

Overview of Employment Lands in the Area South of Eastern Avenue

Film, Television and Digital Media Advisory Board

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Division



Employment Lands Overview

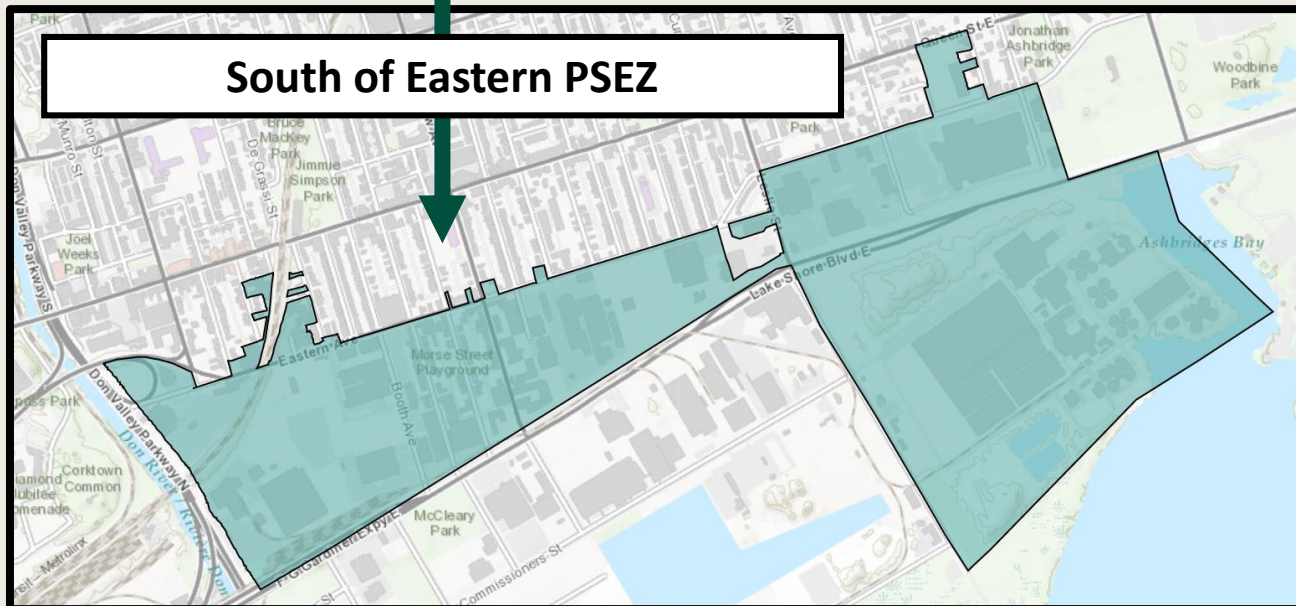
1. Citywide and Provincial interest
2. South of Eastern Avenue
3. Employment land conversions
4. Next Steps



Why are employment lands important?

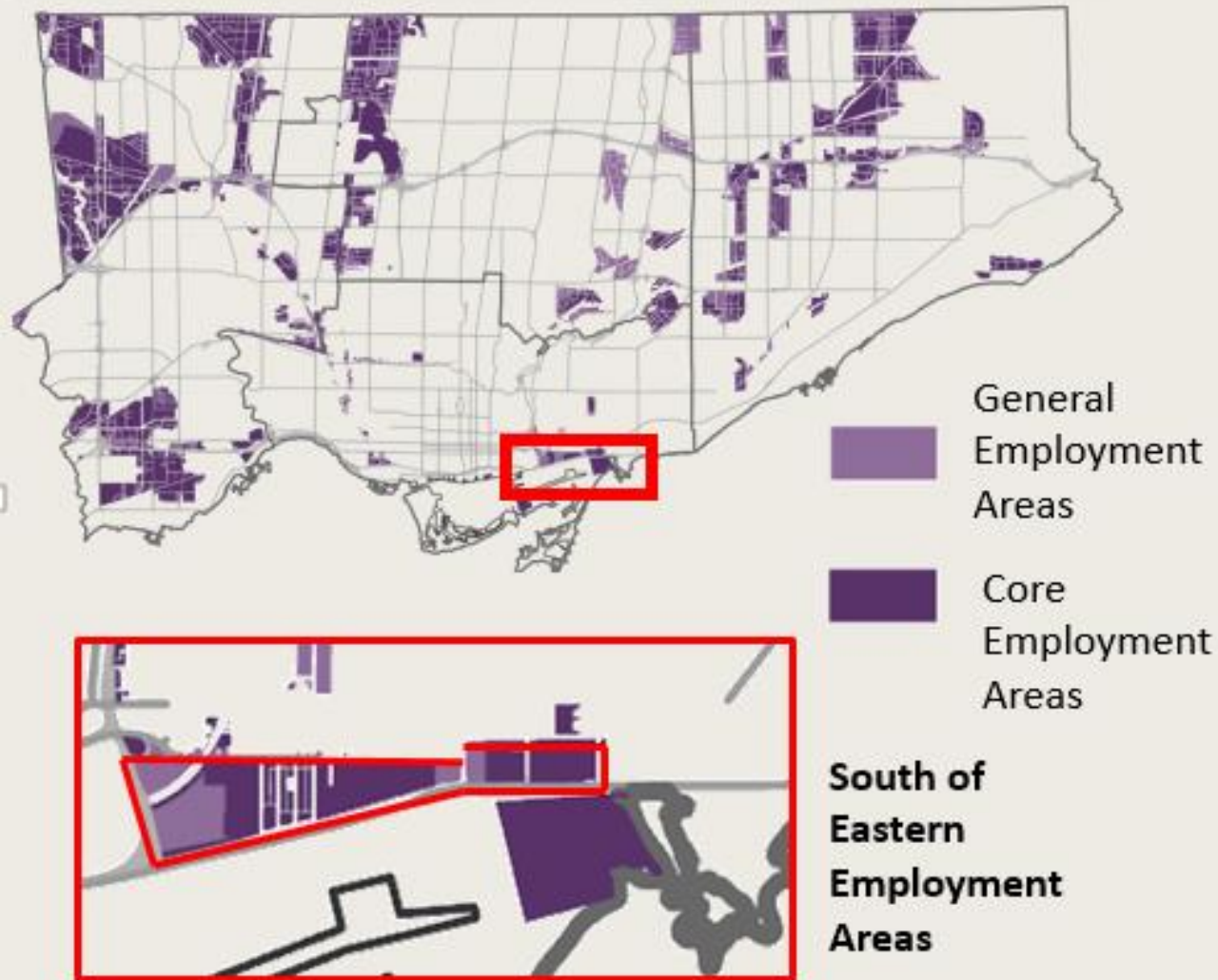
- Ontario Planning Act defines “areas of employment”
 - land designated in an official plan for clusters of business and economic uses, including manufacturing uses; warehousing uses; office uses; associated retail uses; and ancillary facilities
- Toronto Official Plan protects employment areas
 - vital to Toronto's economy and future economic prospects;
 - critical support to maintaining a diversity of employment opportunities for Toronto residents;
 - providing the only viable home in the city for businesses requiring separation from residential and other uses that are sensitive to noise, odour or other adverse affects; and
 - restricting residential uses to provide land use certainty for businesses to invest in Toronto.

Provincially Significant Employment Zones



- Provincially Significant Employment Zones (PSEZs) are defined as:
 - Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development.
 - Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.

Toronto's Employment Areas (Core + General)



- Toronto's Employment Areas
 - 8,100 hectares
 - 13% of all lands in the City
 - 26% (402,000+) of all jobs across the City
- Finite land resource
- Equity Impact
 - Provide low barrier entry jobs for newcomer, Torontonians and other “essential workers”

South of Eastern Employment Area

South of Eastern Employment Areas



135 hectares in size

4,600 jobs in 2019. The number of jobs have increased significantly since 2011, increasing 39% or 2.1% per year with a slight drop since 2016

\$29 million in non-residential building permit values between 2016 and 2021

2.13 million square feet of rentable industrial building space in the Employment Area

1% average vacancy rate in 2021

South of Eastern and Film industry

- This area plays an important role in the City's film industry
 - cluster and range of film and production studios and
 - support and ancillary businesses to support the industry
- **Over \$2.2 billion** in film, television and digital media production investment to the City
- **13%** increase from previous year
- Represents over **35,000 jobs** and **1,500 screen projects** citywide each year
- Film industry is expected to grow its studio space by **63%** in the next five years
 - this would not meet the projected demand due to global production volumes and Toronto's potential market share

Employment Areas Conversion (or removal)



Employment conversions can only be considered through a city-initiated Municipal Comprehensive Review (MCR)

City received approximately **140** conversion requests

- 4 requests located within South of Eastern Employment Areas

Planning and Economic Development & Culture staff to review each

Next Steps

- **November 24, 2021**
 - Toronto & East York Community Council preliminary comments on Downtown Ontario Line “Transit Oriented Community”
- **November 25, 2021**
 - Planning and Housing Committee process update report on East Harbour
- **Q1 - 2022**
 - Planning and Housing Committee – Staff report on Conversion Requests (preliminary assessments)
 - Employment Study Engagement
 - Stakeholder / Sector specific
 - General consultation - citywide

