



Public Open House Meetings Summary – September 2023

Date & Time:

September 12, 2023 – 6:00-8:00 pm – 16 Participants (Statutory Public Open House)

Location: WebEx Virtual Event.

Project Team Participants:

Local Councillor - Councillor Paula Fletcher

City of Toronto - Jeff Cantos, Carola Perez-Book, Janani Mahendran, Ali Darouiche, Brett Howell, Julia Rigato, Seanna Kerr, Stella Gustavson, James Perttula

The purpose of this Statutory Open House was to discuss employment area conversion request made for the lands at 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (the East Harbour lands). Staff consulted on the staff recommended approach to this conversion request outlined in proposed Official Plan Amendment 683 that will be presented to Planning and Housing Committee on September 28, 2023.

The employment area conversion request for the East Harbour lands is being considered as part of the City’s Municipal Comprehensive Review (MCR). As part of the MCR, City of Toronto Official Plan Team consulted with communities, included members of the public, business community, BIAs, planning consultants, conversion request applicants and members from non-profit organizations.

The slide deck for the September 12 Open House can be found on the Our Plan Toronto website, in the Engagement section of the website under the heading Fall 2023 Open Houses and Public Meetings.

Participants were encouraged to provide additional feedback to the project team by emailing opreview@toronto.ca. This summary is intended to reflect the key discussion points from the meeting and is not intended to be a verbatim transcript.

1.0 Summary of Facilitated Q&A

The following summary documents the questions, comments and responses during the facilitated Q&A following the presentation for the Public Open House meeting. This summary is intended to reflect the key discussion points and is not intended to be a verbatim transcript. Participant questions and comments appear in bold text, followed by responses shared by the project team when responses were provided.



I question whether the nine office towers that are under consideration for this site would be tenanted out. It wouldn't be ideal if they end up being vacant. I wonder what the current market demand is for office towers in downtown Toronto.

- We are conducting an Office Space Needs Study to address this issue in a future staff report. This site is part of a film cluster that supports the city's film industry with various studios and related businesses. By maximizing non-residential space, we can offer flexible and high-quality office space for a range of compatible uses, such as light industrial, research & development, creative industry, studios, etc. The film industry is a thriving sector in this area and attracts more businesses that want to operate nearby. A similar example is Liberty Village, which is known as the music capital of Canada and hosts many music industry businesses, such as Universal Studios, Jazz.fm, Live Nation, Sirius, etc. To support the film cluster in the larger South of Eastern Employment Area cluster, that this site is part of, we need to provide spaces for businesses to grow and thrive.
- The East Harbour development is a long-term project that will span over decades, so the current office market conditions may not reflect the future demand. The pandemic has affected the office market, but its lasting effects are unknown. The owner of the lands have expressed interest in developing office space on this site, so we are working with them accordingly.

Local Councillor: I have some concerns about this site. It is an important employment area that should not be sacrificed for [residential] development. I do not support those who want to do that. I also think that this site should have 20% affordable housing, which means 860 units out of 4,000, based on the number of residential units proposed through the Province's Transit Oriented Communities (TOC) proposal for the East Harbour lands. If we follow the city's standard of 30%, it would be 1,200 units. This site is one of the four Minister's Zoning Orders (MZO) in this neighbourhood that the provincial government has imposed, overriding the city's planning process. The [MZO](#) was requested by the landowners, and they want to convert it from employment areas. I am worried about the impact of this on the rest of the employment area, which is thriving and healthy with many jobs and businesses. The city should not let jobs leave the area or be replaced by expensive housing that regular Torontonians cannot afford. A lot more affordable housing should be delivered on this large site.

2.0 Meeting Close

Following the Q&A discussions, The OP team outlined the next steps of engagement, contact information and that the slide deck will be posted to the Official Plan Review website.