

Profile 8

Port Lands – Central Waterfront Area of Employment

Port Lands – Central Waterfront Area of Employment

Area Context: Toronto’s Port Lands and Central Waterfront is home to many large-scale operations that leverage the port function and outside storage permissions, including city services requiring access to the downtown and the rest of the city via the Gardiner Expressway and Don Valley Parkway. Sites here provide excellent accessibility to Downtown for distribution-type uses. There will continue to be industrial activities throughout the Port area. Redpath Sugar is an important site, not just for the employment it supports on site but the critical role it plays in supporting the food and beverage sector in Toronto, and Ontario more broadly.



Key Map



Source: City of Toronto 3D Massing

Key Facts:

Total Land Area (net ha)	182.3 ha
Total Employment	5,452
Total Establishments	68
Rentable Building Area (Industrial)**	2.5 Million Square Feet
Vacancy Rate(2021)	0.2%
Employment Density (Net Jobs/ ha)	28.6

** Source: CoStar Group, www.costar.com

Top Employers:

- Toronto Transit Commission
- Toronto Hydro
- Pinewood Studios
- Canada Post Depot
- Redpath Sugar

Function & Focus

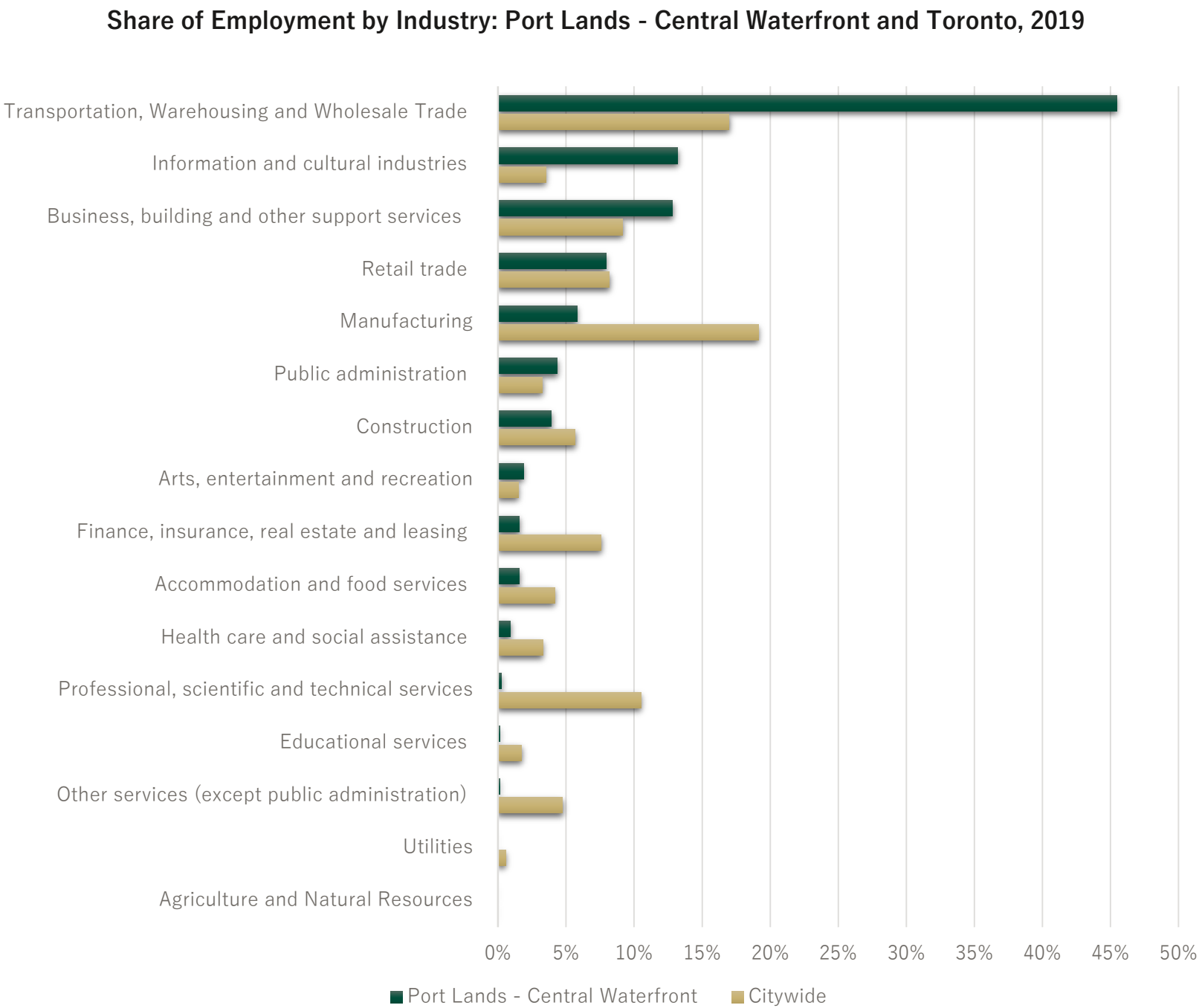
- In addition to traditional port activities, especially functions requiring outdoor storage, film and television studios have been built here in recent years. Combined with South of Eastern to the north, this area is the focus for film production in Canada.
- Over 5,400 people work in this area, in 68 establishments.
- Employment here has grown by about 3,000 jobs since 2011.
- With its unique characteristic of outdoor storage, 45% of jobs are found in Transportation, Warehousing & Wholesale Trade.
- The emerging focus on film and television is evidenced by the 13% of jobs in Information & Culture.
- The 2.5 million sq. ft. of industrial space is essentially fully occupied.
- \$116 million has been invested in new and renovated non-residential buildings here over the past five years.
- Non-residential development in the approvals pipeline is around 40,000 square metres.
- Employment density is estimated at over 28 jobs per hectare over the 182 hectares of employment land.
- 64% of the Port Lands-Central Waterfront workforce live within Toronto, with 44% commuting by transit and 17% walking or bicycling.

Outlook

- The locational characteristics underpin a positive outlook for this employment area.
- The port is a unique feature generating long-term demand for established users, for whom proximity to Downtown is a major asset.
- The approved Port Lands Planning Framework provides a comprehensive 50-year vision for the area, and outlines the key city-building directions required to unlock and realize the Port Lands interim and full potential, dependent on implementing extensive flood protection measures, including the creation of a new, naturalized mouth to the Don River.



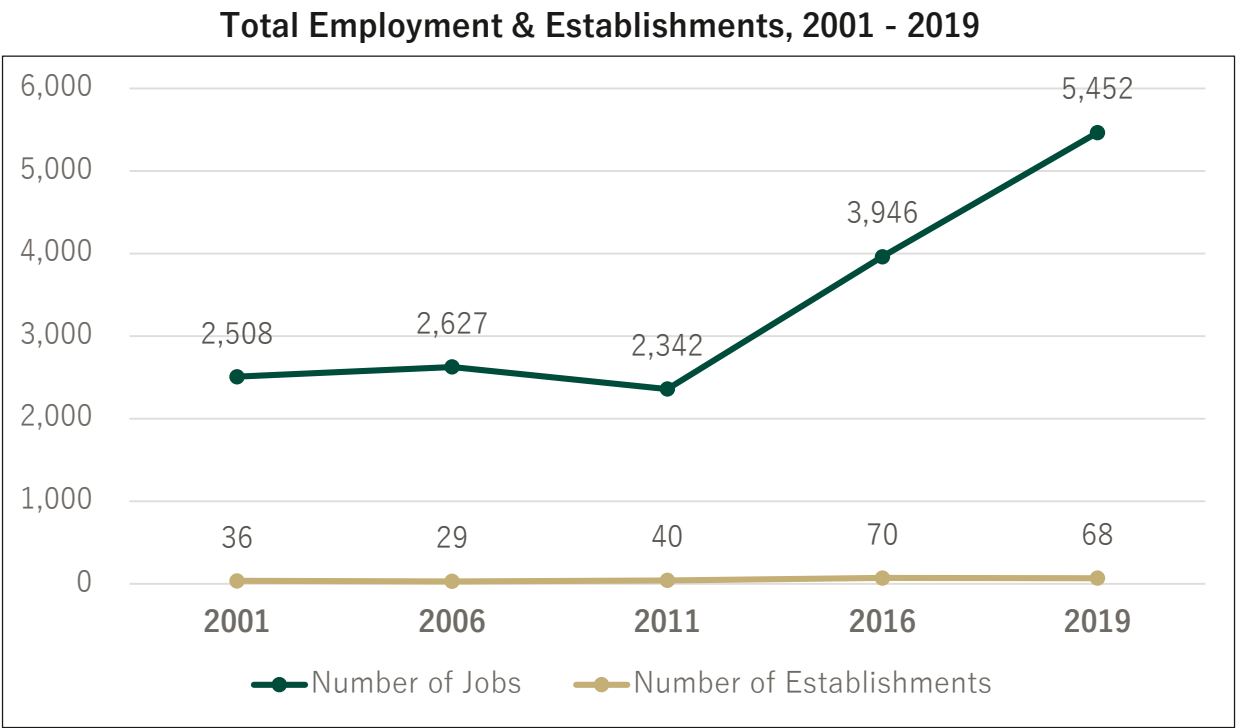
Share of Employment by Industry: Port Lands – Central Waterfront and Toronto, 2019



Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Transportation, Warehousing and Wholesale Trade	2,479
Information and cultural industries	720
Business, building and other support services	699
Retail trade	433
Manufacturing	317
Public administration	237
Construction	213
Arts, entertainment and recreation	102
Finance, insurance, real estate and leasing	86
Accommodation and food services	86
Health care and social assistance	50
Professional, scientific and technical services	15
Educational services	7
Other services (except public administration)	7
Utilities	1
Agriculture and Natural Resources	0
Total	5,452

Source: City of Toronto Employment Survey, 2019

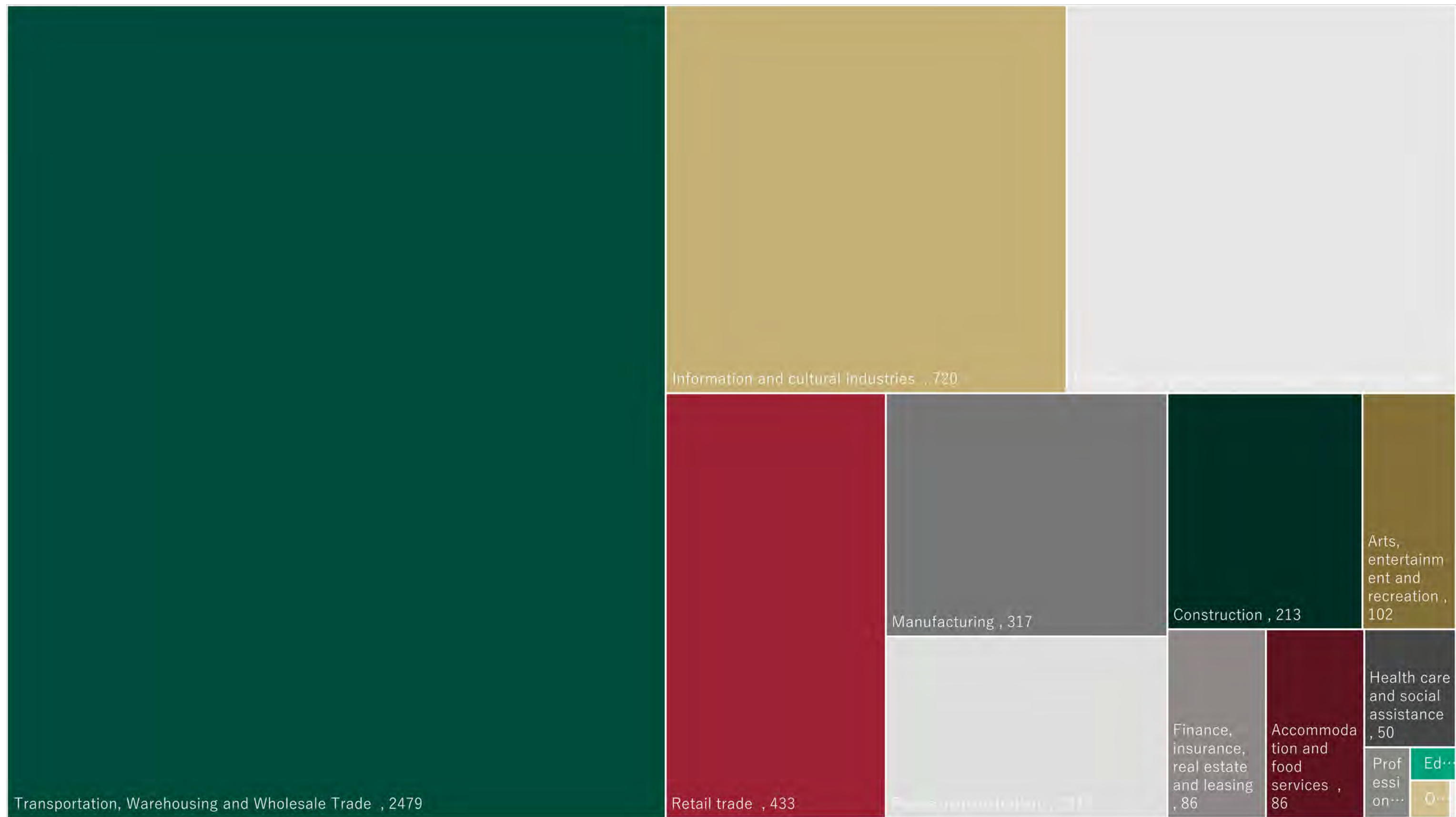


Source: City of Toronto Employment Survey, 2001 - 2019

Toronto Employment Survey data is confidential and has been provided solely for the purpose of this Study. Aggregated information is available in the [TES Bulletin](#) or on request from City of Toronto Planning, Planning Research and Analytics.



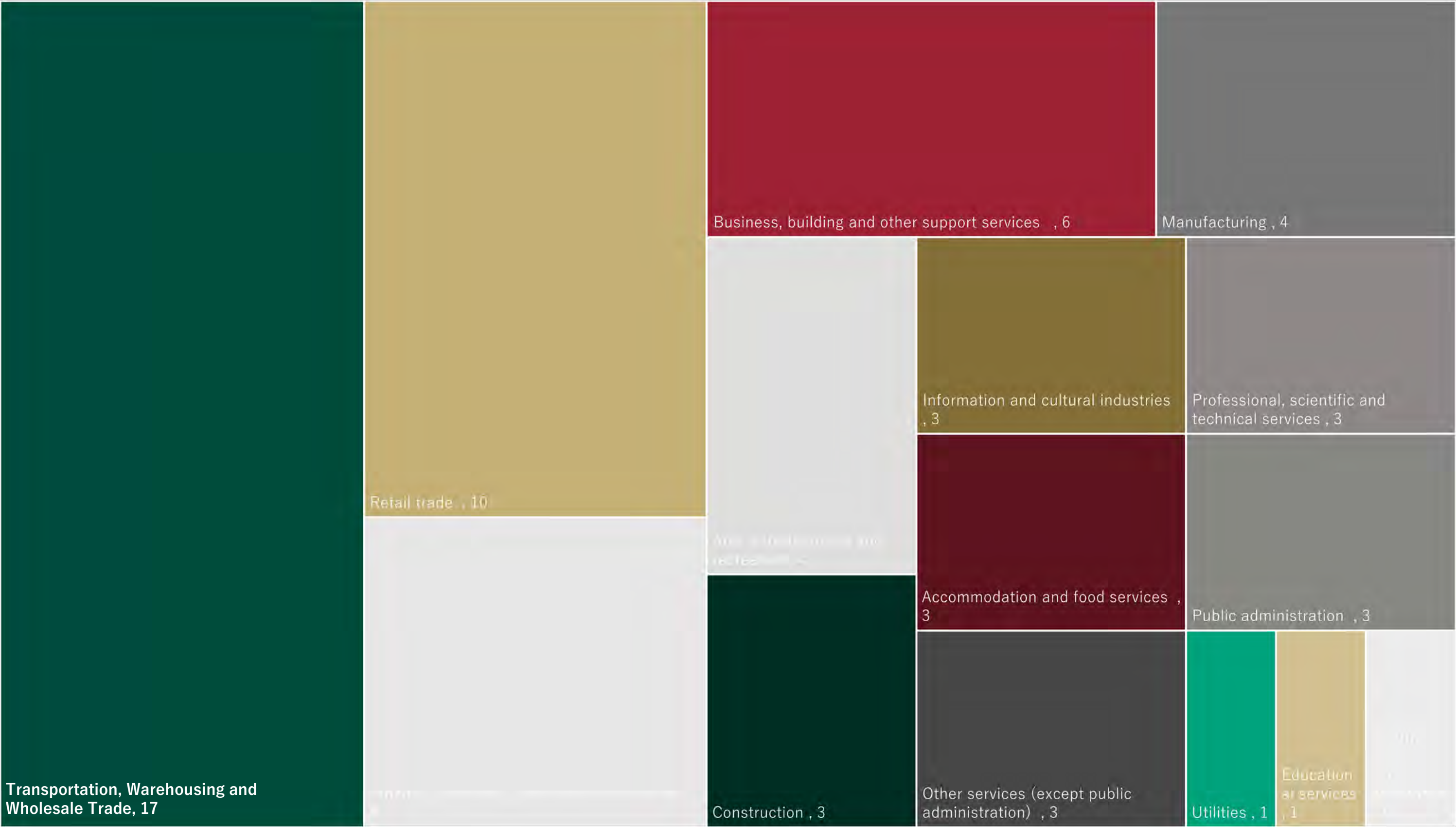
Total Employment by Industry (NAICS), 2019



*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

Total Establishments by Industry (NAICS), 2019



*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

Employment and Establishments in Port Lands – Central Waterfront Area of Employment



Total Employment by Size of Establishment, 2019

Source: City of Toronto Employment Survey

Value of Non-Residential Building Permits, 2016-2019 in Port Lands – Central Waterfront Area of Employment



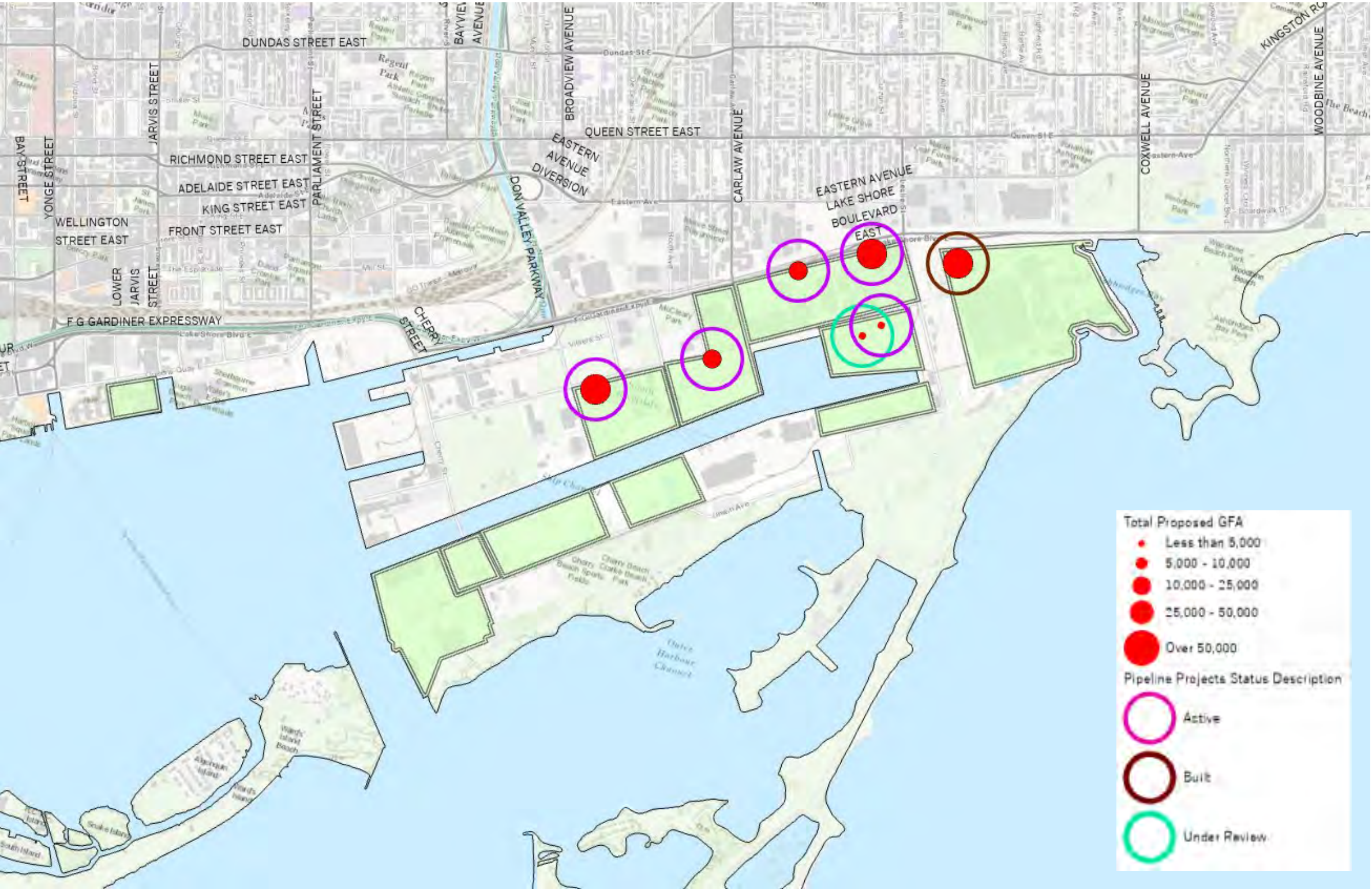
Total Value of Non-Residential Building Permits, 2016-2019
(\$,000s) **\$ 116,034**

New Buildings	\$74,949
Interior Alterations	\$17,285
Additions	\$14,000
Multiple Projects	\$9,800
Demolition	\$0

Value of Non-Residential Building Permits, 2016 – 2021

Source: City of Toronto, Building Permits

Non-Residential Development Proposals by Status, Q2-2021



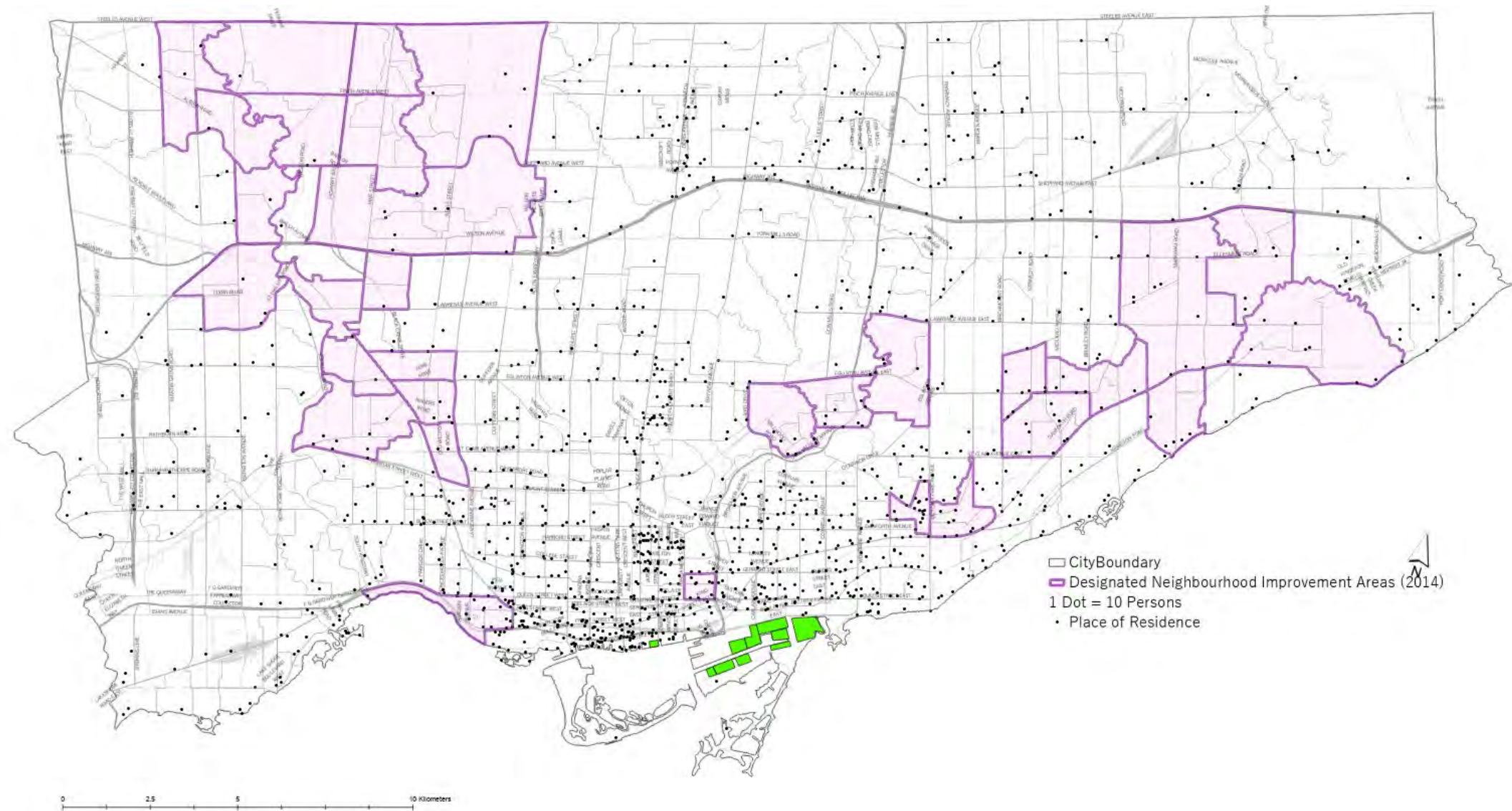
Total Non-Residential GFA in
Proposed Developments: 63,650
(Square Meters)

Active	38,760
Built	23,810
Under Review	1,080

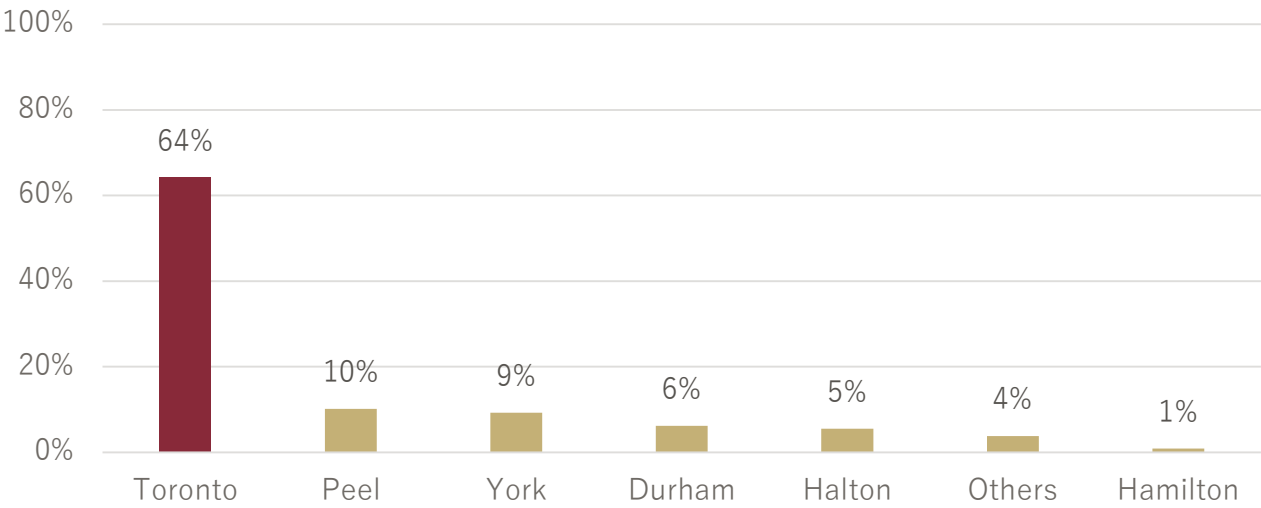
Non-Residential Development Proposals by Status

Source: City of Toronto Development Pipeline

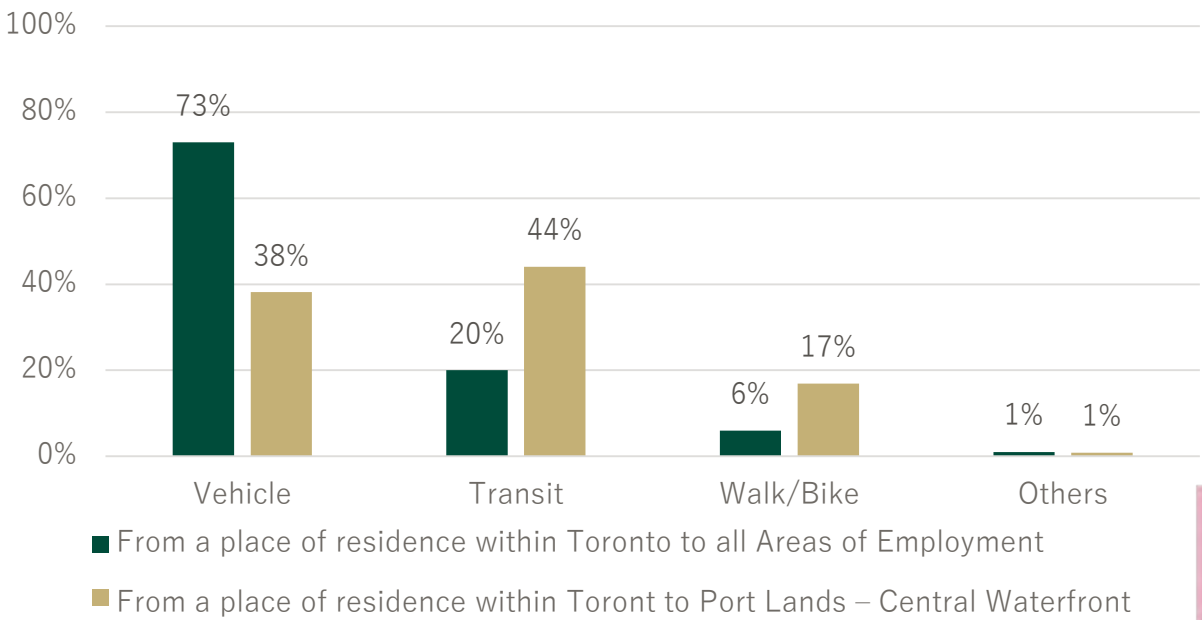
Place of Residence for Workers in Port Lands – Central Waterfront Area of Employment



Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Port Lands - Central Waterfront



Source: Statistics Canada, Place of Work Status- 2016 Census



Profile 9

Eastern-Carlaw-DVP-Greenwood Area of Employment

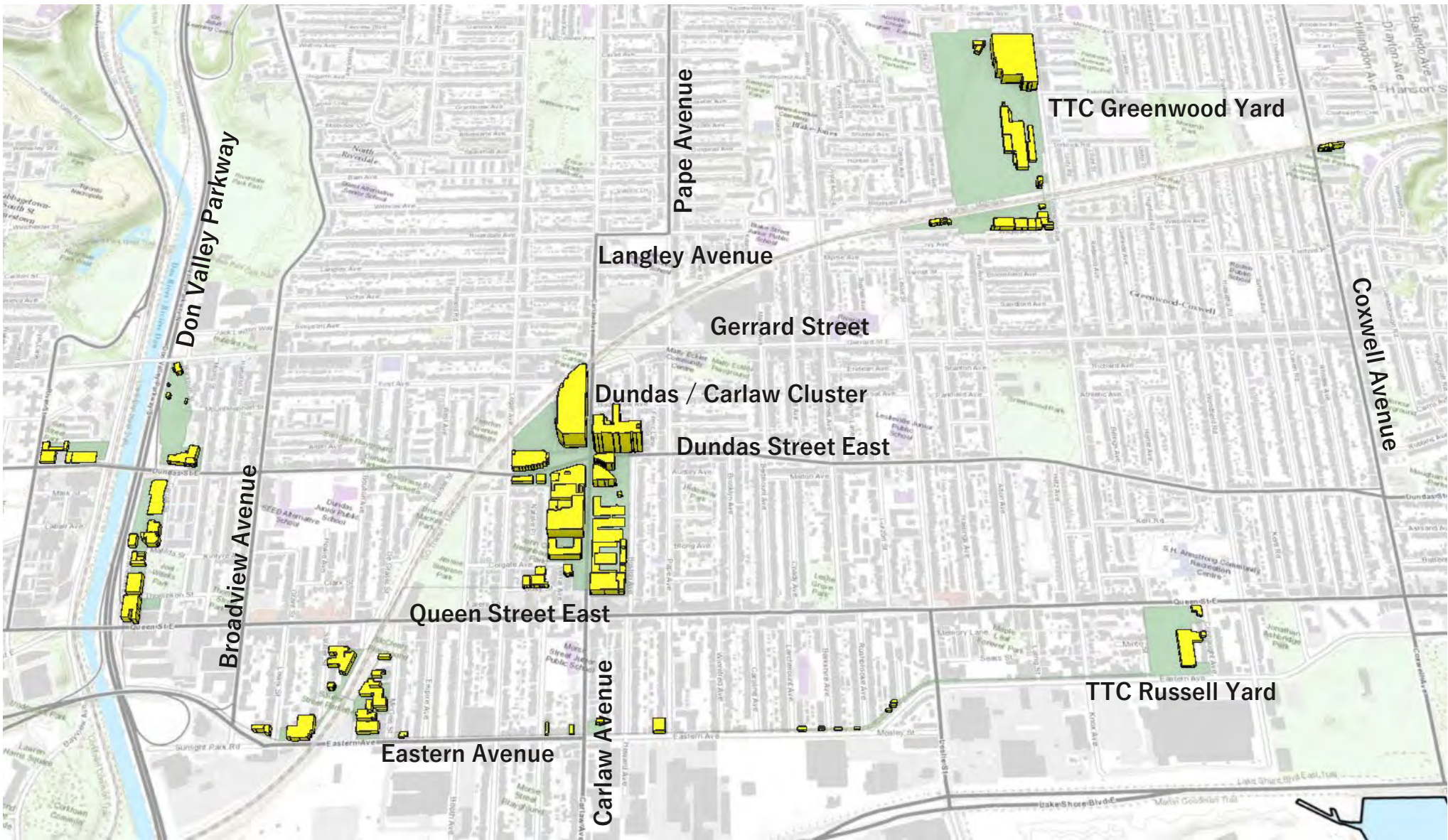
Eastern-Carlaw-DVP-Greenwood Area of Employment

Area Context:

This central-eastern area of employment is an amalgam of lands designated as Core or General Employment that originally developed along, or in the vicinity of, the east-end rail corridor, including lands north of Eastern Avenue along the Don Valley Parkway; the area around the rail corridor centred on Dundas Street East and Carlaw Avenue; and incorporates the Toronto Transit Commission functions at Greenwood and Russell Yards. Sites here offer accessibility to Downtown.



Key Map



Source: City of Toronto 3D Massing

Function & Focus

- This area has transitioned from traditional industrial uses to a strong local office market that has seen a significant growth in job numbers, notably in the Professional, Scientific and Technical industry, along with newer automobile dealerships and design firms.
- With only 4400 jobs in 400 establishments, the business makeup here has evolved over time as newer activities have occupied older and new buildings.
- Following some slight declines in the early 2000s, employment has doubled with the addition of over 2500 jobs since 2011.

Top Employers:

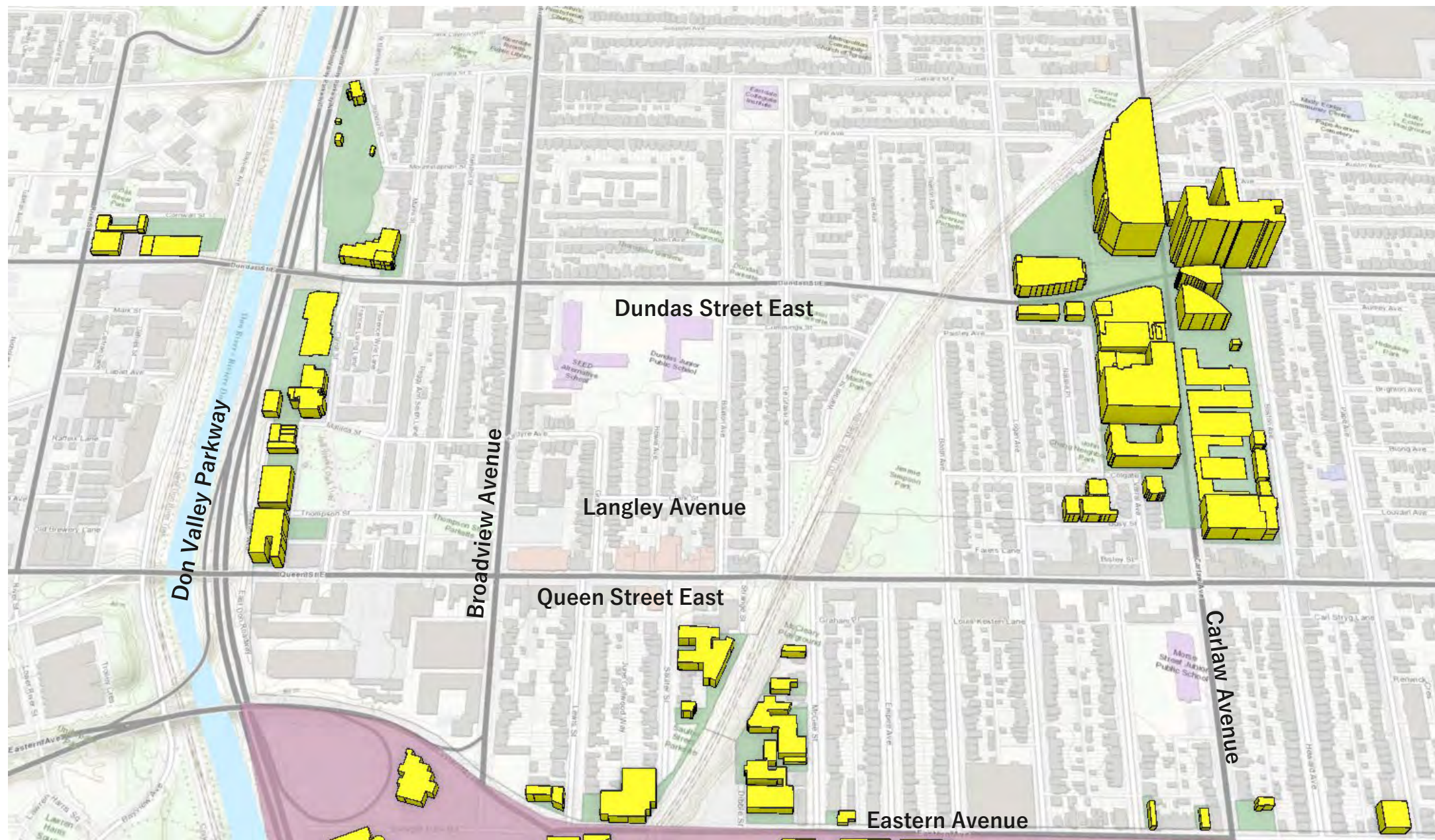
- Toronto Transit Commission
- East Room Occupants
- Wave Accounting
- Hariri Pontarini Architecture
- Grand Touring Automobiles

Key Facts:

Total Land Area (net ha)	16.6 ha
Total Employment	4,421
Total Establishments	409
Rentable Building Area (Industrial)**	0.7 Million Square Feet
Vacancy Rate(2021)	1.4%
Employment Density (Net Jobs/ ha)	265.8

** Source: CoStar Group, www.costar.com



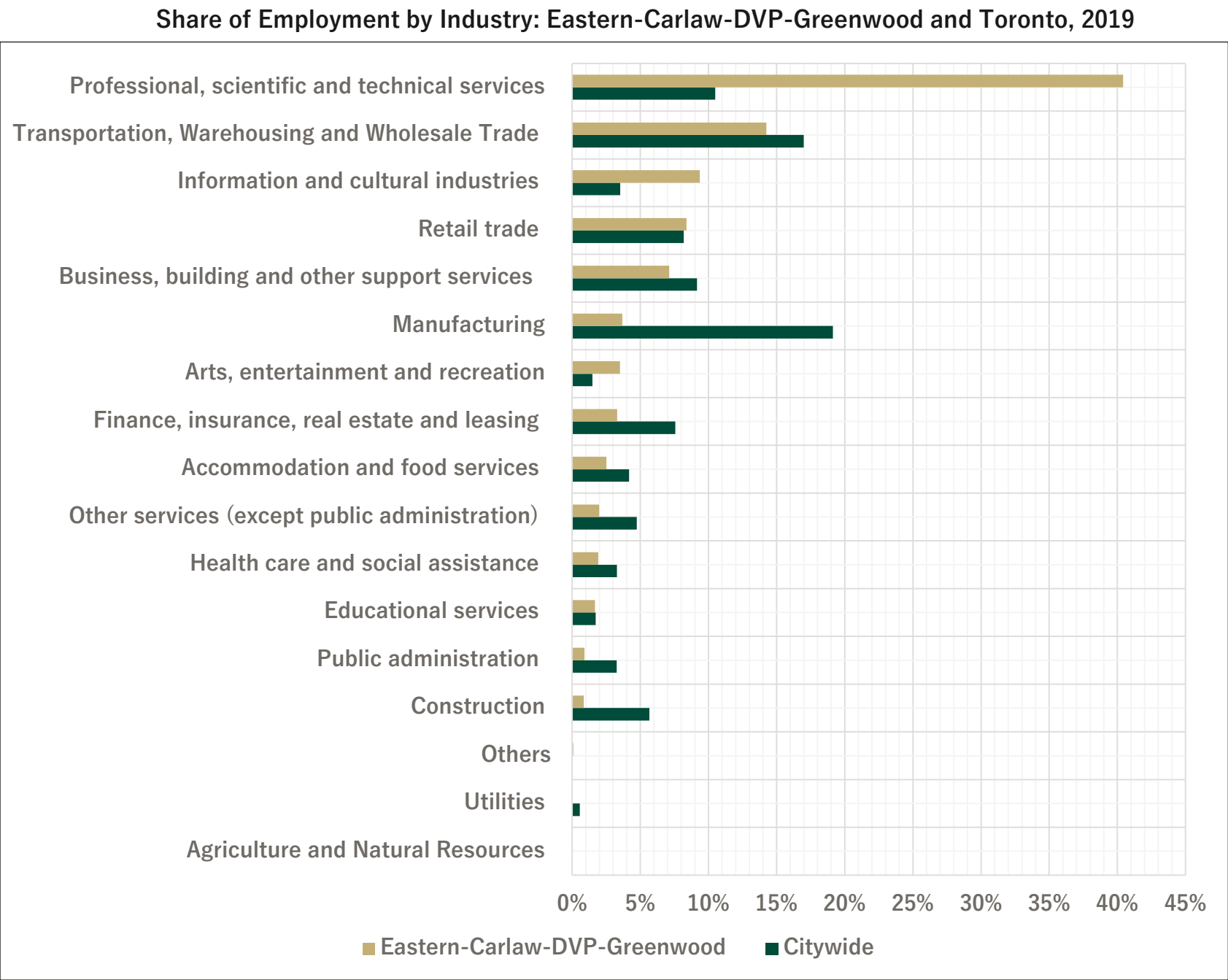


- 40% of all employment and 30% of all firms are in the Professional, Scientific & Technical Services Industry (which includes architecture and design activities). Employment in this sector has grown from 270 in 2011 to 1800 in 2019.
- At barely 17 hectare of employment land across this diffused area, the employment density is estimated to be 266 jobs per hectare.
- \$25.5 million has been invested in non-residential structures here over the past five years, the bulk of it going to the alteration of existing buildings.
- As seen in Liberty Village, a significant number of employees here live in the City and take transit or walk or bike to work, demonstrating the critical nature of these employment lands from the perspective of fostering sustainable communities.
- Of the 90% of workers in this area who live within the City of Toronto, more than half chose a low-carbon mode of travel to work: 34% use transit, while 21% walk and 7% bicycle.
- 16% of these workers reside in Neighbourhood Improvement Areas.

Outlook

- Given its size and diffused orientation, this area offers a range of unique settings and the proximity to downtown, along with low vacancy rates, support adaptive reuse and alteration for a range of employment uses.

Share of Employment by Industry: Eastern-Carlaw-DVP-Greenwood and Toronto, 2019

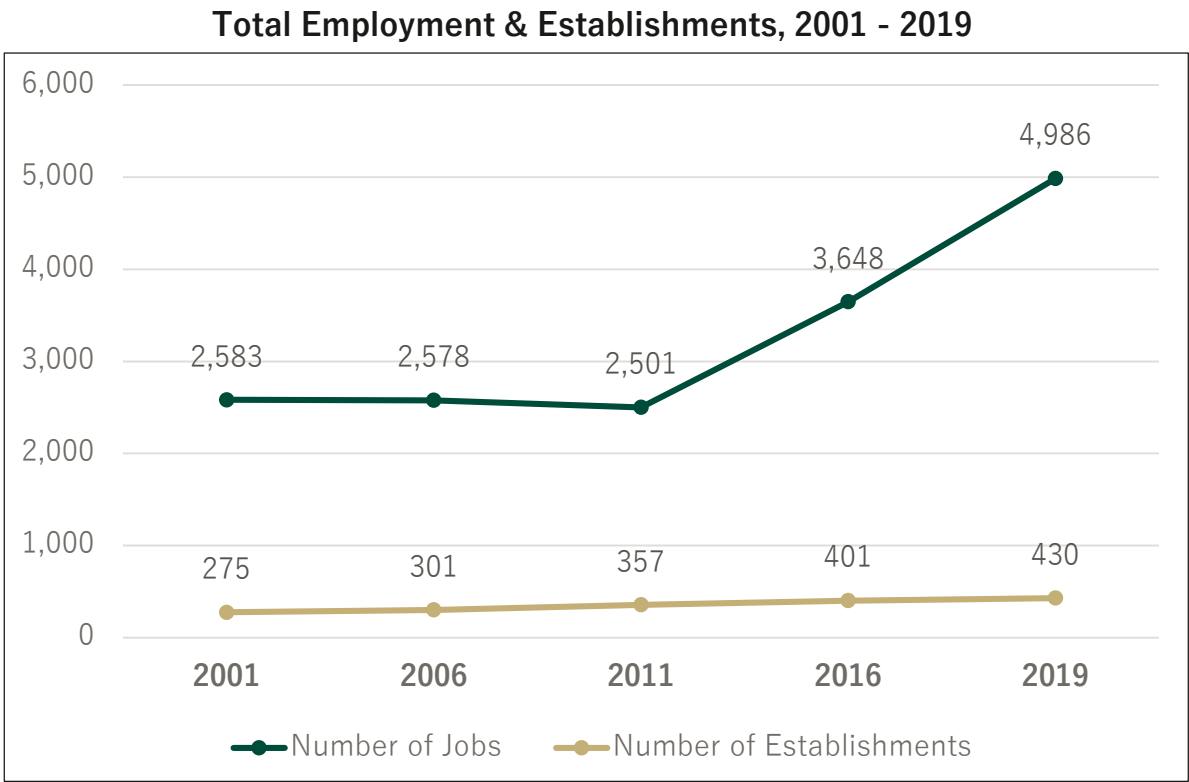


Source: City of Toronto Employment Survey, 2019

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NAICS Categories	Number of Jobs
Professional, scientific and technical services	1,790
Transportation, Warehousing and Wholesale Trade	630
Information and cultural industries	410
Retail trade	370
Business, building and other support services	320
Manufacturing	160
Arts, entertainment and recreation	160
Finance, insurance, real estate and leasing	150
Accommodation and food services	110
Other services (except public administration)	90
Health care and social assistance	90
Educational services	70
Public administration	40
Construction	40
Others	0
Agriculture and Natural Resources	0
Utilities	0
Total	4,420

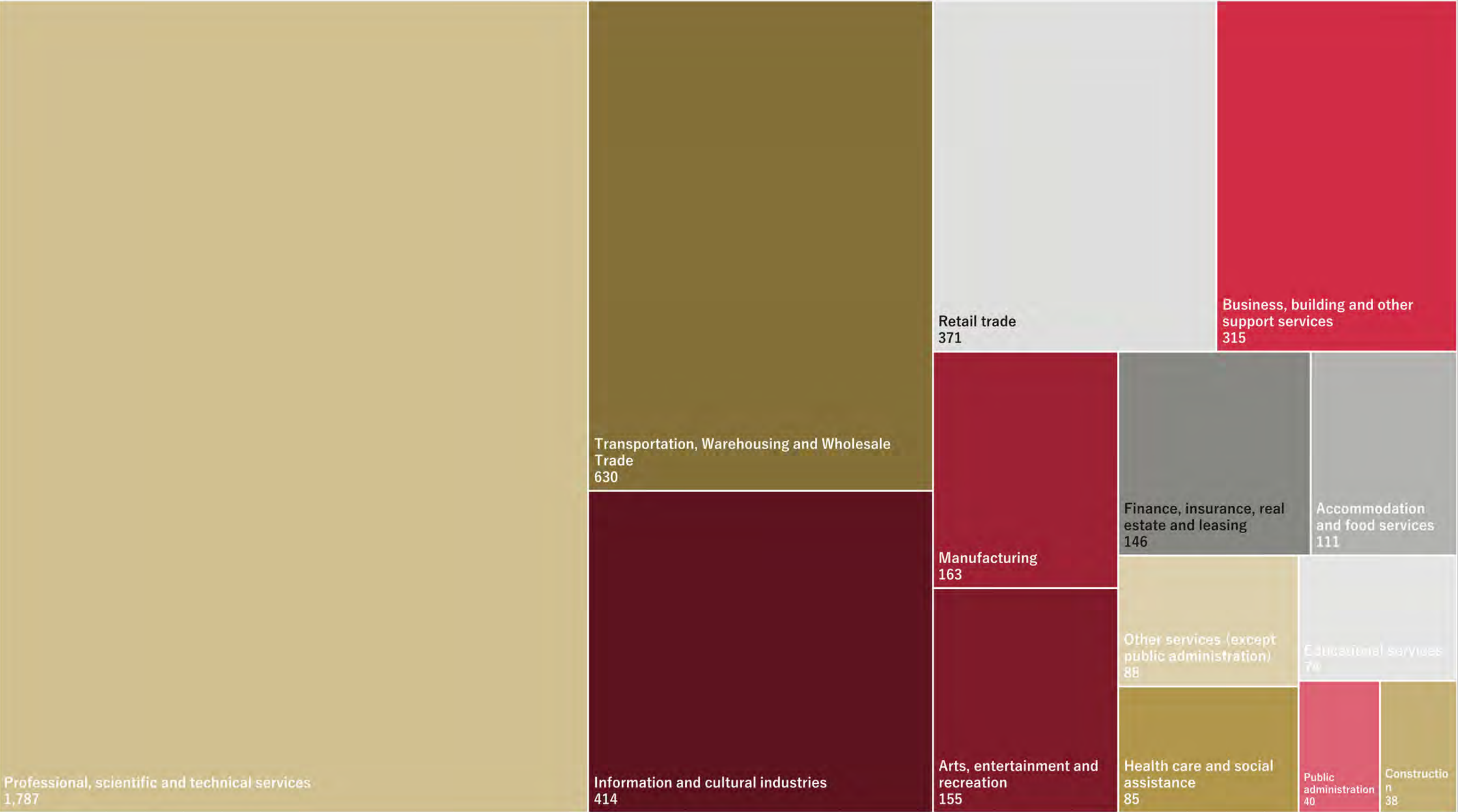
Source: City of Toronto Employment Survey, 2019



Source: City of Toronto Employment Survey, 2001 - 2019



Total Employment by Industry (NAICS), 2019

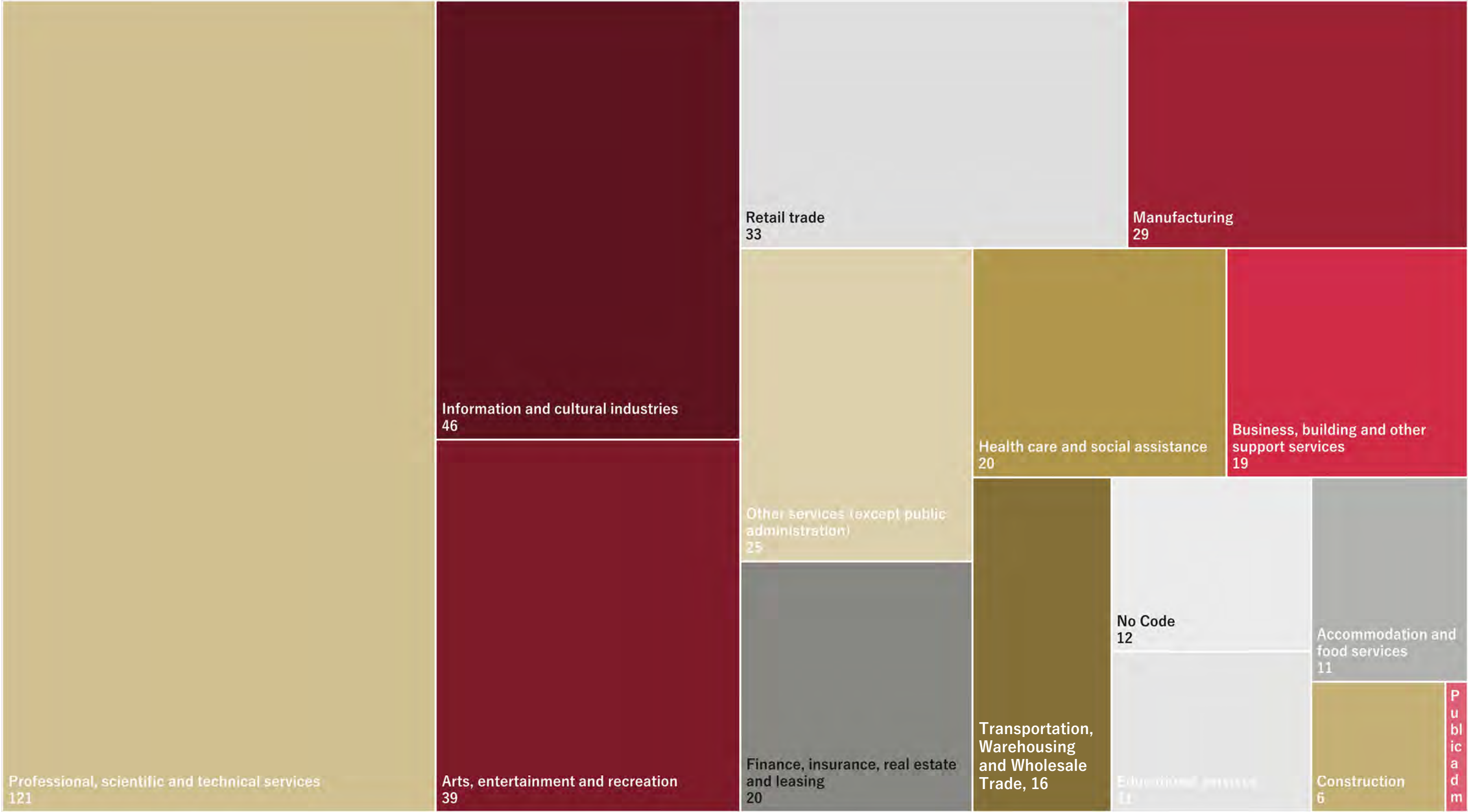


*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019



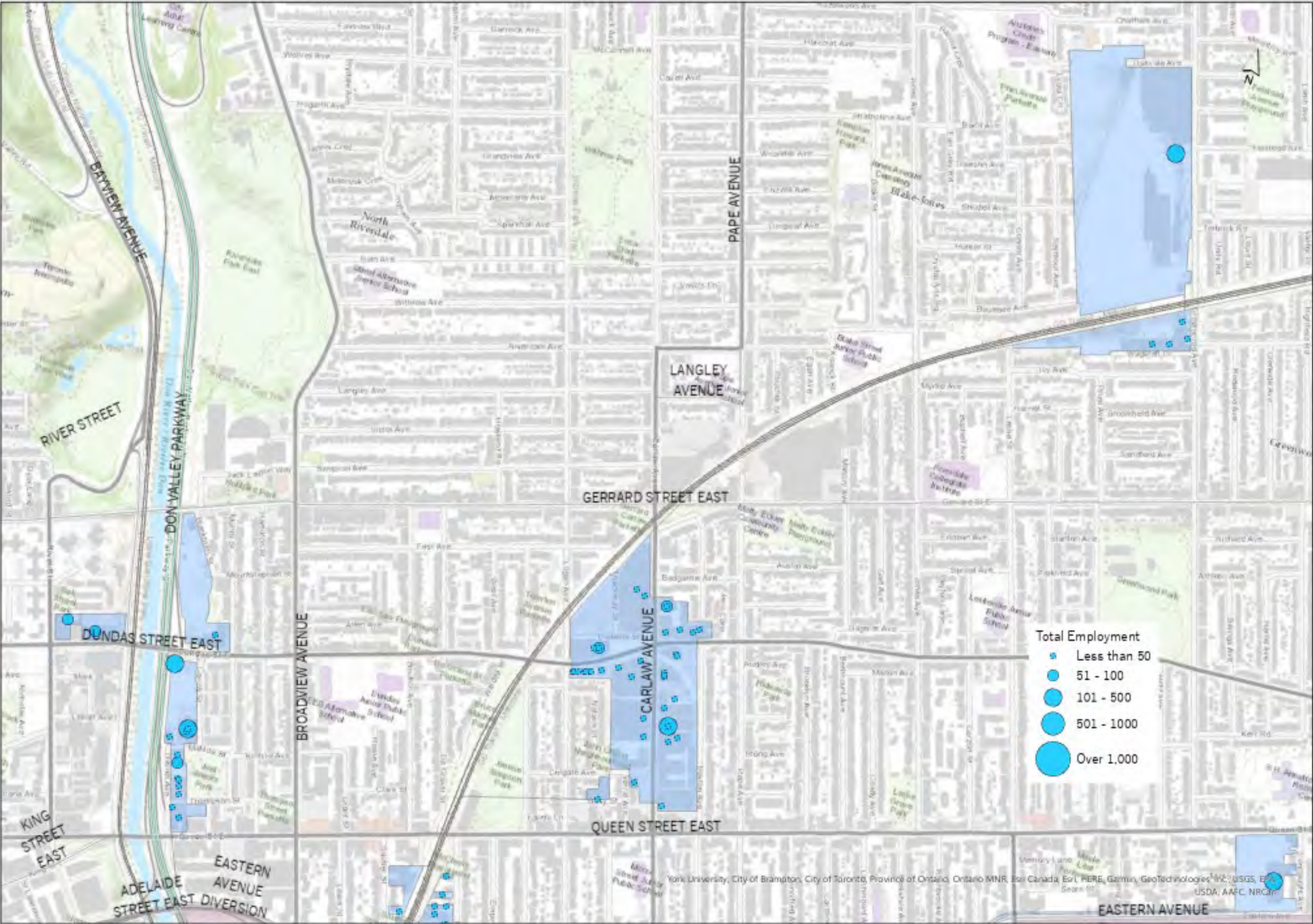
Total Establishments by Industry (NAICS), 2019



*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

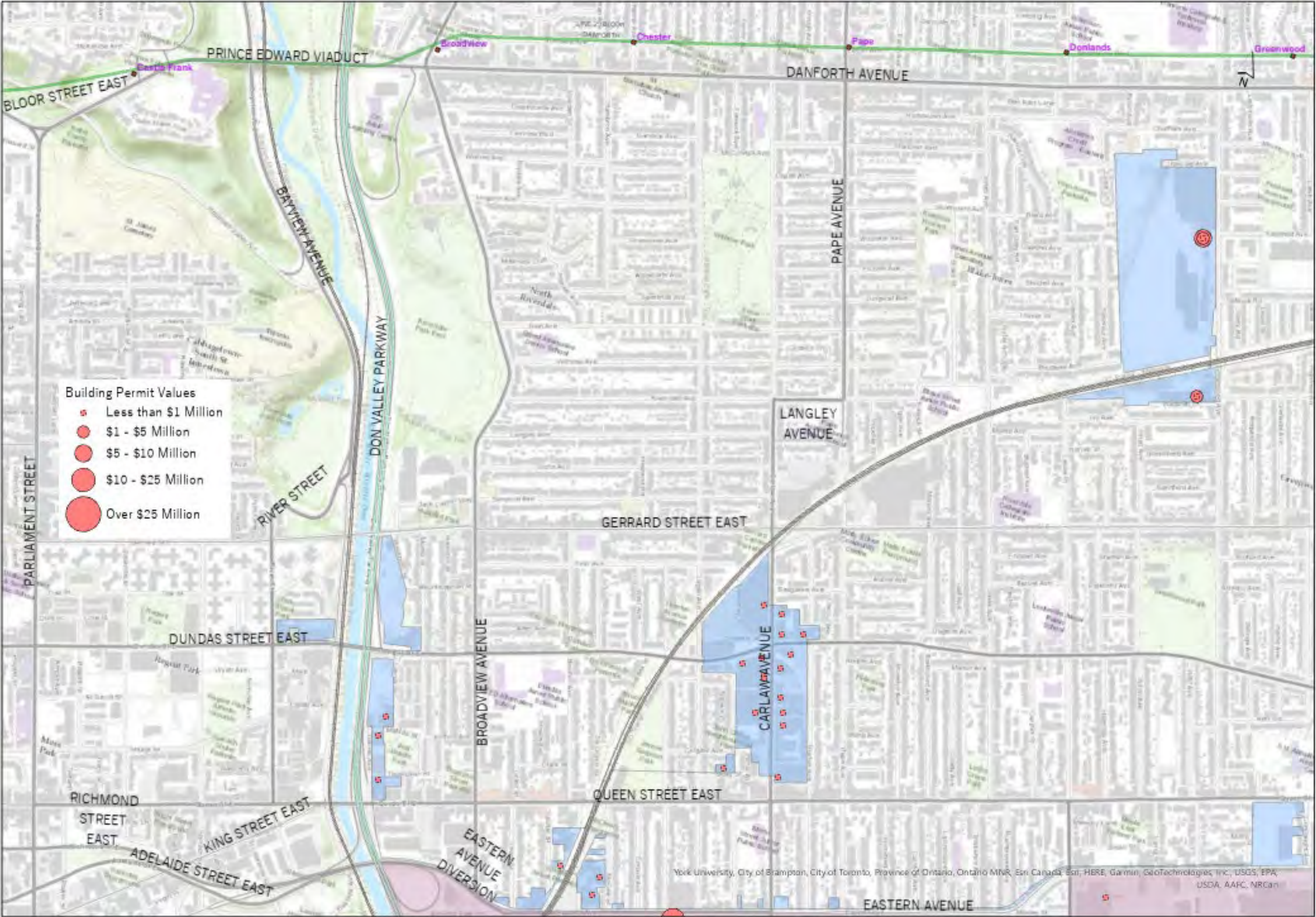
Employment and Establishments in Eastern-Carlaw-DVP-Greenwood Area of Employment



Total Employment by Size of Establishment, 2019

Source: City of Toronto Employment Survey

Value of Non-Residential Building Permits, 2016-2019 in Eastern-Carlaw-DVP-Greenwood Area of Employment



Total Value of Non-Residential Building Permits, 2016-2019 (\$,000s) \$ 25,536

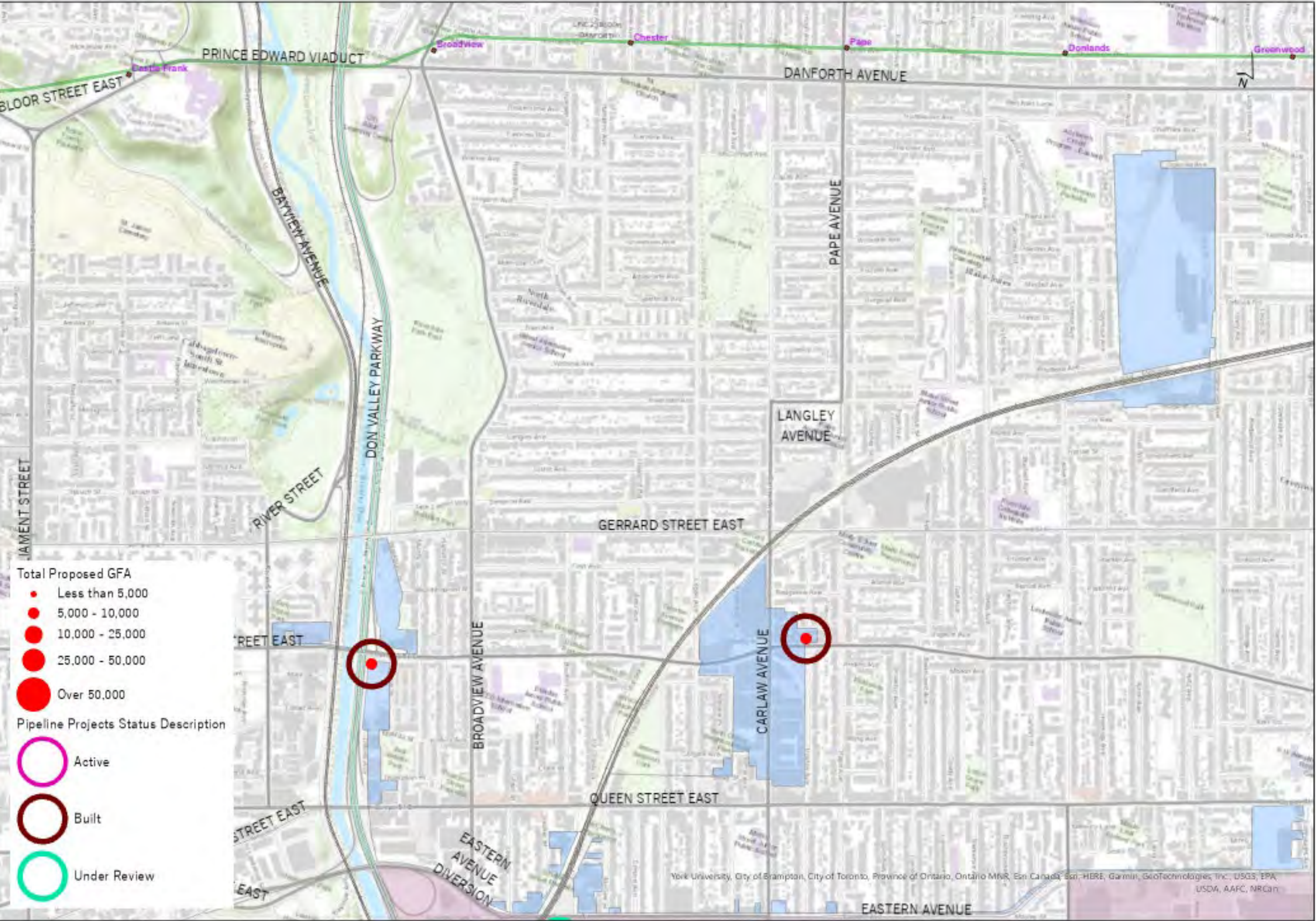
New Buildings	\$23
Interior Alterations	\$19,978
Additions	\$1,360
Multiple Projects	\$4,175
Demolition	\$0

Value of Non-Residential Building Permits, 2016 – 2021

Source: City of Toronto, Building Permits



Non-Residential Development Proposals by Status, Q2-2021



Total Non-Residential GFA in
Proposed Developments: 19,500
(Square Meters)

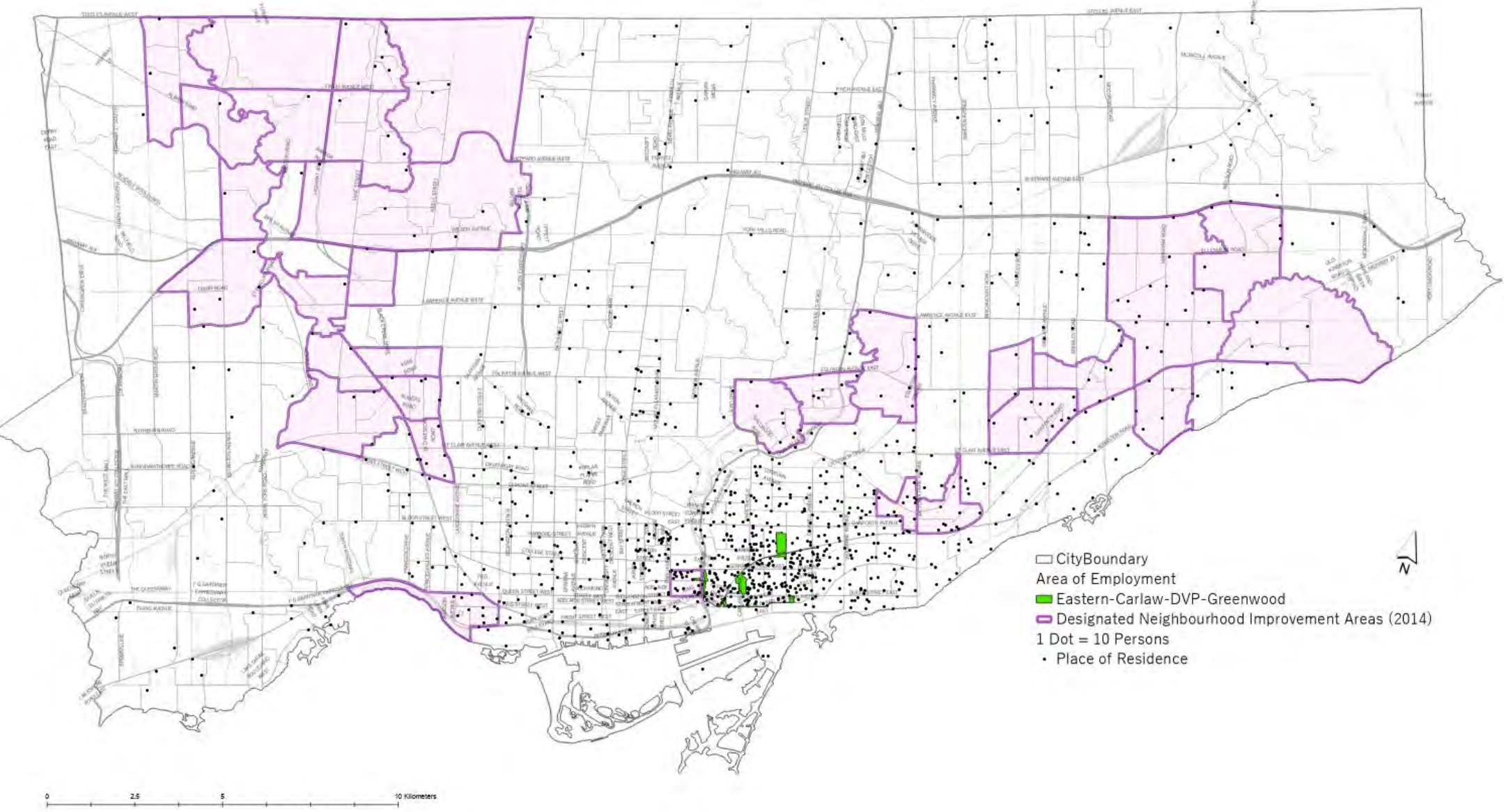
Active	0
Built	19,500
Under Review	0

Non-Residential Development Proposals by Status

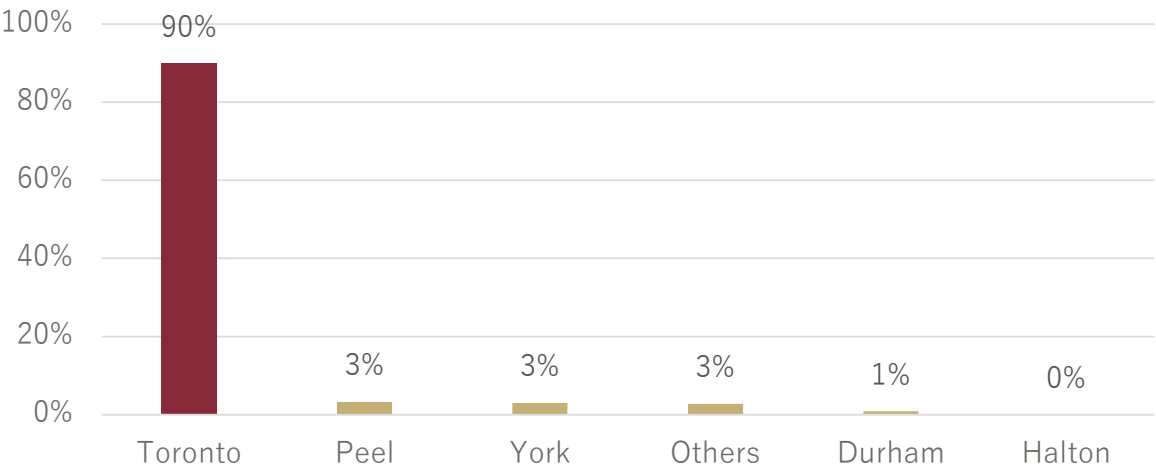
Source: City of Toronto Development Pipeline



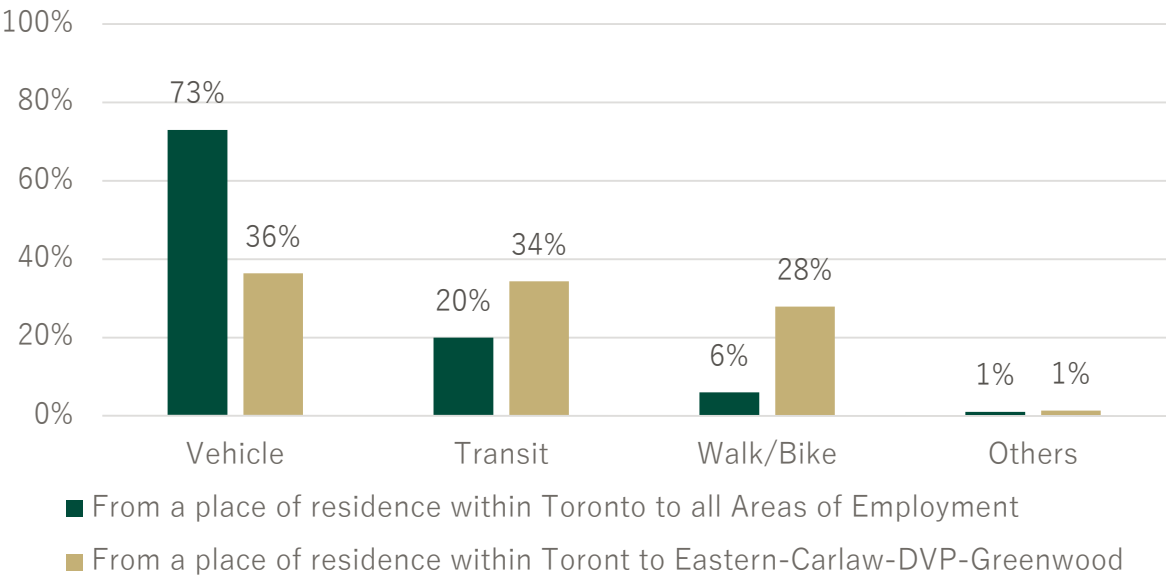
Place of Residence for Workers in Eastern-Carlaw-DVP-Greenwood Area of Employment



Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Eastern-Carlaw-DVP-Greenwood



Source: Statistics Canada, Place of Work Status- 2016 Census

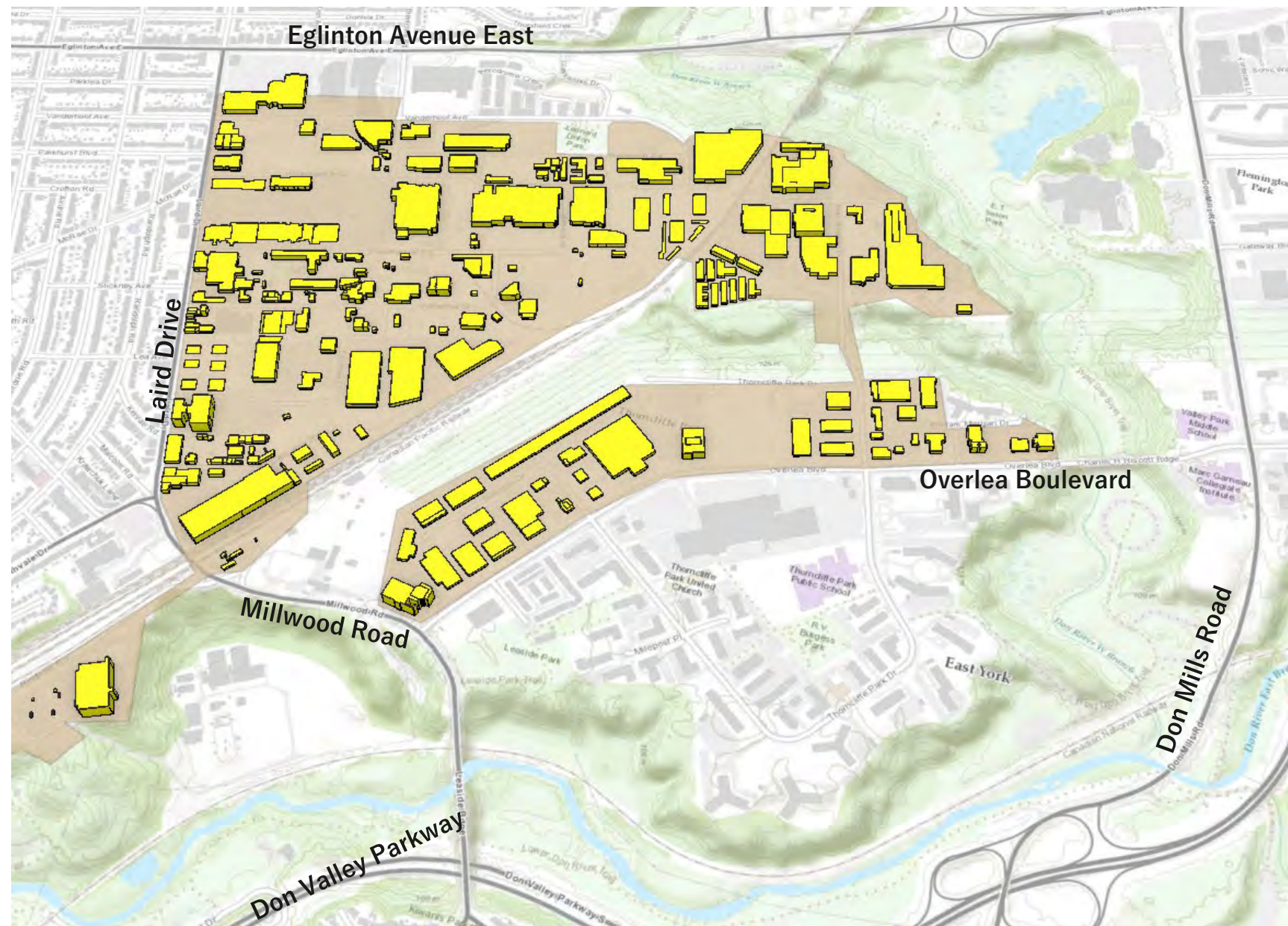


Profile 10

Leaside – Thorncliffe Park Area of Employment

Leaside - Thorncliffe Park Area of Employment

Area Context: This profile focuses on the cluster of employment land within a node located south-west of Eglinton and Don Mills Road, surrounding the rail corridor. This area includes an agglomeration of retail-commercial space. The area is represented by the long standing Leaside Business Park Association (LBPA) who support and promote the interests of businesses in the area, including land extensive facilities with ECAs that require separation from sensitive and incompatible uses.



Source: City of Toronto 3D Massing



Key Map

Function & Focus

- The Leaside – Thorncliffe Park area is characterized by generally smaller industrial premises, with a few large users.
- The 350 establishments here employ 8,900 people in a wide range of activity; 29% in Business and Other Support Services and 20% in Retail Trade.
- Still, Manufacturing and Construction jobs, combined, make up 14% of the total.
- There has been steady growth of just under 3,000 jobs since 2006.
- The employment density here is estimated at just under 90 jobs per hectare over the 100 hectares of employment land.
- Over \$90 million was invested in construction and alterations over the past five years, including the construction of condominium industrial malls, and there is 32,000 square metres of new development in the pipeline.
- Of the 80% of workers in Leaside – Thorncliffe Park who live within the City of Toronto (7,100), 45% chose a low-carbon mode of travel to work: 35% use transit, while about 10% walk or bicycle.
- 29% of these workers reside in Neighbourhood Improvement Areas.

Outlook

- Land use certainty around the status of these lands for employment purposes will be key to retaining existing and attracting new businesses to the area.
- A 1.7 hectare site east of Laird Drive between Overlea and Wicksteed Avenue has been selected as the location for the Ontario Line maintenance and storage facility.

Top Employers:

- Bee Clean
- The Salvation Army
- Tremco
- Costco
- Lincoln Electric Co. of Canada

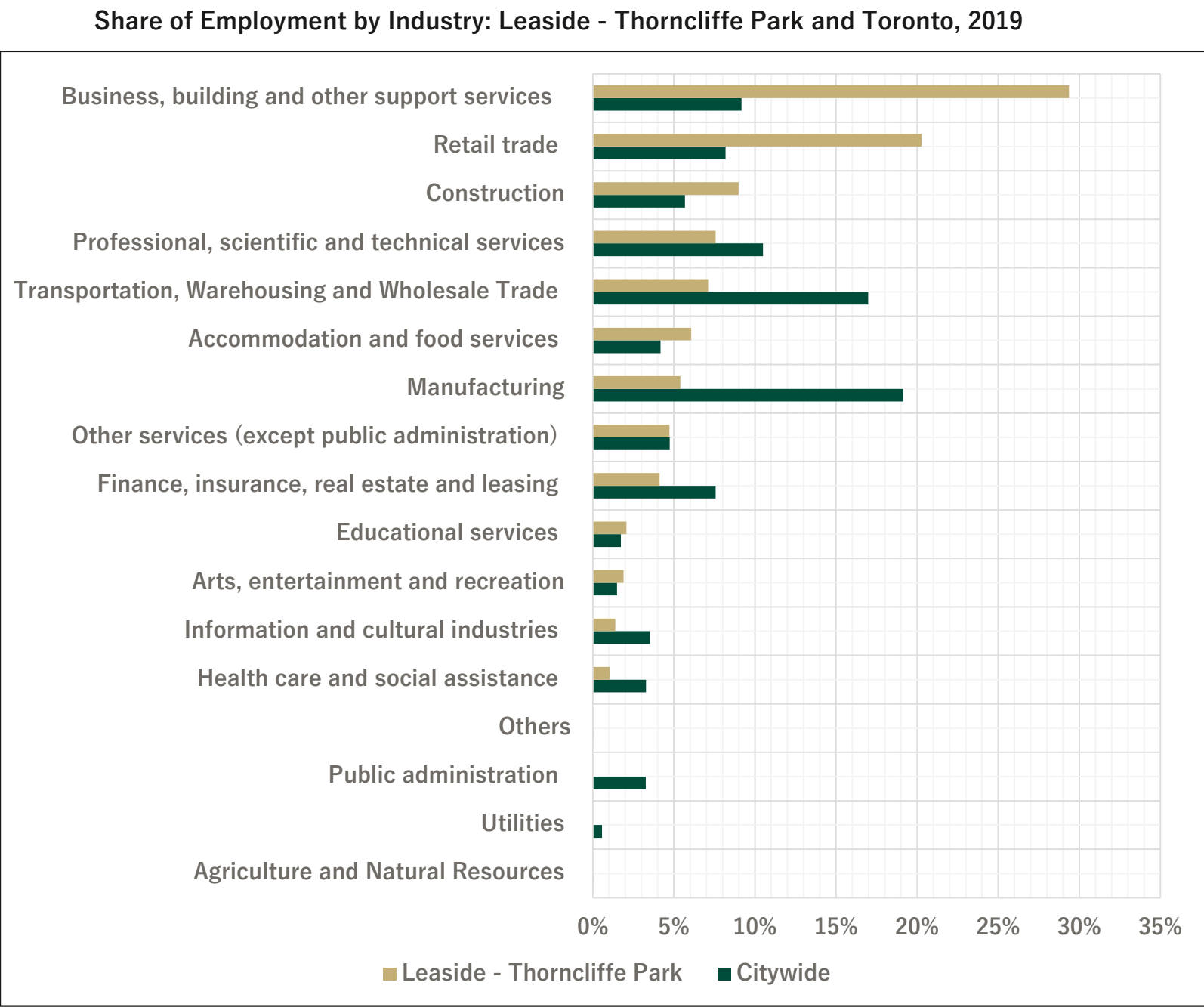
Key Facts:

Total Land Area (net ha)	100.5 ha
Total Employment	8,906
Total Establishments	348
Rentable Building Area (Industrial)**	2.7 Million Square Feet
Vacancy Rate(2021)	1.4%
Employment Density (Net Jobs/ ha)	88.6
** Source: CoStar Group, www.costar.com	

- The completion of the Eglinton Crosstown and Ontario Line transit lines will improve labour accessibility.
- This area of employment provides excellent job opportunities for local residents, including those residing in recognized Neighbourhood Improvement Areas.



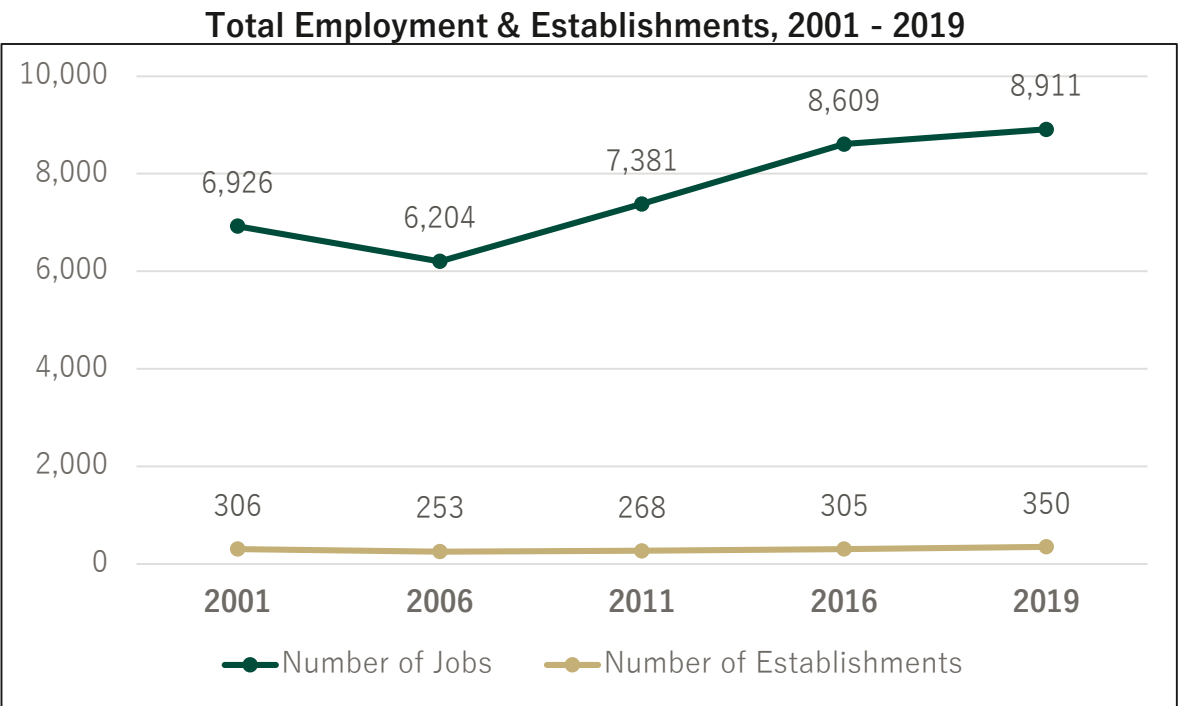
Share of Employment by Industry: Leaside - Thorncliffe Park and Toronto, 2019



Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Business, building and other support services	2,620
Retail trade	1,810
Construction	800
Professional, scientific and technical services	680
Transportation, Warehousing and Wholesale Trade	630
Accommodation and food services	540
Manufacturing	480
Other services (except public administration)	420
Finance, insurance, real estate and leasing	370
Educational services	190
Arts, entertainment and recreation	170
Information and cultural industries	120
Health care and social assistance	90
Agriculture and Natural Resources	0
Utilities	0
Public administration	0
Others	0
Total	8,910

Source: City of Toronto Employment Survey, 2019

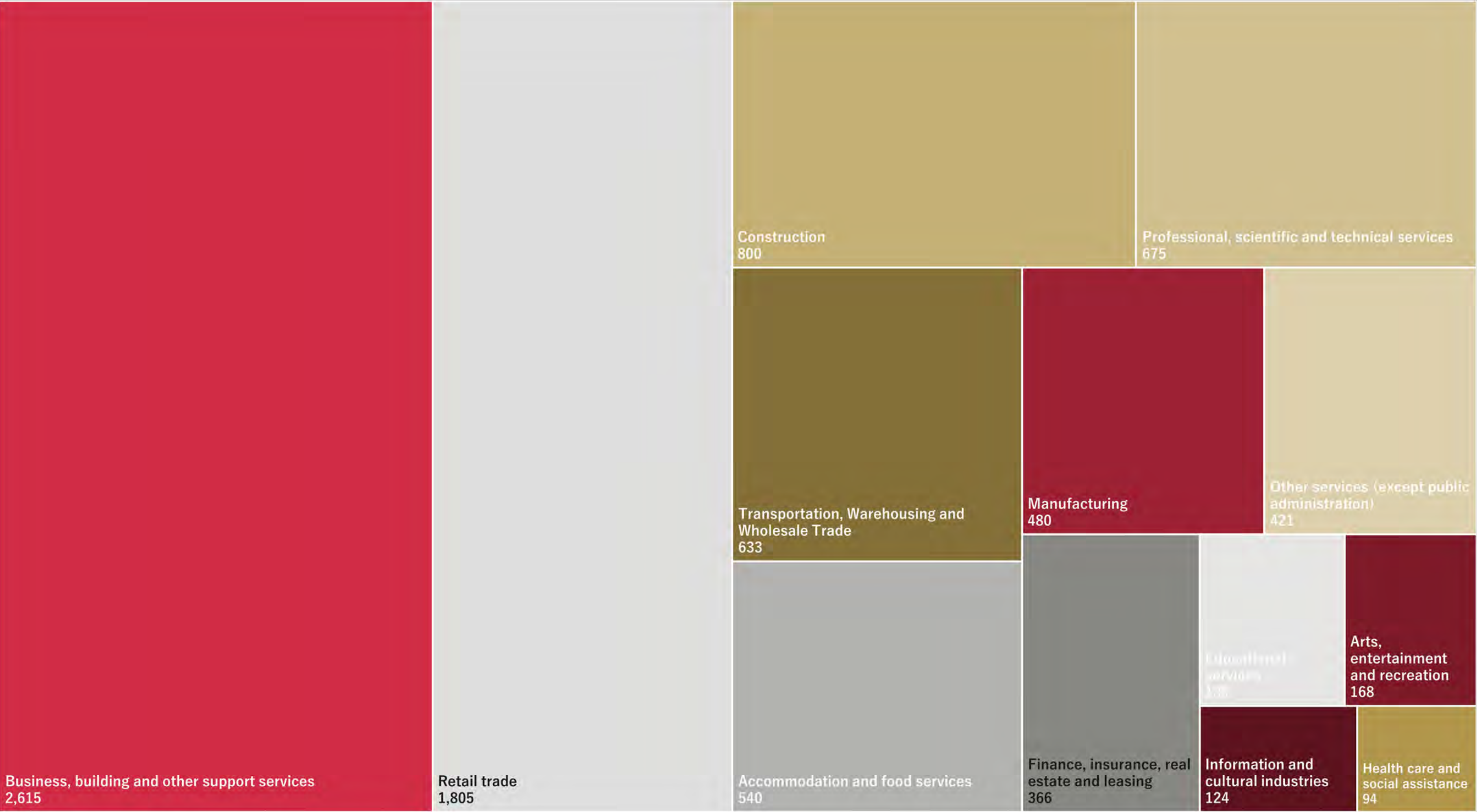


Source: City of Toronto Employment Survey, 2001 - 2019

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Total Employment by Industry (NAICS), 2019



*NAICS: “North American Industry Classification System, v 3.0 2017
Source: Toronto Employment Survey, 2019

Total Establishments by Industry (NAICS), 2019

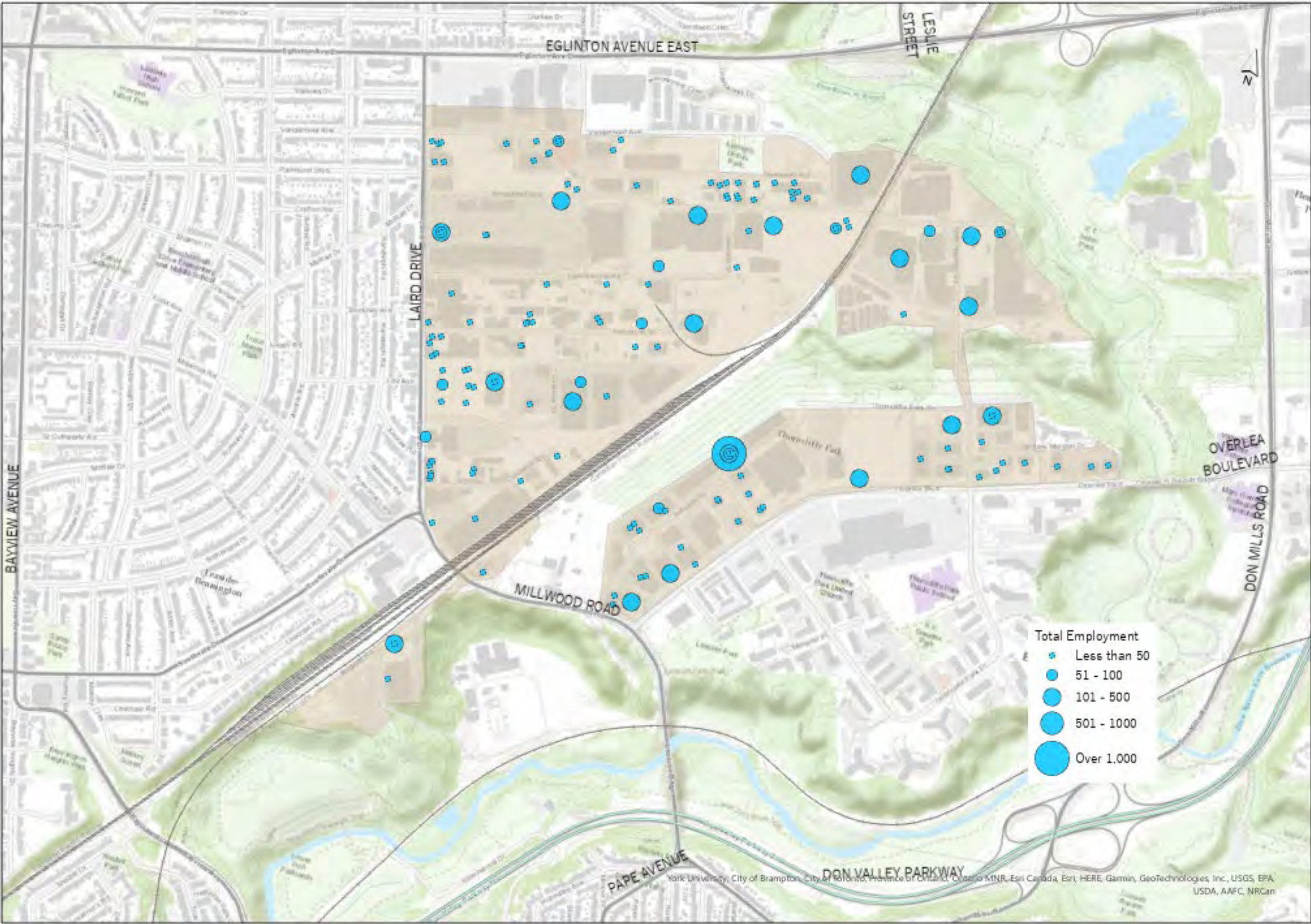


*NAICS: “North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019



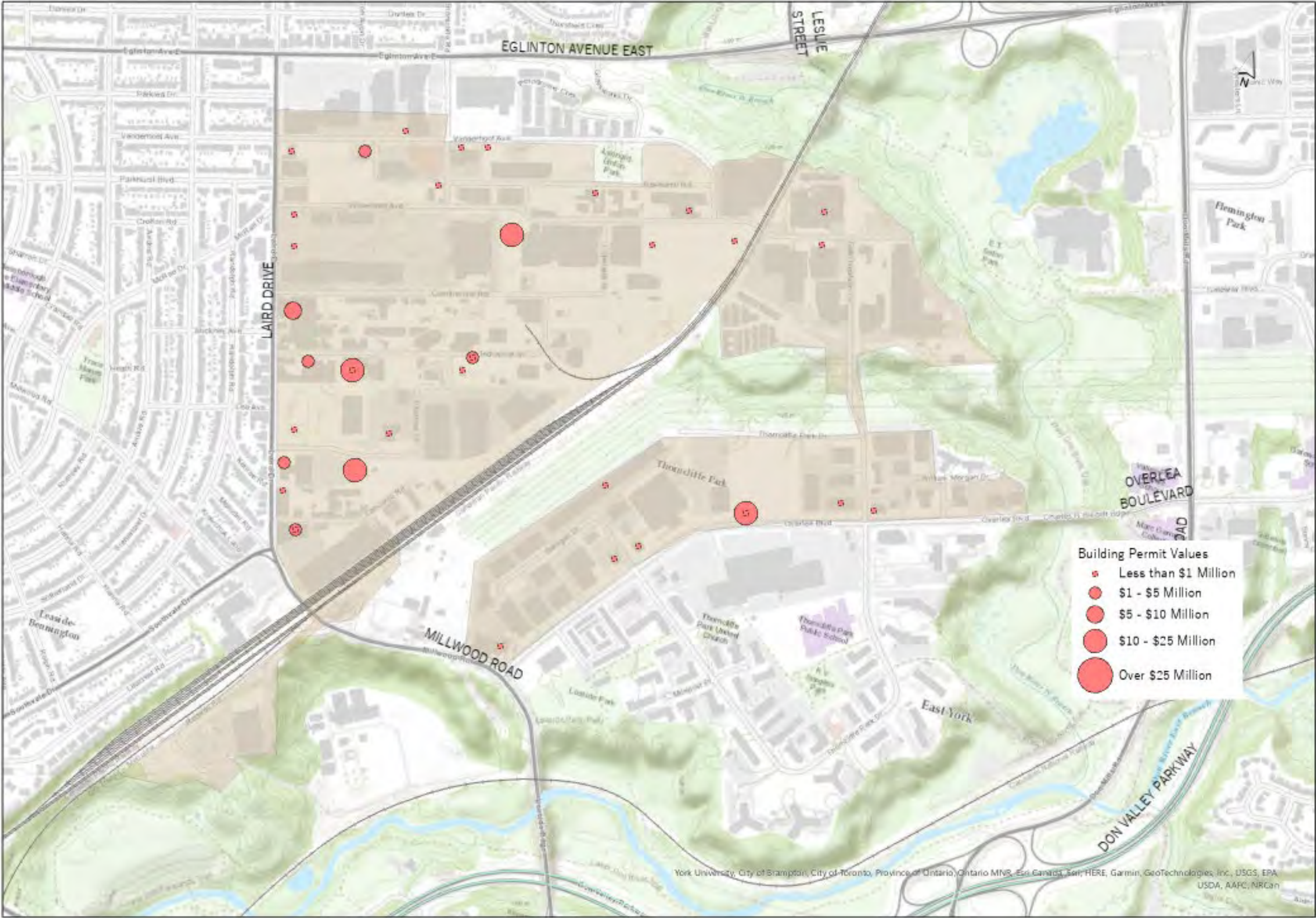
Employment and Establishments in Leaside - Thorncliffe Park Area of Employment



Total Employment by Size of Establishment, 2019

Source: City of Toronto Employment Survey

Value of Non-Residential Building Permits, 2016-2019 in Leaside - Thorncliffe Park Area of Employment



Total Value of Non-Residential Building Permits, 2016-2019 (\$,000s) \$ 90,671

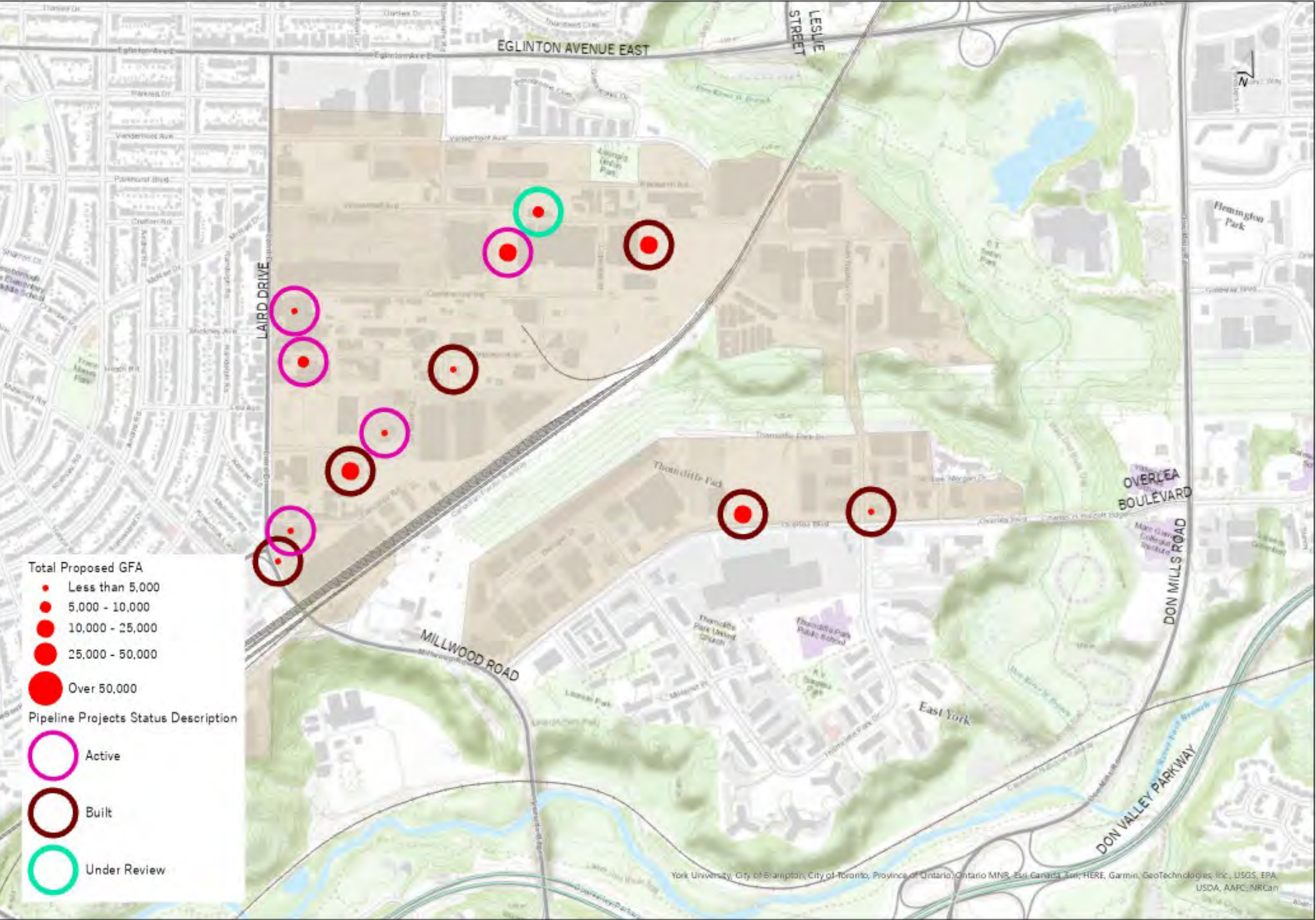
New Buildings	\$59,793
Interior Alterations	\$12,728
Additions	\$6,030
Multiple Projects	\$11,230
Demolition	\$890

Value of Non-Residential Building Permits, 2016 – 2021

Source: City of Toronto, Building Permits



Non-Residential Development Proposals by Status, Q2-2021



Total Non-Residential GFA in
Proposed Developments: 80,590
(Square Meters)

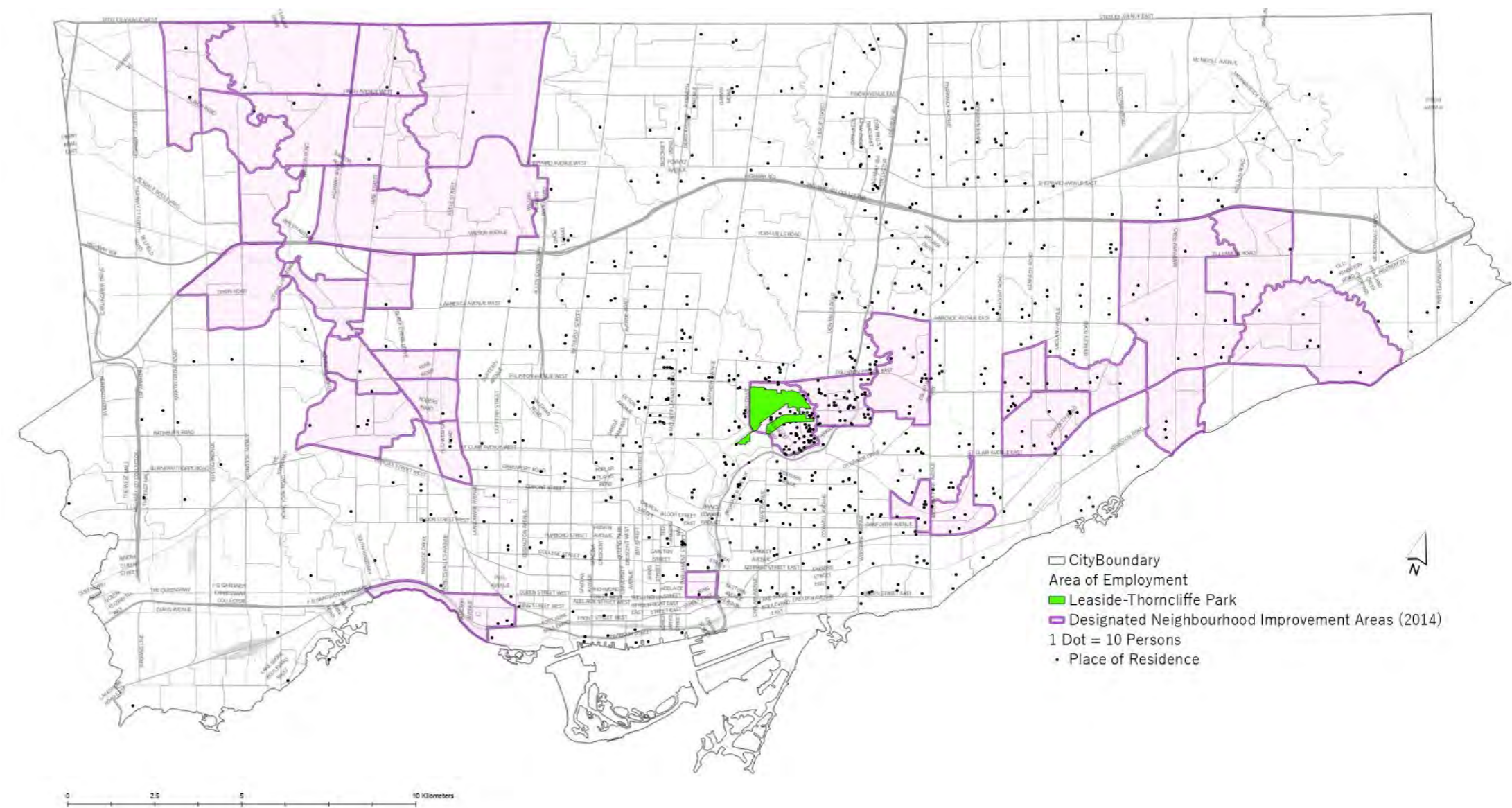
Active	25,070
Built	48,450
Under Review	7,070

Non-Residential Development Proposals by Status

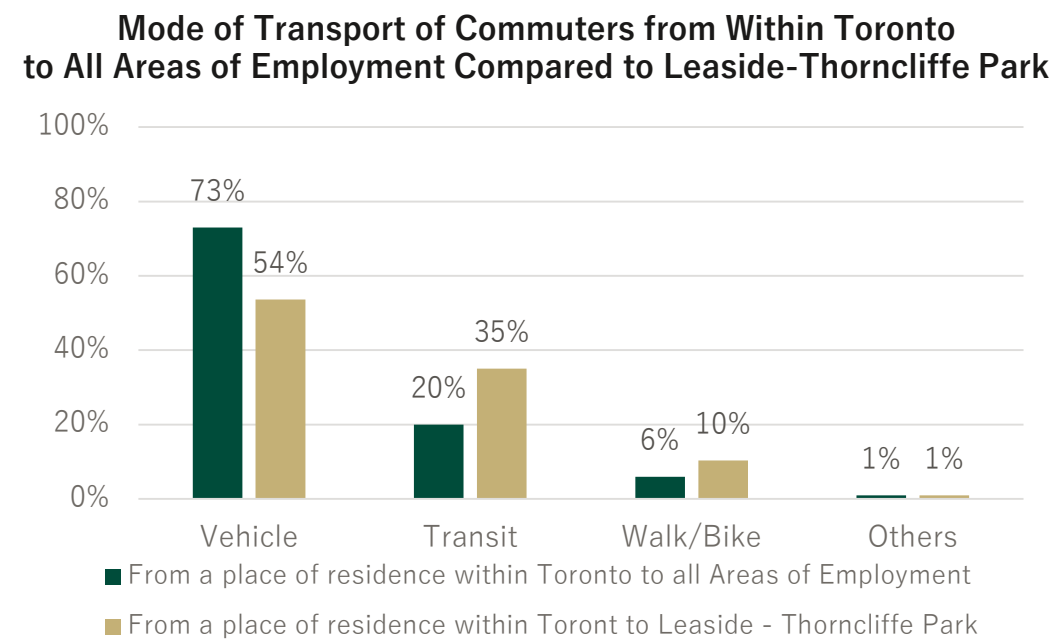
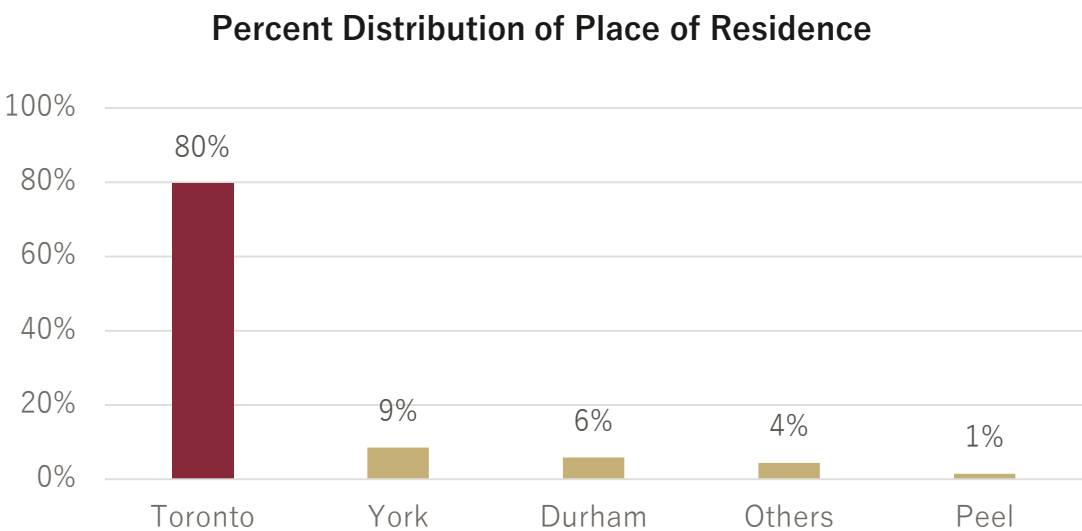
Source: City of Toronto Development Pipeline



Place of Residence for Workers in Leaside - Thorncliffe Park Area of Employment



29% of the workforce share residing in Toronto live in Neighbourhood Improvement Areas.



Source: Statistics Canada, Place of Work Status- 2016 Census

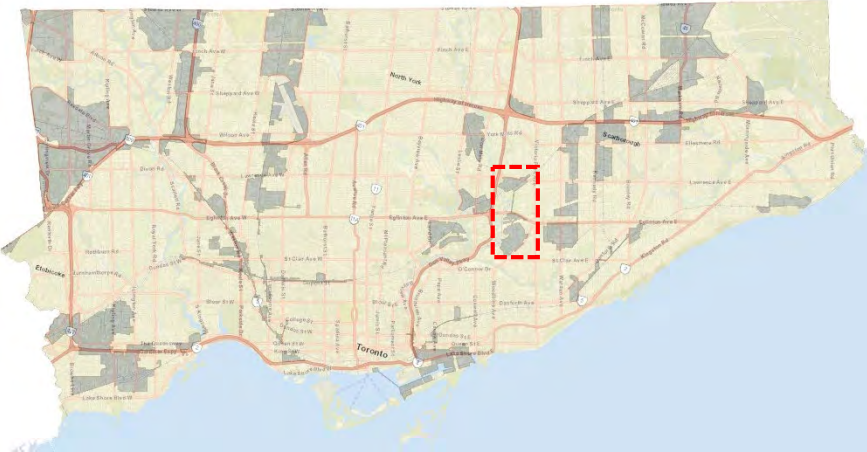


Profile 11

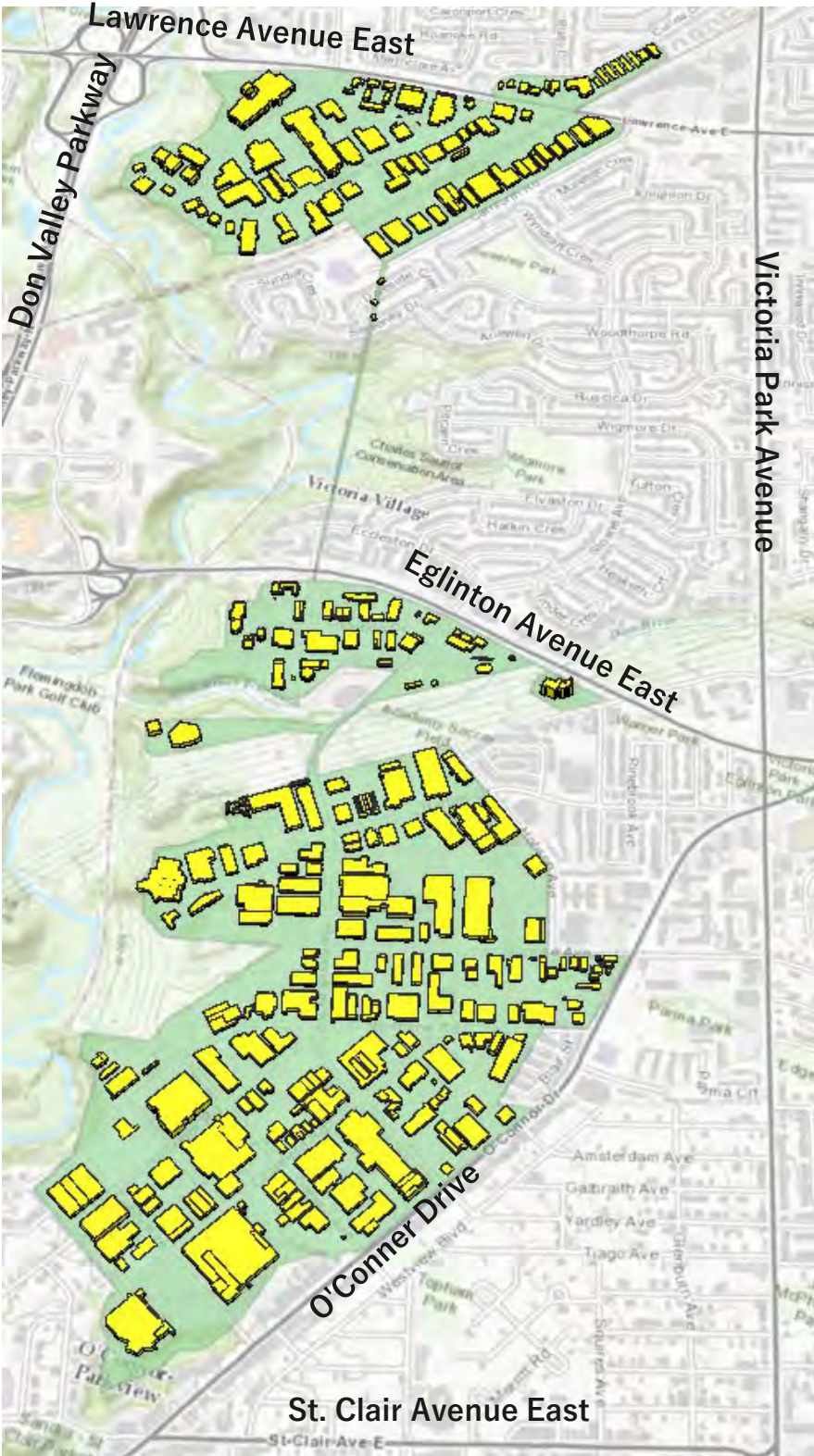
Bermondsey – Railside Area of Employment

Bermondsey – Railside Area of Employment

Area Context: The Bermondsey – Railside area is a well-established area of employment bordering the Don Valley Parkway; bounded on the north by Eglinton Ave. E., on the east by O’Connor Drive, Curity Ave. to the south and Linkwood Lane Park on the west. This profile also includes the Railside employment lands at Lawrence Avenue East and the Don Valley Parkway. This area is home to manufacturing establishments at various scales which benefit from access to the DVP and the nearby labour pool.



Key Map



Source: City of Toronto 3D Massing

Function & Focus

- There has been a fairly stable employment base over the the past two decades demonstrating a broad-based appeal given favourable site conditions and area attributes.
- There appears to be some focus on home renovation / décor firms across the construction, manufacturing and wholesale trade sectors, as well as on food & beverage manufacturing.
- There has been a fairly stable employment base over the past two decades demonstrating a broad-based appeal given favourable site conditions and area attributes.
- Following a loss of over 300 jobs from 2006 – 2011, employment has grown by 400 jobs in the past decade.
- The 585 establishments here employ 10,000 people, focused in Manufacturing (30%), Transportation, Warehousing & Wholesale Trade (11%).
- Professional, Scientific & Technical Services employment has grown to 9% of all jobs and 12% of all businesses.
- The employment density here is estimated at about 62 jobs per hectare over the 162 hectares of employment land.
- Over \$190 million was invested in construction and alterations of industrial / commercial projects over the past five years, including the expansion of the Mondelez East York Bakery, and there is 84,000 square metres of new development in the pipeline.
- Of the 76% of workers in Bermondsey - Railside who live within the City of Toronto (7,600), 30% commute by transit, while 6% walk or bicycle.
- 25% of these workers reside in Neighbourhood Improvement Areas.

Key Facts:

Total Land Area (net ha)	162 ha
Total Employment	10,031
Total Establishments	585
Rentable Building Area (Industrial)**	6.25 Million S.ft.
Vacancy Rate(2021)	0.2%
Employment Density (Net Jobs/ ha)	62
** Source: CoStar Group, www.costar.com	

Top Employers:

- Mondelez International
- Ainsworth Inc.
- Agropur Division Natrel
- City of Toronto
- Select Food Products Ltd.

Outlook

- Bermondsey – Railside will continue to remain in demand for a wide range of businesses.
- Completion of the Eglinton Crosstown transit line will improve labour accessibility to the southern portion of this employment area.



Bermondsey – Railside Area of Employment North



Source: City of Toronto 3D Massing

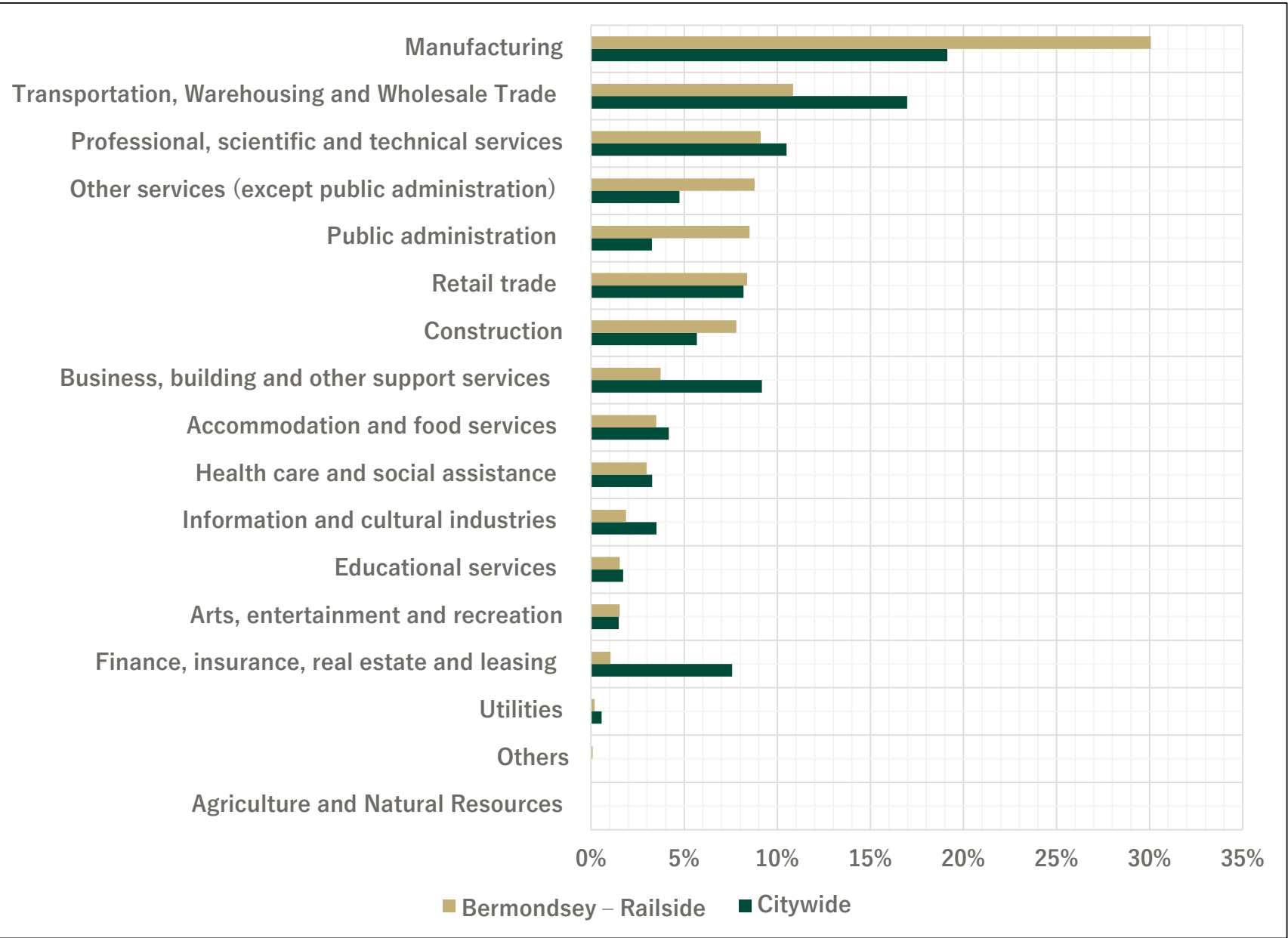
Bermondsey – Railside Area of Employment South



Source: City of Toronto 3D Massing

Share of Employment by Industry: Bermondsey – Railside and Toronto, 2019

Share of Employment by Industry: Bermondsey - Railside and Toronto, 2019

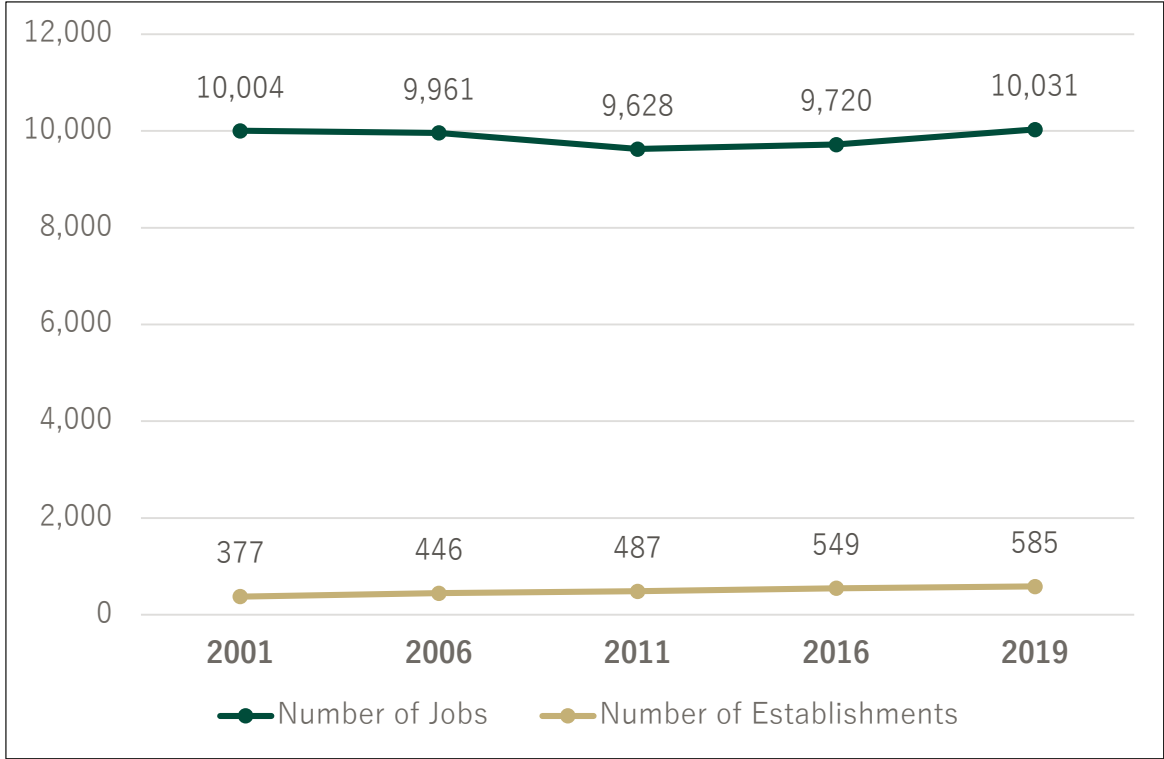


Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Manufacturing	3,020
Transportation, Warehousing and Wholesale Trade	1,090
Professional, scientific and technical services	910
Other services (except public administration)	880
Public administration	850
Retail trade	840
Construction	780
Business, building and other support services	380
Accommodation and food services	350
Health care and social assistance	300
Information and cultural industries	190
Educational services	160
Arts, entertainment and recreation	150
Finance, insurance, real estate and leasing	110
Utilities	20
Others	10
Agriculture and Natural Resources	0
Total	10,030

Source: City of Toronto Employment Survey, 2019

Total Employment & Establishments, 2001 - 2019

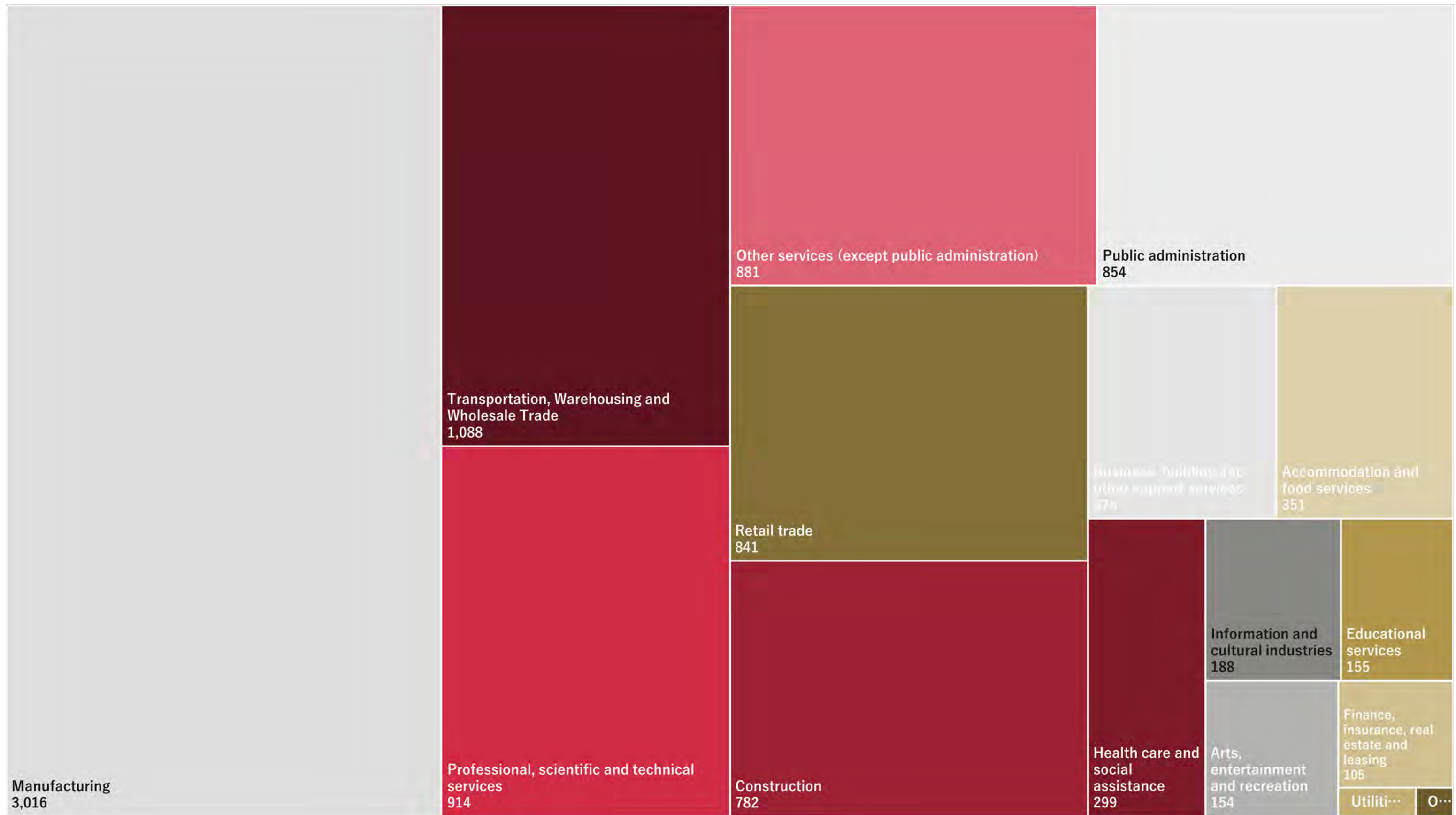


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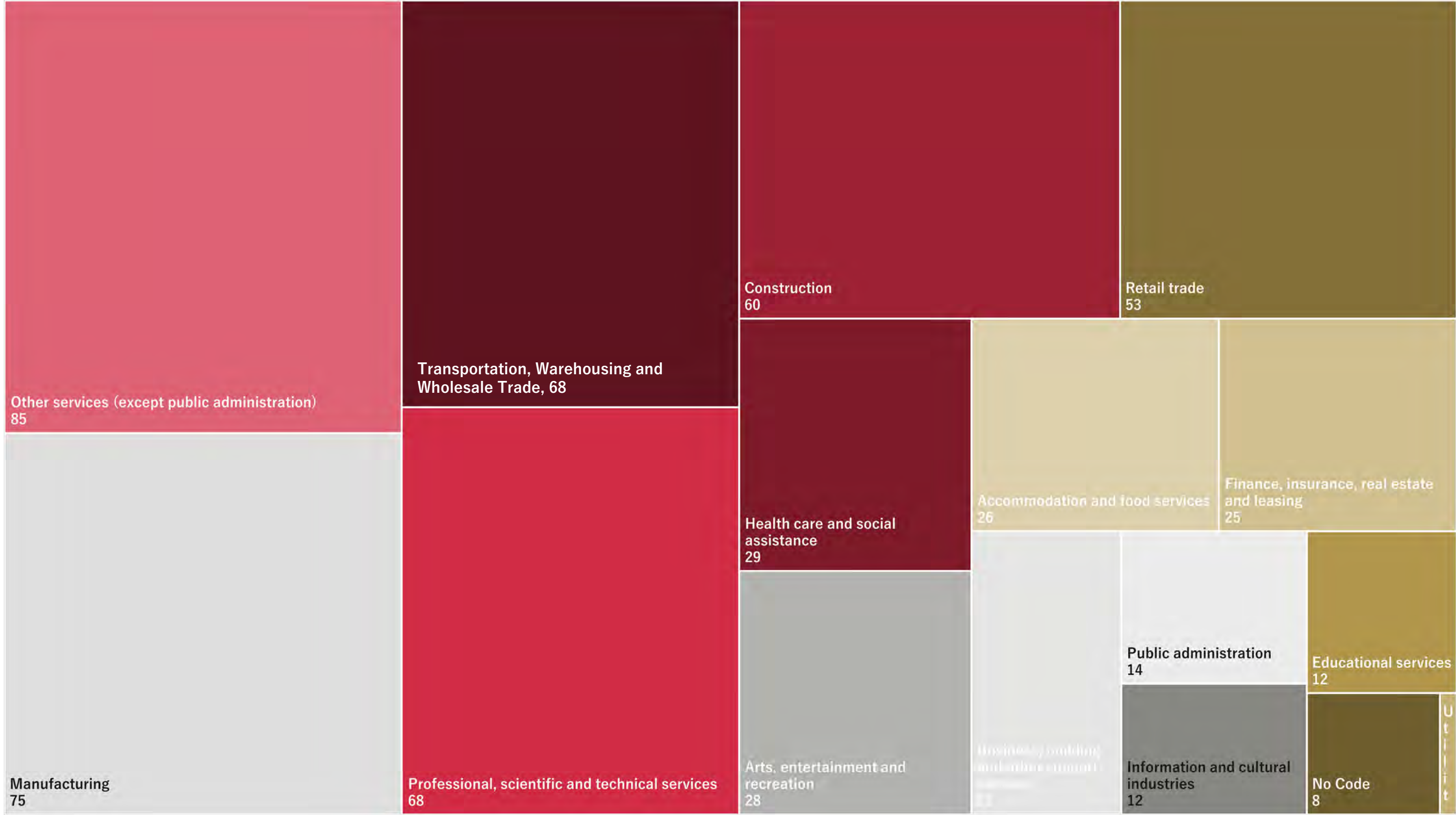
Total Employment by Industry (NAICS), 2019



*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

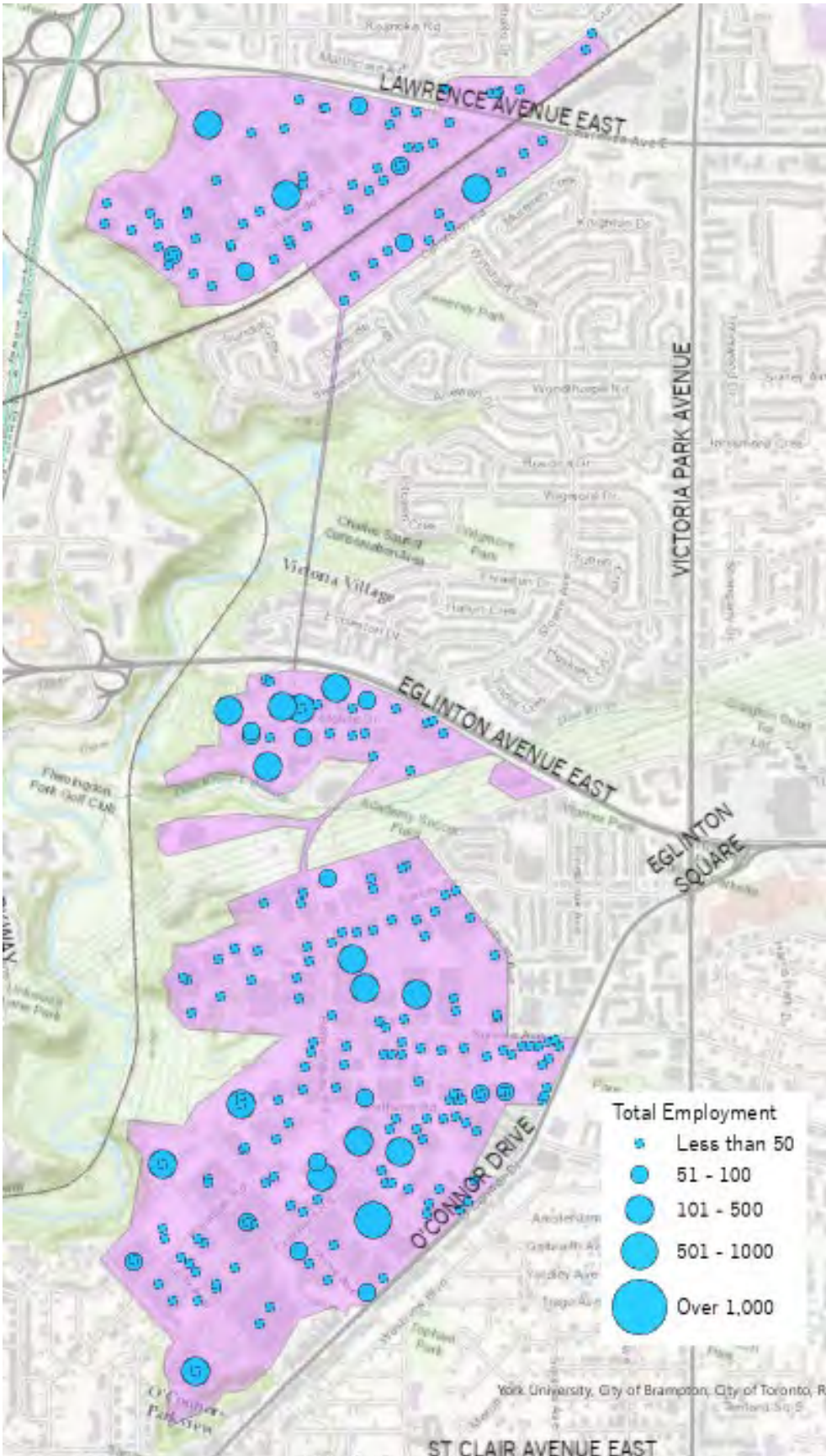
Total Establishments by Industry (NAICS), 2019



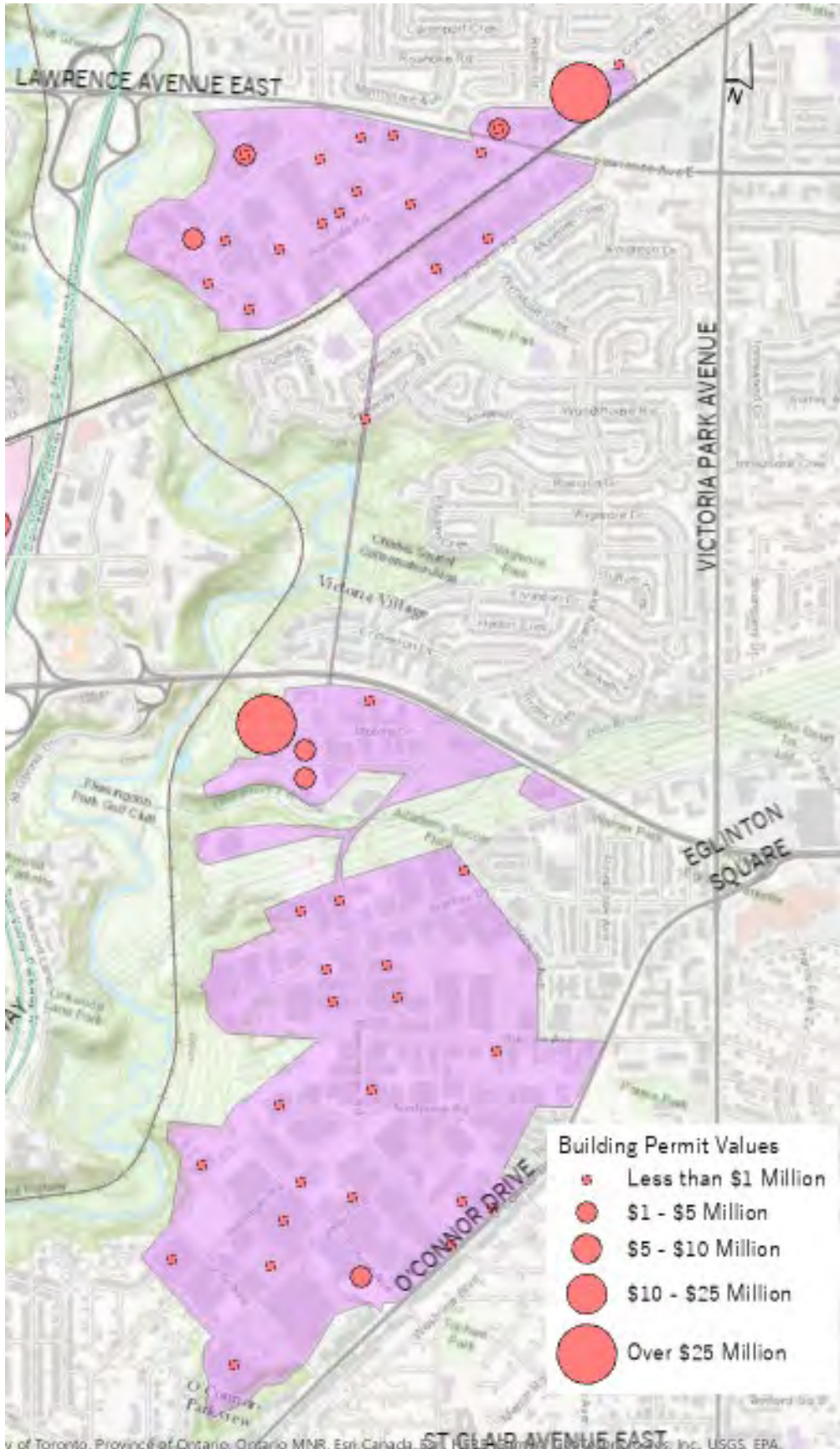
*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

Employment, 2019 and Non-Residential Building Permits, 2016-2019 in Bermondsey – Railside Area of Employment



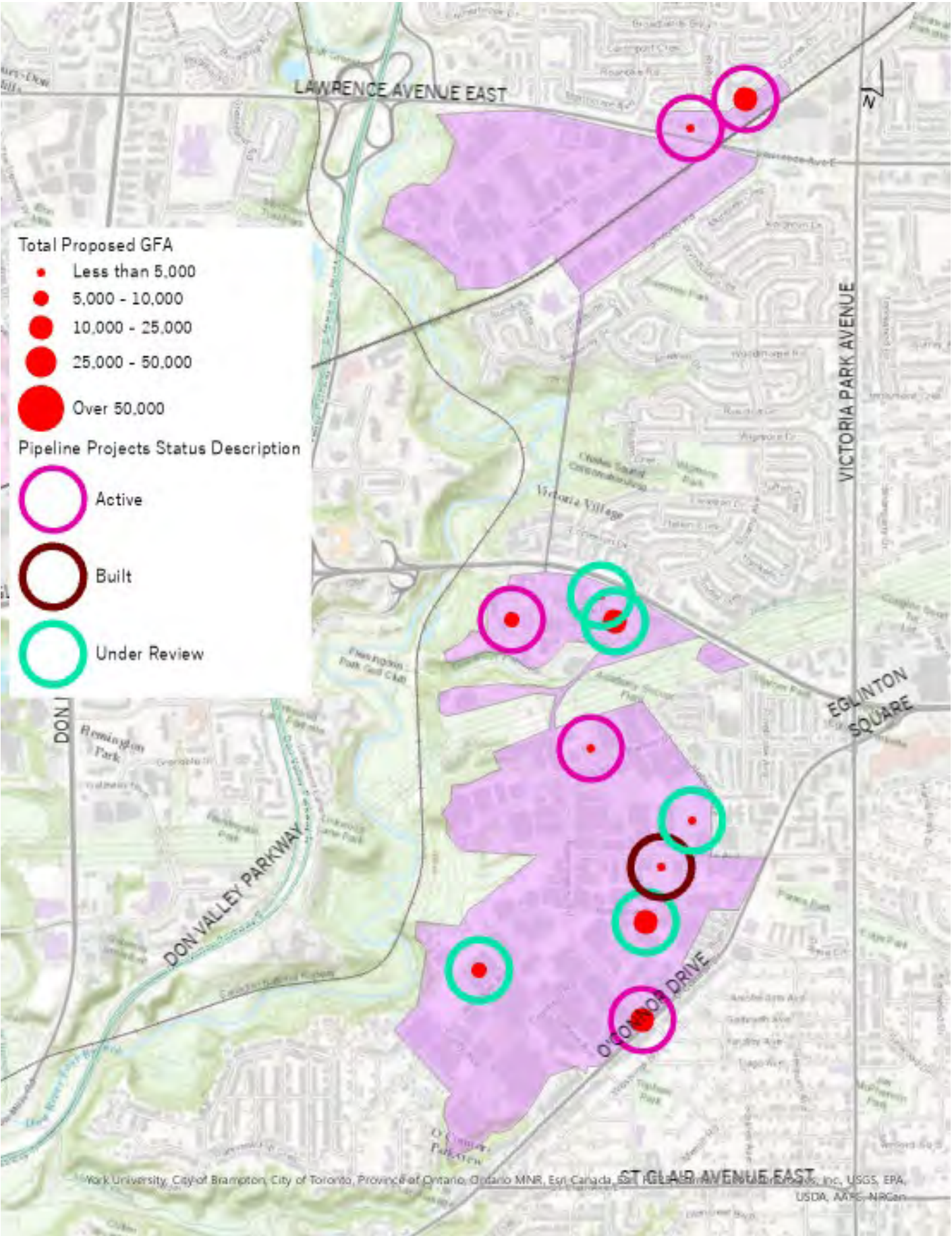
Total Employment by Size of Establishment, 2019
Source: City of Toronto Employment Survey



Value of Non-Residential Building Permits, 2016 – 2021
Source: City of Toronto, Building Permits

Total Value of Non-Residential Building Permits, 2016-2019 (\$,000s):		\$ 190,865
New Buildings		\$91,500
Interior Alterations		\$21,583
Additions		\$4,254
Multiple Projects		\$73,528
Demolition		\$0

Non-Residential Development Proposals by Status, Q2-2021



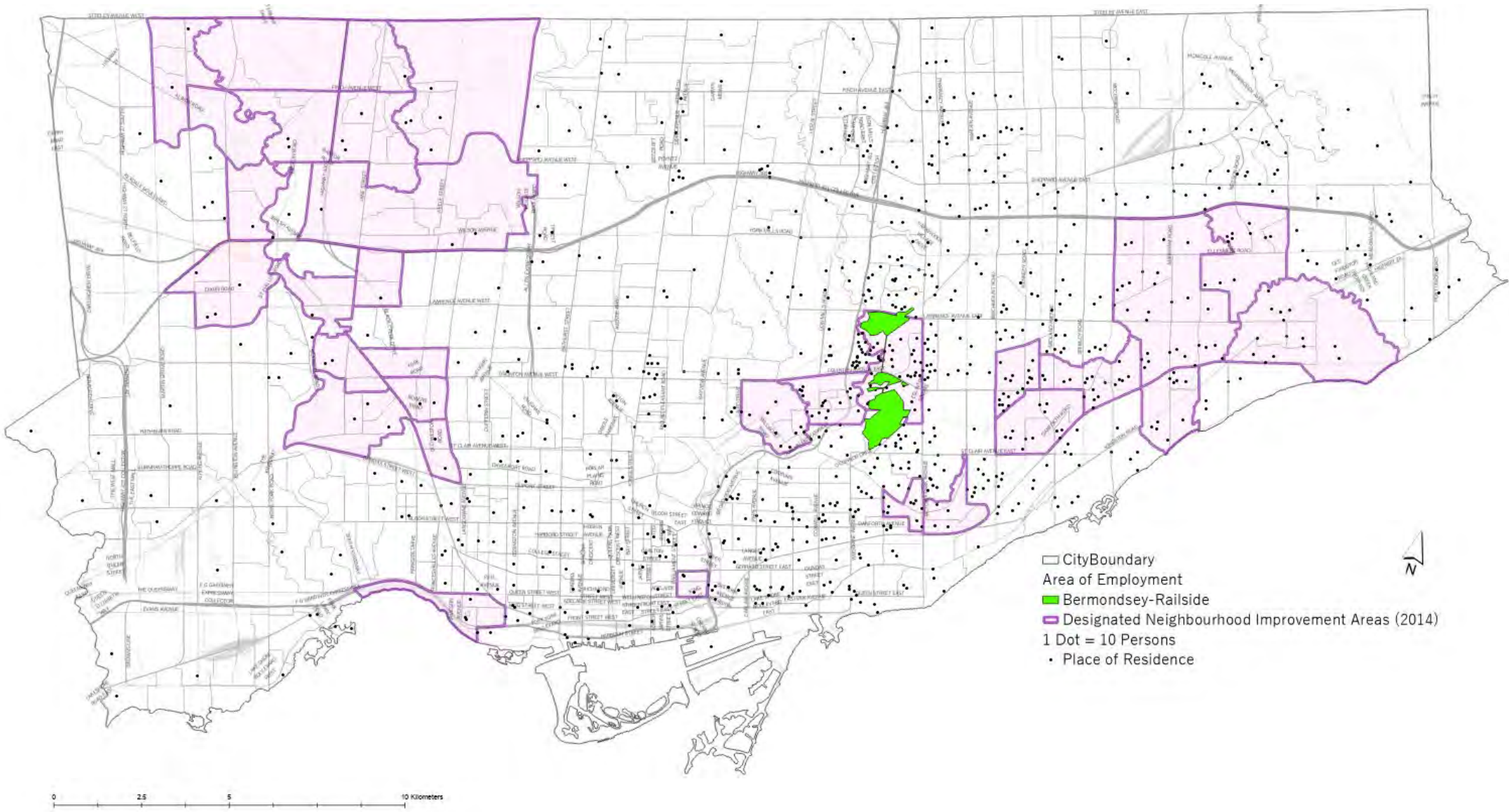
Total Non-Residential GFA in Proposed Developments: 84,080 (Square Meters)

Active	44,540
Built	250
Under Review	39,290

Non-Residential Development Proposals by Status Source: City of Toronto Development Pipeline

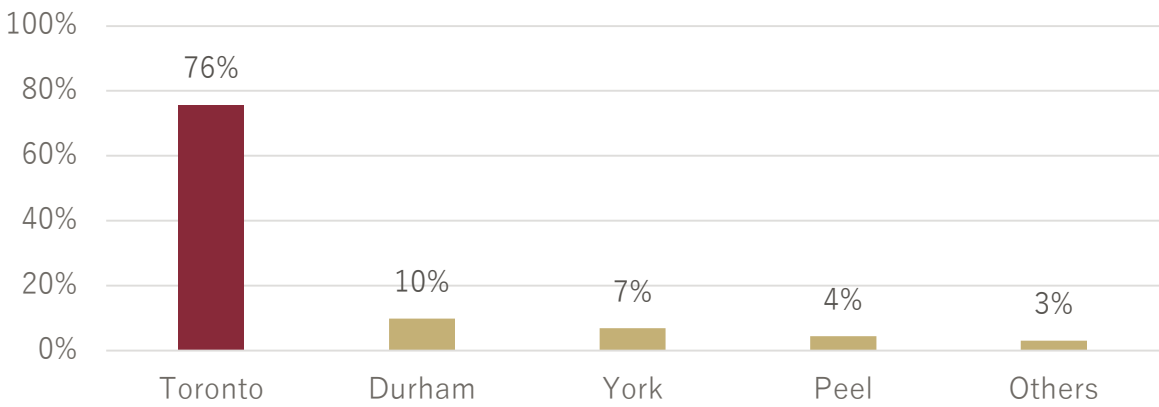


Place of Residence for Workers in Bermondsey – Railside Area of Employment

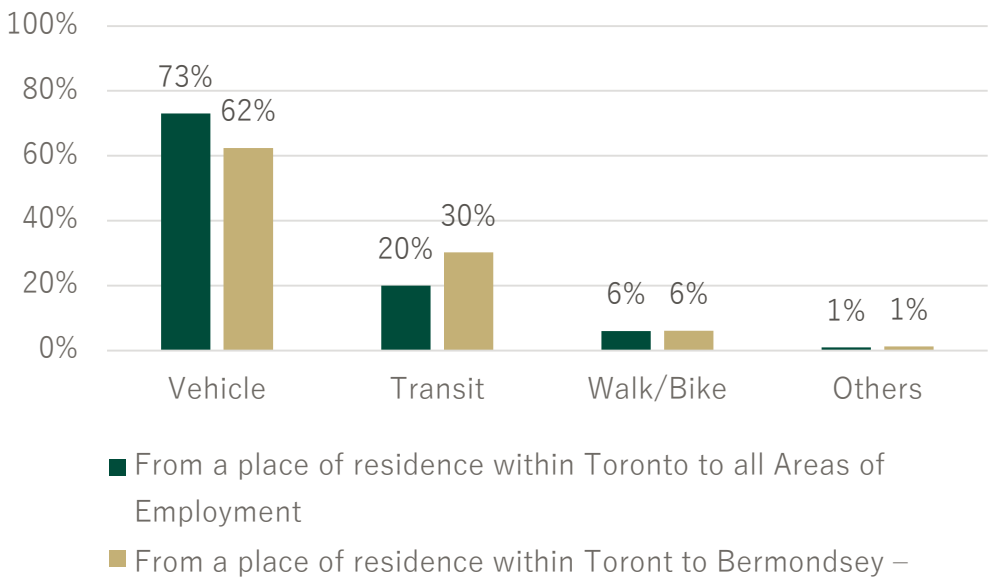


25% of the workforce share residing in Toronto live in Neighbourhood Improvement Areas.

Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Bermondsey-Railside



Source: Statistics Canada, Place of Work Status- 2016 Census



Profile 12

Scarborough – Highway 401 of Employment

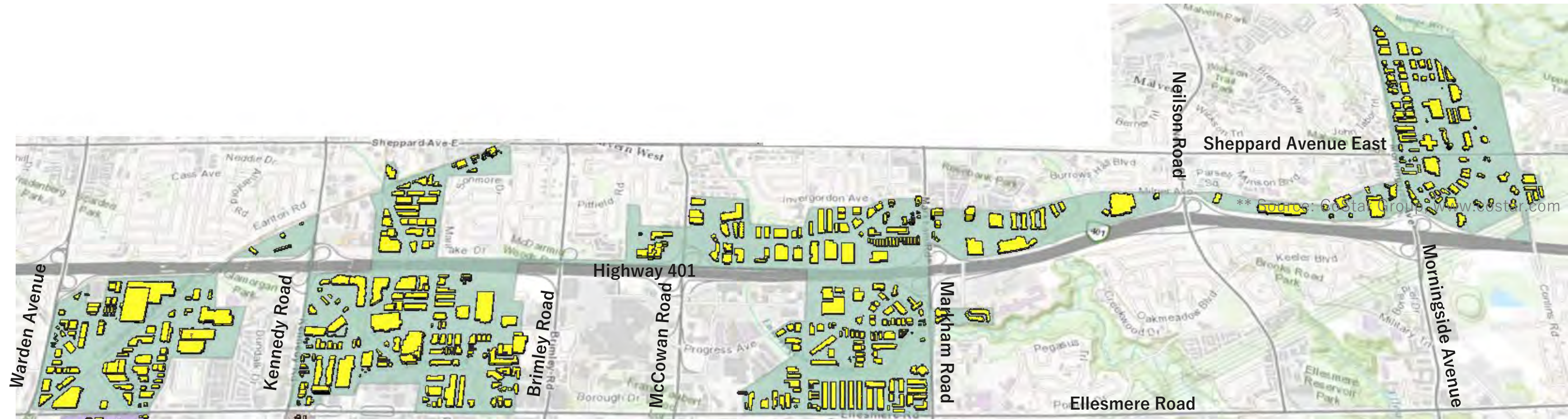
Scarborough – Highway 401 Area of Employment

Area Context:

The Scarborough Highway 401 area is comprised of employment lands along the Highway 401 corridor from Morningside Ave. to Warden Ave. This area is favoured by a range of business activity for which accessibility and visibility from the highway is important.



Key Map



Source: City of Toronto 3D Massing

Top Employers:

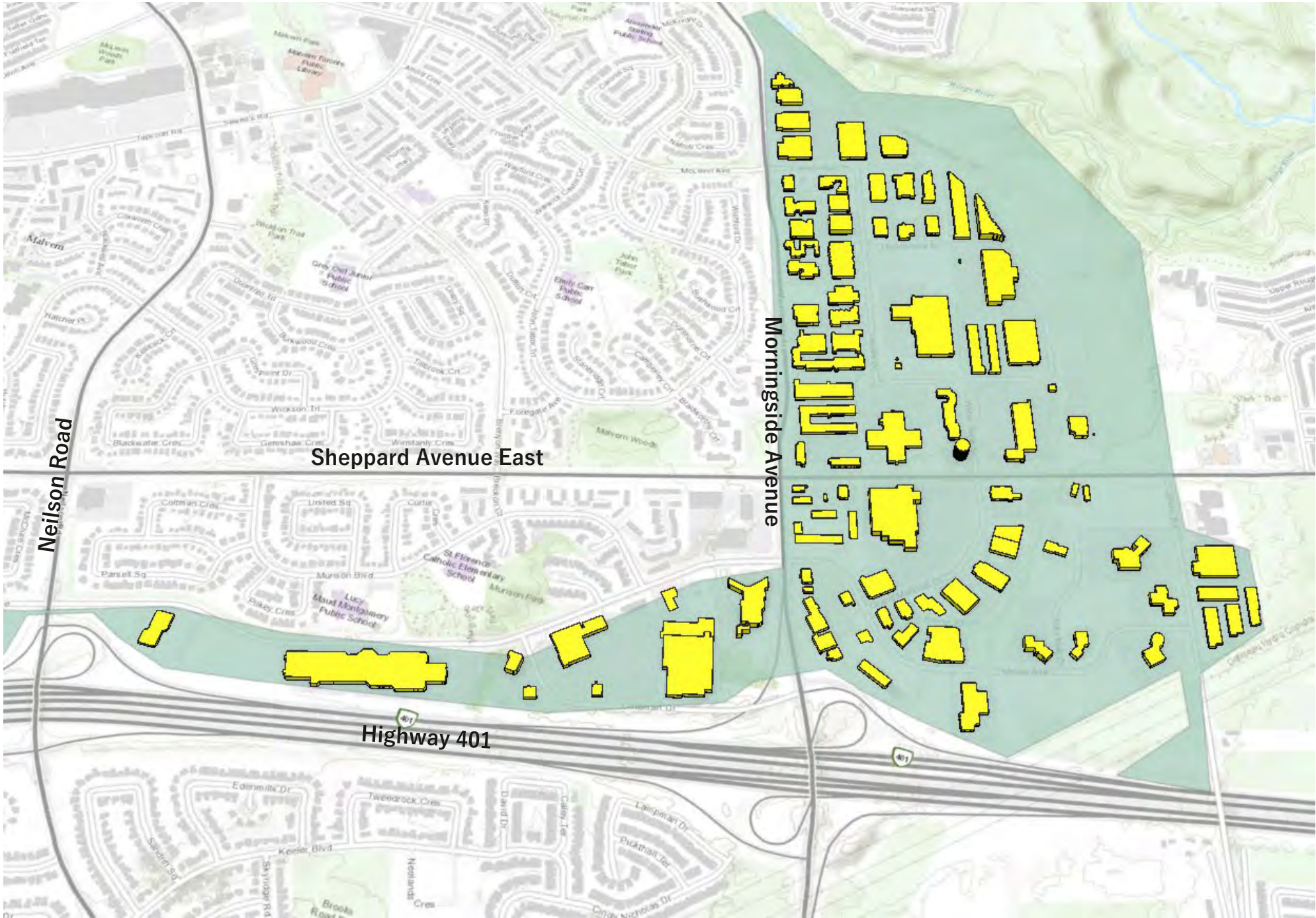
- Bell Media Inc.
- Array Canada Inc.
- Crystal Claire Inc.
- Toyota Canada Inc.
- TTM Technologies

Key Facts:

Total Land Area (Net Ha)	420.5 ha
Total Employment	28,898
Total Establishments	1,670
Rentable Building Area**(Industrial)	13.1 million sft.
Vacancy Rate(2021)	0.4 %
Employment Density (Net jobs/ha)	68.7



Scarborough – Highway 401 Area East



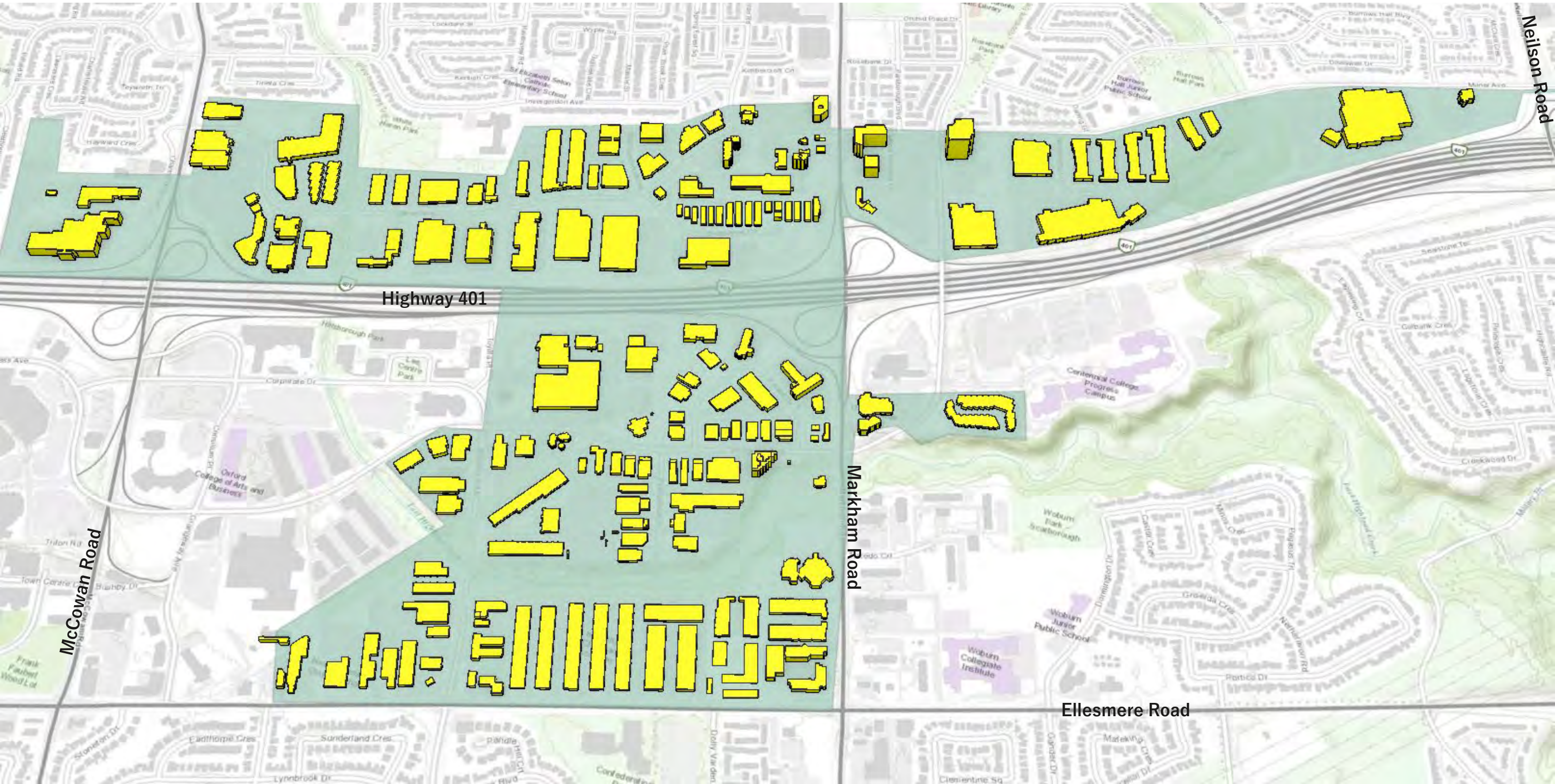
Source: City of Toronto 3D Massing

Function & Focus

- The focus of this area is in traditional employment land uses of manufacturing and transportation services.
- Following losses from 2001 to 2011, this area has rebounded, gaining 2,300 jobs since then; and is one of a few employment areas that have fewer jobs in 2019 than they had in 2001.
- The 1,670 establishments here employ 29,000 people, focused in Manufacturing (24%), Transportation, Warehousing & Wholesale Trade (12%) and Retail Trade (8%).
- 19% of all Toronto Utilities employment is found in this corridor, while 10% of all city jobs in Information & Cultural Industries is found here, largely owing to the presence of Bell Media.
- Health Care & Social Assistance jobs here have been fairly consistent since 2011 at 12% of all city jobs in this sector.



Scarborough – Highway 401 Area Central

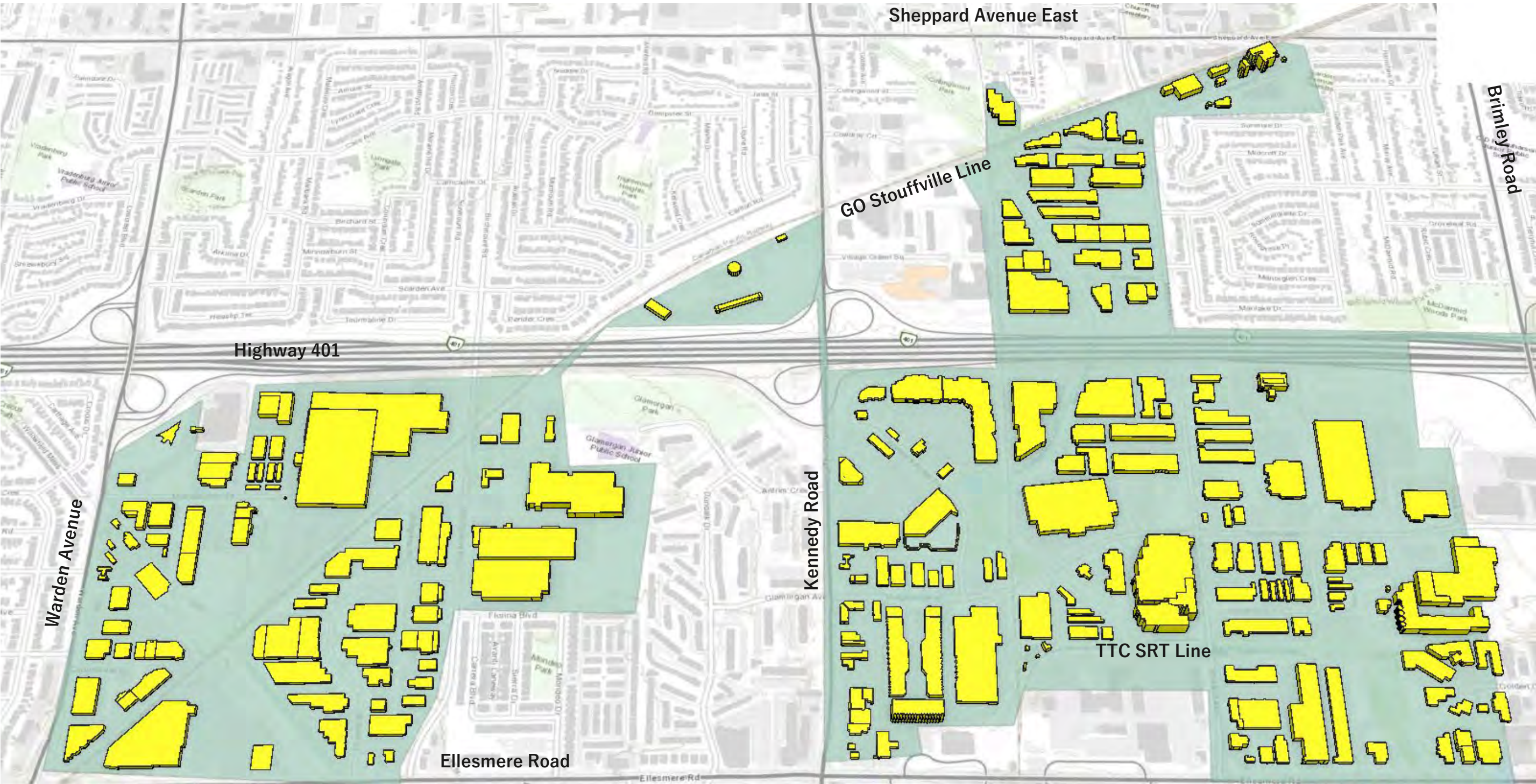


- The employment density here is estimated at about 69 jobs per hectare over the 420 hectares of employment land.
- With over 13 million sq. ft. of industrial space, the vacancy rate here was recently measured at less than 1%.
- \$250 million was invested in construction and alterations of industrial / commercial projects over the past five years, and there is 67,000 square metres of new development in the pipeline.
- Of the 62% of workers in the Scarborough – Highway 401 corridor who live within the City of Toronto (18,000), 33% chose a low-carbon mode of travel to work: 28% use transit, while 5% walk or bicycle.
- 25% of these workers reside in a Neighbourhood Improvement Area.

Source: City of Toronto 3D Massing



Scarborough – Highway 401 Area West



Outlook

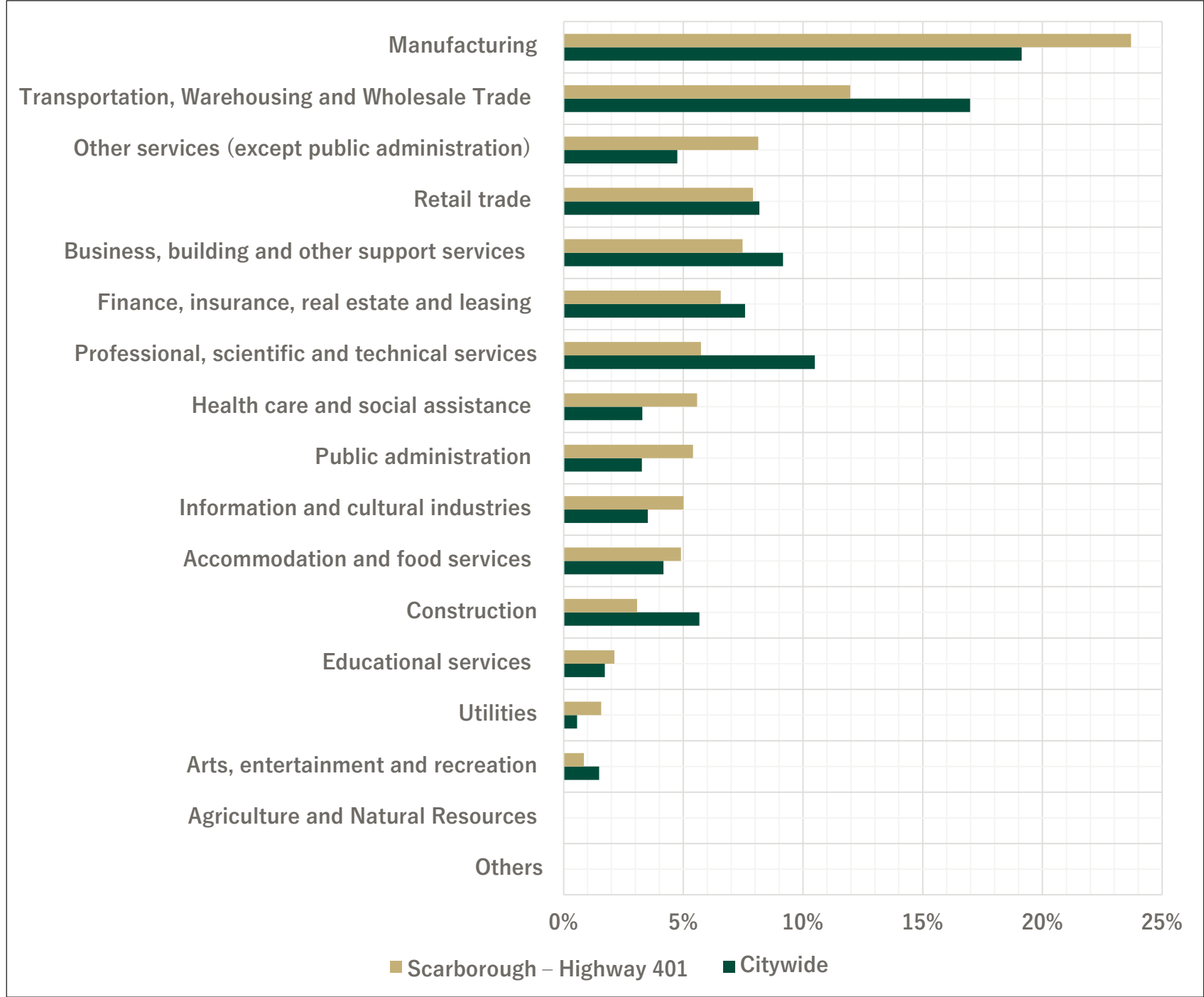
- This employment corridor is anticipated to continue to appeal to a range of industrial and employment uses due to the high degree of visibility from, and access to, Highway 401.
- Land conversion pressure is not identified as a significant concern for this employment area.

Source: City of Toronto 3D Massing



Share of Employment by Industry: Scarborough – Highway 401 and Toronto, 2019

Share of Employment by Industry: Scarborough-Highway 401 and Toronto, 2019

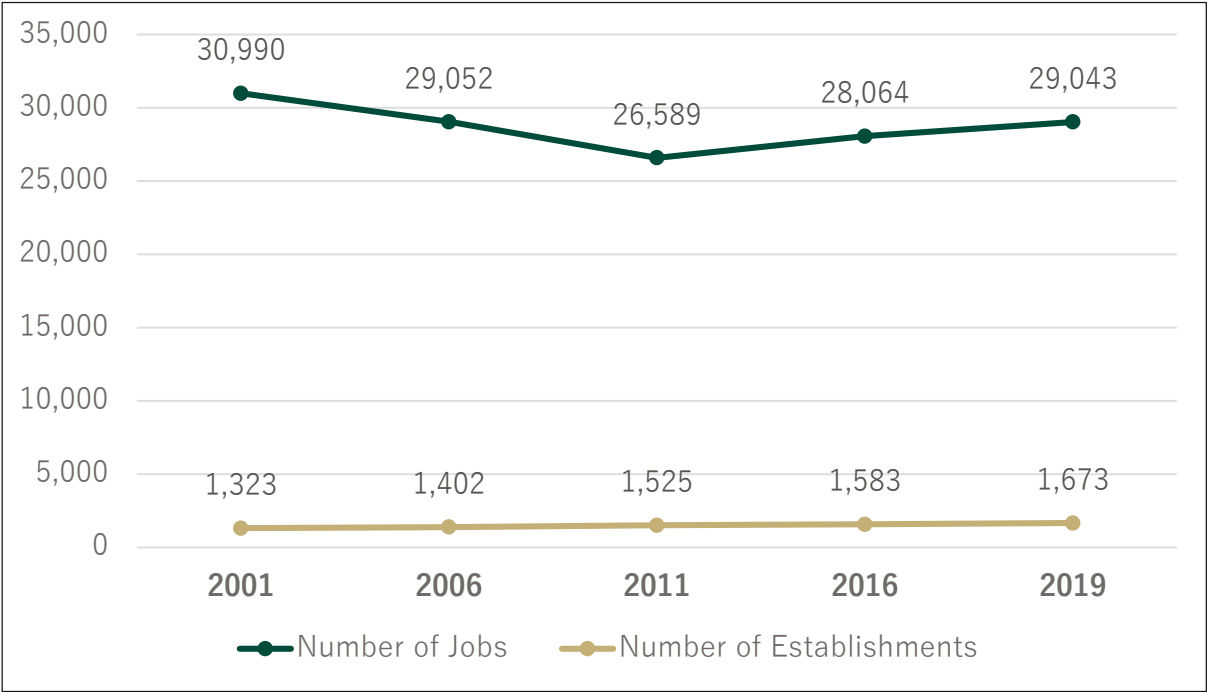


Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Manufacturing	6,850
Transportation, Warehousing and Wholesale Trade	3,460
Other services (except public administration)	2,350
Retail trade	2,290
Business, building and other support services	2,160
Finance, insurance, real estate and leasing	1,900
Professional, scientific and technical services	1,660
Health care and social assistance	1,610
Public administration	1,560
Information and cultural industries	1,450
Accommodation and food services	1,420
Construction	890
Educational services	610
Utilities	450
Arts, entertainment and recreation	240
Agriculture and Natural Resources	10
Others	0
Total	28,890

Source: City of Toronto Employment Survey, 2019

Total Employment & Establishments, 2001 - 2019

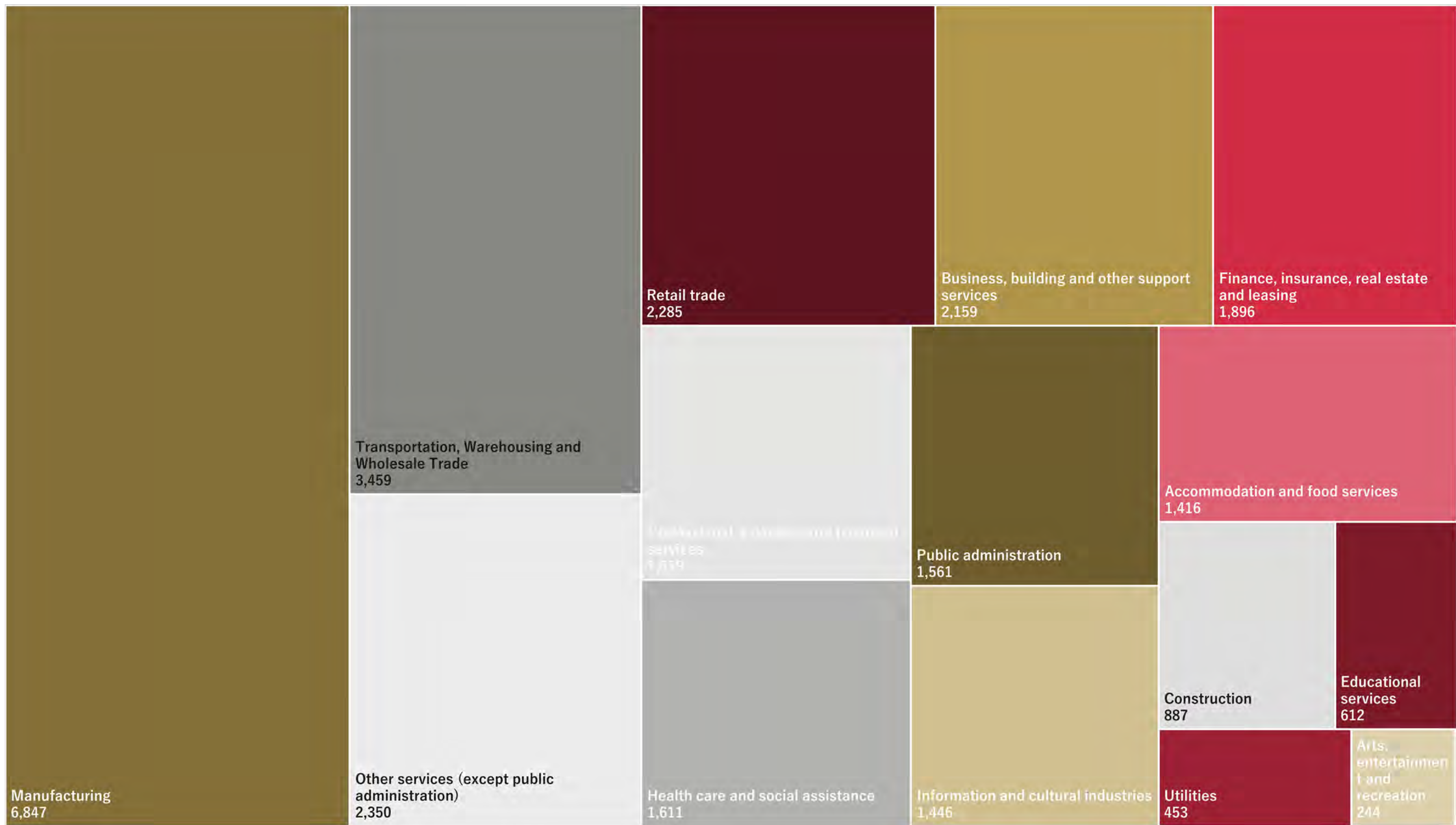


Source: City of Toronto Employment Survey, 2011-2019

Toronto Employment Survey data is confidential and has been provided solely for the purpose of this Study. Aggregated information is available in the [TES Bulletin](#) or on request from City of Toronto Planning, Planning Research and Analytics.



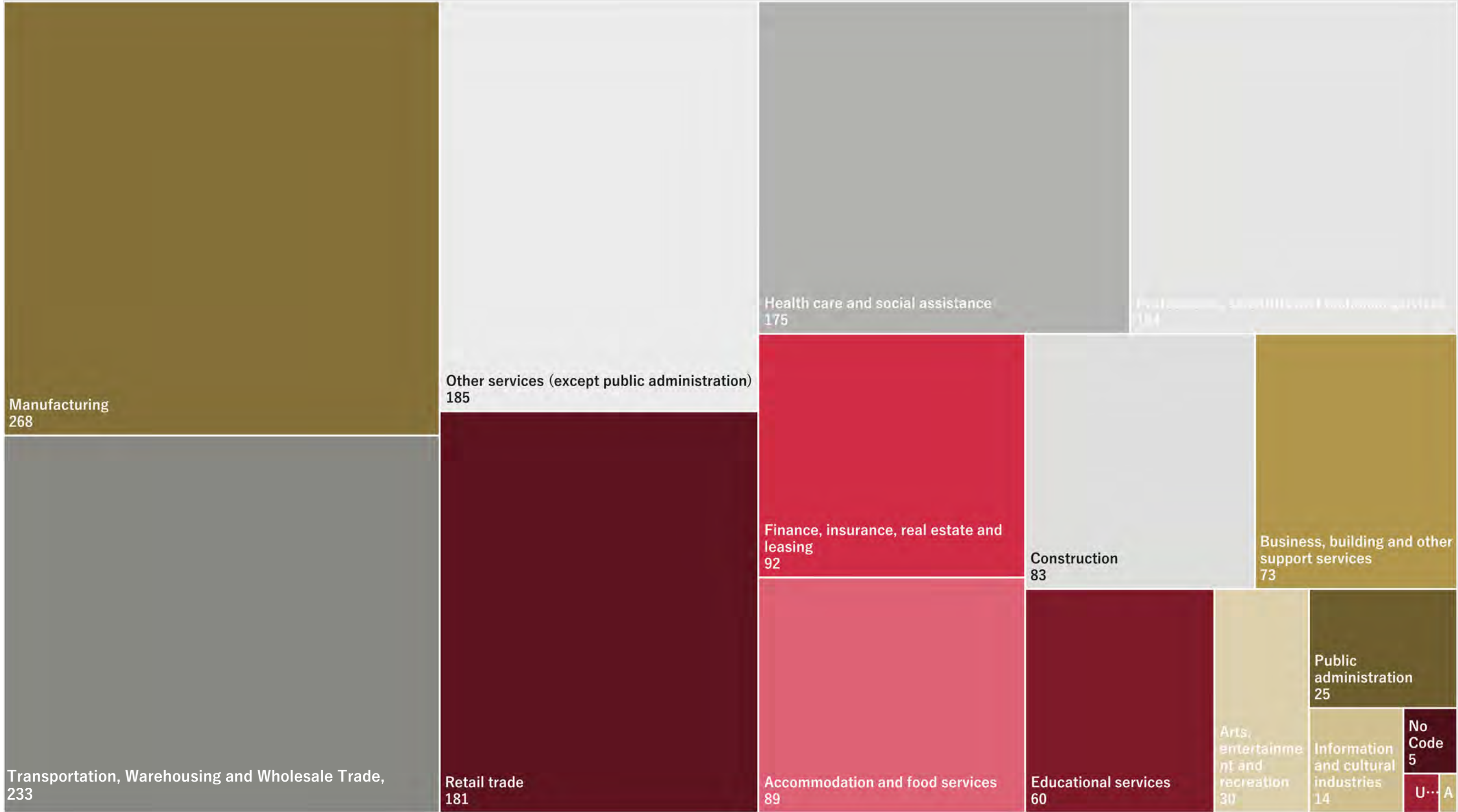
Total Employment by Industry (NAICS), 2019:



*NAICS: “North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

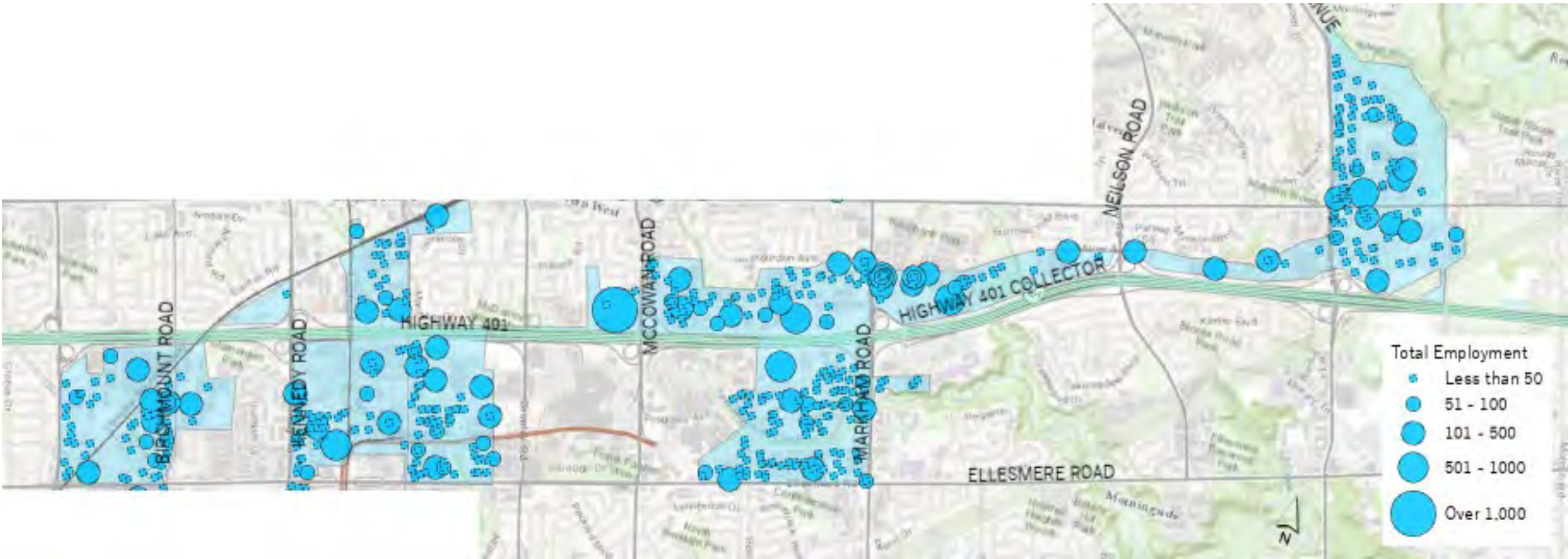
Total Establishments by Industry (NAICS), 2019



*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

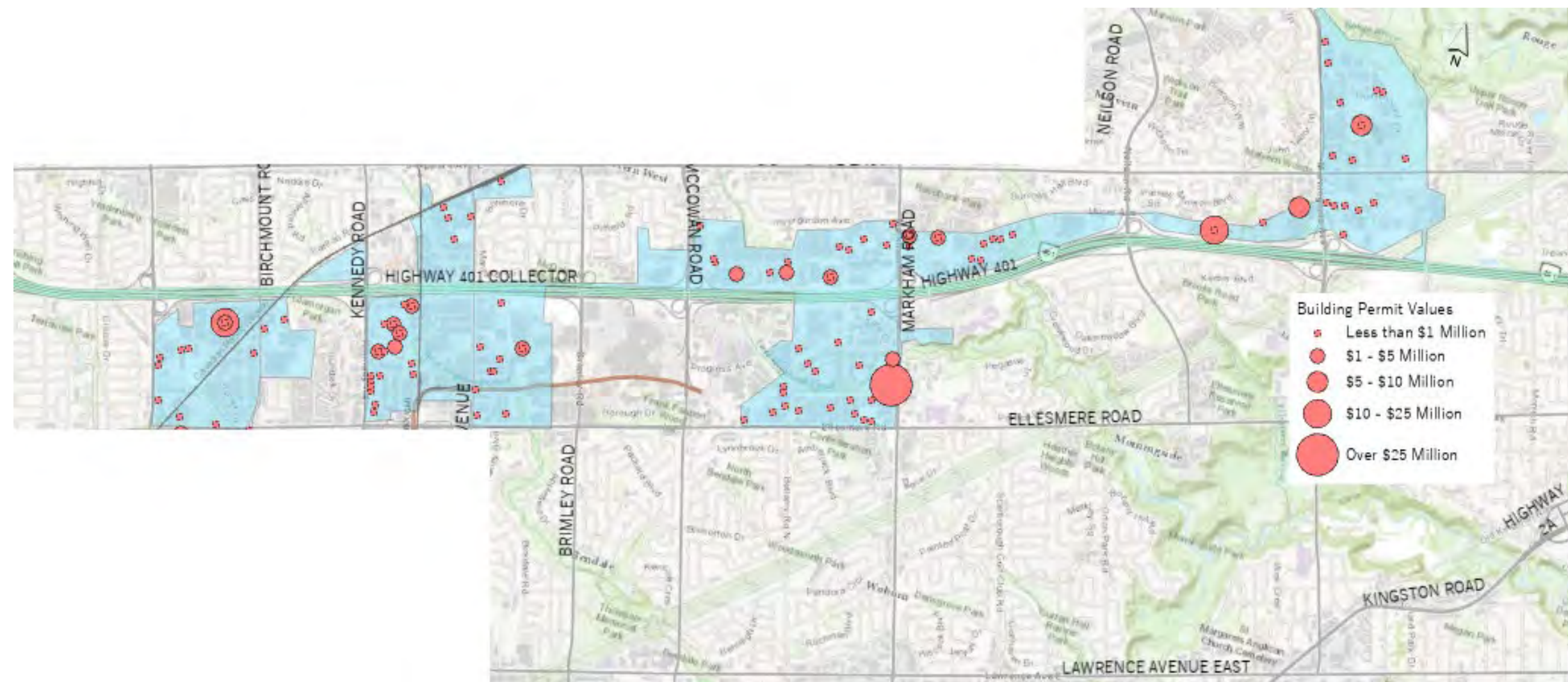
Employment and Establishments in Scarborough – Highway 401 Area



Total Employment by Size of Establishment, 2019

Source: City of Toronto Employment Survey

Value of Non-Residential Building Permits, 2016-2019 in Scarborough – Highway 401 Area



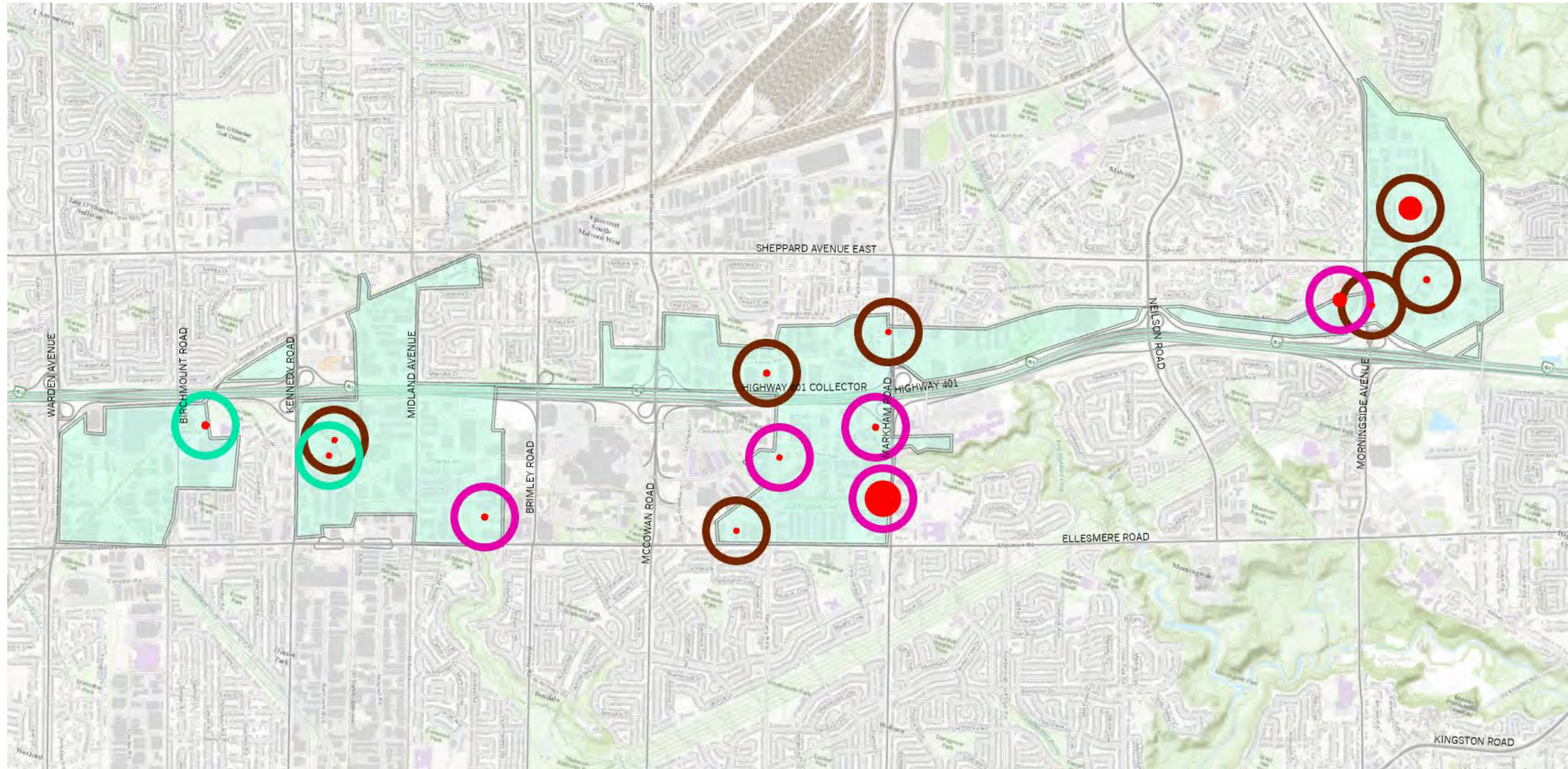
Total Non-Residential Investment

(\$000s):	\$249,628
New Building:	\$151,248
Interior Alterations:	\$77,624
Additions:	\$7,185
Multiple Projects:	\$13,571
Demolition:	\$0

Value of Non-Residential Building Permits, 2016 – 2021

Source: City of Toronto, Building Permits

Non-Residential Development Proposals by Status, Q2-2021



**Total Non-Res GFA in Proposed
Developments: 99,820 (sq. meters)**

Active: 62,870

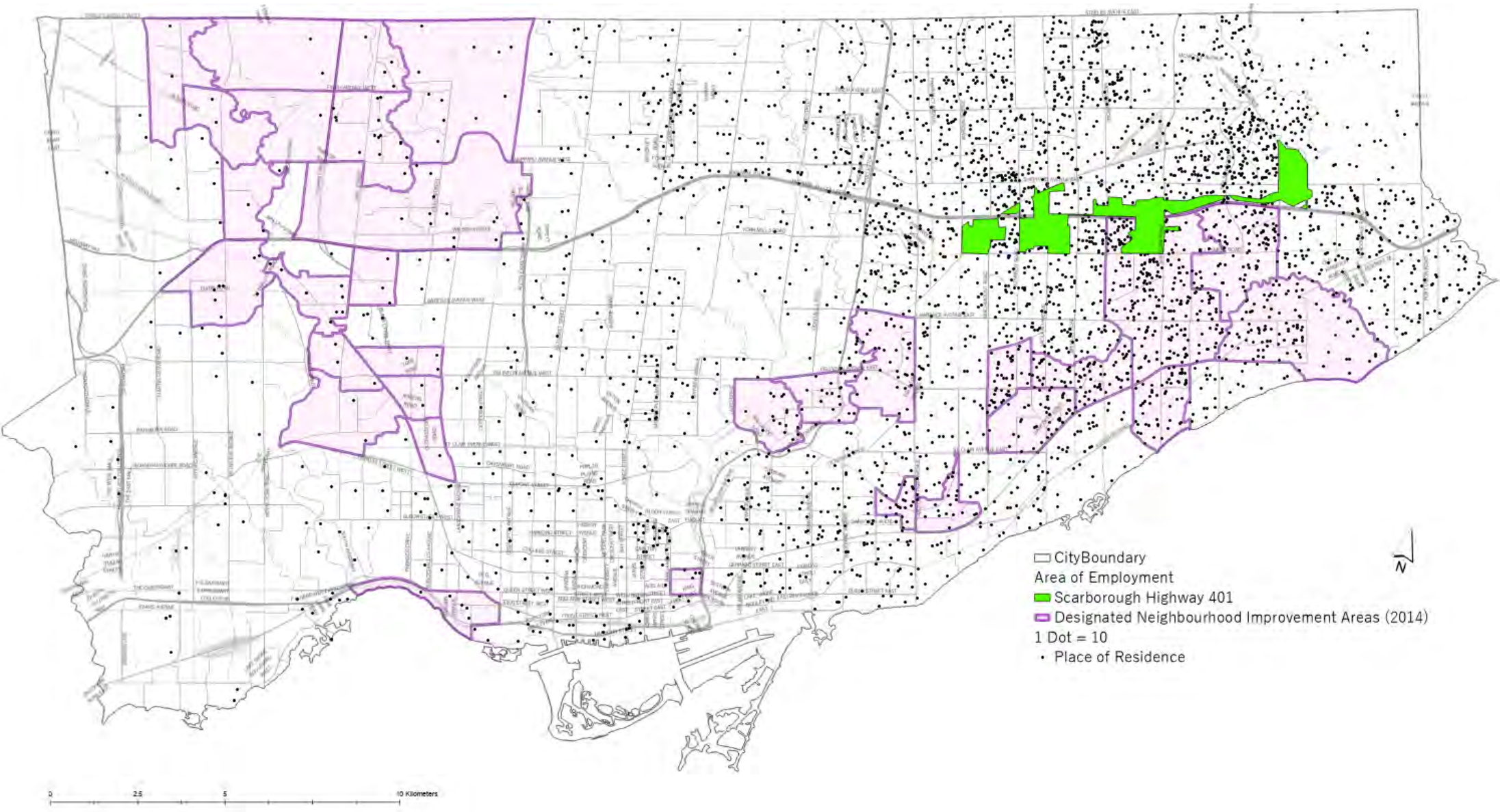
Built: 32,690

Under Review: 4,260

Non-Residential Development Proposals by Status

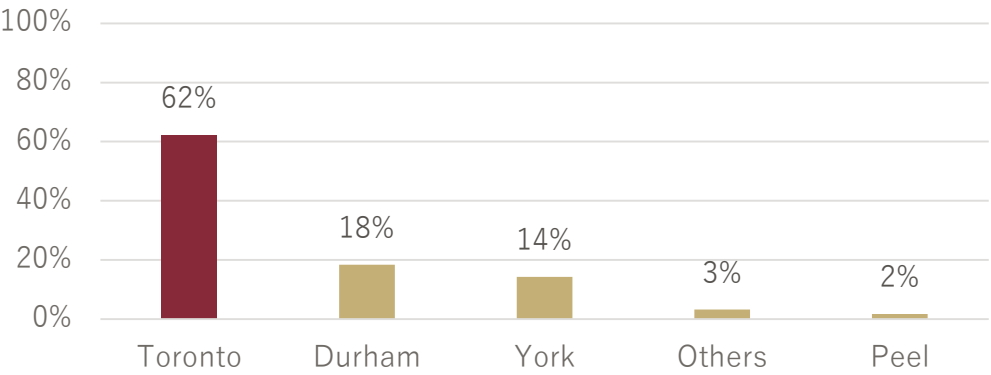
Source: City of Toronto Development Pipeline

Place of Residence for Workers in Scarborough – Highway 401 Area of Employment

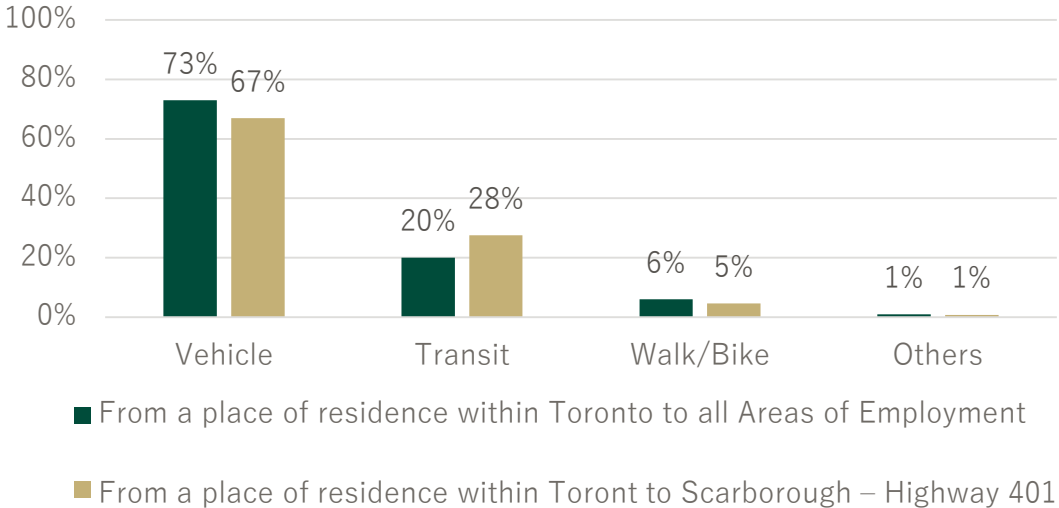


25% of the workforce share residing in Toronto live in Neighbourhood Improvement Areas.

Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Scarborough-Highway 401



Source: Statistics Canada, Place of Work Status- 2016 Census



Profile 13

Milliken Area of Employment

Milliken Area of Employment

Area Context:

The Milliken area of employment, located in the northeast part of Toronto stretching from Steeles Ave. E. on the north, to Finch Ave. E. on the south, between Midland Ave. and Kennedy Ave. is home to a wide range of enterprises, including those serving other local businesses.

Function & Focus

- Following losses from 2001 to 2011, this area has rebounded, gaining 600 jobs since then.
- The 1,111 establishments here employ 7,700 people, in a wide range of activities, with no sectors emerging with significant concentrations.
- The service characteristic of this area is evidenced by the range of larger sectors. While 12% of jobs are found in Transportation, Warehousing & Wholesale Trade:
 - 17% of jobs are in Health Care & Social Assistance;
 - 14% of jobs are in Accommodation & Food Services;
 - 11% are found in Finance, Insurance & Real Estate and in Retail Trade.
- Somewhat notable has been the relative decline in Transportation in importance in Milliken.
- Health Care & Social Assistance jobs here have been fairly consistent since 2011 at 10% of all city jobs in this sector.
- The employment density here is estimated at about 62 jobs per hectare over the 124 hectares of employment land.
- It is estimated that the 2 million sq. ft. of industrial space is fully occupied with no vacancies on the market.
- \$219 million was invested in construction and alterations of industrial / commercial projects over the past five years, and there is almost 27,000 square metres of new development in the pipeline.
- Of the 55% of workers in Milliken who live within the City of Toronto (4,200), 25% chose a low-carbon mode of travel to work: 20% use transit, while 6% walk or bicycle.
- 12% of these workers reside in a Neighbourhood Improvement Area.

Outlook

- This area is anticipated to continue to remain a well-functioning employment area.
- Metrolinx is presently carrying out major improvements to rail and road infrastructure for the purpose of providing more frequent GO services on the Stouffville line.
- Land conversion pressure is identified as a concern for the Steeles Avenue and Finch Avenue East frontage between Kennedy Road and Midland Avenue.



Source: City of Toronto 3D Massing



Key Map

Key Facts:

Total Land Area (Net Ha)	124.1 ha
Total Employment	7,716
Total Establishments	1,111
Rentable Building Area**(Industrial)	2.0 million sft.
Vacancy Rate(2021)	0.0 %
Employment Density (Net jobs/ha)	62.2

** Source: CoStar Group, www.costar.com

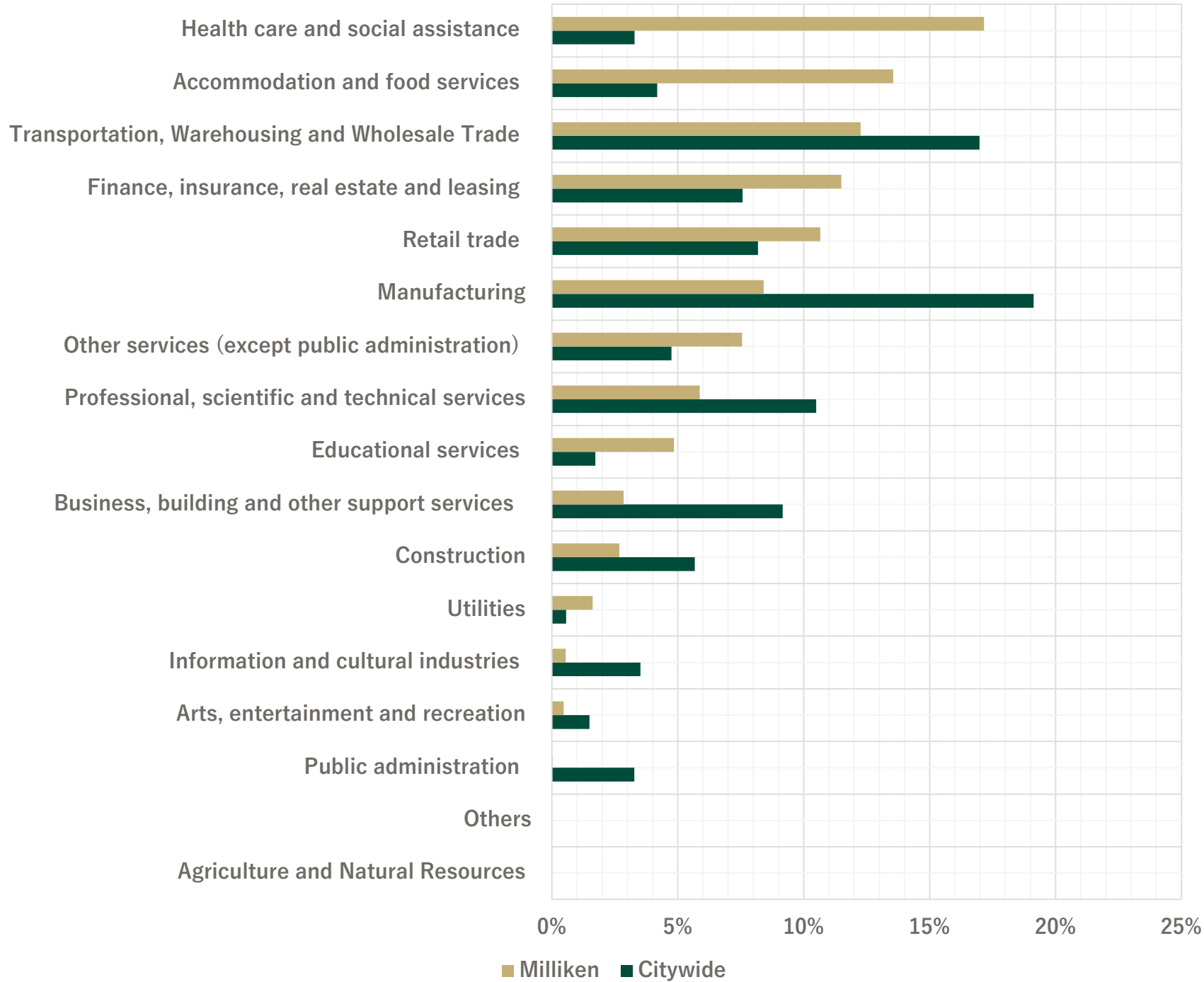
Top Employers:

- Century 21
- Purolator Courier
- Mega Financial Group
- Mon Sheong Long-Term Care Centre
- Carefirst One-Stop Multi-Services Centre



Share of Employment by Industry: Milliken and Toronto, 2019

Share of Employment by Industry: Milliken and Toronto, 2019

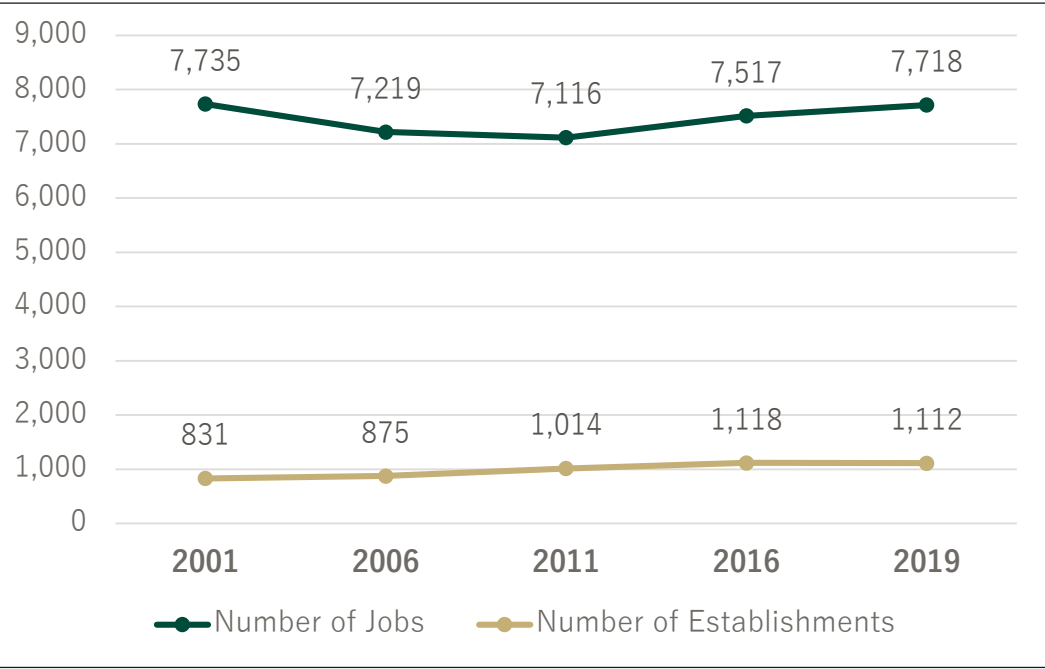


Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Health care and social assistance	1,320
Accommodation and food services	1,050
Transportation, Warehousing and Wholesale Trade	950
Finance, insurance, real estate and leasing	890
Retail trade	820
Manufacturing	650
Other services (except public administration)	580
Professional, scientific and technical services	450
Educational services	370
Business, building and other support services	220
Construction	210
Utilities	130
Information and cultural industries	40
Arts, entertainment and recreation	40
Public administration	0
Agriculture and Natural Resources	0
Others	0
Total	7,720

Source: City of Toronto Employment Survey, 2019

Total Employment & Establishments, 2001 - 2019

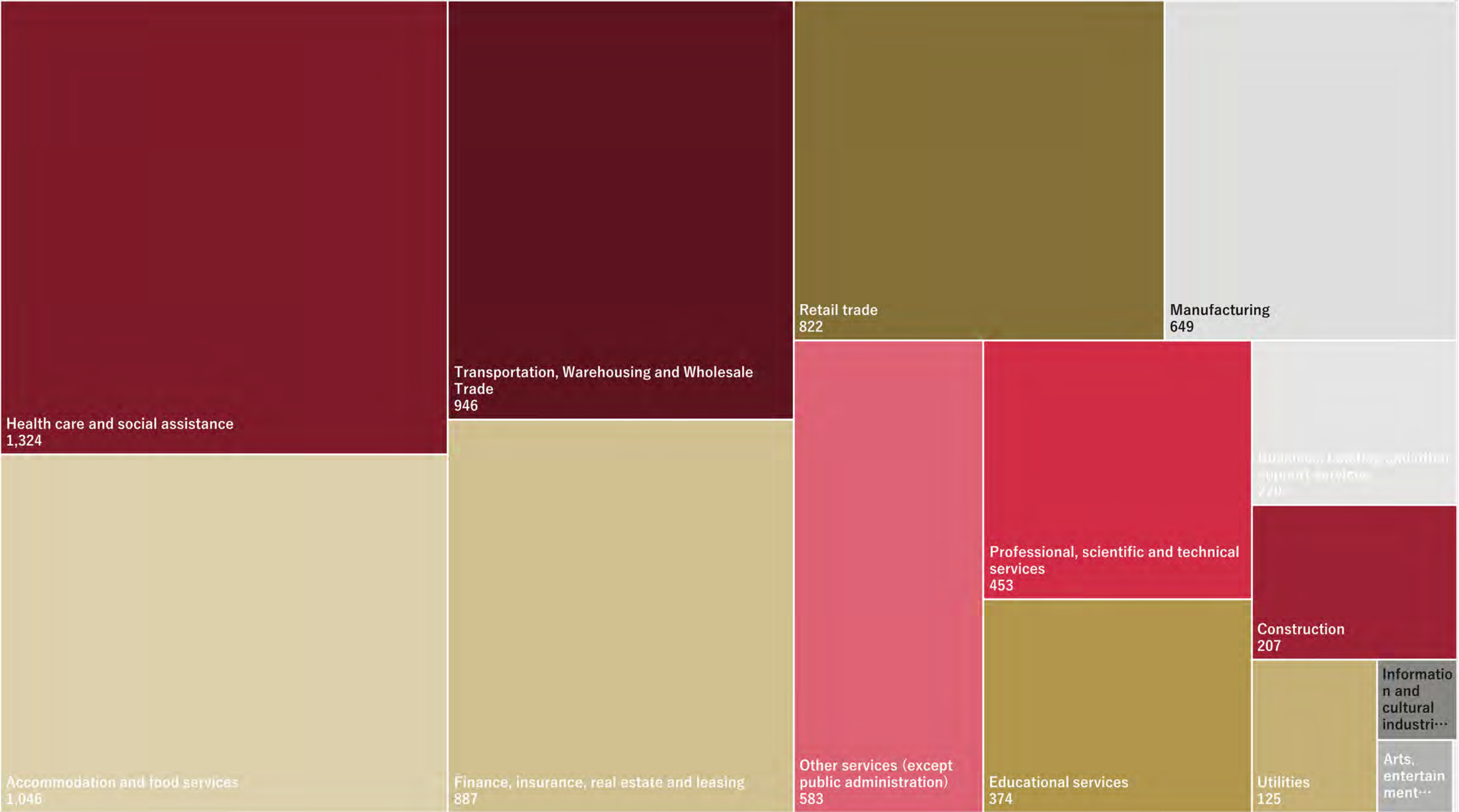


Source: City of Toronto Employment Survey, 2001-2019

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Total Employment by Industry (NAICS), 2019:



*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019

Total Establishments by Industry (NAICS), 2019

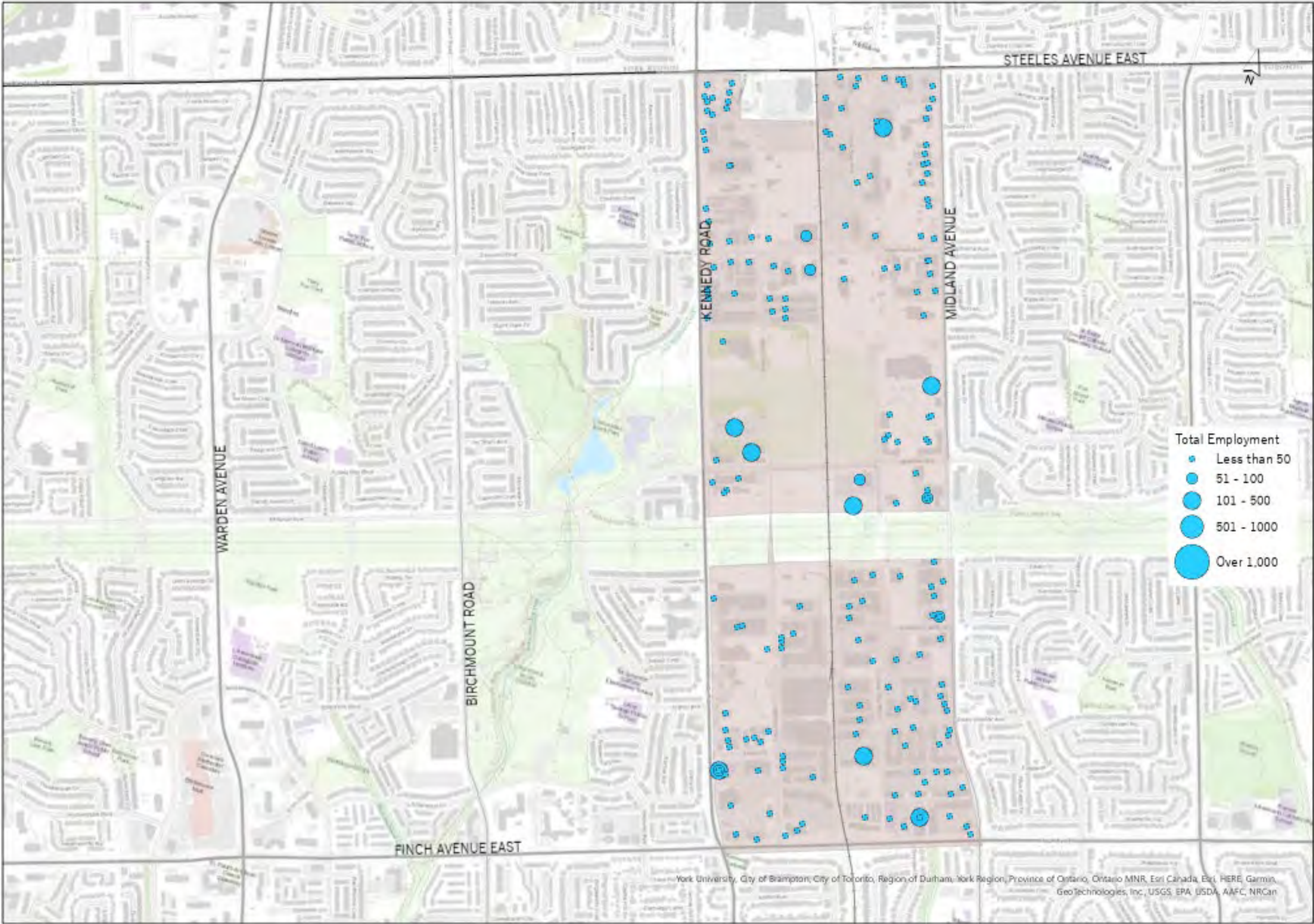


*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019



Employment and Establishments in Milliken Area

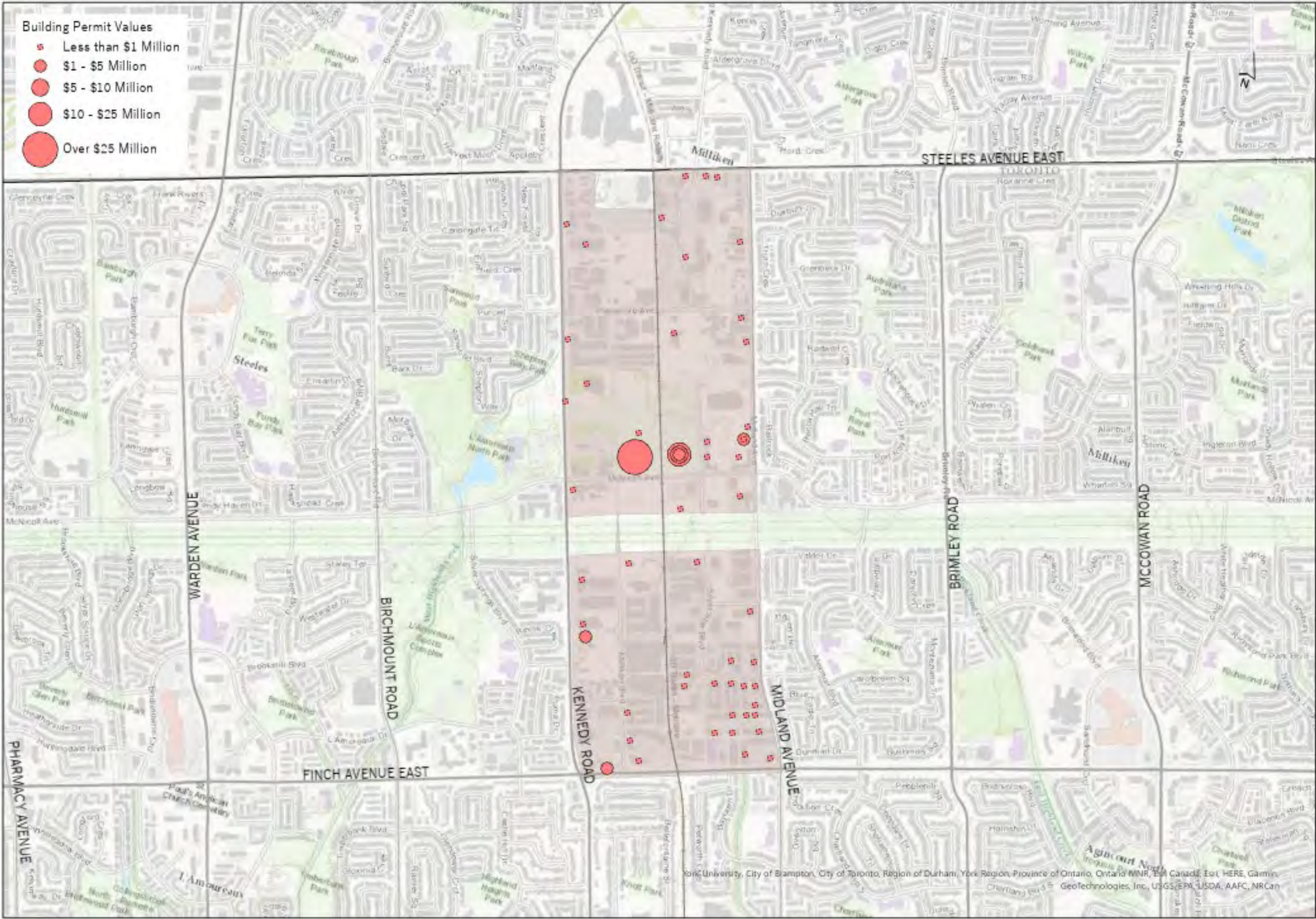


Total Employment by Size of Establishment, 2019

Source: City of Toronto Employment Survey



Value of Non-Residential Building Permits, 2016-2019 in Milliken Area



Total Non-Residential Investment

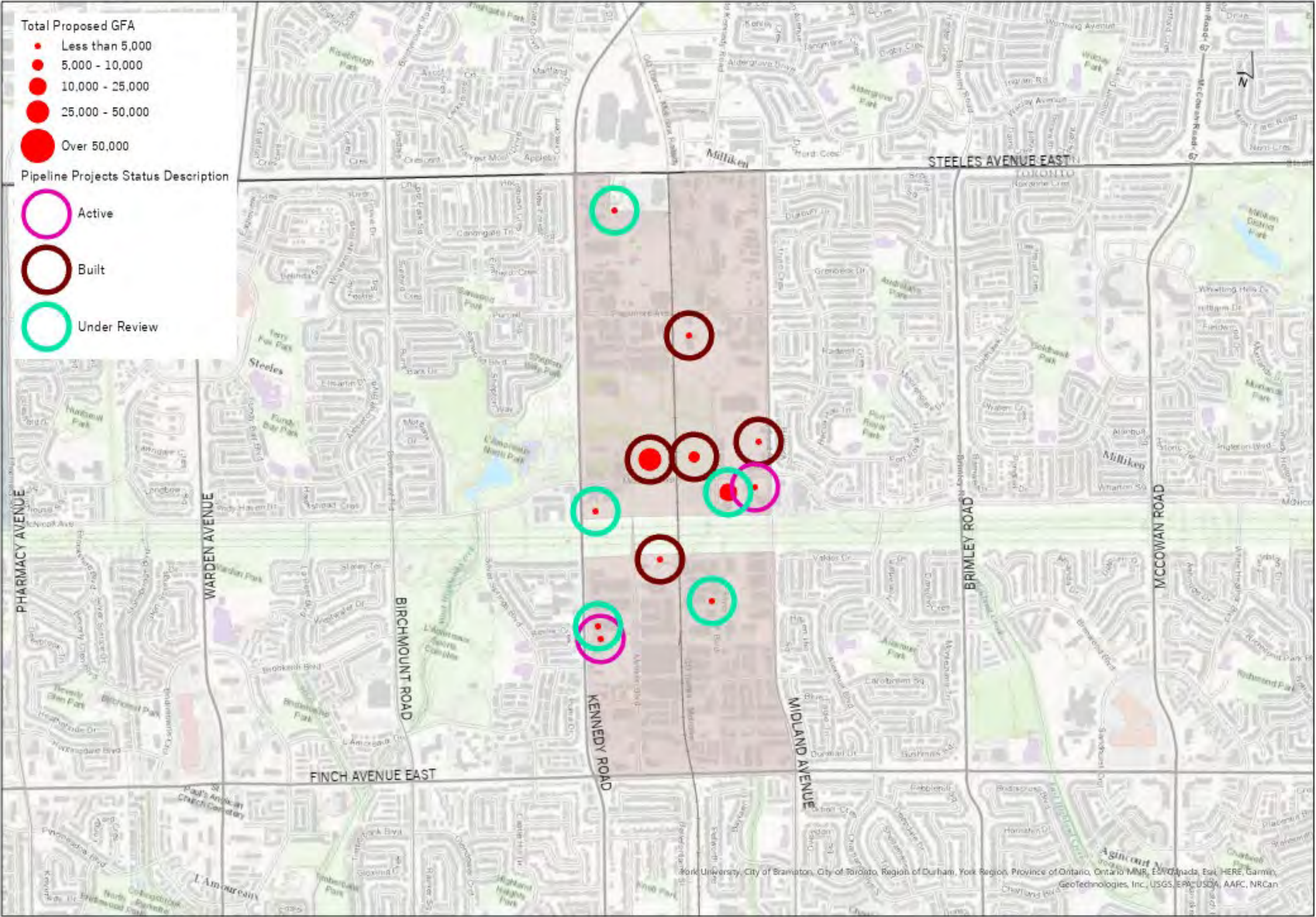
(\$000s):	\$218,488
New Building:	\$165,490
Interior Alterations:	\$16,023
Additions:	\$280
Multiple Projects:	\$36,695
Demolition:	\$0

Value of Non-Residential Building Permits, 2016 – 2021

Source: City of Toronto, Building Permits



Non-Residential Development Proposals by Status, Q2-2021



Total Non-Res GFA in Proposed Developments: 69,480 (sq. meters)

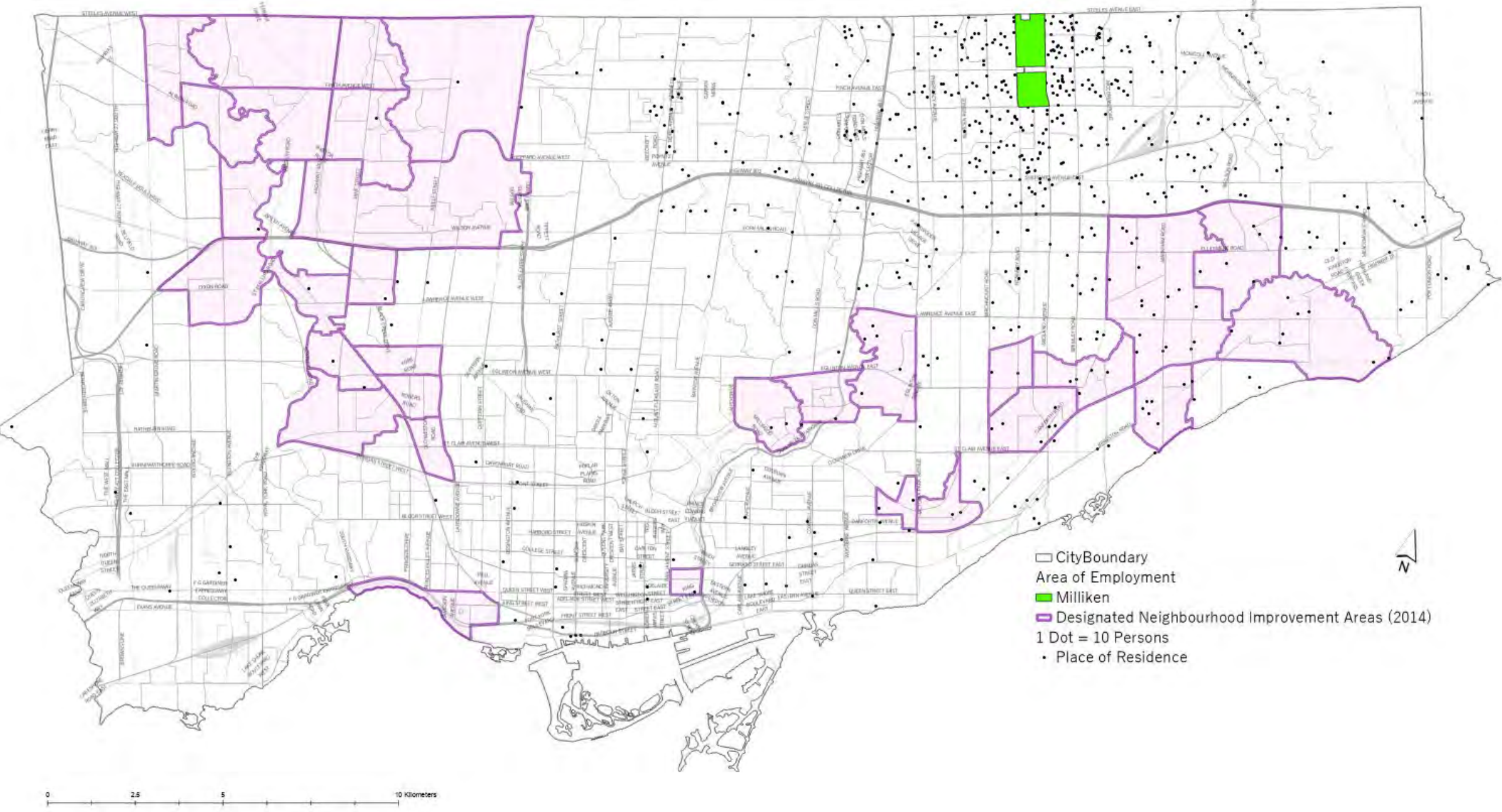
Active:	3,400
Built:	42,750
Under Review:	23,330

Non-Residential Development Proposals by Status

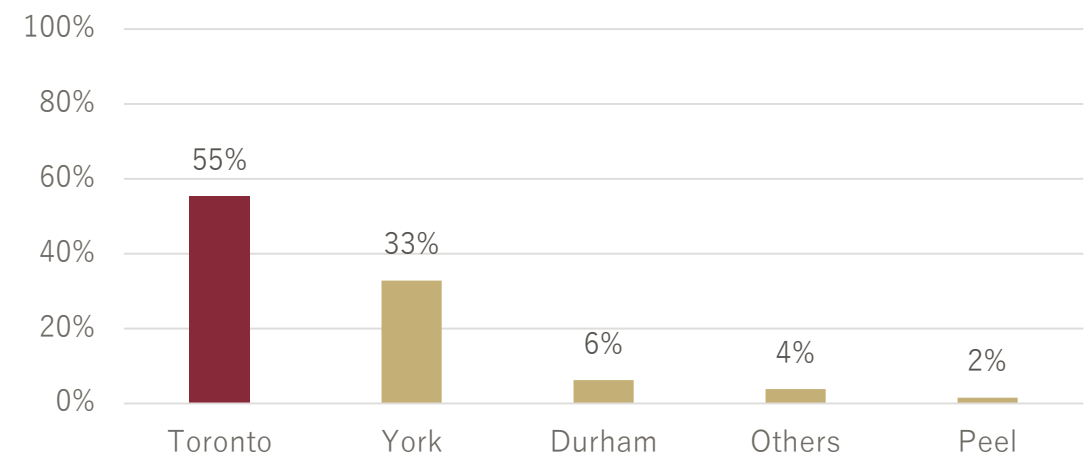
Source: City of Toronto Development Pipeline



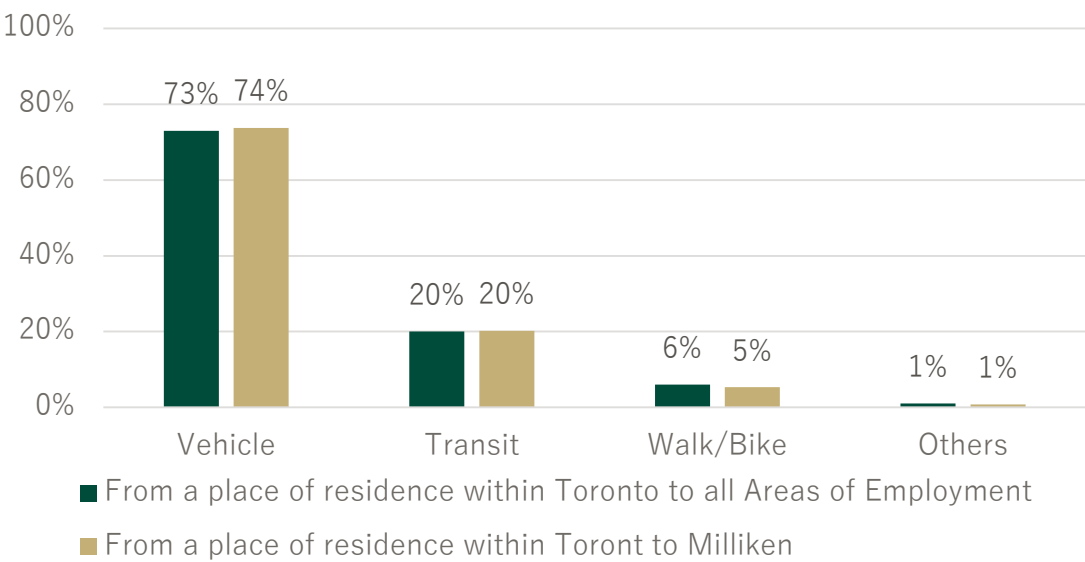
Place of Residence for Workers in Milliken Area of Employment



Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Milliken



Source: Statistics Canada, Place of Work Status- 2016 Census



Profile 14

Coronation Drive Area of Employment

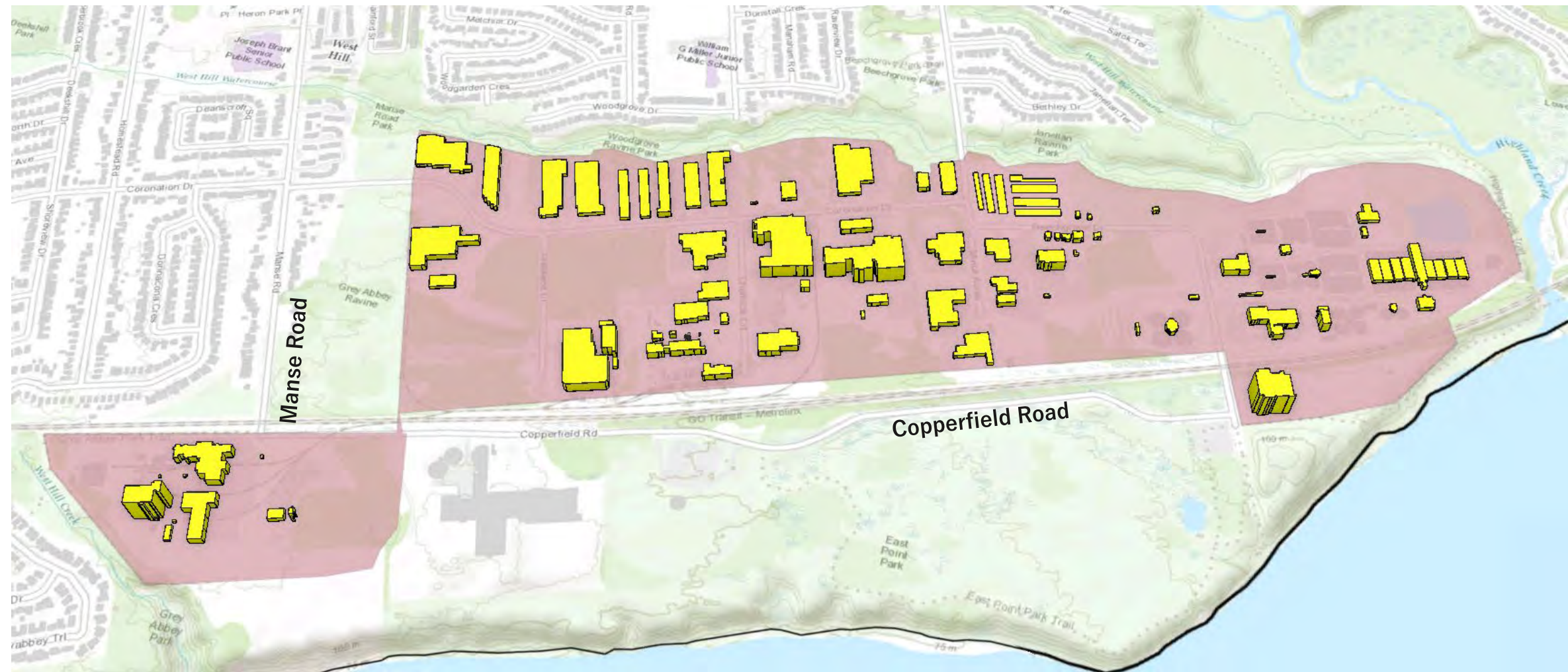
Coronation Drive Area of Employment

Area Context:

The Coronation Drive area of employment is the city’s smallest in number of jobs. Located in southeast Scarborough, it is bounded by Lake Ontario (south and east) and the greenspace north of Coronation Drive and Manse Road in the west. It is an older manufacturing area and features significant municipal infrastructure: the F. J. Horgan Water Treatment Plant and the Highland Creek Sewage Treatment facility.



Key Map



Source: City of Toronto 3D Massing

Key Facts:

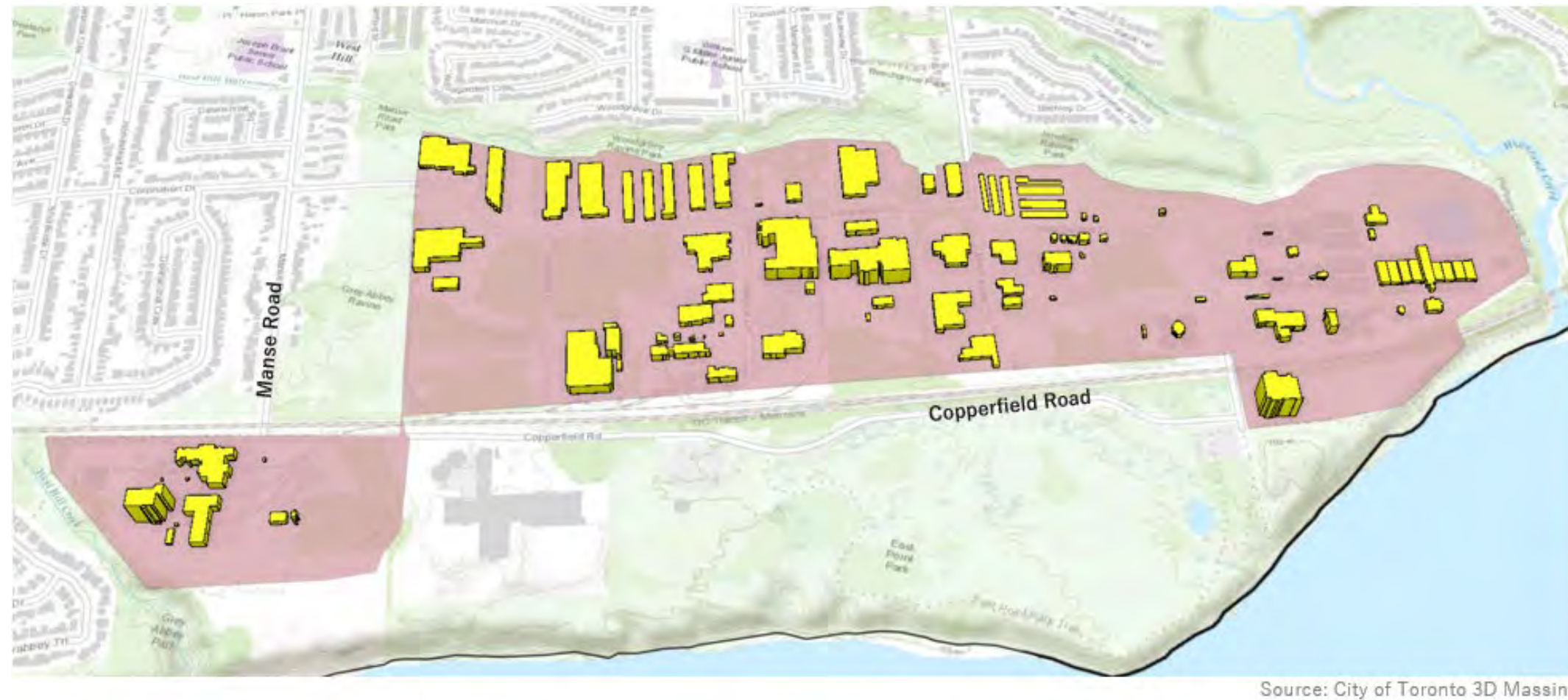
Total Land Area (net ha)	70.4 ha
Total Employment	956
Total Establishments	71
Rentable Building Area (Industrial)**	1.1 Million Square Feet
Vacancy Rate(2021)	0.0%
Employment Density (Net Jobs/ ha)	13.6

Top Employers:

- Lanxess Energizing Chemistry Canada
- AEP Canada Inc.
- Rohm & Haas Canada Inc.
- Digital Specialty Chemicals
- City of Toronto

** Source: CoStar Group, www.costar.com

Coronation Drive Area of Employment: Overview



Function & Focus

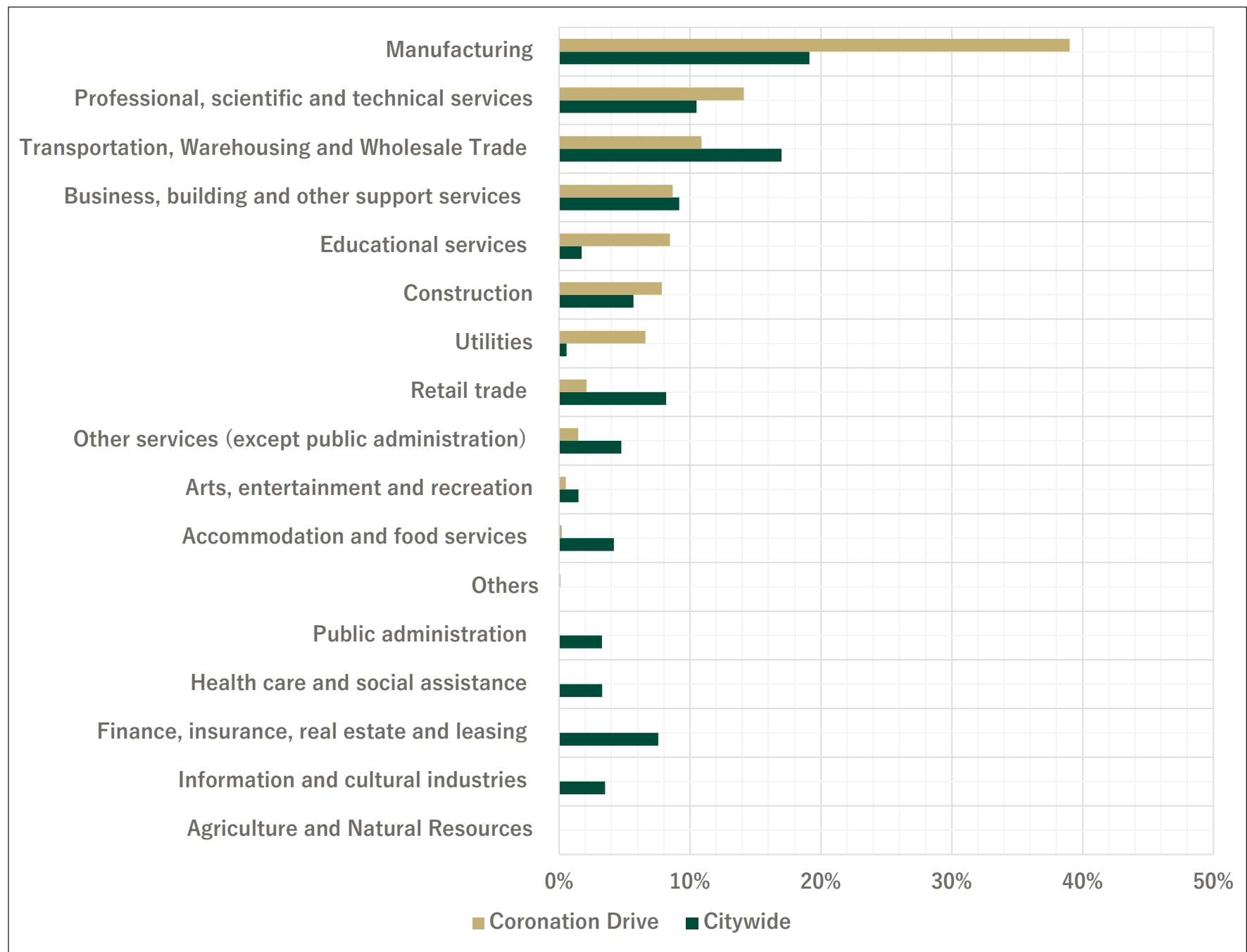
- While total jobs have been relatively stable since 2011 at just under 1,000, losses due to the recession prior to 2011 have left this area with approximately 28% fewer jobs than it had in 2001.
- The 71 establishments here employ about 960 people, primarily in heavier industrial and utility activities.
- Fully 39% of jobs are in Manufacturing, and 14% are found in the Professional, Scientific & Technical Services industry, while 11% are in Transportation, Warehousing & Wholesale Trade.
- The employment density here is the lowest observed in Toronto, at just 14 jobs per hectare over the 70 hectares of employment land. This reflects the land extensive nature of many of the employers, notably the water treatment plant, sewage treatment plant and waste transfer station.
- It is estimated that the 1 million sq. ft. of industrial space is fully occupied.
- Almost \$130 million was invested in construction and alterations of industrial / commercial projects over the past five years, and there is almost 7,000 square metres of new development in the pipeline.
- While this is a small area with less than 1,000 jobs, half of the workforce live in Toronto, and 40% of those reside in Neighbourhood Improvement Areas.
- 22% of the Toronto residents use transit to commute while 5% bike or walk.

Outlook

- Despite the distance from highway infrastructure, extensive and impactful facilities and municipal infrastructure continue to function successfully in this area, separated from residential and other sensitive uses.

Share of Employment by Industry: Coronation Drive and Toronto, 2019

Share of Employment by Industry: Coronation Drive and Toronto, 2019

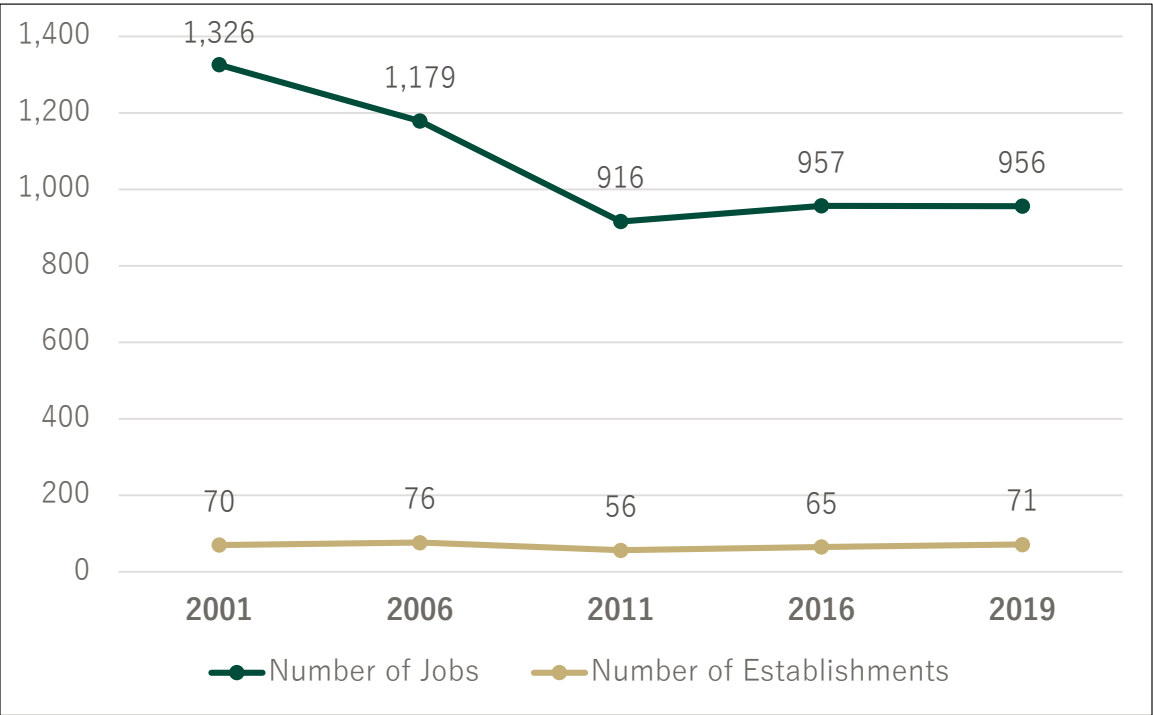


Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Manufacturing	370
Professional, scientific and technical services	140
Transportation, Warehousing and Wholesale Trade	100
Business, building and other support services	80
Educational services	80
Construction	80
Utilities	60
Retail trade	20
Other services (except public administration)	10
Arts, entertainment and recreation	10
Accommodation and food services	0
Others	0
Agriculture and Natural Resources	0
Information and cultural industries	0
Finance, insurance, real estate and leasing	0
Health care and social assistance	0
Public administration	0
Total	960

Source: City of Toronto Employment Survey, 2019

Total Employment & Establishments, 2001 - 2019

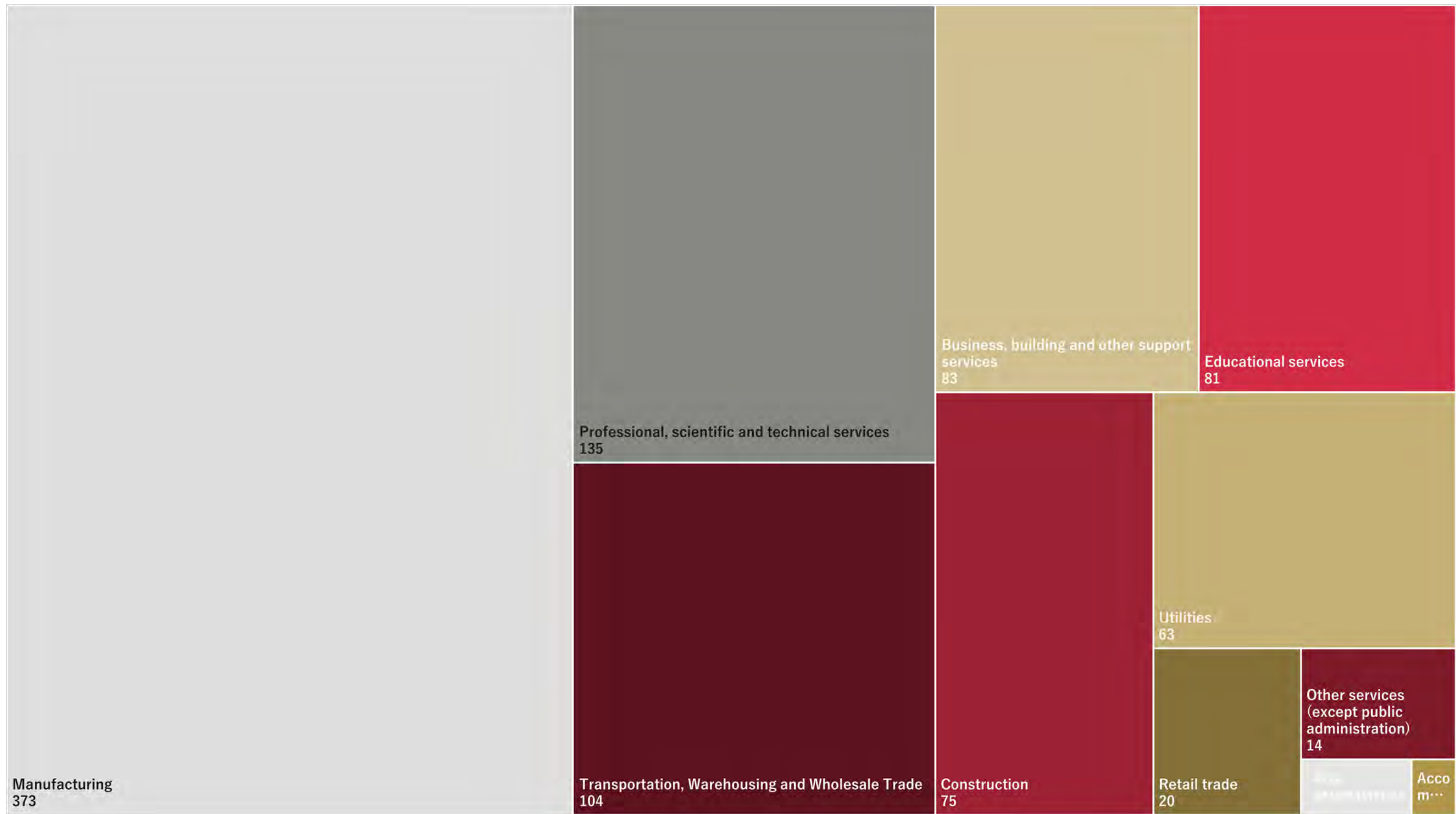


Source: City of Toronto Employment Survey, 2001 - 2019

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Total Employment by Industry (NAICS), 2019



*NAICS: “North American Industry Classification System, v 3.0 2017
Source: Toronto Employment Survey, 2019

Total Establishments by Industry (NAICS), 2019

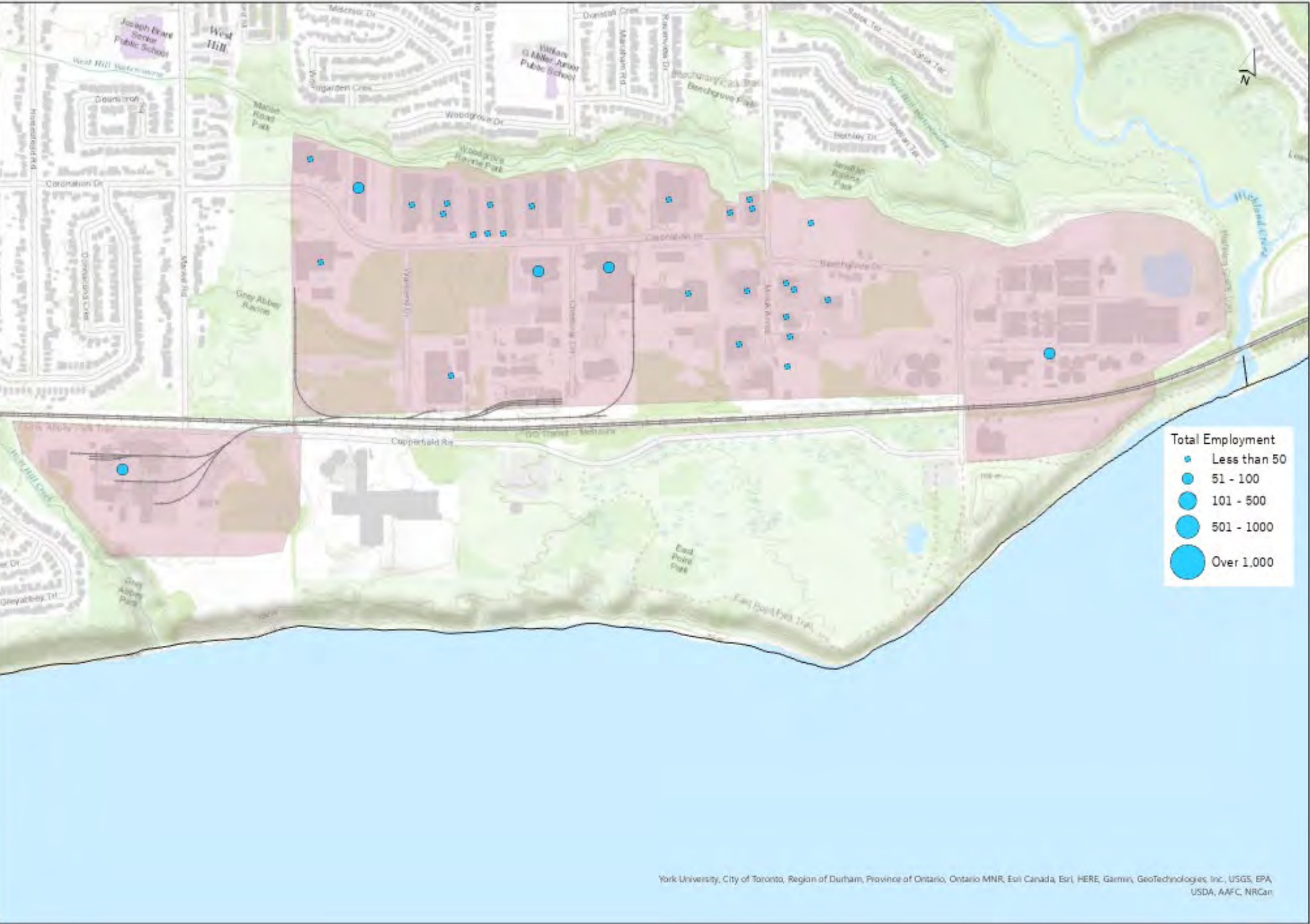


*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019



Employment and Establishments in Coronation Drive Area of Employment



Total Employment by Size of Establishment, 2019

Source: City of Toronto Employment Survey



Value of Non-Residential Building Permits, 2016-2019 in Coronation Drive Area of Employment

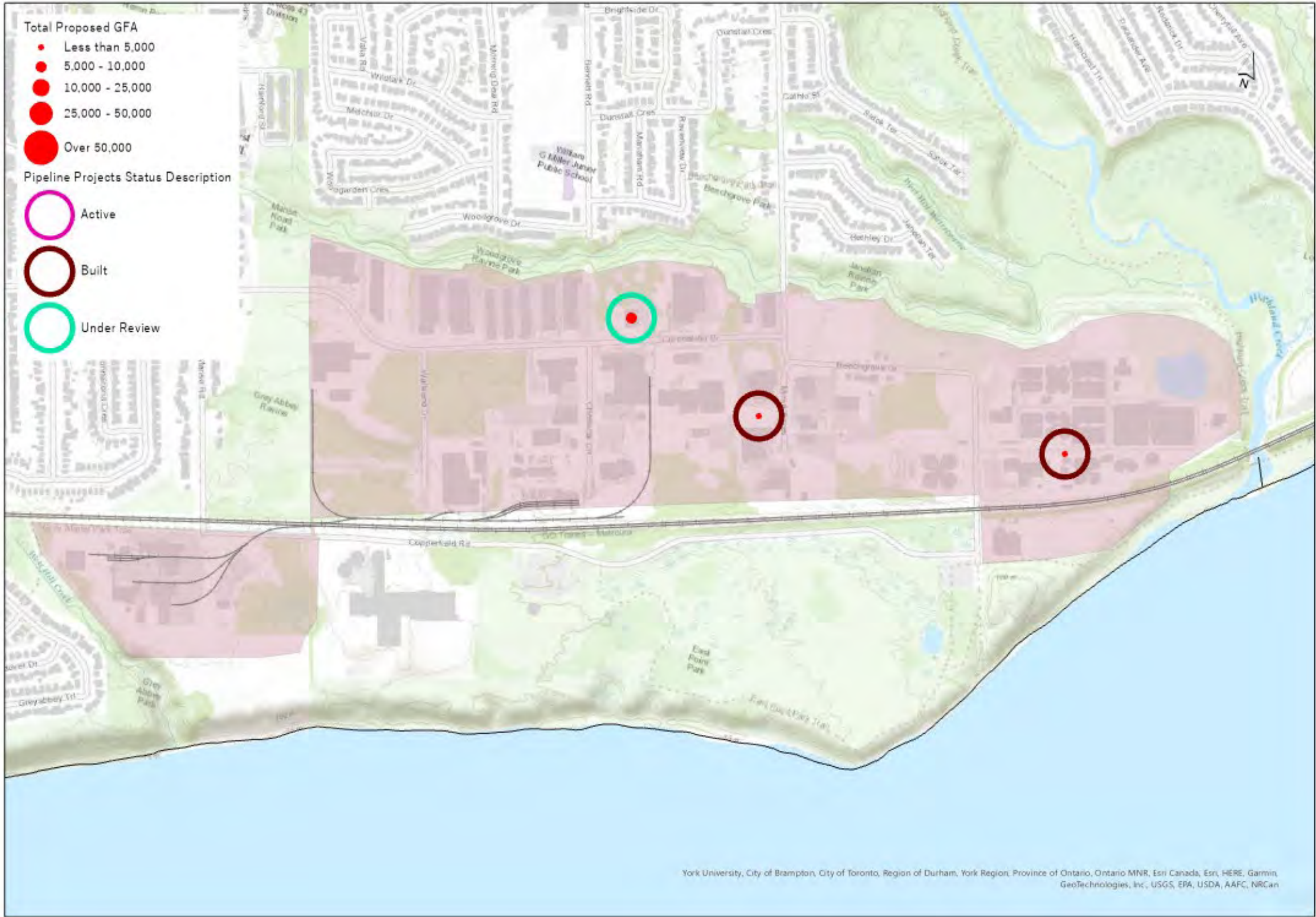


Total Value of Non-Residential Building Permits, 2016-2019 (\$,000s) \$ 129,025

New Buildings	\$8,250
Interior Alterations	\$8,505
Additions	\$1,150
Multiple Projects	\$111,120
Demolition	\$0



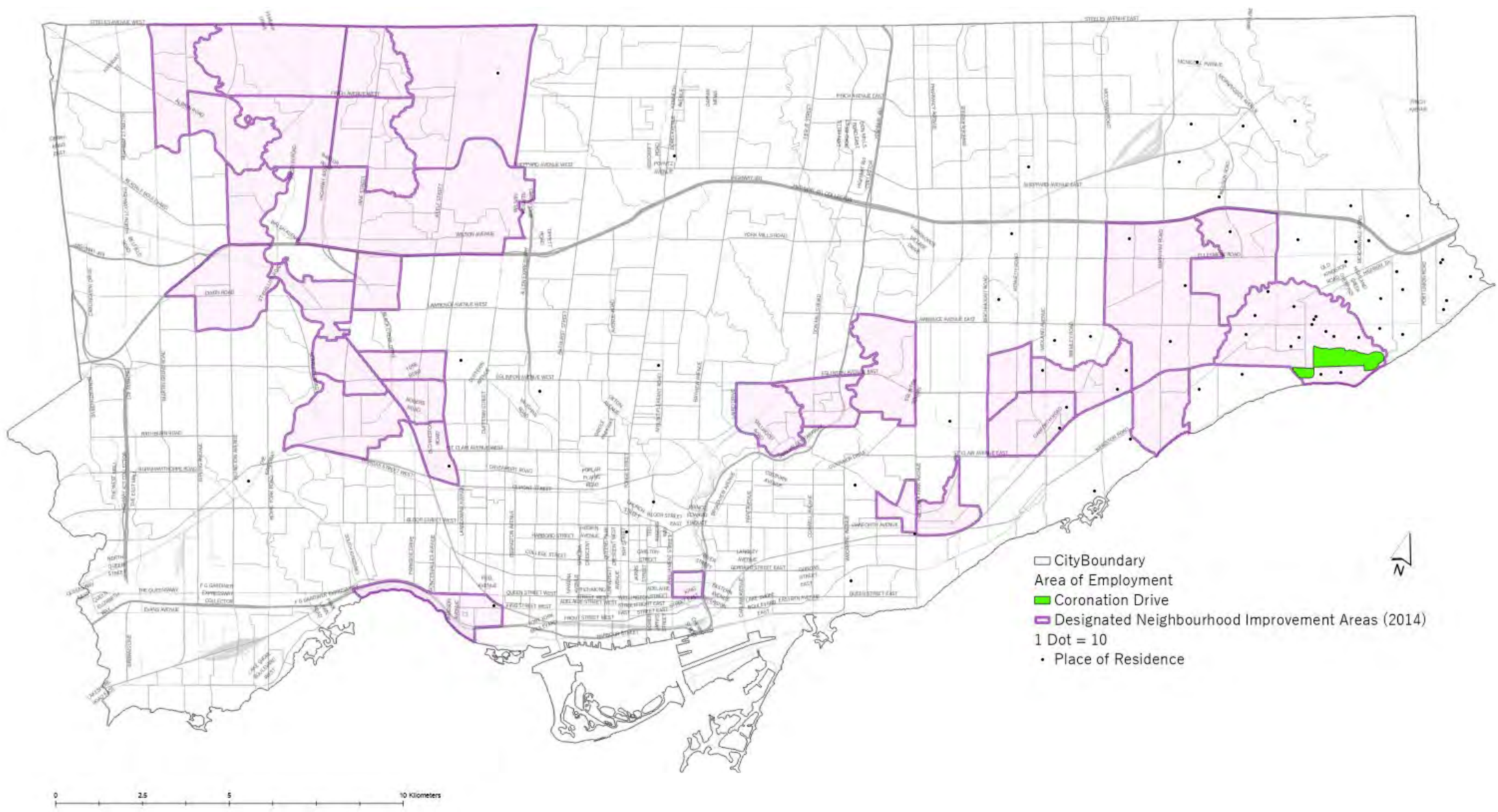
Non-Residential Development Proposals by Status, Q2-2021



Non-Residential Development Proposals by Status

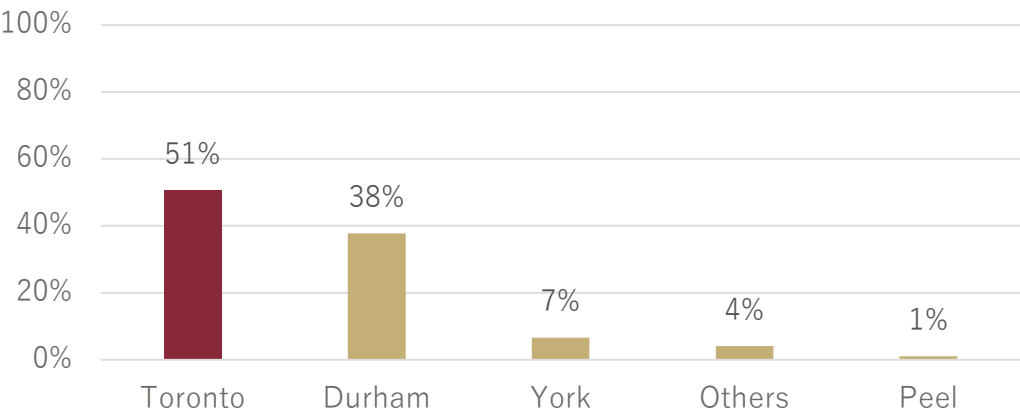
Source: City of Toronto Development Pipeline

Place of Residence for Workers in Coronation Drive Area of Employment

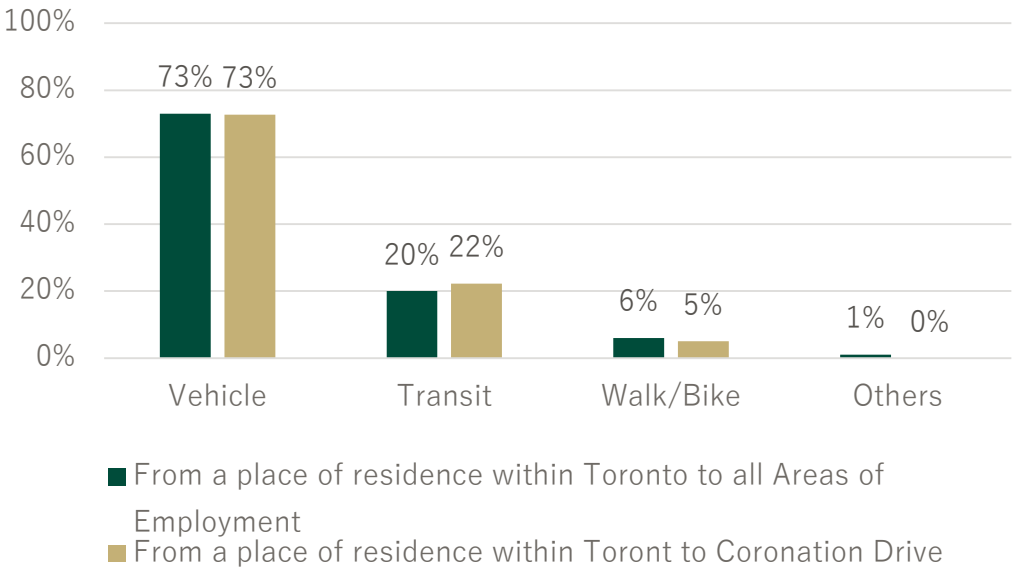


40% of the workforce share residing in Toronto live in Neighbourhood Improvement Areas.

Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Milliken



Source: Statistics Canada, Place of Work Status- 2016 Census



Profile 15

Golden Mile / South-Central Scarborough Area of Employment

Golden Mile / South-Central Scarborough Area of Employment

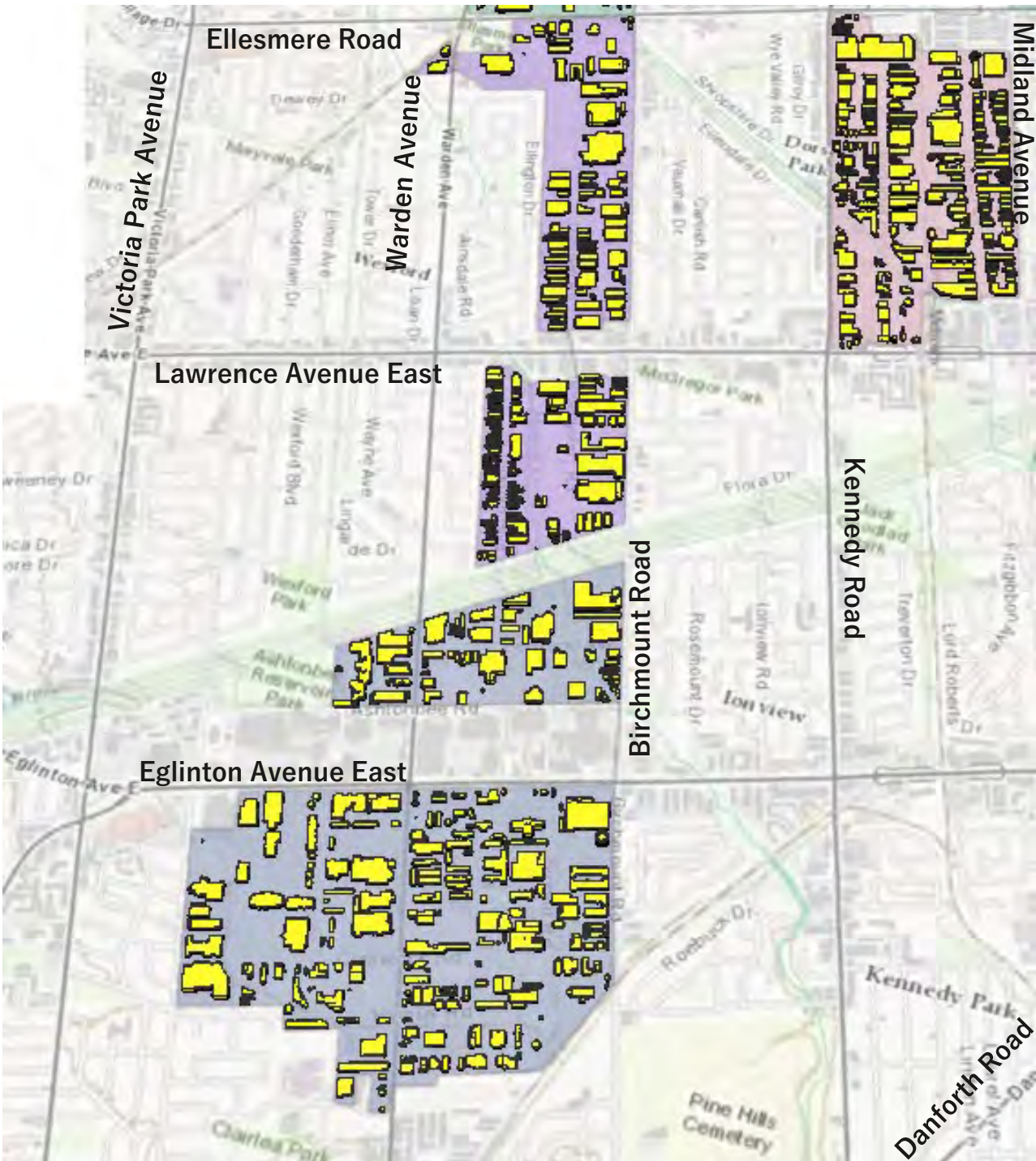
Area Context:

The area profiled here includes three linked employment clusters:

- The Golden Mile area, a mix of commercial, retail and industrial uses focused on Eglinton Ave. E. between Victoria Park Ave. and Birchmount Rd.;
- Employment lands along Birchmount north of Eglinton Ave. E. to Ellesmere Rd.; and
- The central Scarborough employment area between Birchmount Rd. and Midland Ave. from Lawrence Ave. E. to Ellesmere Rd.



Key Map



Source: City of Toronto 3D Massing

Key Facts:

Total Land Area (Net Ha)	372.1 ha
Total Employment	23,923
Total Establishments	1,358
Rentable Building Area**(Industrial)	1.1 million sft.
Vacancy Rate(2021)	0.0 %
Employment Density (Net jobs/ha)	64.2

** Source: CoStar Group, www.costar.com

Top Employers:

- Scotiabank
- Toronto Transit Commission
- Stock Transportation Group
- Costco
- Griffith Laboratories

Golden Mile / South-Central Scarborough Area North East

Function & Focus

- Following losses from 2001 to 2006, this area has rebounded, gaining over 3,300 jobs since 2006.
- The 1,358 establishments here employ 24,000 people in a wide variety of activities:
 - 24% of jobs are in Manufacturing;
 - 22% in Transportation, Warehousing & Wholesale Trade;
 - 12% in Finance, Insurance & Real Estate; and
 - 10% are found in Retail Trade.
- Somewhat notable has been a significant decline since 2011 in numbers and share of jobs in Business, Building & Other Support Services and the consequent increase in number and share of jobs in Finance, Insurance & Real Estate Services.
- 7% of the over 80,000 Manufacturing jobs found across all Toronto areas of employment are found here.
- The wide variety of businesses is evident in the consistent share (6% - 7%) categorized as Other Services (except Public Administration).
- The employment density here is estimated at about 64 jobs per hectare over the 372 hectares of employment land.
- It is estimated that the 1 million sq. ft. of industrial space is fully occupied with no vacancies on the market.
- \$176 million was invested in construction and alterations of industrial / commercial projects over the past five years, and there is 36,000 square metres of new development in the pipeline.
- Of the 70% of workers in this area who live within the City of Toronto, 36% chose a low-carbon mode of travel to work: 32% use transit, while 4% walk or bicycle.
- 30% of these workers reside in Neighbourhood Improvement Areas.

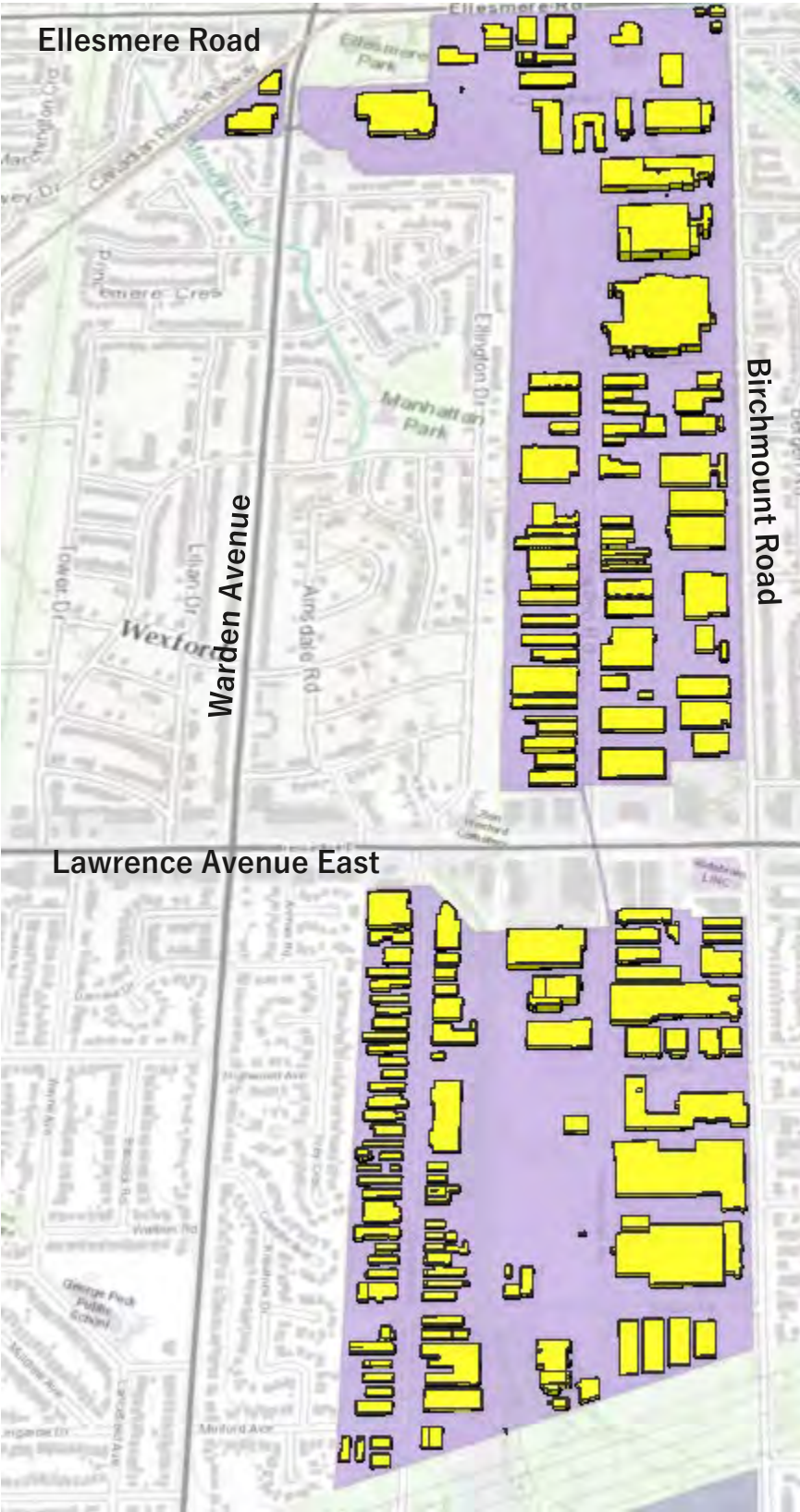
Outlook

- There will continue to be appeal for employment uses in the Golden Mile and South-Central Scarborough areas, although it will evolve. There is considerable demand among local-serving businesses.
- The impending completion of the Eglinton Crosstown could add to pressure to convert sites on the south side of Eglinton Avenue East to non-employment.



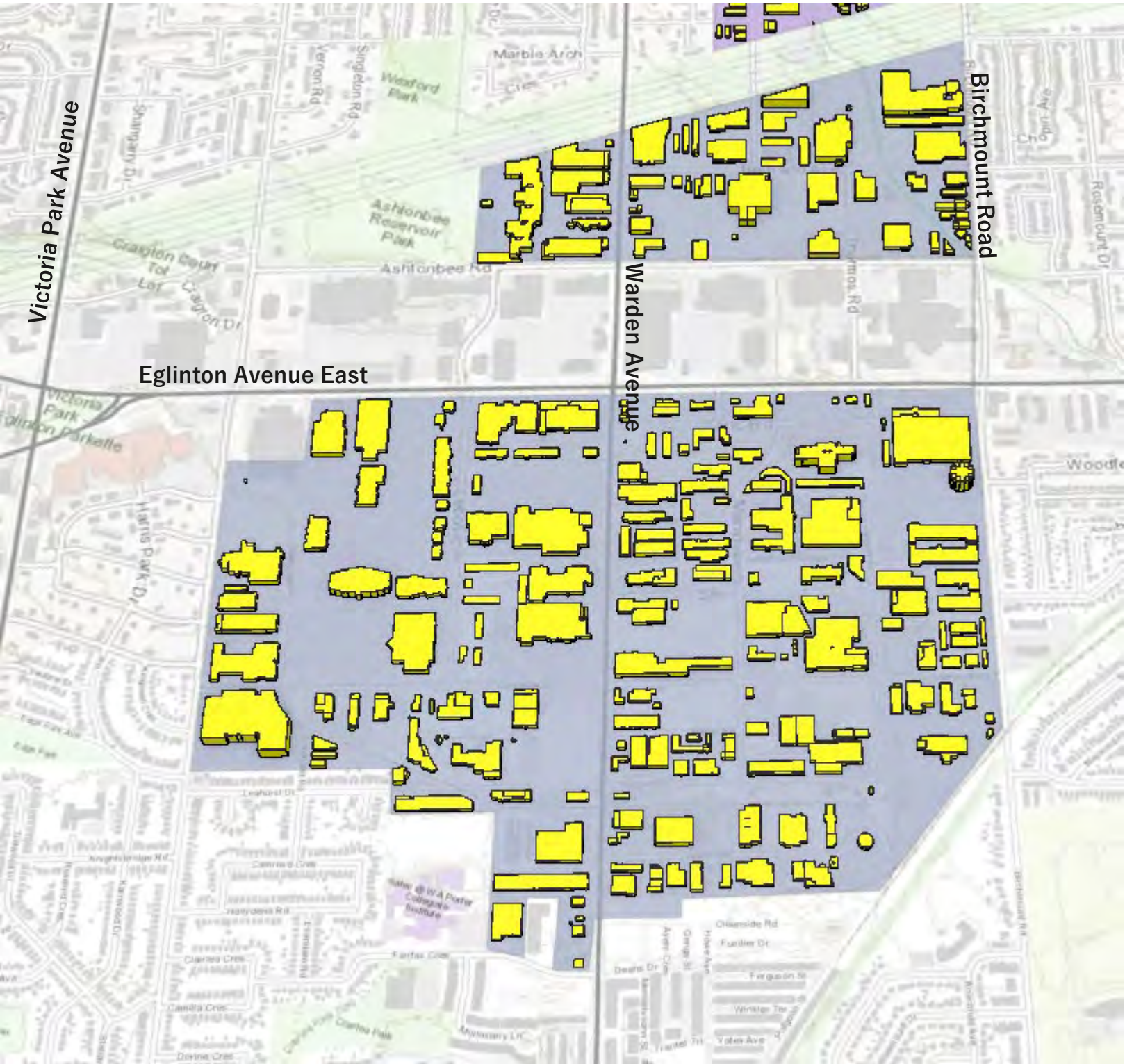
Source: City of Toronto 3D Massing

Golden Mile / South-Central Scarborough Area North



Source: City of Toronto 3D Massing

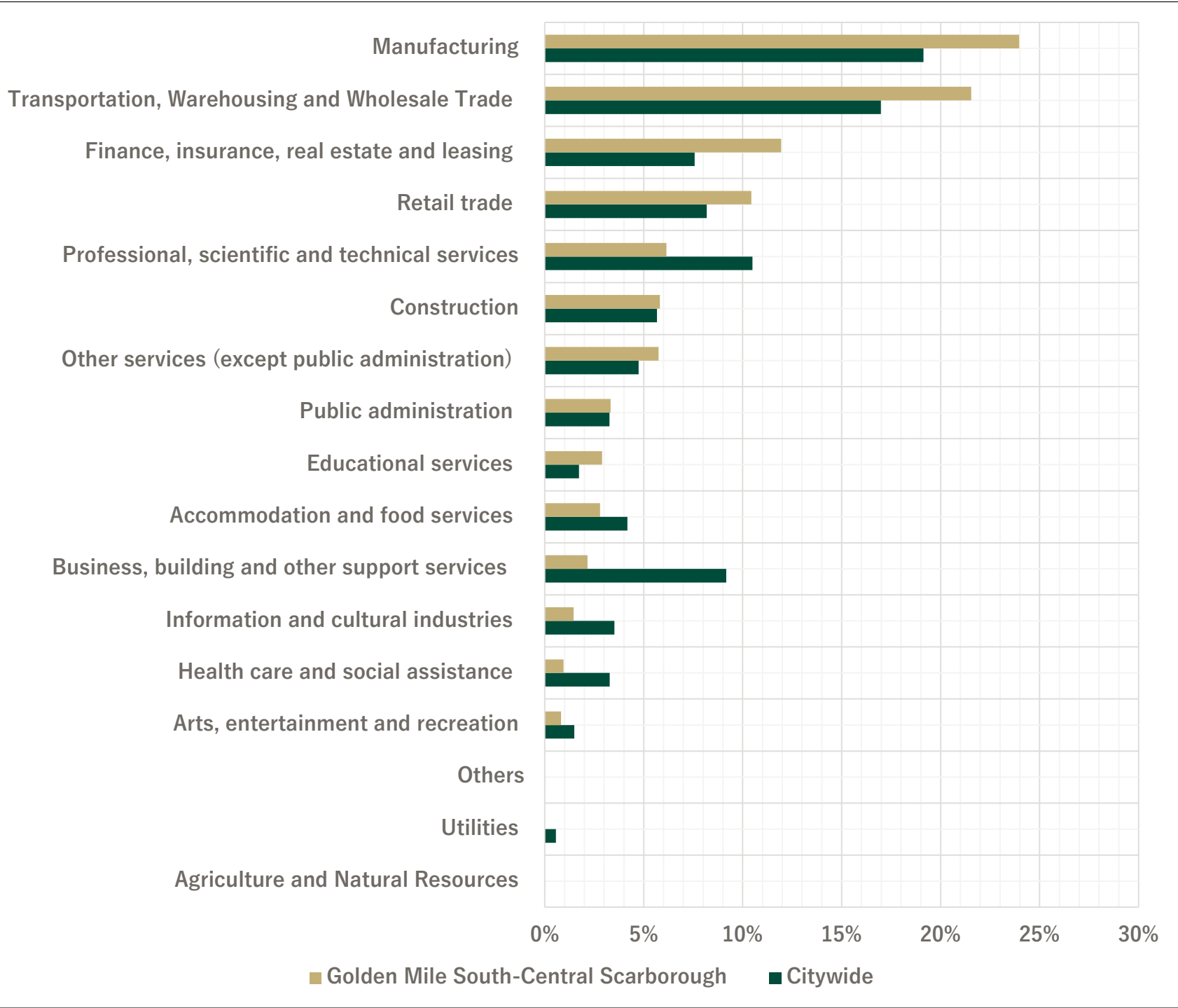
Golden Mile / South-Central Scarborough Area South



Source: City of Toronto 3D Massing

Share of Employment by Industry: Golden Mile / South-Central Scarborough and Toronto, 2019

Share of Employment by Industry: Golden Mile Central Scarborough and Toronto, 2019

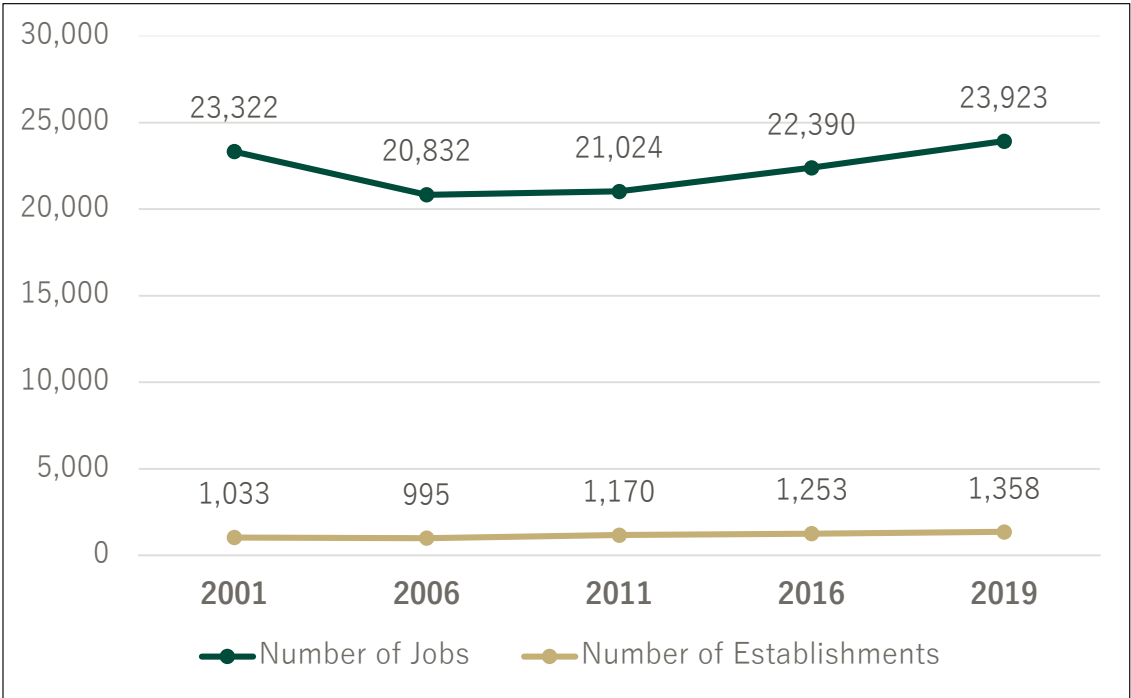


Source: City of Toronto Employment Survey, 2019

NAICS Categories	Number of Jobs
Manufacturing	5,730
Transportation, Warehousing and Wholesale Trade	5,160
Finance, insurance, real estate and leasing	2,860
Retail trade	2,500
Professional, scientific and technical services	1,470
Construction	1,390
Other services (except public administration)	1,380
Public administration	800
Educational services	690
Accommodation and food services	670
Business, building and other support services	520
Information and cultural industries	350
Health care and social assistance	230
Arts, entertainment and recreation	200
Agriculture and Natural Resources	0
Utilities	0
Others	0
Total	23,920

Source: City of Toronto Employment Survey, 2019

Total Employment & Establishments, 2001 - 2019

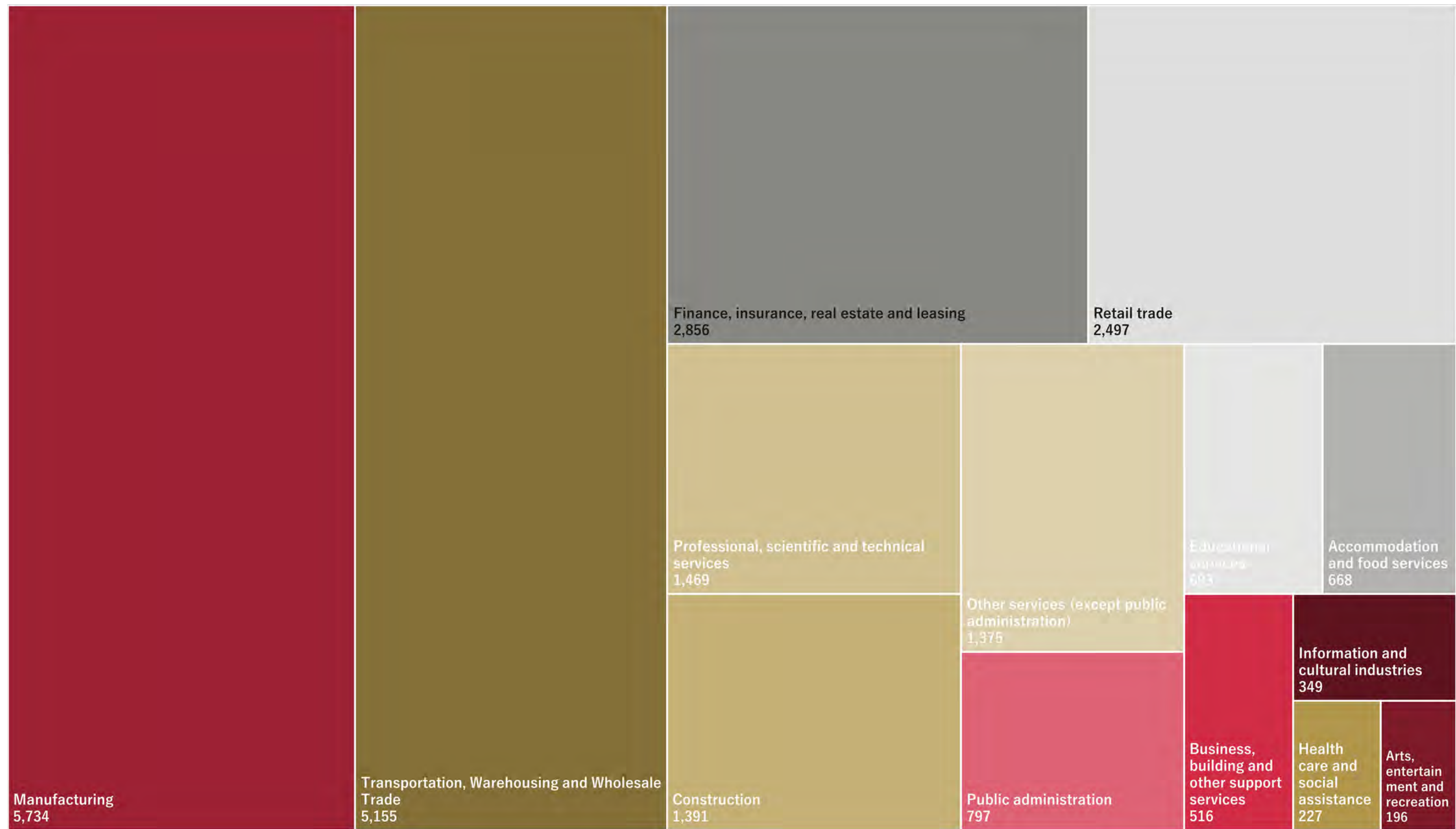


Source: City of Toronto Employment Survey, 2001-2019

Toronto Employment Survey data is confidential and has been provided solely for the purpose of this Study. Aggregated information is available in the [TES Bulletin](#) or on request from City of Toronto Planning, Planning Research and Analytics.



Total Employment by Industry (NAICS), 2019:

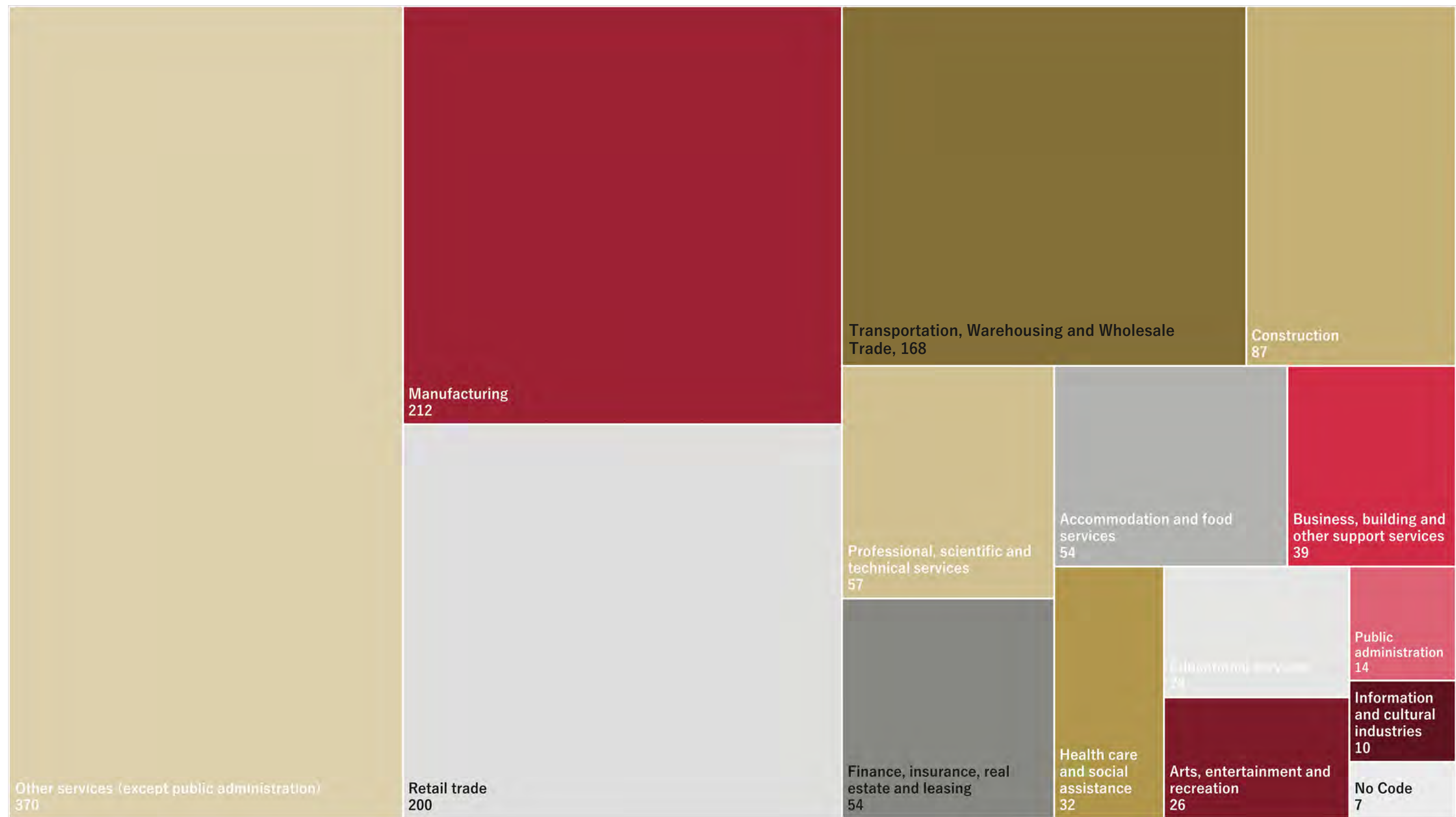


*NAICS: "North American Industry Classification System, v 3.0 2017

Source: Toronto Employment Survey, 2019



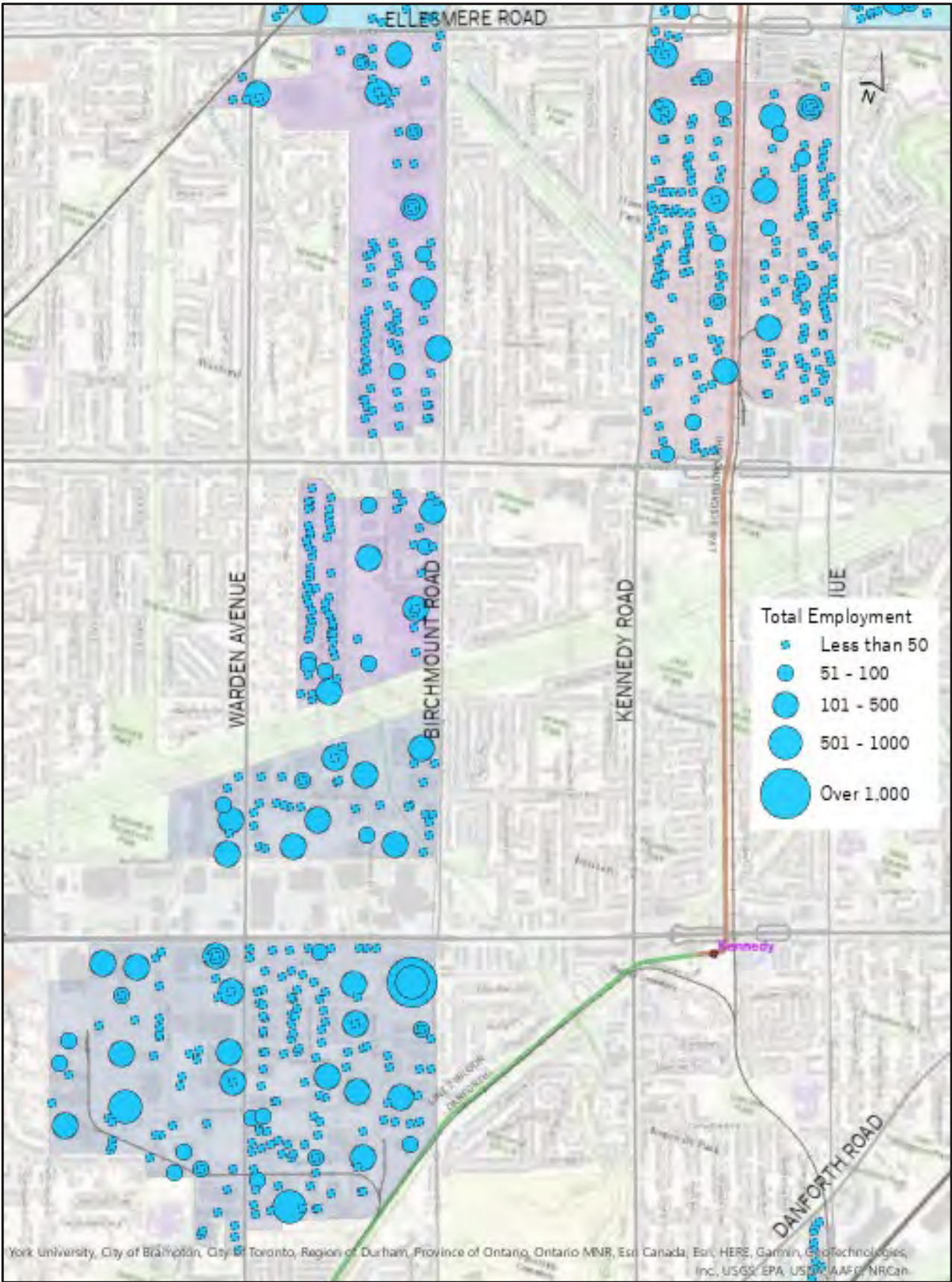
Total Establishments by Industry (NAICS), 2019



*NAICS: "North American Industry Classification System, v 3.0 2017

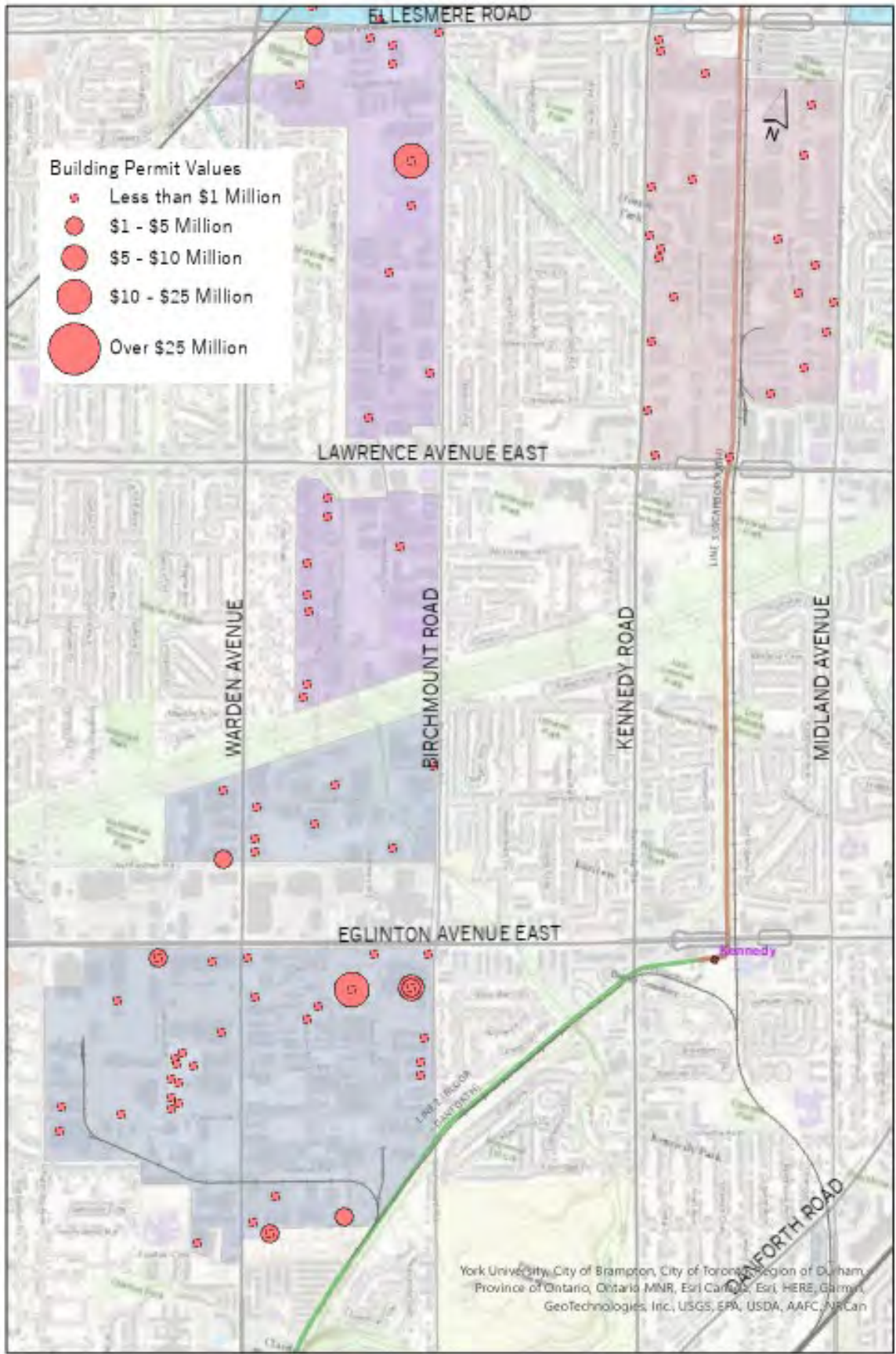
Source: Toronto Employment Survey, 2019

Employment and Establishments in Golden Mile / South-Central Scarborough Area



Total Employment by Size of Establishment, 2019
Source: City of Toronto Employment Survey

Value of Non-Residential Building Permits, 2016-2019 in Golden Mile / South-Central Scarborough Area

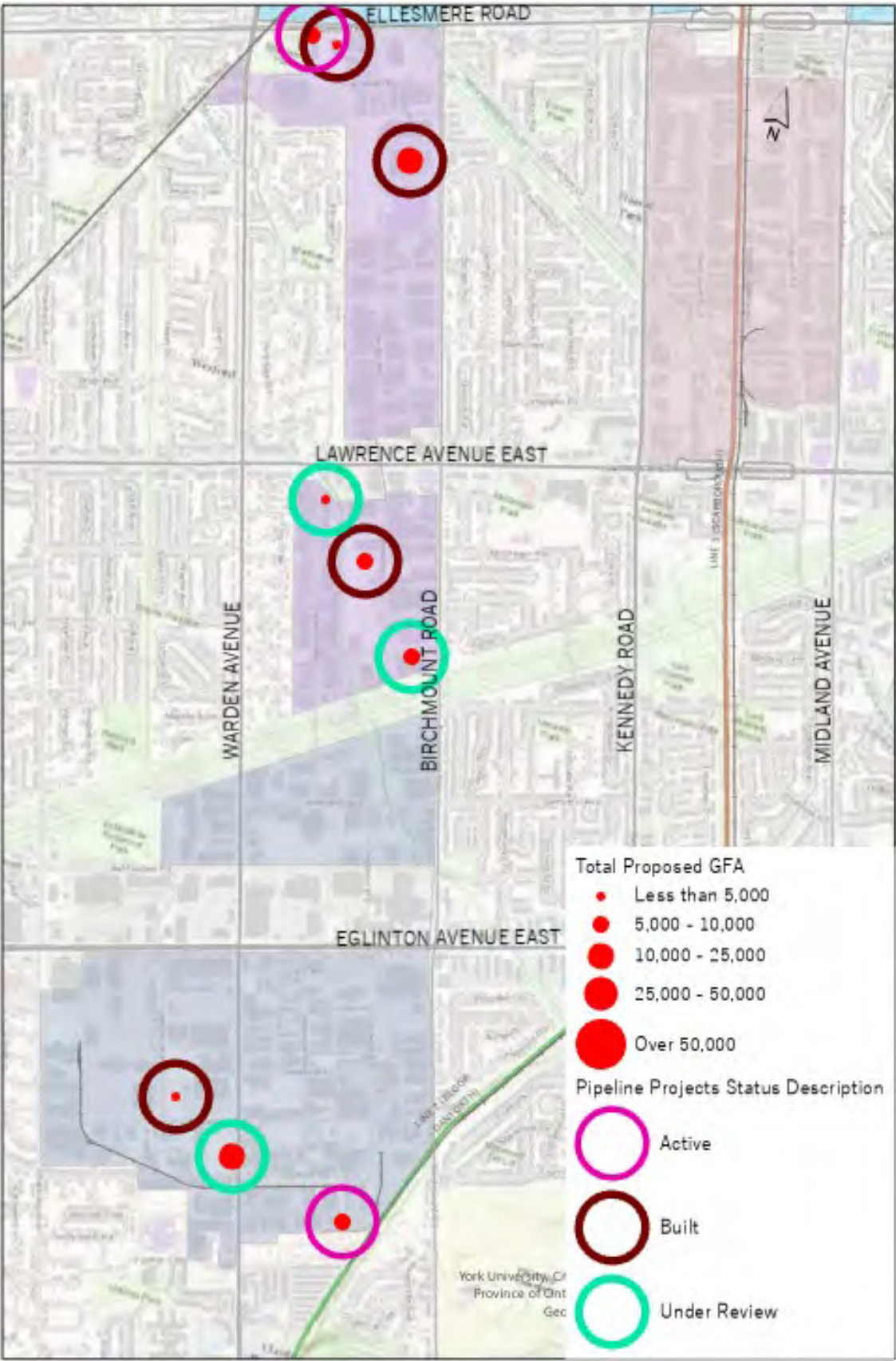


Total Non-Residential Investment (\$000s):	
	\$175,656
New Building:	\$81,621
Interior Alterations:	\$53,792
Additions:	\$26,311
Multiple Projects:	\$13,632
Demolition:	\$300

Value of Non-Residential Building Permits, 2016 – 2021
Source: City of Toronto, Building Permits



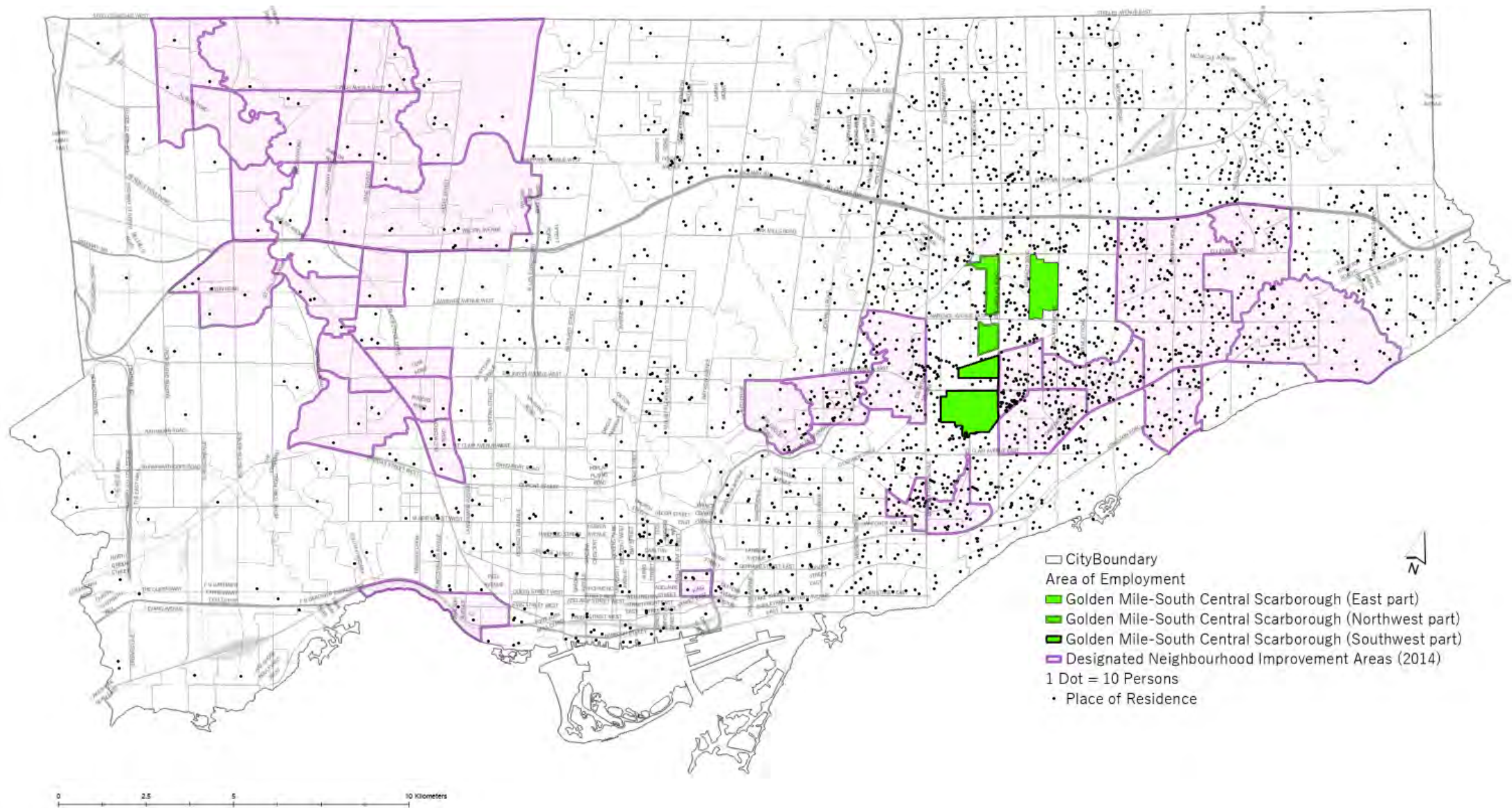
Non-Residential Development Proposals by Status, Q2-2021



Total Non-Res GFA in Proposed Developments:	
67,010 (sq. meters)	
Active:	12,980
Built:	30,990
Under Review:	23,040

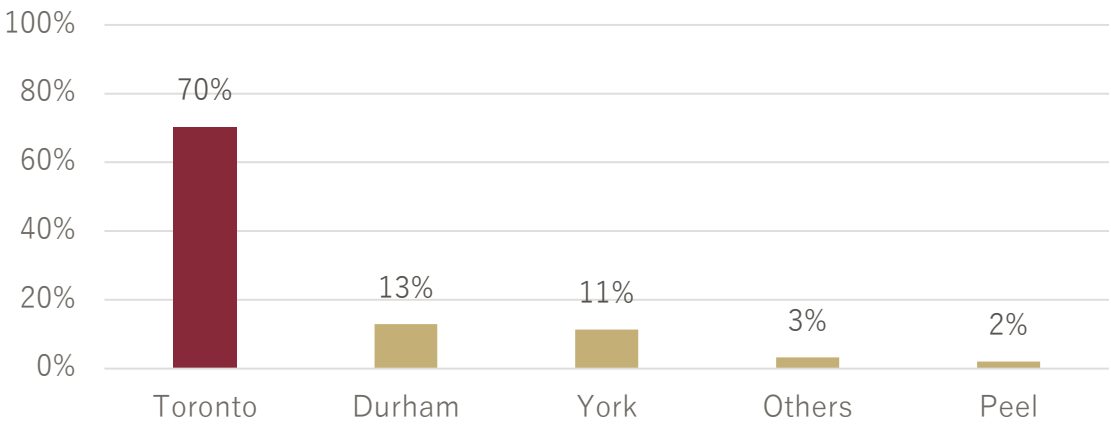
Non-Residential Development Proposals by Status
Source: City of Toronto Development Pipeline

Place of Residence for Workers in Golden Mile / South-Central Scarborough Area of Employment

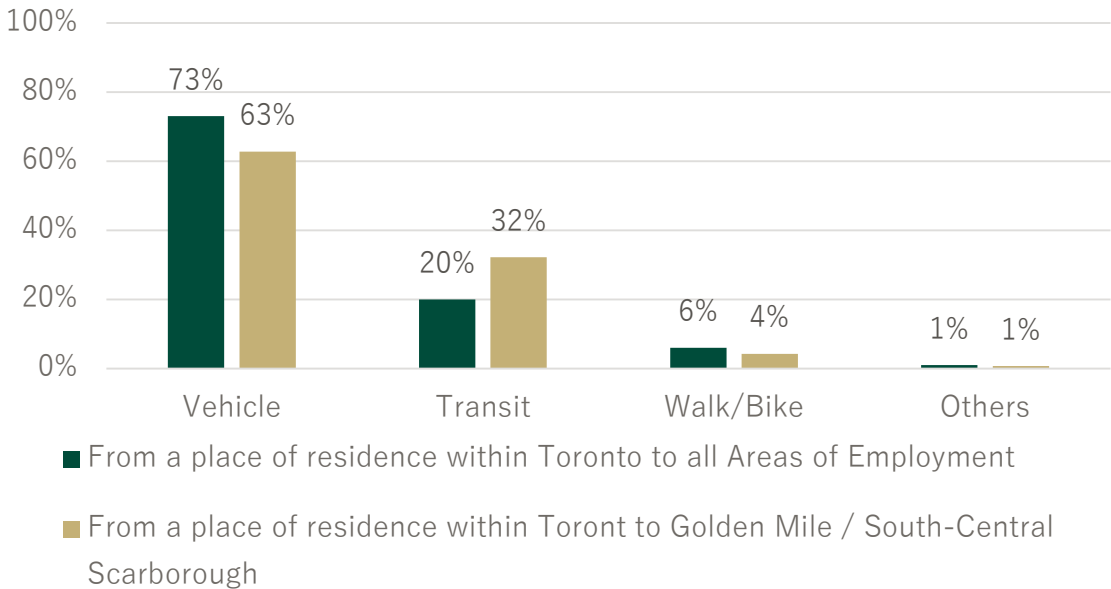


30% of the workforce share residing in Toronto live in Neighbourhood Improvement Areas.

Percent Distribution of Place of Residence



Mode of Transport of Commuters from Within Toronto to All Areas of Employment Compared to Golden Mile/ South Central Scarborough



Source: Statistics Canada, Place of Work Status- 2016 Census

