

2.8 High-Tech Facilities

High-tech parks are a potential market niche open to Canadian architects with linkages to private developers or manufacturers.

The high tech industry has potential as a major market niche for Canadian architects. High tech parks are being established in states and communities which have not figured prominently in the past as centres of economic development and are even forming the base for new mixed-use communities. Competition among the parks is such that building design and site planning and landscape are becoming key ingredients for successful development ventures. Suburban communities are assisting in the development of these quality parks and promoting associated mixed-use developments so as to compete with the trend toward downtown revitalization and restoration.

2.8.1 The Recent Past

High-tech industry has provided growth in design and construction as well as jobs and output.

The construction of industrial facilities was most dramatically affected by the economic recession of the late 1970s and the early 1980s. Proportionally, the most drastic declines occurred in manufacturing facilities followed closely by warehousing and distribution facilities.

Although high technology and research and development plant facilities also experienced a decline, it was not as drastic and was the first area to emerge from the recession. Since the latter half of 1983, the dollar volume of construction and the sale and leasing of high tech plants have shown a steady increase year after year.

High-tech manufacturing encompasses those industries whose engineering and technical work force exceeds the manufacturing average. In the decade to 1981, high-tech manufacturing accounted for 88 percent of net growth in manufacturing jobs. The strength of high tech industries is also reflected in the shipment values during the 15 year period to 1987. In 1982 dollar value terms, total industrial shipments for the period increased from \$1.38 to \$1.74 trillion. The ten fastest growing industries accounted for 55% (\$195 billion) of the \$350 billion increase. Of these top ten industries, seven were high-tech.

High-tech has shunned traditional industrial centres.

The relative strength of high tech industries is forecast to continue. Of the ten fastest growing industries for 1987, eight are high tech with growth rates of up to 26