

YUDC behind Master Plan

October 17, 1988 marked the culmination of efforts on the part of a great many people in drawing up a new Master Plan for York University. At the October 1988 meeting York's Board of Governors formally endorsed the Master Plan Concept for the University. The plan will serve as the guiding document for University growth and expansion in the future, and replaces an earlier version drawn up in the 1960s.

Preparation of the plan was the responsibility of the York University Development Corporation (YUDC) which is a wholly-owned subsidiary of York University. Implementation of it will be coordinated by YUDC and the Physical Resources Group within York.

YUDC was incorporated in 1985 with an initial mandate to prepare a Master Plan for the campus. Part of the plan includes development that will generate income for the University by using York's vacant land resources. Some portions of the land will be leased to tenants whose activities (research, commercial, housing, etc.) complement the interests and needs of the University. The leases will be varied in term to be consistent with York's short- and long-range goals.

Since its inception YUDC has accomplished:

- The completion of a new Master Plan for York's main campus which will: consolidate academic uses in the central core area; require infilling between existing buildings to add comfort and convenience for people moving from building to building; create new green spaces within the core; relocate parking lots in order to separate cars from people, and eventually increase parking, using deck structures more conveniently located close to the core; divide the campus into several distinct precincts including an academic core, a science park, residential areas, commercial and office space, and a mixed use academic/research area.
- YUDC recently sold a parcel of University land (22 acres) through tender to Bramalea Ltd. This land is intended for condominium housing of approximately 1,575 units. The sale was considered a one-time only event in order to generate start-up funds for the current capital expansion program. It should provide between \$33 and 50 million for the University capital program.
- A 1.5-acre parcel of land has been leased to Computer Methods. The first phase of the 60,000 sq. ft. facility is now close to occupancy.
- Agreement in principle was reached with the City of North York to establish an active community park on campus with facilities for the general public and some exclusivity for York. In addition to a new park, this project will yield about \$1.5 million to the University.
- A rental science building is in its conceptual stages. It would be designed to house tenants in the initial stages of commercial application of scientific development through to larger tenants such as corporations with joint research interests with York faculty researchers.
- Retail and office facilities totalling

140,000 sq. ft. are planned to open by late 1990, subject to certain financing conditions.

- Agreement in principle has been reached to establish a 167-unit cooperative housing on campus, based on a 49-year lease, prepaid in the amount of approximately \$2.8 million.

New Master Plan guides development

A Master Plan for York University was originally prepared in the 1960s establishing a target growth of 15,000 to 25,000 students (maximum) on York's 600-acre main campus bounded by Keele, Steeles, the hydro corridor north of Finch, and Black Creek.

While building was intensive until the early 1970s, aspects of the original plan were never completed due to cutbacks in government funding. Pressures have been compounded as York's student population continues to grow (to 40,000 by 1989), because of lack of classroom and demonstration space, housing accommodation, parking, leisure areas and other facilities.

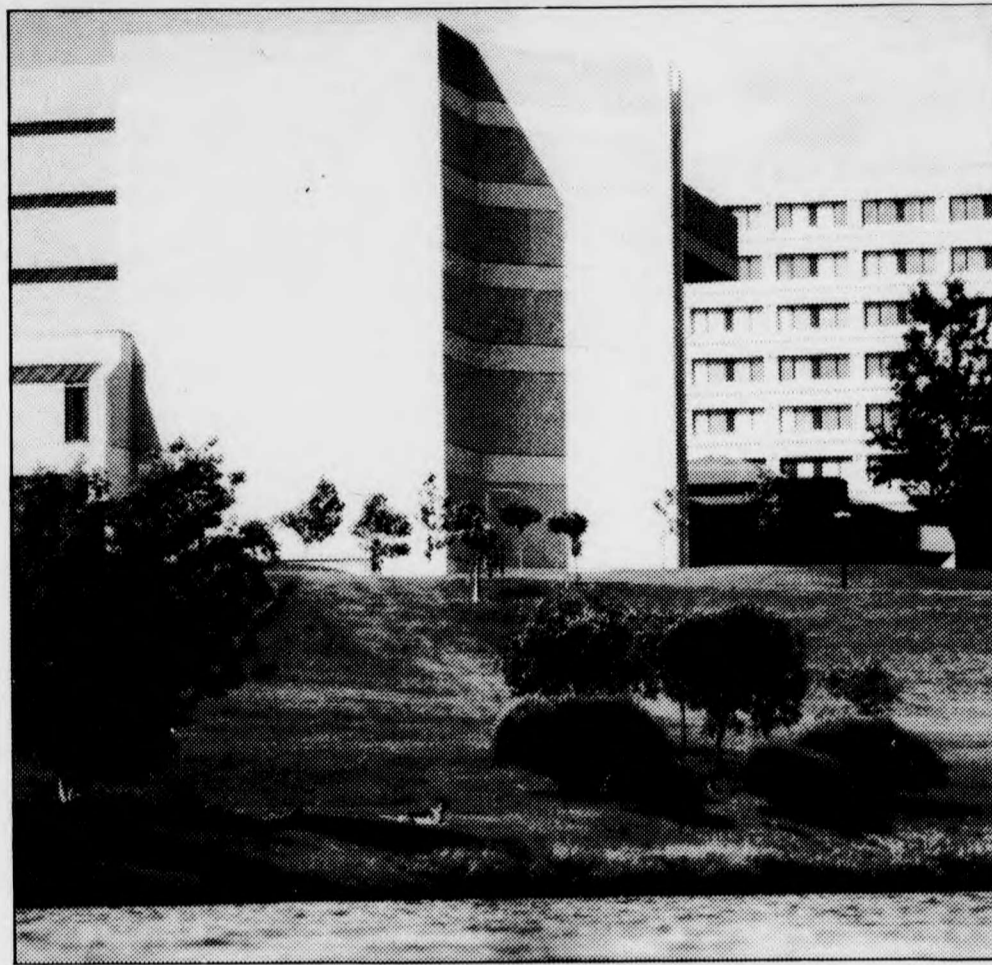
These factors have led to the development of a new Master Plan to guide the building of additional academic and residential space; provide a weather-protected environment through a system of covered pedestrian walkways between buildings; increase the level of on-campus population (through more residences) and improve the quality of campus life by attracting outside retail businesses to the new Student Centre and York Lanes.

Other physical elements of the Master Plan include extensive landscaping and tree planting as well as a new road system to facilitate easy movement by car and public transit onto and off the campus.

The plan was officially announced and approved Oct. 17, 1988.

Plan highlights

- a new building for Fine Arts: the Centre for Fine Arts Phase III. Due for completion by 1990, the new building will provide much needed office and performance space for students and faculty. Cost: \$10 million.
- linked, covered pedestrian walkways between central core buildings.
- expansion of housing. Nine new "walk-up" style student apartment buildings are planned, totalling 378 units at a cost of \$20.7 million, and completion is set for late 1989.
- establishment of a University common or "green." This green provides the central setting for the New Academic Building and Student Centre (completion by spring 1990). The common will include an outdoor amphitheatre where convocations might be held. A new retail centre, "York Lanes," will also be located on the north side of the common.
- a new entry pavilion to York campus. The pavilion will be a rotunda serving as the foyer to the New Academic Building,



and will also act as a social space and/or a place to stage small gatherings. Cost is estimated to be \$22 million.

- retail office complex. York Lanes was recently approved and construction should begin early in 1989.
- expansion of recreational facilities
- residential development in the southwest quadrant of the campus near present graduate residences. Twenty-two acres of land was sold to Bramalea Limited in July

1987. Bramalea is proposing a \$300 million residential community of approximately 1,575 units in six condominium complexes. The University hopes to have construction underway by early 1990.

- a new Calumet College building. This new structure will provide accommodation for 264 students, as well as incorporate new academic and administrative facilities for the college. Cost will be about \$11.7 million.

Students, University spending generates jobs

As Canada's third largest university, with 90 percent of its graduates living in the Metro area, it is not surprising that York University has a large economic impact on Metropolitan Toronto and its communities, particularly the City of North York. This impact will continue to grow as the number of York graduates increase and move into the workforce.

The economic activity York generates is thought to produce over 6,500 full-time jobs in the private sector, which is in addition to on-campus direct employment.

Aside from the University's graduates, who tend to earn much higher incomes than those with no degrees (estimates place the current annual income difference at \$14,838 per year), York also creates a great deal of economic activity in Metro Toronto and in the surrounding region, both as an employer and as a buyer of goods and services. Short-term economic impacts (derived from faculty, student and University expenditures) were estimated at \$400 million in 1987-88. North York's share of this was some \$150 million, in one year alone.

Students are often an unacknowledged source of income in the area. Surveys found they spend an average of \$500 for books and supplies each year, for total expenditure of over \$7 million. Also, students who live away from home contribute significantly to the economic impact of York. Estimates place yearly living costs at \$7,186 for the average student, which adds up to about \$41 million spent annually on housing, clothes, food and entertainment.

Other short-term economic figures are also telling. For instance, the estimated value of employees, students, faculty and University expenditures is thought to have generated a total of \$230,937,700 of business in 1987-88. Metro Toronto's portion is over \$160 million, while North York's is slightly more than \$89 million. When the economic multiplier (1.7)* is used, the total impact reaches \$400 million.

Long-term economic impacts are more difficult to estimate. However, the most important aspect of long-term projections is the increased income-earning capacity of graduates. Based on York's 5,803, 1987-88 graduates, their economic impact has been estimated at over \$800 million.

*Note: Since expenditures in a local economy have a total economic effect greater than the initial expenditure itself, there is a ripple effect as subsequent recipients spend a portion of money received for the goods and services which they supply. This is known as the multiplier effect. York has chosen the figure 1.7, which is the same multiplier used recently in studies at the University of Calgary and at Queen's University.

This centrespread is sponsored by the York University Development Corporation. For further information contact:

Ron Hunt, Director of Development
York University Development Corporation
West Office Building
4700 Keele Street
North York, Ontario M3N 1P3
(416) 736-5341