=64,170 sq.ft.	400-450 sq.ft.	142
Environmental business	30%=48,127 sq.ft.	150-200 sq.ft.	240
Incubator/Accelerator	10%=16,042 sq.ft.	150-200 sq.ft.	80
Technology company	20%=32,085 sq.ft.	150-200 sq.ft.	160
		Total employment	717

Recommendations: Next Steps

- Engaging the neighborhood and local community
- Utilizing the University's networks and resources
- Setting up appropriate KPIs to measure success

Our Team

Tua Hytönen

Anjuli Perera

Thank you

Q & A