

Golden Mile Communiversity

**TAKING THE GOLDEN
MILE RENEWAL TO
THE NEXT LEVEL**



The Golden Mile

Total GFA (sqm)	Gross FSI	Net FSI	People and Jobs (per ha)
2,603,700	29	4.0	525-575

Density Information for Final Design



Demonstration 3D View
 GOLDEN MILE SECONDARY PLAN STUDY FINAL REPORT

The transformation of Golden Mile's current landscape of auto-oriented retail and industrial uses into a higher-density mixed-use, transit-supportive community...

Can be enhanced by the education, community-building, and technological advancements from Scarborough's two anchor Post-Secondary Education Institutions: University of Toronto Scarborough Campus (UTSC) and Centennial College.

The creation of a complete community where residents live, work and play, with new residential and employment growth...

Can be augmented by

- Studying opportunities, including reskilling and upskilling
- Attraction of high-value innovative companies
- Sustainability-focused research, education, training, and community initiatives
- Growth of priority sectors through training, R&D, and a talent pipeline

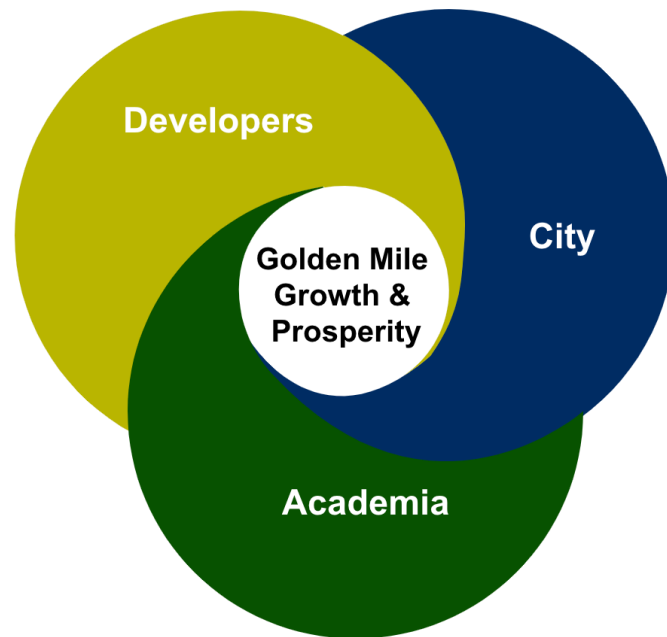
The preservation of the rich history of the Golden Mile's agricultural, industrial and commercial eras of development...

Can be magnified by a mixture of community education, public art, and the growth of urban, sustainable, and technologically advanced re-embodiment of agriculture, priority industry, and retail.

Sustainable design: Sustainability principles and practices are encouraged to be integrated into new development, as well as the wider public realm ...

Can be amplified by community education and research expertise in sustainability principles

Leverage Scarborough's Two Anchor PSEs to Supercharge the Golden Mile Redevelopment



Centennial College and UTSC, Scarborough's two anchor institutions, have a plan to augment the Golden Mile redevelopment.

Their plan will bring together academia, developers, and the city, setting Golden Mile up for steady and prosperous growth for years to come.

The Communiversality Model will Supercharge the Golden Mile Redevelopment

The PSE Institutions will generate:



Human and intellectual capital



Niche sector expertise in sustainability and the Golden Mile's economic sectors (**Advanced** Manufacturing, **Smart** Retail, **Local** Food and Beverage Supply Chain, **Sustainable** Construction)



Capacity in **research, development and innovation** to support companies of all sizes

Human, Intellectual, and Innovation Capital Raise the Community

- *"Talent is America's most precious resource—it's time economic development organizations focus more on developing it"*
- *"Welcome to Talent Economy... the world's most valuable resource."*

Talent – and the PSE institutions who train them – are crucial to the growth and prosperity of companies, cities, and regions

"Brain Hubs" are some of the fastest growing and most flourishing cities – for example San Francisco, Boston, Arlington Virginia, Waterloo, and Downtown Toronto



Image from *Nesta*

Human, Intellectual, and Innovation Capital Raise the Community

- **Innovation clusters are better for residents, companies, and developers:** “Americans with high school degrees who work in communities dominated by innovative industries make more, on average, than the college graduates working in communities dominated by [traditional] industries”
- Increased talent and innovation **draw Foreign Direct Investment**
- **Sustainable design attracts high value companies**
 Example: Evolv in Waterloo’s David Johnston Park is Canada’s **first Zero Carbon Building** , attracting tenants such as EY, Borealis AI, and Wilfrid Laurier University

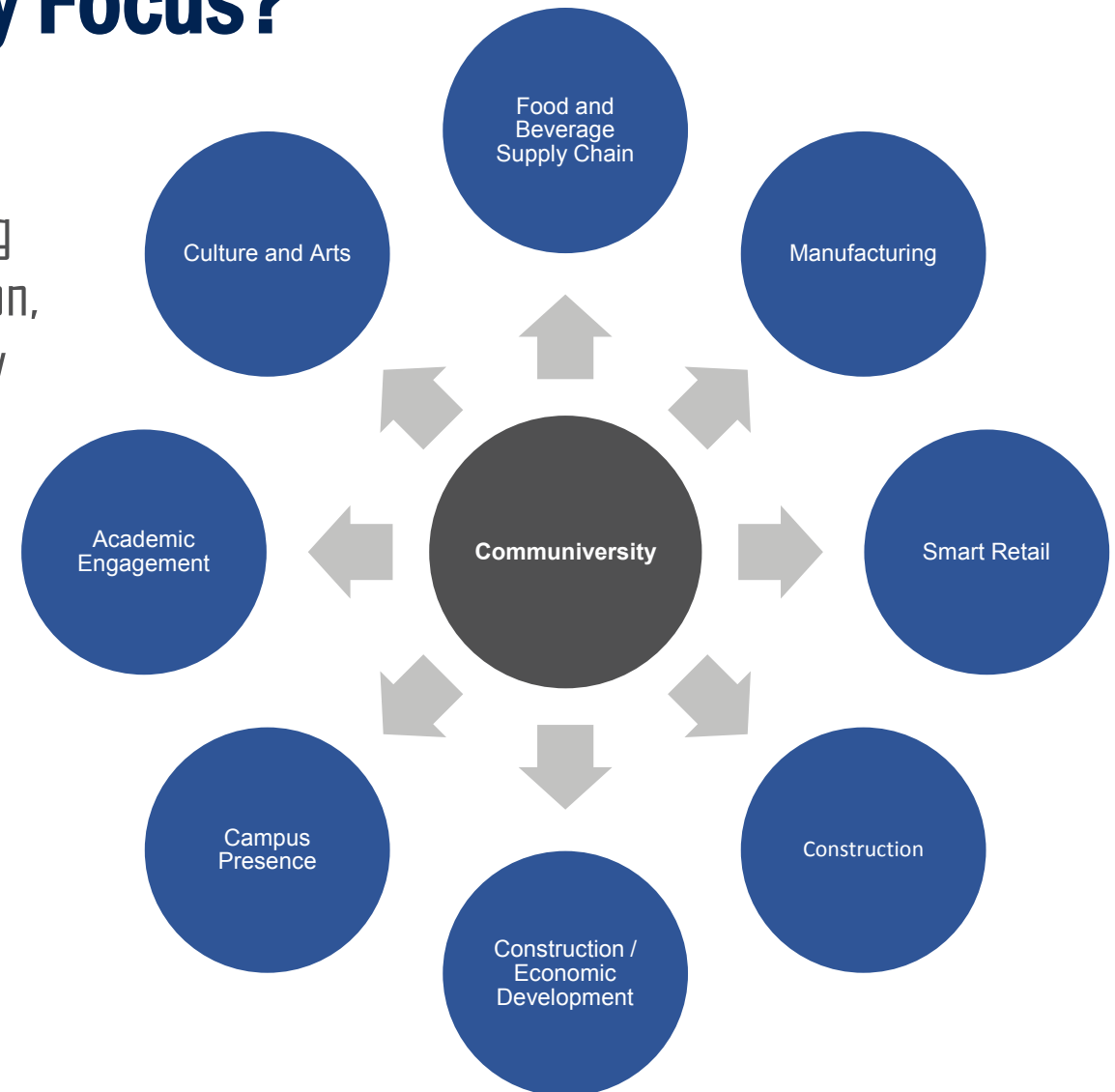
Foreign Direct Investment into Canada



Where Will the Communiversity Focus?

The Communiversity will focus on establishing a campus presence, academic engagement, promoting culture and arts, sustainable design and construction, and promoting research and development within key industry sectors:

- Manufacturing
- Smart Retail
- Food and Beverage Supply Chain
- Construction



The Communiversality Model will Supercharge the Golden Mile Redevelopment

This will result in:

Driving Economic growth

- Include sustainability innovation in building design to reduce costs, support Toronto's GHG emission reduction mission, and attract high-value companies
- PSE-trained residents earn more
- Build the community the workers of the knowledge economy want to live in

Attracting High-Value Companies and Residents

- Grow local GDP and talent
- Increase population growth with international students
- Attract high-value companies that create more and higher-paying jobs
- Support niche sector cluster growth

Communiversality Long Term Vision

Increasing and
Commercializing
Intellectual Property

Building the Golden
Mile Knowledge
Economy

Attracting High-Value
Companies

Strengthening Value
of Real Estate

Building Ecosystem
Strength in Key
Sectors

Helping Toronto
Meet its
Greenhouse Gas
Reduction Targets

Increase Innovation,
Sustainability, and
Inclusion in Local
Industry

Promoting
Community
Education

Strengthening
Community Culture
and Arts