

CINESPACE STUDIOS

January 19, 2026

EMAILED

Toronto City Council
City Planning Division
100 Queen Street West
Toronto, Ontario, M5H 2N2

Re: PH27.10, PH27.11, PH27.12, PH27.13

Dear Mayor Chow and Members of Toronto City Council,

We are Cinespace Studios Toronto, Ontario's largest film production facility with 1.4M square feet of active production space across Toronto. We are part of Toronto's robust film and television industry that has grown to welcome over \$2.5B in production spending in Toronto annually, providing jobs to over 35,000 Torontonians. At Cinespace Studios in the past year alone we have welcomed major productions by Netflix, Amazon Studios, CBS Television, Rogers Television, Warner Brothers, NBC Universal, the CBC and many more.

We have three studio campus in the two key film hubs in the city: South Etobicoke (777 Kipling Avenue) and the Port Lands (30 Booth Avenue and 8 Unwin Avenue).

Our main campus and headquarter is located at 777 Kipling Avenue in South Etobicoke, in proximity to other major film & television industry service providers and partners – from other studio operators to major equipment providers, props shops and film set catering companies. Toronto's film industry is one that thrives by being concentrated in key geographical clusters – chiefly South Etobicoke and the Port Lands. Major productions choose Toronto for its historical and proven reputation as a geographically concentrated centre of creative excellence where all film-related services and sourcing of space, equipment and ancillary services can be found in proximity. The industry has succeeded in growing to record-breaking levels because of its ability to expand on Employment Lands in these areas over the years. Film and television production activities operate similarly to manufacturing and light-industrial businesses in that they involve trucking routes, 24/7 schedules and a level of privacy and security that are not conducive to being neighbours to mixed-use or residential buildings.

We recognize the need for Toronto and Ontario to increase opportunities for residential and mixed-use developments but strongly believe that it should not be at the expense of already-

scarce Employment Land availability in key areas. The film and television industry in Toronto will be able to continue its growth trajectory only if it can grow in these established and stable clusters.

Today, I would like to express my concern of the above noted proposed official plan amendments (PH27.10, PH27.11, PH27.12, PH27.13), all of which are located in the two film cluster areas. We ask you to carefully consider all conversions that chip away at Employment Lands in one of the City's key contiguous Employment Lands areas, while balancing the need to incorporate more affordable housing and spaces for not-for-profits to operate – we were pleased to see these inclusions in PH27.12's case.

Thank you,



Magali Simard
VP - Global Industry & Brand

1.416.925.5625 777 Kipling Ave., Suite #300
www.cinespace.com Toronto, ON M8Z 5Z4



Cc:

Councillor Gord Perks
Councillor Paula Fletcher
Councillor Amber Morley