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## BRIEFING NOTE

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2489 Bayview Avenue

Canadian Film Centre Capital Improvement Project is the subject of motion **MM52.17** at Council Aug 25, 26, 2010. The tenant and the City are in negotiations with Restrictive Covenant holders, and two of the five have signed their approval for the project. Attached is an aerial photograph of the site.

### **KEY ISSUES:**

#### **Financial Support**

The property at 2489 Bayview Avenue is the former E.P. Taylor Estate (included lands and buildings), donated to the City of Toronto (former City of North York) for lease to the Canadian Film Centre (CFC). The CFC has embarked on a capital improvement project that addresses serious state of good repair issues as well as including a modest expansion to better fulfill its programming goals. The total project value is \$9,000,000 of which the City is contributing \$1,000,000. In 2009 the City of Toronto Capital Budget process approved the \$1,000,000 City contribution for State of Good Repair work to the property. The project has also been accepted by the Federal Infrastructure Stimulus Fund (ISF) for \$3,250,000 and the balance is from provincial and private sector sources. The ISF funding commitment expires on March 31, 2011.

The ISF funding was approved for the construction of 10,580 square feet of program space to modestly expand the CFC facilities and increase parking. Specifically the current plans call for an addition to the existing Gatehouse, a new Actors' Conservatory built on the site of the derelict pool structures, and 24 additional parking spaces. The attached map indicates where this work is proposed. Considerable consultation has been done with Planning to ensure all renovations and alterations fit heritage standards.

#### **Covenant Holders**

Five property owners on Country Lane adjacent to the grounds have Restrictive Covenants (RC) over the property. All five must provide their consent in writing to the plans and elevations of any proposed construction on site, and to any additional parking. At this time two RC holders have signed their consent.

The CFC was successful at the Committee of Adjustment on June 23, 2010 in achieving a minor variance. One of the RC holders has filed an appeal on the grounds of insufficient notice; the CFC has raised a motion to dismiss the appeal; and is scheduled to appear before a hearing of the Ontario Municipal Board on Sept 9, 2010.

CFC filed a revised site plan application on Aug 12 after deleting 12 parking spaces and one small maintenance cottage at the request of several Restrictive Covenant Holders.

### **Background on CFC and its Cultural Contributions**

The film and digital media industries are very important to Toronto's cultural and economic well-being and the CFC is a critical component.

#### **Canadian Film Centre Operating Activities and Impacts:**

- 1,300 alumni – 65% reside in Toronto – 92% employed in film, television and new media industries
- 50 alumni production companies based in Toronto, CFC film productions accounts for 1% of annual production spending in Toronto
- CFC film productions provide 500 opportunities annually for creative talent and production crew
- CFC has shot 17 feature films, 250 short films, and 2 television pilots on location in Toronto
- CFC Media Lab's Prototype Exhibit is part of Toronto's Nuit Blanche
- CFC Worldwide Short Film Festival draws 4,000 out-of-town visitors.

#### **City of Toronto Cultural Impacts**

- Approximately \$0.9 billion in GDP is generated annually in Toronto's cultural and creative industries sector
- Over 133,000 people are employed in Toronto's cultural and creative industries where \$500 Million is spent annually on film and television production
- Compared to other selected North American cities, recent compound annual growth rates of creative employment in Toronto has grown faster than Montreal, San Francisco, Los Angeles and Chicago.
- In recent years, Toronto's creative sector grew faster than the region's financial services sector and growing nearly as fast as leading sectors like information and communication technology and business services.

**Prepared for:** Mayor David Miller and Members of City Council  
**Prepared by:** Mike Williams  
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