STUDY OF FILM AND SCREEN INDUSTRY STUDIOS IN THE PORTLANDS AND SOUTH OF EASTERN EMPLOYMENT DISTRICT

Summary of Findings and Recommendations

August 25th, 2017
HEMSON Consulting Ltd.
THE STUDY AREAS ARE HOME TO MANY OF TORONTO’S STUDIOS
STUDY OBJECTIVES

- Assess the state of existing film and screen studios and related infrastructure
- Examine the potential impacts of development plans on industry activity
- Identify opportunities and concerns and provide recommendations as to how the City can encourage industry growth
KEY FINDINGS

- Study areas are industry’s preferred location for growth
- However, changes could constrain opportunity, but are surmountable
- Flexibility and innovation will be key to future success
STUDY AREAS FORM CORE OF 
TORONTO’S STUDIO INFRASTRUCTURE

Source: City of Toronto, OMDC 2015
LOCATION BASED SHOOTING IS CONCENTRATED IN THE DOWNTOWN

Source: Hemson Consulting, City of Toronto

Film Permits by Ward (2014-2016)

- <30
- 31-100
- 101-300
- 301-700
- >700

Study Areas

Source: Hemson Consulting, City of Toronto
STUDIO INFRASTRUCTURE ALREADY ESTABLISHED IN THE STUDY AREAS

Source: City of Toronto

Source: City of Toronto
NEED FOR SPACE IS GROWING, BUT EXISTING SUPPLY UNDER PRESSURE

Source: City of Toronto Economic Development & Culture Division
STUDY AREAS ARE PREFERRED LOCATION FOR GROWTH

- Location is ideal for a cluster of industry uses
- Industry benefits from diverse mix of type and quality of space
- Greatest need is for more purpose built studio space (larger complexes favored)
Changes are coming to South of Eastern

Source: City of Toronto, planningAlliance

Proposed East Don Lands Development

Source: City of Toronto, planningAlliance

Legend:
- Existing Street
- Potential New Street
- Existing Bike Lane
- Potential New Bike Lane
- Existing Park
- Potential New Local Park
- Stronger Frontage Along Eastern Avenue
- Potential Pedestrian Network
PROPOSED PLANS ARE RESHAPING THE PORT LANDS

Note: * ^ Residential uses subject to flood mitigation, minimum non-res uses and more detailed planning depending on area.

Source: City of Toronto.
CITY’S OWNERSHIP OF LAND PRESENTS OPPORTUNITY
KEY CONSTRAINTS MUST BE RECOGNIZED

- Most large, securable sites would require consolidation (10+ acres preferred)
- Land tenure - short term leases
- New uses will bring more competition
- Both areas will be affected by ongoing construction
FLOOD PROTECTION WILL RESHAPE AREA

Legend
- Spot Elevation
- Grade Difference
- Proposed 1m Contour Line
- Regulatory Flood Line
- Zone of Lakefill

Source: City of Toronto.

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CHANGES TO TRANSPORTATION NETWORK WILL ALTER BLOCK PATTERN

Source: City of Toronto

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POTENTIAL STUDIO COMPLEX DEVELOPMENT SITES - SoE

Source: Hemson Consulting, adapted from City of Toronto and planningAlliance
KEY CONCLUSIONS

- Both areas will be in transition for many years to come
- Success of cluster hinges on adding more core studios
- Acting early will avoid need to compete with other uses
- Stakeholders will need to be flexible
**RECOMMENDATIONS TO FURTHER DEVELOPMENT OF STUDIO CLUSTER**

1. **Seek to maintain existing studio uses as a condition of development where possible**

2. **Encourage TPLC to consider longer land leases for studio developments**

3. **Encourage consolidation of developable parcels**
RECOMMENDATIONS TO FURTHER DEVELOPMENT OF STUDIO CLUSTER

4. Encourage and incent flexibility and innovation in site design

5. Limit the speculative potential of sites best suited for studio complex development

6. Explore possibility for studio development on the federally owned Ports Toronto site