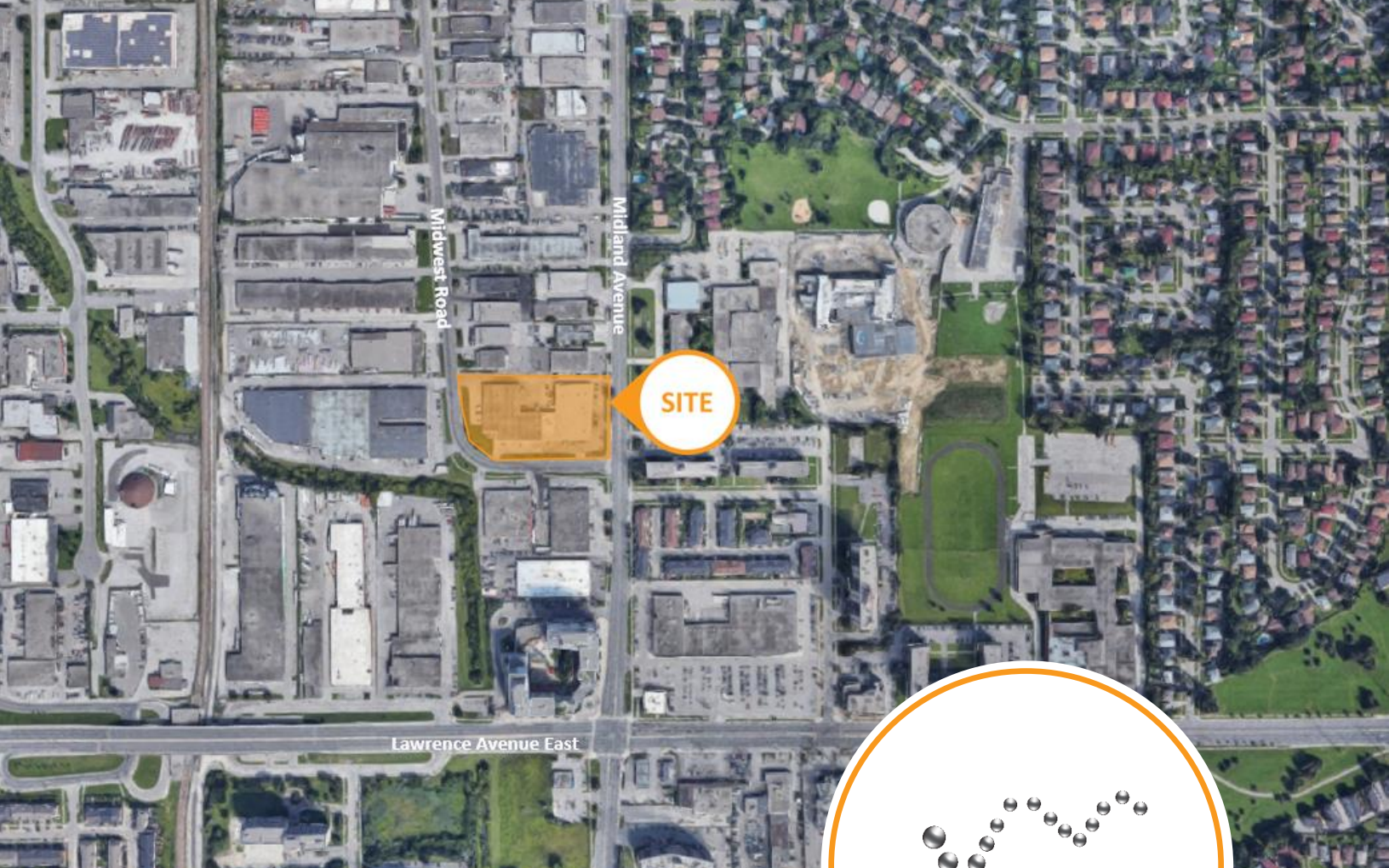


APPENDIX C



1530-1536 MIDLAND AVENUE

Employment Area Impact Study

Toronto, Ontario

Prepared for Nova Construction Company Ltd.

July 30, 2021



This document is available in alternative formats upon request by contacting:

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416-351-8585 (1-800-505-8755)



July 30, 2021

Mr. Lorne Shiff
Nova Construction Company Ltd.
25 Imperial Street, Suite 200
Toronto, ON
M5P 1B9

Dear Mr. Shiff:

RE: 1530-1536 Midland Avenue – Employment Area Impact Study (Toronto, Ontario)

urbanMetrics inc. (“urbanMetrics”) is pleased to submit this *Employment Area Impact Study* in support of the proposal by Nova Construction Company Ltd., hereafter referred to as Nova, to convert lands located 1530-1536 Midland Avenue, in the City of Toronto.

The proposed mixed-use concept plan for the lands, hereafter referred to as the proposed conversion area, envisions a vibrant mixed-use community that includes residential, industrial and retail/service commercial uses. As the proposed conversion area is currently designated *General Employment Areas* and *Core Employment Areas* in the City of Toronto Official Plan, the purpose of this study has been to demonstrate that the proposed development meets the conversion tests of *Employment Areas* to non-employment uses within the Provincial Policy Statement 2020 (“PPS”), the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the City of Toronto Official Plan, specifically Policy 2.2.4.17 as enacted through Official Plan Amendment 231 (“OPA 231”).

Yours truly,

urbanMetrics inc.

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Executive Summary

Context

- urbanMetrics inc. (“urbanMetrics”) has been retained by Nova Construction Company Ltd., hereafter referred to as Nova, to prepare this *Employment Area Impact Study* for the lands located at 1530-1536 Midland Avenue in the district of Scarborough in the City of Toronto.
- The Landowner is proposing a new mixed-use development on the proposed conversion area that will include industrial, retail/service commercial and residential uses.
- The proposed conversion area is currently designated as *General Employment Areas* and *Core Employment Areas* in the City of Toronto Official Plan. It therefore requires conversion to a *Mixed Use Areas* designation for the portion of the site that would accommodate the residential uses. On the western portion of the site that is proposed to accommodate the two-storey industrial uses, Nova is proposing to re-designate the lands from *Core Employment Areas* to *General Employment Areas*.

Key Findings

Based on the research and analysis contained in this study, including our evaluation of the conversion criteria contained in Policy 2.2.4.17 (per LPAT order issued May 8, 2020), it is our opinion that the conversion is justified as it meets the conversion policies summarized in Table 7-1 of this report.

The following provides a summary of our key research findings relating to the proposed conversion:

- The proposed development of the conversion area will accommodate nearly 220 jobs on the site, which is nearly 2 times more jobs than could be accommodated on the site based on existing mix of uses and densities.
- Despite low commercial and industrial vacancy rates, there has been a lack of new non-residential space built in the Study Area due, in part, to below average net rental rates that make the construction of new space not financially viable. The residential units proposed as part of the mixed-use development on the proposed conversion area would subsidize the development of new non-residential space that will be available to accommodate business and job growth in the area.
- Our review of active development applications across the Study Area has identified that there are very few applications for new non-residential space. In fact, many of the applications are to expand the permitted uses within existing buildings to allow for automotive repair uses or a place of worship. The lack of new space being proposed within the Study Area highlights the difficulty in attracting new investment to this area of Scarborough that will facilitate business growth.

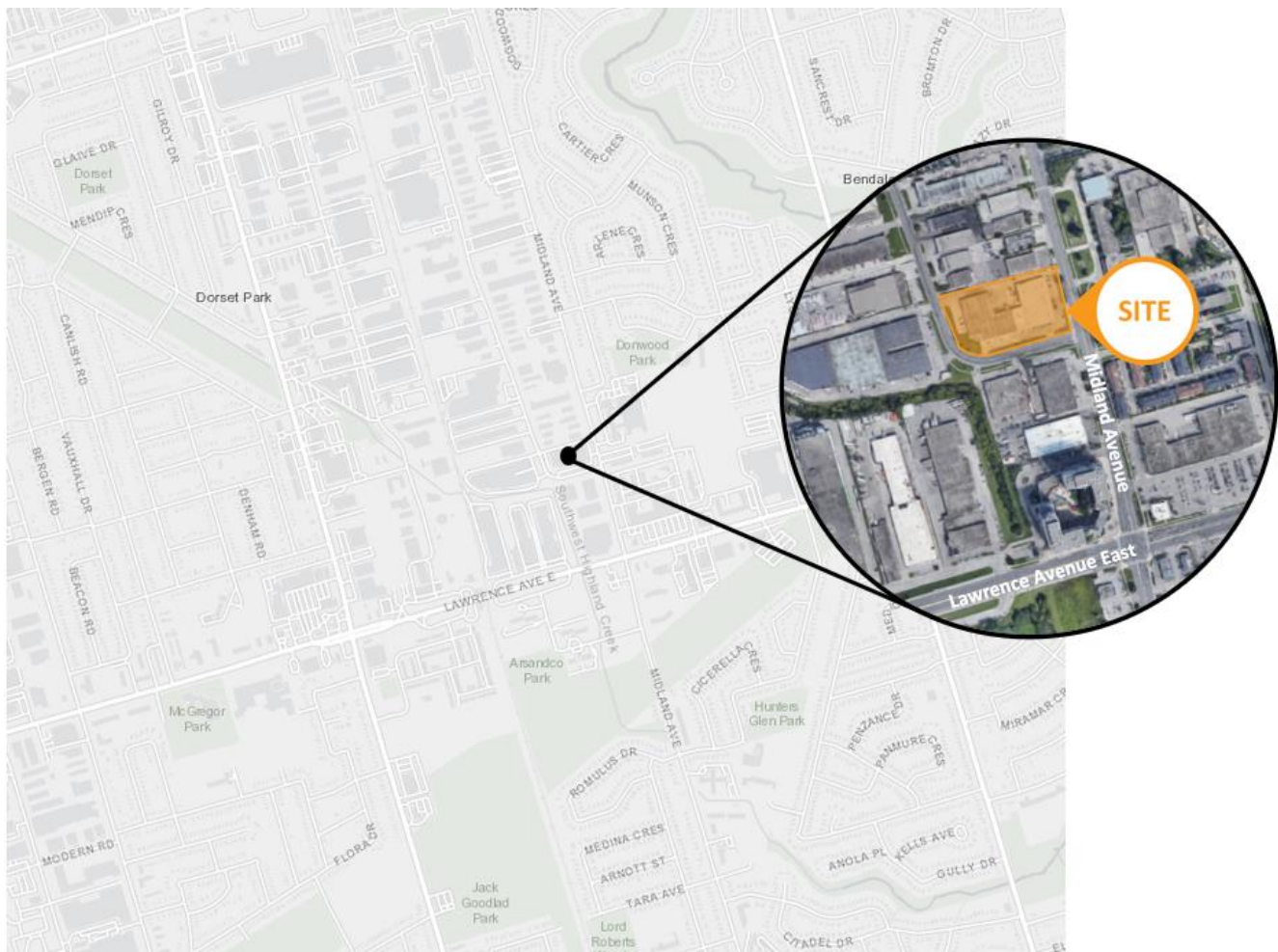
- The concept plan for the proposed conversion area would add approximately 5,000 square metres of industrial space in a two-storey building, which would replace the existing building on the site, as well as add 4,616 square metres of retail/service commercial space. This new space will help support business and job growth in an area of Scarborough where there has been limited investment in recent years.
- The proposed conversion meets the City’s conversion criteria, **as detailed in Section 7.0** of this report.

1.0 Introduction

1.1 Background and Proposed Concept Plan

Nova Construction Company Ltd., hereafter referred to as Nova is the owner of lands municipally known as 1530-1536 Midland Avenue, which include approximately 1.1 hectares of land located in the northwest quadrant of Midland Avenue and Midwest Road in the City of Toronto. The location of the proposed conversion area is shown in Figure 1-1. As shown, the proposed conversion area is bordered by Midwest Road in the south and west, Midland Avenue in the east and industrial buildings to the north.

Figure 1-1: Proposed Conversion Area Location

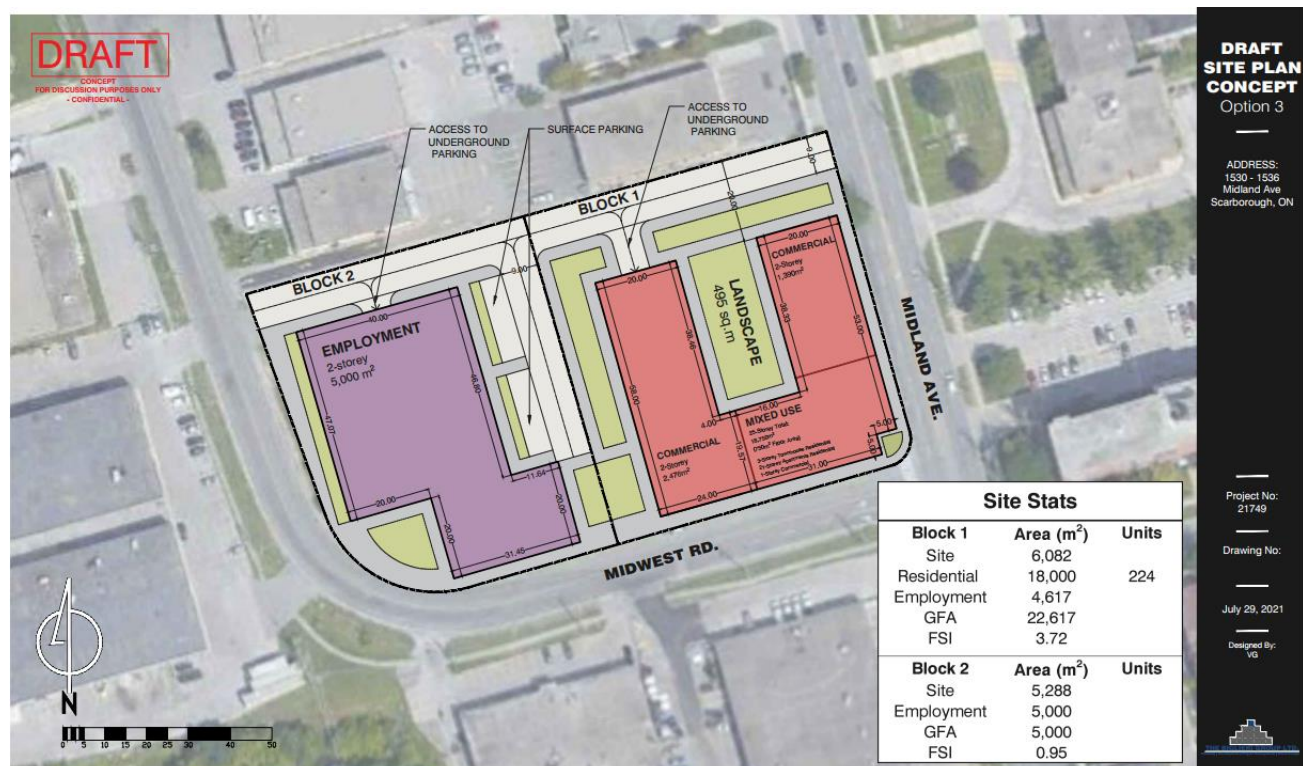


SOURCE: urbanMetrics inc. based on Google Maps.

The proposed conversion area is currently occupied by a one-storey building that includes a variety of industrial, service, retail and wholesale tenants. Some of these tenants include automotive-related uses such as Active Green+Ross and Shah Auto Parts. The existing building on the proposed conversion area is approximately 5,100 square metres of gross floor area (GFA). As the proposed conversion area is designated *Core Employment Areas* and *General Employment Areas*, we have assumed an industrial and retail/service commercial employment density. Based on these densities, the proposed conversion area could accommodate 108 jobs within the existing building.

Recognizing the location of the proposed conversion area, within a short bus ride to Kennedy Station and the proposed Lawrence Station along the Scarborough Subway Extension, Nova has prepared a mixed-use concept plan for the site. This concept plan envisions a mixed-use development that includes residential, retail/service commercial and industrial uses, as shown in Figure 1-2. The concept plan envisions 4,616 square metres of retail/service commercial space. In addition to this retail/service commercial space on the *Mixed Use Areas* block, Nova is also proposing nearly 5,000 square metres of industrial space in a two-storey building on the western portion of the proposed conversion area. The concept plan also includes 224 residential apartment units in a 25-storey building.

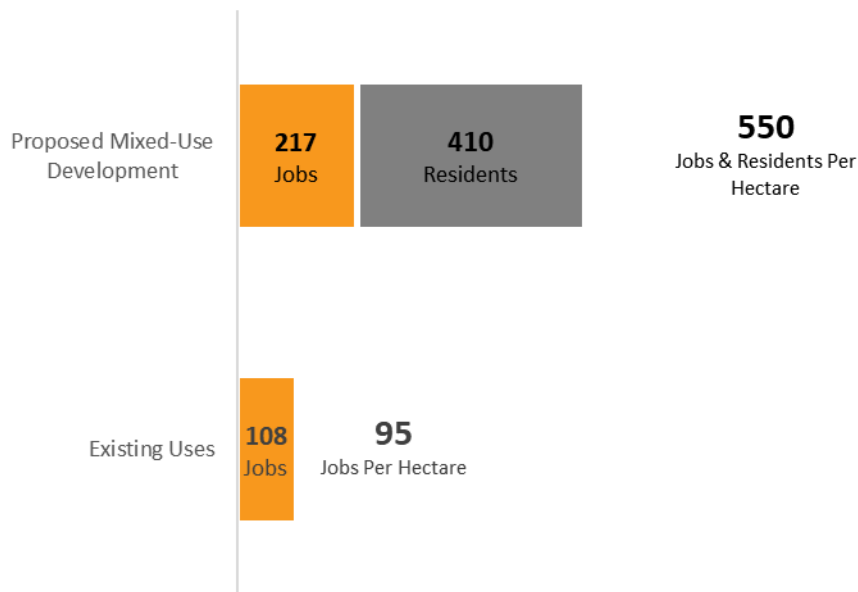
Figure 1-2: Mixed-Use Concept Plan for Proposed Conversion Area



SOURCE: urbanMetrics inc. based on The Biglieri Group Ltd.

As shown in Figure 1-3, the existing industrial building located on the proposed conversion area could accommodate 108 jobs. This is in comparison to the mixed-use concept plan for the proposed conversion area, which could accommodate 217 jobs and 410 residents at full build-out. Therefore, the concept plan could accommodate nearly 2 times the number of jobs that currently exist on the site. It is also important to note that the mixed-use concept would result in the amount of non-residential GFA increasing by 4,514 square metres.

Figure 1-3: Estimated Residents and Jobs on 1530-1536 Midland Avenue



SOURCE: urbanMetrics inc. See Appendix A for detailed calculations.

1.2 Purpose

The purpose of this study has been to demonstrate how the subject proposal will achieve a multitude of planning objectives by combining a broad array of residential, industrial, retail and service commercial uses.

Furthermore, this study will demonstrate that the proposed development meets the conversion tests of *Employment Areas* to non-employment uses within the Provincial Policy Statement (“PPS”) 2020, the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) 2020, and the City of Toronto Official Plan (the “Official Plan”), and specifically Policy 2.2.4.17.

1.3 Approach

The following describes the major work steps that have been undertaken by urbanMetrics in preparing this *Employment Area Impact Study*.

1) Site and Location Assessment

We have visited the site and inventoried surrounding land uses to assess whether the development, as proposed, would support and be compatible with existing and proposed employment and non-employment uses in the vicinity of the site. In particular, we have assessed whether the characteristics of the proposed conversion area—including proximity to other employment and non-employment uses, accessibility, and other factors—would make it a location that is likely or unlikely to attract employment uses similar to those that already exist in the area or are envisioned in the area.

2) Study Area Delineation

We have delineated a Study Area generally bounded by Lawrence Avenue East to the south, Kennedy Road to the west and Highway 401 to the north. In the east, the portion of the Study Area south of Ellesmere Road is bounded by Midland Avenue. The portion of the Study Area between Ellesmere Road and Highway 401 is bounded by Brimley Road in the east. The Study Area is intended to represent a collection of comparable lands to the proposed conversion area.

3) Examination of Historical Employment and Real Estate Trends in the City of Toronto

Where available, we have examined historical employment and real estate trends in the vicinity of the proposed conversion area using time-series data from a variety of sources, including the Census of Canada, and CoStar Realty Data Inc. (“CoStar”) ¹. This data has been used to evaluate the prospects for development of the proposed conversion area with the types of industrial and retail/service commercial uses that are envisioned by Nova.

4) Future Employment Needs

We have reviewed the employment growth forecasts contained in Schedule 3 of the Growth Plan for the City of Toronto to 2051 and analyzed how the proposed industrial and retail/service commercial space will contribute towards the achievement of the City’s forecast.

¹ CoStar Realty Data Inc. maintains the most comprehensive database of real estate data throughout Canada, including information on more than 35,350 properties or more than 50.4 million square metres of commercial real estate across the City of Toronto.

5) Fiscal Benefits

We have calculated the fiscal benefits generated from the mixed-use concept plan on the proposed conversion area.

6) Employment Land Conversion Framework and Site Evaluation

We have reviewed the PPS, the Growth Plan, the City of Toronto Official Plan, and other relevant policy documents to assess the consistency of the proposed development with the existing and potential future policy framework. In particular, we have assessed whether the subject proposal meets the conversion criteria set out in Policy 2.2.4.17 of the Official Plan. Finally, we have summarized the results of our *Employment Area Impact Analysis* and provided our professional opinion as to whether the subject proposal meets the City's tests regarding the potential impacts of the development on other economic activities in the surrounding area, as well as whether the proposed concept plan meets the conversion tests set out in Policy 2.2.4.17 of the Official Plan.

The following sections of this report present the results of our analysis and summarize our detailed research findings.

2.0 Site Context

2.1 Site Context

Surrounding Land Uses

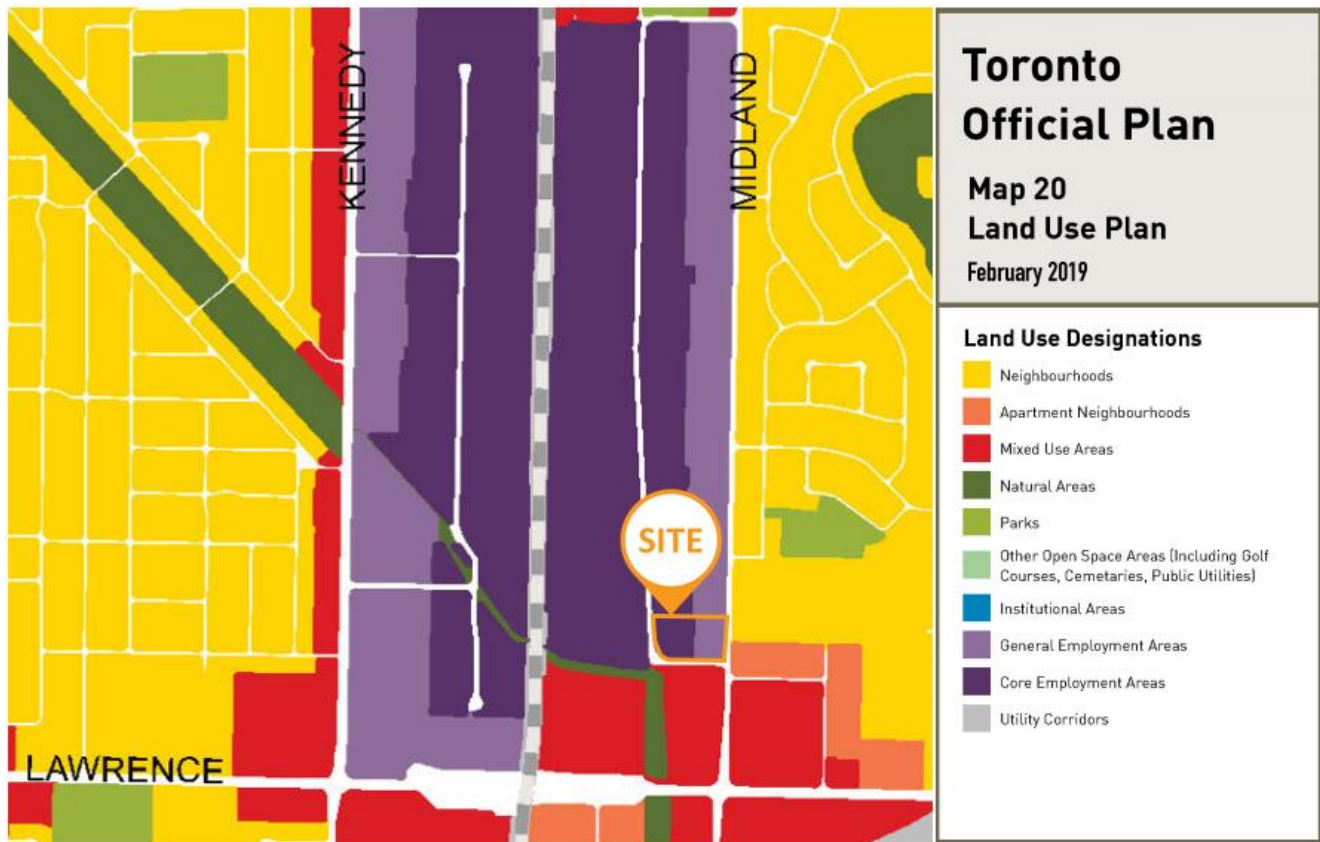
As illustrated in Figure 2-1, part of the proposed conversion area is designated as *General Employment Area* with the rest as *Core Employment Area* in the City's Official Plan. As such, it requires a conversion to permit the proposed mixed-use development.

The proposed conversion area is bordered by *Core Employment Area* lands to the west. The uses occupying these lands include a variety of industrial buildings for businesses such as automotive glass repair, roofing supply, and event rental, which are immediately to the west and northwest of the proposed conversion area.

The lands to the north of the western half of the proposed conversion area are designated as *Core Employment Areas*, with a bakery adjacent to the site, and beyond that a church. The lands to the north of the eastern half of the proposed conversion area are designated as *General Employment Areas* and are occupied by a tile distributor, and beyond that is located Toronto Fire Station 232.

The lands directly south of the proposed conversion area are designated as *Mixed Use Areas* and are occupied by a variety of small-scale retail and auto repair. Beyond these uses to the south is a large mixed use high-rise complex with retail, office, and residential uses. Southwest Highland Creek and the associated strip of *Natural Space* runs directly to the south west of the proposed conversion area, beyond which additional *Mixed Use Areas* contain a variety of small-scale retail, office, and automotive repair uses.

The lands directly to the east of the proposed conversion area are designated as *Neighbourhoods* and *Apartment Neighbourhoods*. The adjacent *Neighbourhoods* lands has been converted from a high school to residential uses composed of townhouses, semi-detached, and single-detached houses. The adjacent *Apartment Neighbourhoods* lands are occupied by two apartment buildings. To the south of these apartments are lands designated as *Mixed Use Areas*, with a townhouse development and beyond that a shopping centre anchored by a FreshCo.

Figure 2-1: City of Toronto Official Plan – Land Use Map

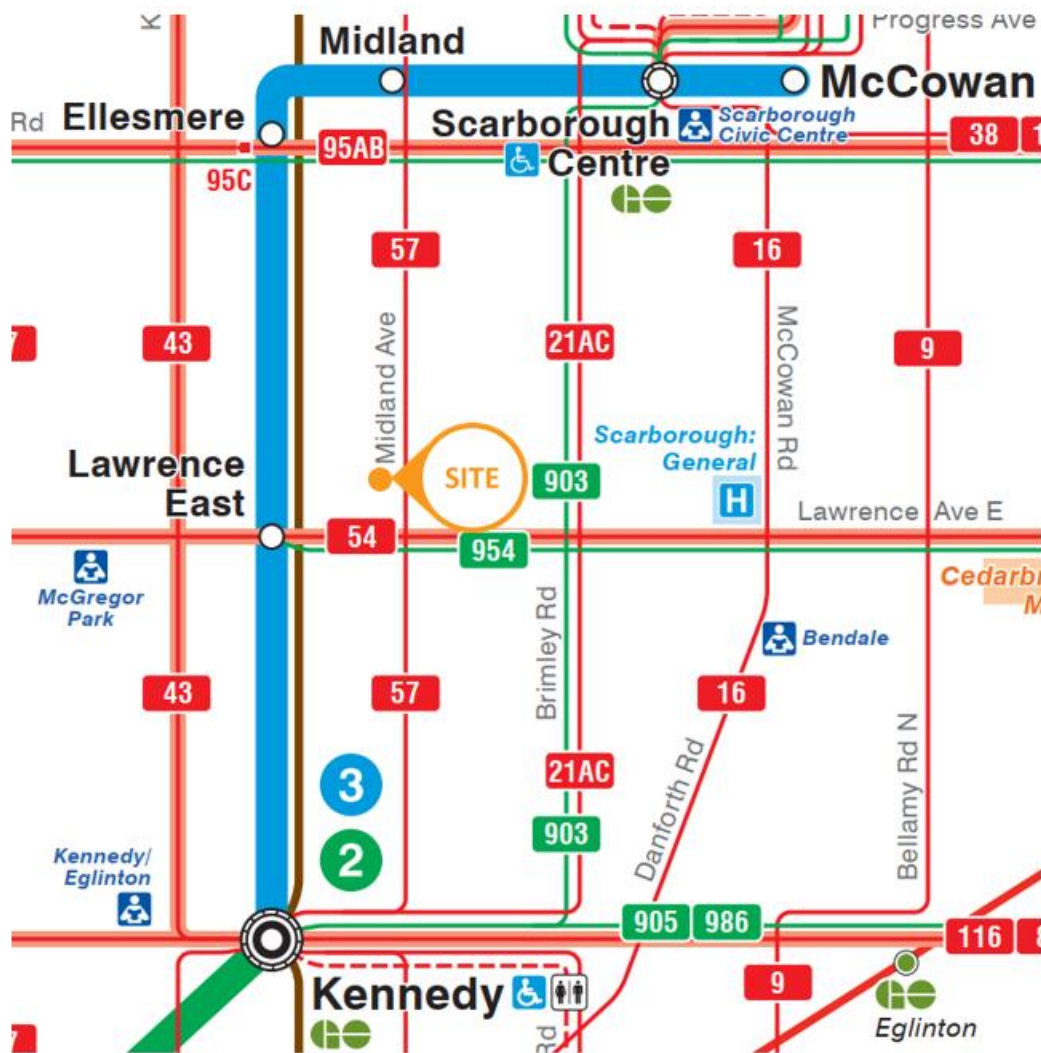
SOURCE: urbanMetrics inc. based on City of Toronto Official Plan (Map 20 – Land Use Plan, February 2019). See Appendix B for full map.

Accessibility

The site is nearby to the Toronto Transit Commission (TTC) Lawrence East station on line 3, which will be removed in the coming years. Despite this, the site still has transit access via the TTC bus route 57 which has a stop at the south east corner of the site and connects to Kennedy Station, which has both TTC subway and GO Transit train service. TTC bus routes 54 and 954 run along Lawrence Avenue East to the south of the site, and will connect with the planned Scarborough Subway Extension subway station at Lawrence Avenue East and McCowan Road.

Therefore, the proposed conversion area has excellent access to transit that will support the mix of uses that are envisioned for the site.

Figure 2-2: TTC System Map

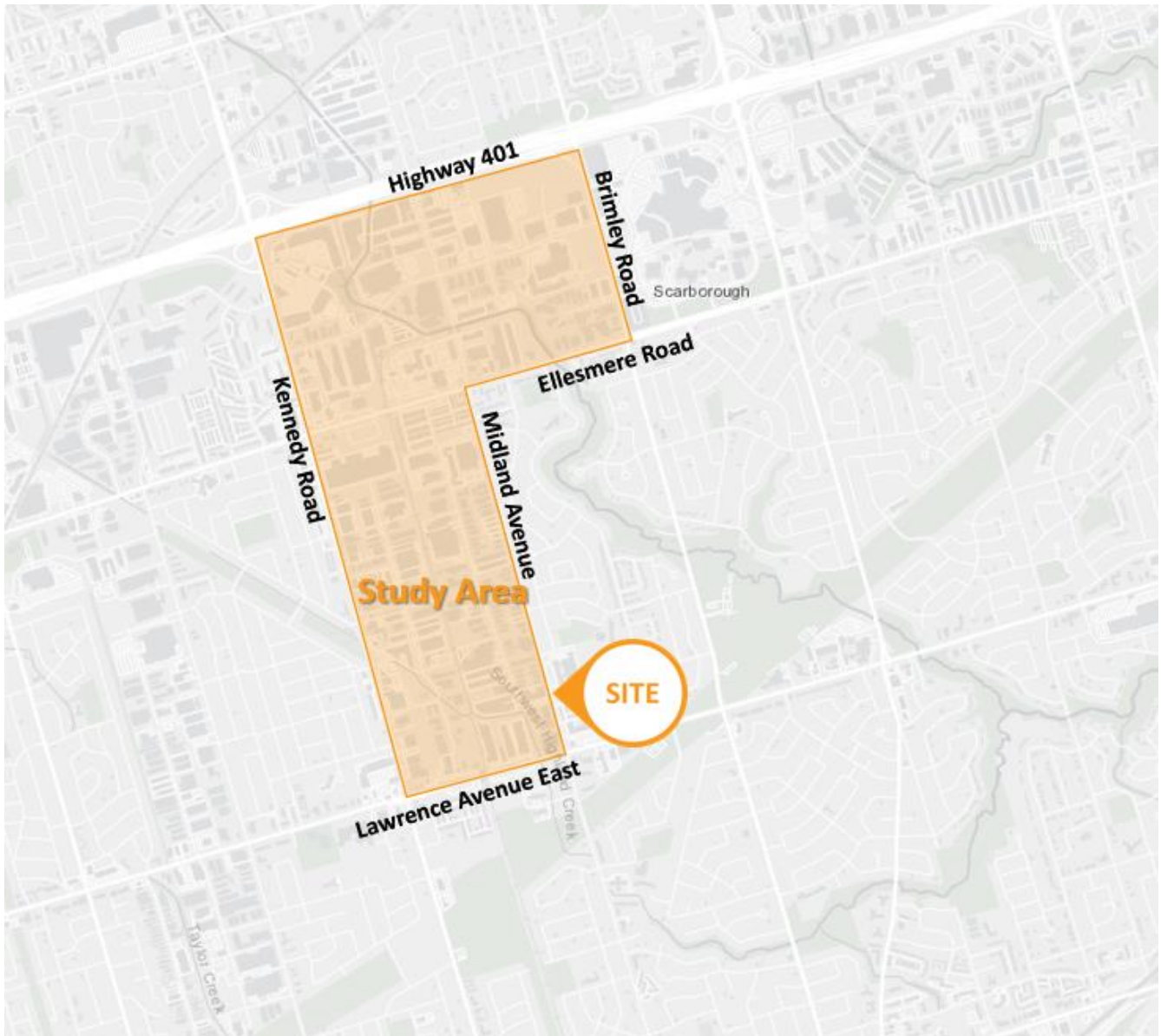


SOURCE: urbanMetrics inc. based on Toronto Transit Commission.

3.0 Study Area

Figure 3-1 illustrates the Study Area delineated by urbanMetrics for use in our review of various employment trends, and more specifically the industrial and retail/service market conditions in the vicinity of the proposed conversion area. As shown, the area is generally bordered by Lawrence Avenue East to the south, Kennedy Road to the west and Highway 401 to the north. In the east, the portion of the Study Area south of Ellesmere Road is bounded by Midland Avenue. Between Ellesmere Road and Highway 401, the Study Area is bounded by Brimley Road in the east.

Figure 3-1: Study Area Boundary



SOURCE: urbanMetrics inc.

4.0 Market Conditions & Trends

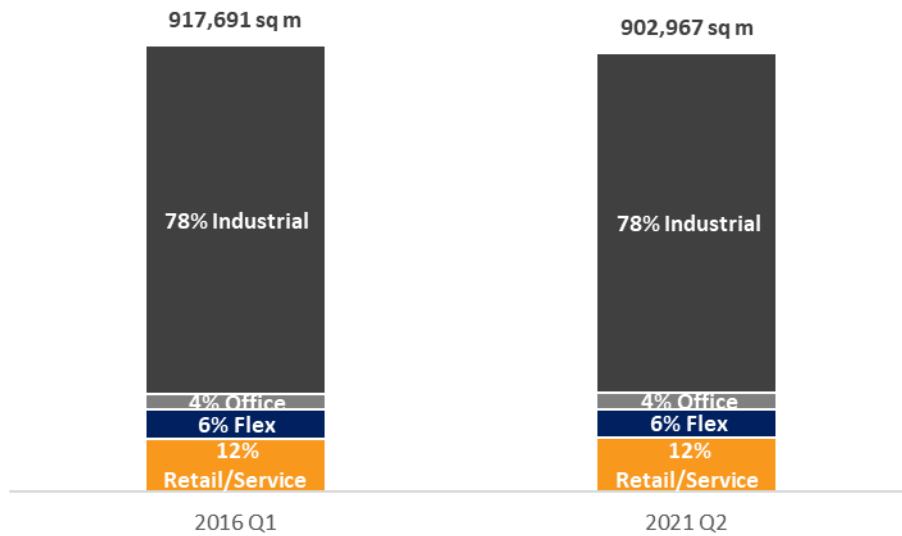
Key Findings

The following provides a summary of our key findings from our review of the real estate market conditions and development trends around the proposed conversion area:

- For retail/service commercial space, the inventory of space has been relatively unchanged over the past five years despite a vacancy rate of only 1.8%. The lack of new inventory may be due, in part, to the below average net rental rates, as it is not financially viable to build new stand-alone retail/service commercial space in this area of the City. We believe that the residential units proposed as part of the mixed-use development on the proposed conversion area would subsidize the development of new non-residential space.
- The declining industrial vacancy rate in the Study Area is consistent with broader trends in the City of Toronto and Greater Toronto Area (GTA), where industrial vacancy rates are at historical lows. Despite the low industrial vacancy rate, the Study Area has seen the inventory of industrial space decline, with the loss of approximately 16,070 square metres of space.
- Our review of active development applications across the Study Area has identified that there are very few applications for new non-residential space. In fact, many of the applications are to expand the permitted uses within existing buildings to allow for automotive repair uses or a place of worship. The lack of new space being proposed within the Study Area highlights the difficulty in attracting new investment to this area of Scarborough that will facilitate business and job growth.
- The concept plan for the proposed conversion area would add approximately 5,000 square metres of industrial space in a two-storey building, which would replace the existing building on the site, as well as add 4,616 square metres of retail/service commercial space. This new space will help support business and job growth in an area of Scarborough where there has been limited investment in recent years.

4.1 Market Metrics

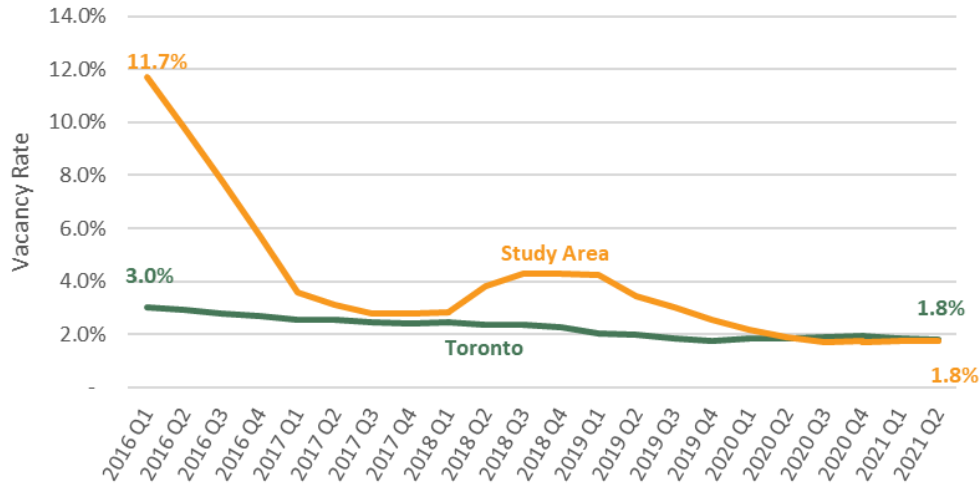
As illustrated in Figure 4-1, there is approximately 903,000 square metres of non-residential space in the Study Area based on information tracked by CoStar Realty Inc. (“CoStar”). Approximately 110,340 square metres (12%) of this space is retail/service commercial, approximately 701,340 square metres (78%) is industrial space, and 91,285 square metres (10%) is office/flex space. Between 2016 and 2021, the inventory of non-residential spaces decreased slightly, with a net loss of approximately 14,725 square metres. All of the decrease in non-residential space was in industrial space. The concept plan for the proposed conversion area will help to reverse a portion of the decline in non-residential space, by adding 4,514 square metres of space to the Study Area.

Figure 4-1: Study Area Non-Residential Space

SOURCE: urbanMetrics inc., based on data from CoStar Realty Inc.

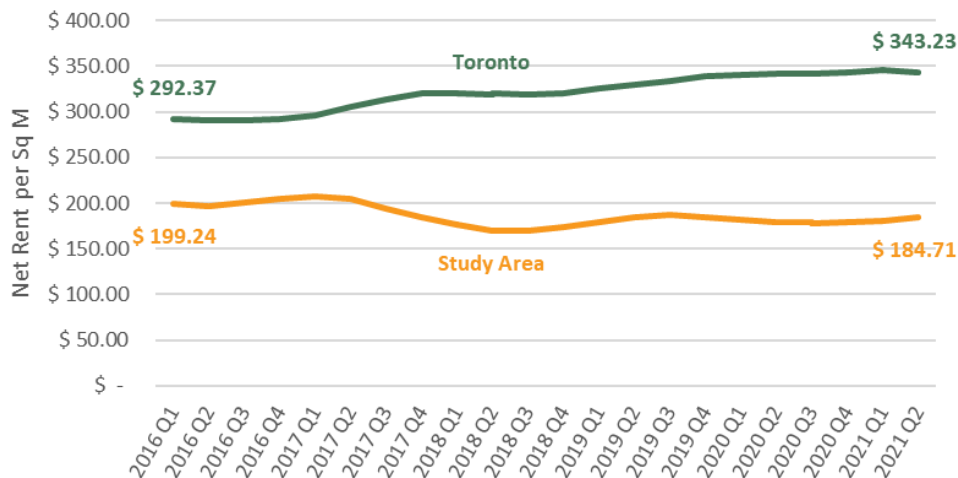
Market for Retail/Service Space

As shown in Figure 4-2, the retail/service commercial vacancy rate in the Study Area has been generally inline with the City of Toronto averages in recent years. Despite the recent tight retail/service commercial vacancy rate, there has been almost no change in amount of retail/service space throughout this time period. The addition of new retail/service commercial space to the Study Area, particularly in the vicinity of the proposed conversion area, will allow this area of Scarborough to attract new businesses and provide space for existing businesses to grow.

Figure 4-2: Retail/Service Commercial Vacancy (2016 – 2021)

SOURCE: urbanMetrics inc., based on a 4-quarter rolling average of data from CoStar Realty Inc.

Despite the declining vacancy rate, over the same period, net rental rates in the Study Area have dropped slightly, while they have risen significantly across the City of Toronto as shown in Figure 4-3. It is also notable that net rental rates in the Study Area are significantly below the City of Toronto average. The low net rental rates in the Study Area discourage the development of new space to support business growth, as new construction is not financially viable. The addition of residential units to the proposed conversion area will help subsidize the construction of new retail/service commercial space. At the same time, the new residents will help support existing and new businesses in the area.

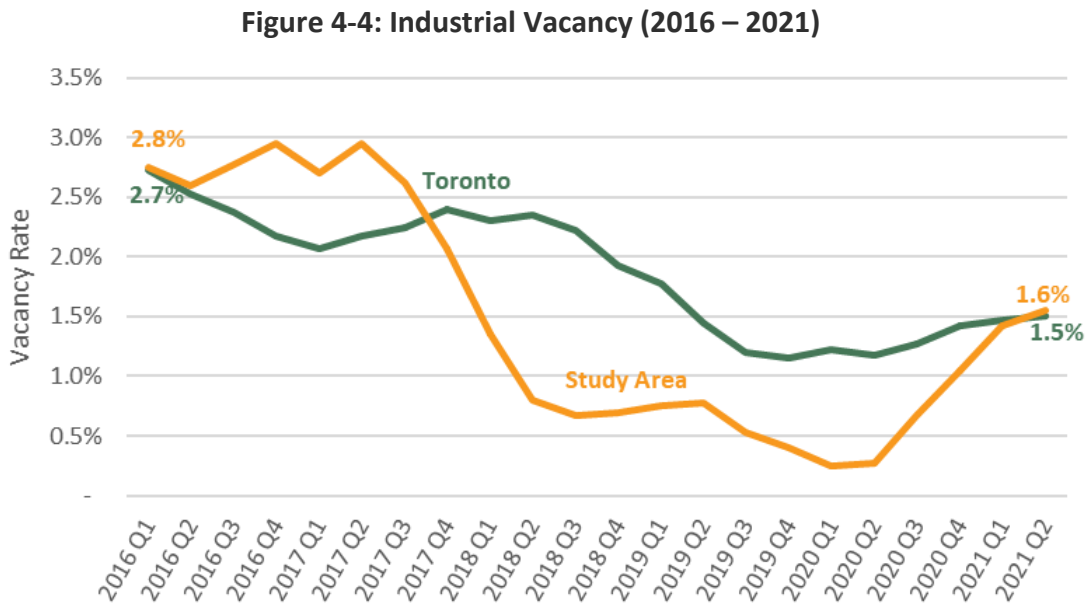
Figure 4-3: Retail/Service Commercial Net Rental Rates (2016 – 2021)

SOURCE: urbanMetrics inc., based on a 4-quarter rolling average of data from CoStar Realty Inc.

Market for Industrial Space

As shown in Figure 4-4, the industrial vacancy rate in the Study Area has generally declined, despite a slight increase in recent quarters. The declining industrial vacancy rate is consistent with broader trends in the City of Toronto and Greater Toronto Area (GTA), where industrial vacancy rates are at historical lows.

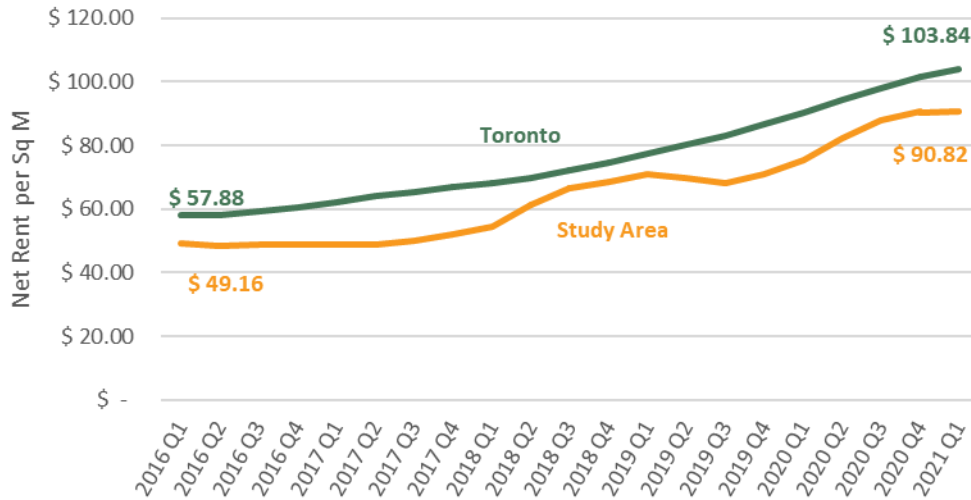
Despite the low industrial vacancy rate, the Study Area has seen the inventory of industrial space decline, with the loss of 16,072 square metres of space. The concept plan for the proposed conversion area would add 5,000 square metres of industrial space in a two-storey building, which would replace the existing building on the site, as well as add 4,616 square metres of retail/service commercial space.



SOURCE: urbanMetrics inc., based on a 4-quarter rolling average of data from CoStar Realty Inc.

Figure 4-5 shows that average industrial net rental rates in the Study Area have been increasing in line with the City of Toronto. The net rental rates have remained below those of the City of Toronto, with a very consistent gap.

Figure 4-5: Industrial Net Rental Rates (2016 – 2021)



SOURCE: urbanMetrics inc., based on a 4-quarter rolling average of data from CoStar Realty Inc. CoStar tracked no leasing activity in Study Area East since the end of 2018.

4.2 Development Activity

As development opportunities in the City’s downtown continue to dwindle and land prices rise, the development community has increasingly looked outside of the core to the City’s former municipalities of Etobicoke, York, North York, East York, and Scarborough. The following provides a brief overview of recent development activity in the Study Area for both residential and non-residential type uses.

We note that while we have identified 18 active development applications within the Study Area, only 5 of these applications propose to add new space. In fact, many of the applications are to expand the permitted uses within existing buildings to allow for automotive repair uses or a place of worship. The lack of new space being proposed within the Study Area highlights the difficulty in attracting new investment to this area of Scarborough that will facilitate business growth.

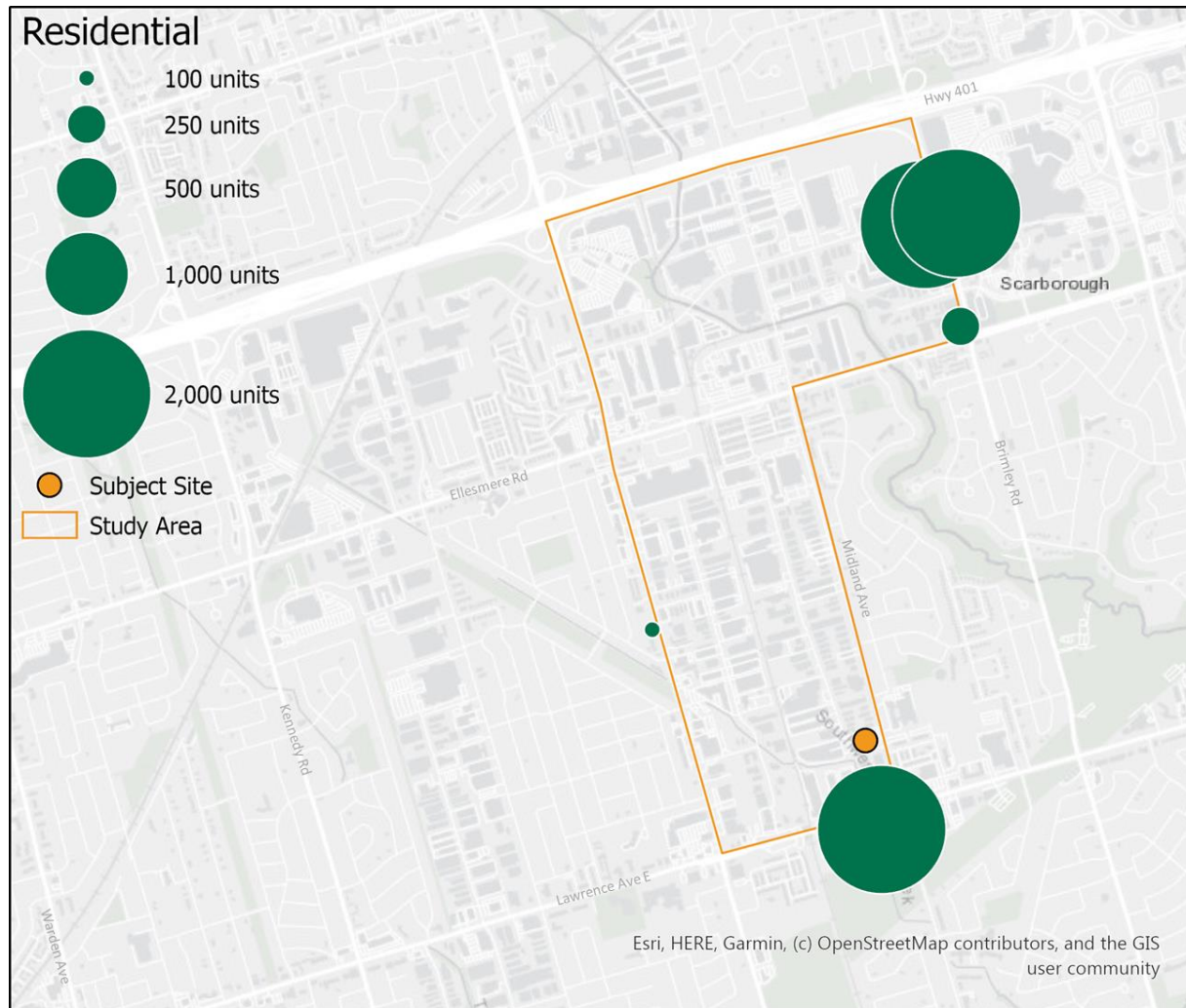
Residential

Figure 4-6 illustrates the recent residential development activity in the Study Area and on the periphery of the Study Area. We note the following key insights and observations:

- There are currently two residential development proposals within the Study Area that will add 1,840 apartment units northwest of Brimley Road and Ellesmere Road. Despite the new residential units, these development applications will less than 700 square metres of at-grade retail/service commercial uses.

- On the periphery of the Study Area, we have identified three development applications that propose nearly 2,900 residential uses. The largest application is located at 1380 Midland Avenue, 2525-2545 Lawrence Avenue East and Prudential Drive, which is south of the proposed conversion area. This mixed-use development application would add 1,460 residential units and nearly 39,020 square metres of non-residential space.

Figure 4-6: Active Developments Applications with New Residential Units



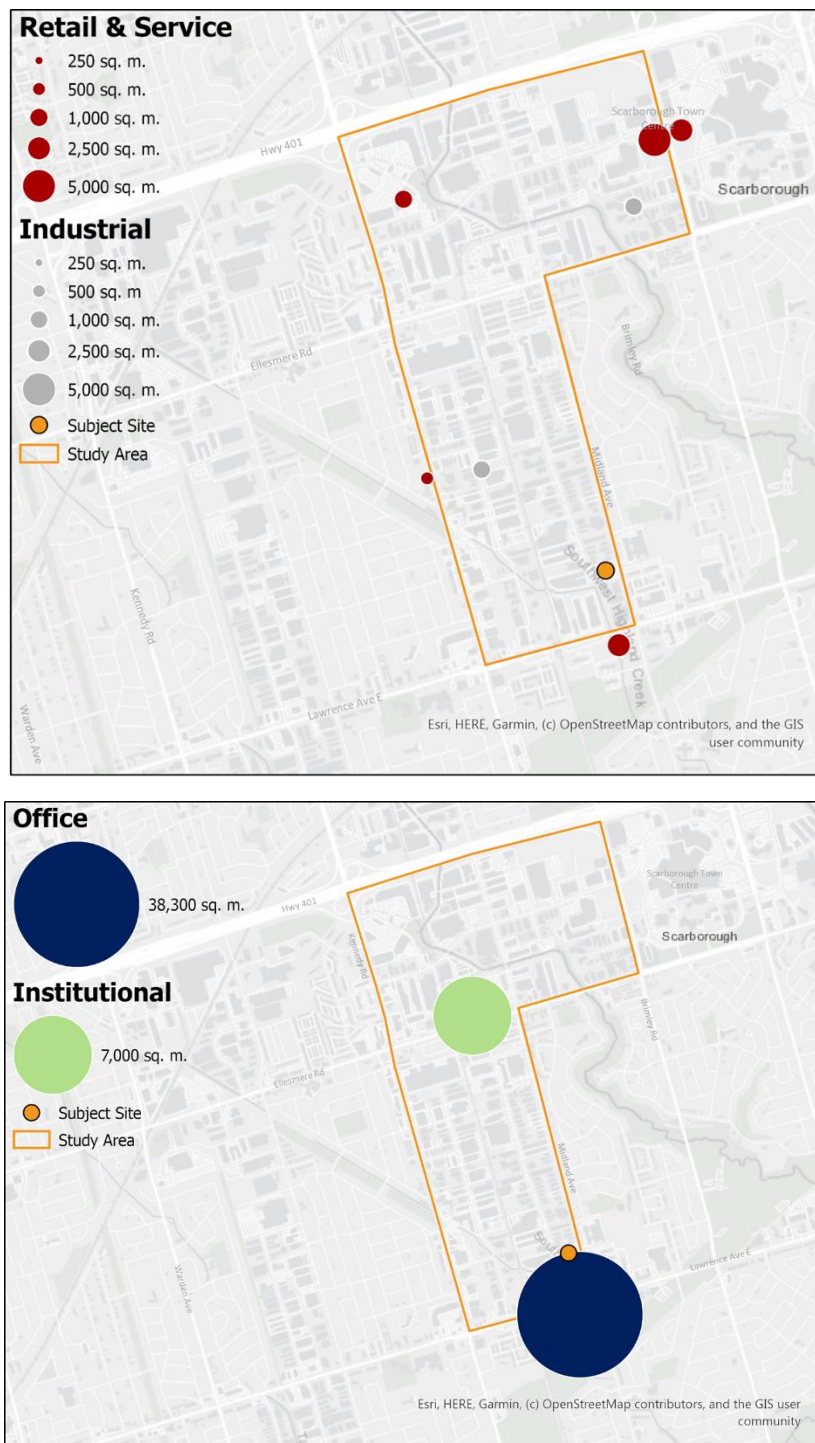
SOURCE: urbanMetrics inc., based on the City of Toronto Development Application website accessed July 2021. Excludes the proposed conversion area. Includes mixed-used development proposals.

Employment

The non-residential (i.e. retail/service commercial, office commercial, and industrial) development pipeline across the Study Area and its periphery is illustrated in Figure 4-7. This map illustrates only the net additional space proposed, however, we note that 13 of the 18 proposals reviewed result in either no new space or a decrease in non-residential GFA. We also note the following key insights and observations:

- Within the Study Area there are only two applications for new retail/service commercial space that would see the inventory of space grow by only 1,245 square metres. There are also three applications on the periphery of the Study Area that propose to add nearly 3,440 square metres of retail/service commercial space.
- There are two applications that propose to add 1,264 square metres of industrial space to the Study Area. Aside from these two applications for new space, there are a number of applications that propose to expand the uses in existing space to include uses such as automotive repair and places of worship. The lack of new space being proposed highlights the difficulty in attracting new investment to this area of Scarborough.
- As noted previously, the application at 1380 Midland Avenue proposes to add nearly 39,020 square metres of office and retail uses within a mixed-use development. Aside from this one application, which was submitted in 2016, most of the new non-residential GFA is located north of Ellesmere Road in the Study Area. The concept plan for the proposed conversion area will add space south of Ellesmere Road to accommodate new business growth and jobs.

Figure 4-7: Active Development Applications with New Non-Residential Space



SOURCE: urbanMetrics inc., based on the City of Toronto Development Application website accessed July 2021. Excludes the proposed conversion area. Includes mixed-use developments.

5.0 Future Employment Needs

Key Findings

The following provides a brief summary of our key findings from our high-level review of the City’s Employment Areas land needs to 2051:

- Based on recent amendments to the Growth Plan 2020, the City is forecast to accommodate 1.98 million jobs or approximately 37% of Greater Toronto Area and Hamilton (GTAH) employment by 2051, the new extended horizon of the Growth Plan 2020.
- Although employment in the City is expected to rise steadily over the period, adding some 282,000 jobs between 2021 and 2051, other GTAH regions surrounding the City of Toronto are expected to play a larger role in accommodating new employment type uses, resulting in the City’s share of GTAH employment slowly decreasing over time.
- Employment Land Employment (“ELE”) in the City is expected to rise to 2031 and then decline significantly to below earlier 2011 levels. Overall, from 2021 to 2051, Employment Land Employment is forecast to decline in the City by 30,000 jobs, thereby reducing the need for Employment Areas lands to 2051

5.1 Growth Plan

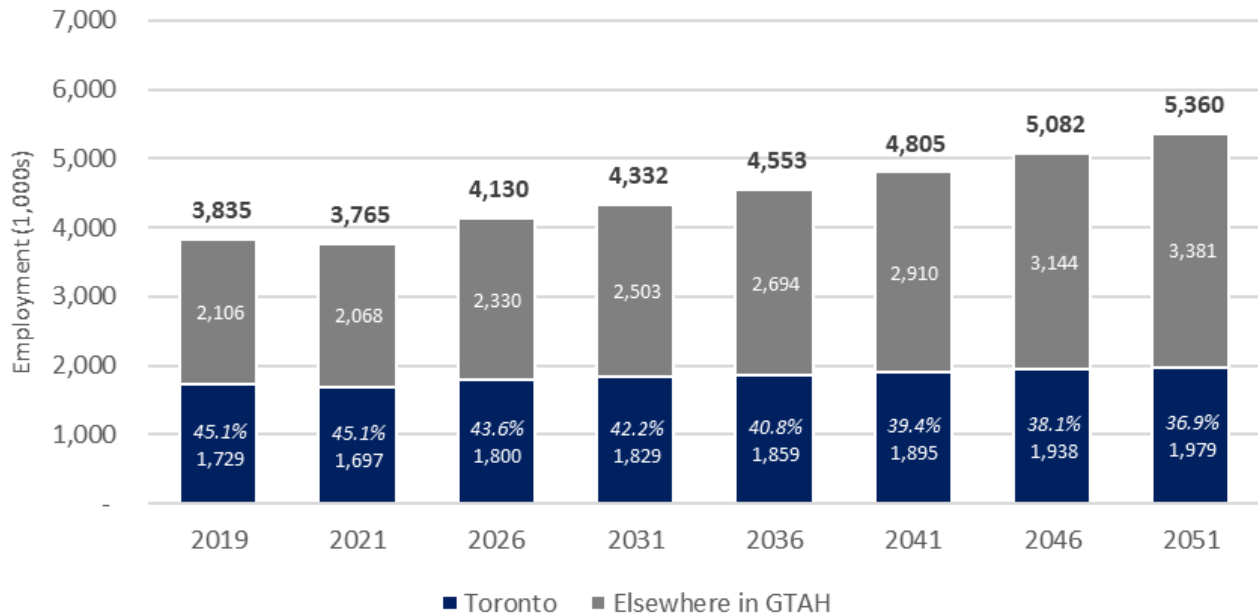
The Growth Plan provides population and employment forecasts for all upper- and single-tier municipalities in the Greater Golden Horseshoe (GGH), including the City of Toronto. These population and employment forecasts are found in Schedule 3 of the Growth Plan 2020 and must be used by the City for planning and managing growth to the horizon of the Growth Plan in accordance with the policies in subsection 5.2.4. Based on recent amendments to the Growth Plan 2020, the City is forecast to accommodate 1.98 million jobs or approximately 37% of Greater Toronto Area and Hamilton (GTAH) employment in 2051, the extended horizon of the Growth Plan 2020.

Greater Golden Horseshoe: Growth Forecasts to 2051 (the “Technical Report”)² was prepared in conjunction with the recent Amendment 1 to the Growth Plan. The main purpose of the Technical Report was to update the population and employment growth forecasts contained in Schedule 3 of the Growth Plan 2020. As illustrated in Figure 5-1, the GTAH is expected to reach 5.36 million jobs by 2051, with more than one-third of these jobs to be accommodated in the City of Toronto. Although employment in the City is expected to rise steadily over the period, adding some 282,000 jobs between 2021 and 2051, other GTAH regions surrounding the City of Toronto are expected to play a

² *Greater Golden Horseshoe: Growth Forecasts to 2051, Technical Report*, June 16, 2020, prepared by Hemson Consulting Ltd.

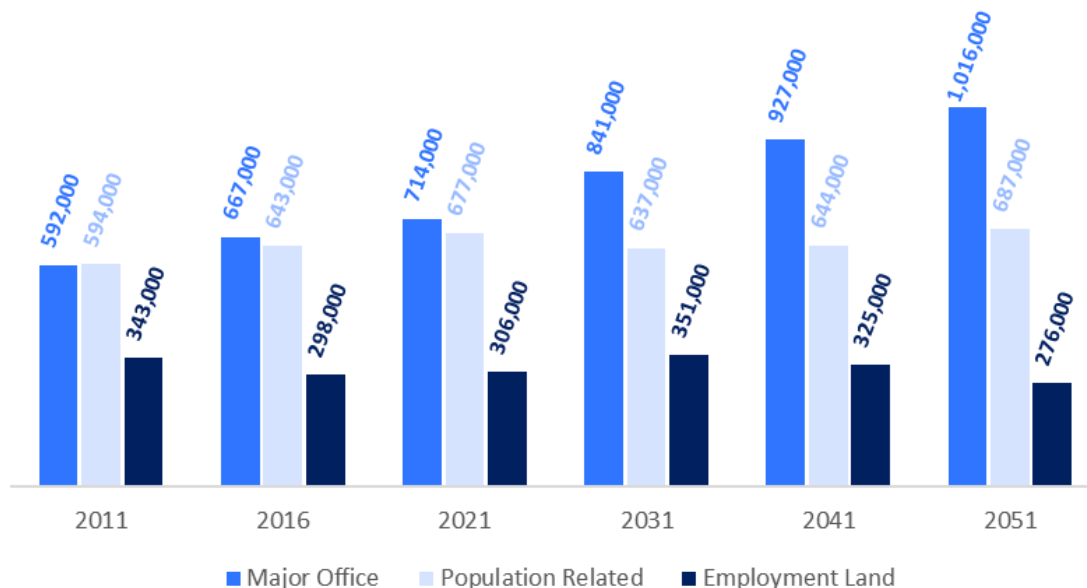
larger role in accommodating new employment, resulting in the City's share of GTAH employment slowly decreasing over time.

Figure 5-1: GTAH Employment Forecast



SOURCE: urbanMetrics inc., based on the Greater Golden Horseshoe: Growth Forecasts to 2051, Technical Report, August 2020

The *Technical Report* breaks down future employment by four main employment types: *Major Office*, *Population Related*, *Employment Land* and *Rural*. Figure 5-2 details these forecasts by type and shows that while *Major Office* employment is expected to nearly double from 2011 to 2051, *Employment Land* employment is expected to rise to 2031 and then decline significantly. Overall, from 2021 to 2051 *Employment Land* employment is forecast to decline by 30,000 jobs across the City.

Figure 5-2: City of Toronto Employment Forecast by Type

SOURCE: urbanMetrics inc., based on the Greater Golden Horseshoe: Growth Forecasts to 2051, Technical Report. August 2020

5.2 Previous City of Toronto MCR (2012)

The City last conducted an in-depth analysis of its *Employment Areas* in 2012 as part of its previous MCR. Entitled *Sustainable Competitive Advantage and Prosperity – Planning for Employment Uses in Toronto* and led by Malone Givens Parsons Ltd. (the “MGP Study”), it noted that the City is uniquely bounded on all sides and has a dwindling supply of vacant *Employment Areas* land. While this remains true to this day, it is our opinion that the nature of *Employment Areas* has continued to evolve since the 2012 MGP Study, moving toward higher density employment uses (e.g., office and retail/service commercial), as well as increased re-development of existing underutilized *Employment Areas* land.

The MGP Study found that the City had some 686 hectares of vacant land in its Employment Districts and Employment Areas and it was forecast to have between 64 hectares of surplus land or a deficit of 670 hectares to 2041 depending on the forecast land needs demand scenario. As noted previously in our review of the revised Schedule 3 of the Growth Plan 2020 and the *Technical Report* accompanying the Province’s updated forecasts, the City’s *Employment Land* employment is forecast to decrease to 2051 resulting in a decrease in demand for *Employment Areas* land and potentially a surplus of *Employment Areas* land to 2051.

Through the recently launched 2020 MCR, the City will be updating their *Employment Land* needs analysis to ensure conformity with the Growth Plan 2020 and its expanded planning horizon to 2051.

Although it will be some time before the results of this study are released, it is our opinion that the continued shift toward employment in the *Office* and *Services* sectors should be recognized as it will continue to reduce the overall *Employment Land* needs across the City, including on the proposed conversion area. It is also notable that the concept plan for the proposed conversion area will actually increase the number of jobs accommodated on the site in comparison to the number of jobs that are currently on site, which will contribute towards the City achieving the employment forecasts contained in the Growth Plan.

6.0 Fiscal Impact

The concept plan for the proposed conversion is expected to generate a variety of financial benefits that would flow directly to the City of Toronto. The following section set out our calculation and comparison of the one-time fees and annual property tax revenues that would likely be generated by the development of the concept plan for the proposed conversion area.

The mixed-use concept plan on the proposed conversion area is expected to generate a variety of direct financial benefits to the City of Toronto. For example, fees for planning applications, building permits, and development charges will provide an immediate source of revenue to the municipality, in addition to the on-going benefits derived from increased property tax revenue in future years. In order to quantify these benefits, we have conducted an analysis based on the City's current rates and fees. The results of our analysis are summarized in Figure 6-1. The fees, assessment values and tax rates used to derive the fiscal benefits are detailed in Appendix C.

Overall, our findings identify that the concept plan for the proposed conversion area could generate a fiscal benefit of some \$10.1 million in one-time fees to the City. It is also important to note that this estimate does not include cash in lieu of parkland contributions and community benefits charges (CBCs), as the City has not yet released a framework detailing the extent of these fees.

Figure 6-1 also demonstrates that the proposed concept plan would generate \$992,000 annually in property tax revenue. This property tax revenue is 17.5 times higher than property tax revenue that the City is currently receiving from the building on the proposed conversion area.

Figure 6-1: Concept Plan Fiscal Benefits

SOURCE OF BENEFIT	INITIAL BENEFIT ¹	ANNUAL BENEFIT ²
PLANNING APPLICATION FEES	\$ 518,670	
Combined Official Plan & Zoning Bylaw Amendment	\$ 251,000	
Site Plan Approval	\$ 207,000	
Subdivision Approval	\$ 60,670	
BUILDING PERMIT FEES	\$ 490,000	
Demolition	\$ 2,000	
Residential	\$ 321,000	
Non-Residential	\$ 167,000	
DEVELOPMENT CHARGES	\$ 9,098,000	
PROPERTY TAX		\$ 992,000
Residential		\$ 595,000
Non-Residential		\$ 397,000
TOTAL	\$10,100,000	\$992,000

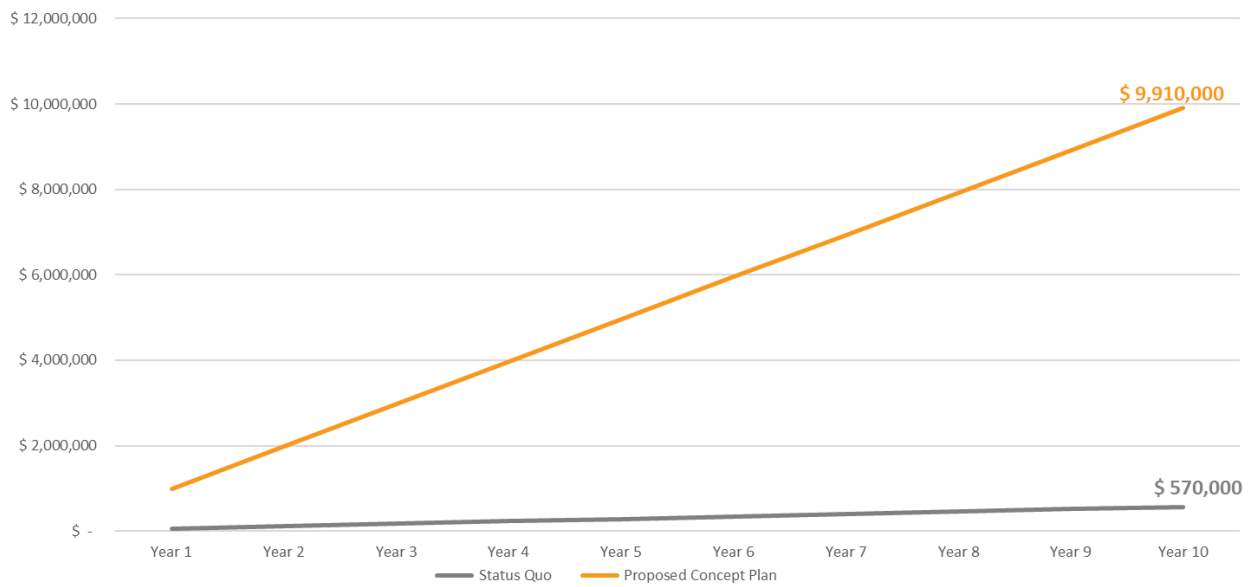
SOURCE: urbanMetrics inc.

¹ Based on the City of Toronto planning application fees (effective January 1, 2021), City of Toronto building permit fees and the City of Toronto Development Charge Rate Schedule (effective November 1, 2020). Deducts 2016 Zoning By-law Amendment fee already paid and assumes no further fee will be applied by City of Toronto staff. Excludes Education Development Charges.

² Based on the City of Toronto 2020 property tax rates and urbanMetrics estimates of the future assessment value of the preliminary development concept.

As illustrated in Figure 6-2, the concept plan on the proposed conversion area will grow the City's tax base by approximately \$9.9 million in property tax revenues over the first 10 years following its completion. By comparison, the existing development on the proposed conversion area will generate just \$570,000 in property tax revenues over a 10-year period. This amount is approximately half the tax revenues that the proposed mixed-use concept plan would generate in just one year.

Figure 6-2: Cumulative Property Tax Revenues to the City of Toronto, 10-Year Period



SOURCE: urbanMetrics inc., based on Figure 6-1. Based on City of Toronto 2021 Property Tax Rates. See Appendix C.

7.0 Employment Areas Conversion Framework

In this section, we summarize policies in the PPS, Growth Plan and City of Toronto Official Plan that relate to the conversion of *Employment Area* lands to permit non-employment uses. This section starts with summarizing each of the conversion criteria. As the employment land conversion criteria contained in the City of Toronto Official Plan are consistent with policies in the PPS and Growth Plan, at the end of this section we summarize in a matrix how the concept plan for the proposed conversion area addresses each of these criteria.

7.1 Provincial Policy Statement (PPS) 2020

The 2020 Provincial Policy Statement (“PPS”), per the Planning Act, “provides policy direction on matters of provincial interest related to land use planning and development”. It requires that decisions regarding all planning matters be consistent with the established policy direction.

Section 1.3.2 of the PPS relates specifically to Employment Areas, which are defined as “those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.” Policy 1.3.2.4 and Policy 1.3.2.5 address the conversion of Employment Areas.

Policy 1.3.2.4 states:

“Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.”

Policy 1.3.2.5 states:

“Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) the proposed uses would not adversely affect the overall viability of the employment area; and*

c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.”

Proposed Conversion Area

It is our opinion that there is a need to redesignate the proposed conversion area to increase the amount of non-residential space available to support business and job growth in an area of Scarborough that has not attracted significant investment in recent years.

As summarized throughout this *Employment Area Impact Study*, net lease rates in the Study Area are below the City-wide average and most of the development applications within the southern portion of the Study Area do not propose to increase the amount of non-residential space. By permitting a mix of uses on the site, including retail/service commercial, industrial and residential, it will ensure that new non-residential space will be added to the Study Area.

Also, the uses for the proposed conversion area would not adversely affect the overall viability of the employment area, as the proposed conversion area is located at the fringe of the employment area and residential uses are located in the southeast quadrant of the site, boarding *Residential* and *Mixed Use Areas*.

7.2 A Place to Grow

The Province’s A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) 2020 outlines policies relating to the development and conversion of *Employment Areas* within the Greater Golden Horseshoe (“GGH”) as well as developing complete communities.

Section 2.2.5 of the Growth Plan relates specifically to employment and the promotion of economic development and competitiveness. Policy 2.2.5.1 states:

“Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) planning to better connect areas with high employment densities to transit; and*

- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.”*

Proposed Conversion Area

The concept plan for the proposed conversion lands achieves all of these objectives, as it will make more efficient use of the underutilized employment area lands and will increase the amount of employment accommodated on the site.

Policy 2.2.5.9 of the Growth Plan outlines the conversion criteria for lands within *Employment Areas*, and states:

“The conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) there is a need for the conversion;*
- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;*
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;*
- d) the proposed uses would not adversely affect the overall viability of the employment area or prime employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and*
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.”*

Proposed Conversion Area

The Employment Area conversion criteria outlined in Policy 2.2.5.9 of the Growth Plan are generally consistent with conversion criteria contained within the City of Toronto Official Plan. The Evaluation Matrix at the end of this section address how the proposed conversion meets each of the conversion policies identified in Policy 2.2.5.9 of the Growth Plan.

2019 Growth Plan, as amended:

Amendment 1 of the Growth Plan (2019) was adopted August 28, 2020. The quoted policies are consistent with the most up-to-date version of the Growth Plan (2020). As it relates to the conversion of Employment Areas, the most significant amendment is the extension of the planning and projection horizon from 2041 to 2051. This extended planning horizon and the associated Schedule 3 population and employment forecast will require the City to undertake additional conformity exercises and forecasting, however, at the time of this report we have done our best to consider these implications in the analysis of the City's future Employment Land needs. The aforementioned policies in 2.2.5 of the Growth Plan 2019 were maintained throughout the amendment process between the Growth Plan (2019) and the Growth Plan (2020).

7.3 City of Toronto Official Plan

As previously noted, the proposed conversion area is designated *General Employment Areas* and *Core Employment Areas* in the Toronto Official Plan. The Conversion and Removal Policies for *Employment Areas* in the current Official Plan can be found in Policies 2.2.4.14 through to Policy 2.2.4.18, per the LPAT Order issued on May 8, 2020 and are detailed as follows.

Policy 2.2.4.14

The redesignation of land from an Employment Area designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an Employment Area is a conversion of land within an Employment Area and is also a removal of land from an Employment Area, and may only be permitted by way of a Municipal Comprehensive Review. The introduction of a use that may be permitted in a General Employment Area into a Core Employment Area or the redesignation of a Core Employment Area into a General Employment Area designation is also a conversion and may only be permitted by way of a Municipal Comprehensive Review.

Policy 2.2.4.15

The conversion of land within an Employment Area is only permitted through a City-initiated Municipal Comprehensive Review that comprehensively applies the policies and schedules of the Provincial Growth Plan.

Policy 2.2.4.16

Applications to convert lands within an Employment Area will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the Planning

Act and a concurrent Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe. Applications to convert lands within an Employment Area received between such City-initiated Official Plan Reviews will be [sic] not be considered unless Council directs that a Municipal Comprehensive Review be initiated.

Policy 2.2.4.17

The City will assess requests to convert lands within Employment Areas, both cumulatively and individually, by considering whether or not:

- a) There is a demonstrated need for the conversion(s) to:



 - 1. meet the population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe; or*
 - 2. mitigate existing and/or potential land use conflicts;**
- b) The lands are required over the long-term for employment purposes;*
- c) The City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;*
- d) The conversion(s) will adversely affect the overall viability of an Employment Area and maintenance of a stable operating environment for business and economic activities with regard to the:

 - i) compatibility of any proposed land use with lands designated Employment Areas and major facilities, as demonstrated through the submission of a Compatibility/Mitigation Study in accordance with Policies 2.2.4.5, 2.2.4.7 and 2.2.4.8 and Schedule 3 for any proposed land use, with such policies read as applying to lands within Employment Areas;*
 - ii) prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;*
 - iii) prevention or mitigation of negative impacts and minimization of the risk of complaints;*
 - iv) ability to ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines;*
 - v) ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;*
 - vi) ability to minimize risk to public health and safety;*
 - vii) reduction or elimination of visibility of, and accessibility to, employment lands or uses;**

- viii) impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;*
- ix) removal of large and/or key locations for employment uses;*
- x) ability to provide opportunities for the clustering of similar or related employment uses; and*
- xi) provision of a variety of land parcel sizes within the Employment Area to accommodate a range of permitted employment uses;*
- e) The existing or planned sewage, water, energy and transportation infrastructure can accommodate the proposed conversion(s);*
- f) In the instance of conversions for residential purposes, sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;*
- g) Employment lands are strategically preserved near important transportation infrastructure such as highways and highway interchanges, rail corridors, ports and airports to facilitate the movement of goods;*
- h) The proposal(s) to convert lands in an Employment Area will help to maintain a diverse economic base accommodating and attracting a variety of employment uses and a broad range of employment opportunities in Toronto; and*
- i) Cross-jurisdictional issues have been considered.*

Table 7-1 details our evaluation of the proposed conversion area against the conversion policies for *Employment Areas* in the Growth Plan and City of Toronto Official Plan that are relevant to this Employment Area Impact Study. The policies related to other disciplines, such as transportation, noise, public health, etc. will be addressed in the relevant supporting studies.

Table 7-1: Policy 2.2.4.17 Evaluation

Policy 2.2.4.17 Conversion Criteria	Proposed Conversion Area	Explanation
<p>a) <i>There is a demonstrated need for the conversion(s) to:</i></p> <p>1. meet the population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe; or</p> <p>and Growth Plan Policy 2.2.5.9</p> <p>a) <i>There is a need for the conversion</i></p>		<p>These policies in the City of Toronto Official Plan and Growth Plan are generally consistent with Policy 1.3.2.5 a) in the PPS. As such, it is our opinion that there is a need re-designate the proposed conversion area to increase the amount of non-residential space available to support business and job growth in an area of Scarborough that has not attracted significant investment in recent years.</p> <p>As summarized throughout this <i>Employment Area Impact Study</i>, net lease rates in the Study Area are below the City-wide average and most of the development applications within the southern portion of the Study Area do not propose to increase the amount of non-residential space. By permitting a mix of uses on the site, including retail/service commercial, industrial and residential, it will ensure that new non-residential space will be added to the Study Area.</p>
<p>b) <i>The lands are required over the long-term for employment purposes;</i></p> <p>and Growth Plan Policy 2.2.5.9</p> <p>b) <i>the lands are not required over the horizon of this Plan for the employment purposes for which they are designated</i></p>		<p>The proposed conversion area is not required over the long term for Employment Land employment purposes. As noted in Section 5.0, although employment in the City is forecast to continue to grow to 2051, Employment Land employment is expected to decrease, as detailed in the Technical Report accompanying the recent Growth Plan amendment.</p> <p>That being said, the concept plan for the proposed conversion area will replace the industrial GFA on the site, while adding 4,616</p>

Policy 2.2.4.17 Conversion Criteria	Proposed Conversion Area	Explanation
		square metres of retail/service commercial space. This is consistent with the shift toward higher density <i>Population Related</i> employment that the City has been experiencing for some time.
<p>c) <i>The City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;</i></p> <p><i>and Growth Plan Policy 2.2.5.9</i></p> <p>c) <i>the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan</i></p>	✓	<p>As noted in the MGP Study, the City is well on its way to meeting its employment forecasts previously allocated to 2041. Between the 2041 and 2051 horizon, the City of Toronto will remain a regional office node within the GGH and office employment will continue to grow.</p> <p>The concept plan for the proposed conversion area will also significantly increase the number of jobs that could accommodate on the site. As shown in Section 1.1, the proposed concept plan could accommodate nearly 220 jobs, which is significantly greater than the approximately 110 jobs that could be accommodated on the site based on the current uses.</p>
<p><i>Growth Plan Policy 2.2.5.9</i></p> <p>d) <i>the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification or density targets in this Plan, as well as the other policies in this Plan</i></p>	✓	<p>The proposed concept plan will not adversely affect the overall viability of the employment area. The proposed conversion area is located at the southeastern fringe of the Employment Area and is bordered by residential uses to the east and a <i>Mixed Use Areas</i> designation to the south. In fact, the addition of 4,616 square metres of commercial space could re-invigorate the local Employment Area by creating space for new businesses and the expansion of existing businesses.</p> <p>Also, the concept plan for the proposed conversion area will not adversely affect the achievement of the intensification target, as it is located within the delineated Built-Up Area.</p>

Policy 2.2.4.17 Conversion Criteria	Proposed Conversion Area	Explanation
<p>d) <i>The conversion(s) will adversely affect the overall viability of an Employment Area and maintenance of a stable operating environment for business and economic activities with regard to the:</i></p> <p>vii) reduction or elimination of visibility of, and accessibility to, employment lands or uses;</p>	✓	<p>The development of the proposed conversion area with high-density residential uses will not eliminate visibility of or accessibility to existing employment lands. The lands to the west of the site can still be accessed from Midwest Road and the one-storey industrial buildings located on Midwest Road are currently not visible from Midland Avenue.</p>
<p>xi) removal of large and/or key locations for employment uses;</p>	✓	<p>The proposed concept plan would not remove a large and/or key location for employment uses, as the site is only 1.1 hectares and it not located close the highways or rail corridors. Also, as noted previously, the concept plan for the proposed conversion area will increase the amount of non-residential GFA accommodated on the site.</p>
<p>x) ability to provide opportunities for the clustering of similar or related employment uses; and</p>	✓	<p>The concept plan for the proposed conversion area would increase the amount of non-residential GFA on the site in comparison to what currently exists. The increased non-residential space would provide additional opportunities for clustering of similar or related employment uses.</p>
<p>xi) provision of a variety of land parcel sizes within the Employment Area to accommodate a range of permitted employment uses;</p>	✓	<p>The concept plan for the proposed conversion area increases the amount of industrial and retail/service commercial space within the local Employment Area that is available to accommodate a range of permitted employment uses.</p>
<p>g) <i>The proposal(s) to convert lands in an Employment Area will help to maintain a diverse economic base accommodating and attracting a variety of employment uses and a broad range of employment opportunities in Toronto; and</i></p>	✓	<p>The re-designation of the proposed conversion area will support the development of new industrial and retail/service commercial space which will accommodate well-paying jobs and increase the Study Area's inventory of non-residential space. Furthermore, additional residents will ensure the nearby retail/service</p>

Policy 2.2.4.17 Conversion Criteria	Proposed Conversion Area	Explanation
		commercial uses, including those in the concept plan for the proposed conversion area, will have adequate market support to be healthy and sustainable.

In conclusion, it is our professional opinion that – based on the research and analysis contained throughout this report – the proposed conversion area meets both the Province and City’s conversion criteria. The proposed mixed-use development will accommodate more jobs than could currently be accommodated on the site. The proposed concept plan could also be a catalyst for future investment in this area of Scarborough that has seen the amount of non-residential space decline in recent years. Overall, it is evident that the concept plan for the proposed conversion area represents a more productive use of lands when compared to the existing land uses.

Appendix A Employment Estimates

Figure A- 1: Proposed Conversion Area Existing Employment Estimate

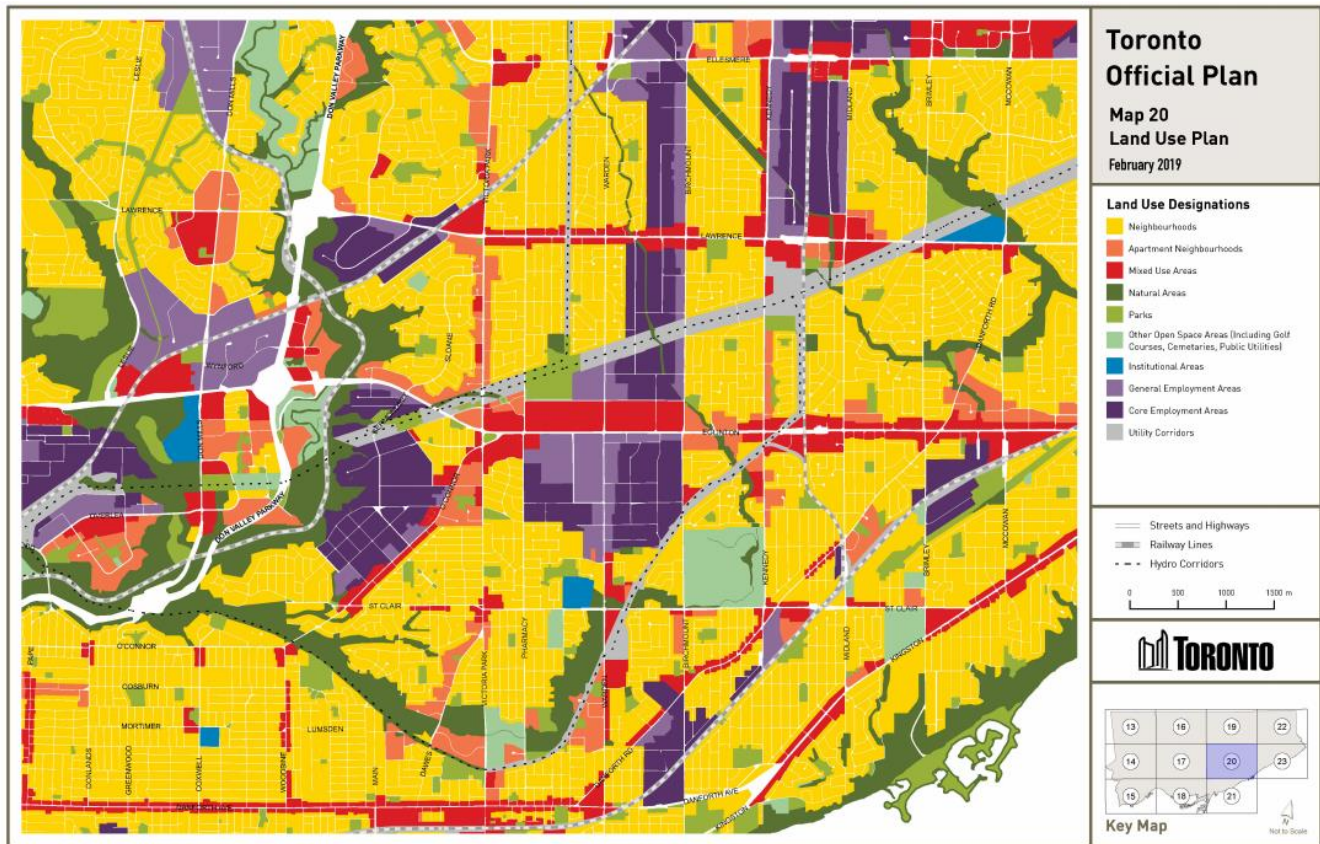
Use	Space	Employment Density	Existing
Work from Home	0 Persons	3.0% of population	0
Industrial	2,551 Sq. M.	74 sq. m. / employee	34
Retail	2,551 Sq. M.	35 sq. m. / employee	73
Office	0 Sq. M.	20 sq. m. / employee	0
Building Operations	5,102 Sq. M.	5,574 sq. m. / employee	1
Total Employees Accommodated on Subject Site			108

Figure A- 2: Proposed Mixed-Use Concept Plan

Use	Space	Employment Density	Employees
Work from Home	410 Persons	3.0% of population	12
Industrial	5,000 Sq. M.	74 sq. m. / employee	67
Retail	4,616 Sq. M.	35 sq. m. / employee	133
Building Operations	27,617 Sq. M.	5,574 sq. m. / employee	5
Total Employees Accommodated on Subject Site			217

Appendix B City of Toronto Land Use Maps

Figure B- 1: Map 20 Land Use Plan



SOURCE: City of Toronto Official Plan, May 16, Land Use Plan

Appendix C Fiscal Benefits

Figure C- 1: City of Toronto Planning Fees

Effective January 1, 2021

These Planning Application Fees reflect the Cost of Living Adjustment (+1.86%).

Planning Application	Application Fee
*Official Plan Amendment	\$59,324.85
*Zoning Bylaw Amendment	Base fee: \$44,370.79 Additional fee if building GFA is over 500 m ² : <ul style="list-style-type: none"> Residential Use: \$9.23/m² Non-Residential Use: \$7.64/m² Mixed Use (secondary use): \$4.86/m²
Legal Service fee for S. 37 Agreement	\$16,627.95
*Combined Official Plan and Zoning Bylaw Amendment	Base fee for Residential or Non-Residential: \$42,152.26 Base fee for Mixed Use: \$31,059.55 Additional fee if building GFA is over 500 m ² : <ul style="list-style-type: none"> Residential Use: \$8.29/m² Non-Residential Use: \$7.38/m² Mixed Use (secondary use): \$3.07/m²
*Holding Bylaw Amendment	\$22,701.21
*Plan of Subdivision Approval	Base fee: \$56,572.76 + \$2,048.82 for each proposed lot Base fee: \$56,572.76 + \$2,048.82 for each proposed lot Additional fee if building GFA is over 500 m ² : <ul style="list-style-type: none"> Residential Use: \$9.23/m² Non-Residential Use: \$7.64/m² Mixed Use (secondary use): \$4.86/m²
*Plan of Condominium Approval: Standard, Phased, Leasehold	Base fee: \$9,983.43 + \$27.61 per unit
*Plan of Condominium Approval: Common Elements & Vacant Land	Base fee: \$14,050.01
*Plan of Condominium Approval: Rental Conversion	Base fee: \$16,730.02
*Plan of Condominium Approval: Amendment	Base fee: \$4,293.97
Site Plan Control	Base fee: \$22,637.98 Additional fee if building GFA is over 500 m ² : Residential Use: <ul style="list-style-type: none"> 500-700 m²: \$15.96/m² 700-1,400 m²: \$12.34/m² 1,400-4,400 m²: \$8.01/m² Over 4,400 m²: \$3.98/m² Non-Residential Use: \$7.51/m ² Mixed Use (secondary use): \$5.14/m ² Amendment: \$22,637.98
Part Lot Control Exemption	Base fee: \$9,428.80 + \$608.99 for each proposed lot
Telecommunication Tower Application	\$5,407.38
Rental Housing Demolition and Conversion Bylaw	Please see the Rental Housing Demolition and Conversion Application Form
Minor Variance	Clear Title: \$1,261.13 Additions and alterations to existing dwellings with 3 units or less: \$1,682.90 Residential dwellings with 3 units or less: \$3,783.42 All other residential, commercial, industrial or institutional uses: \$4,896.70 "After the fact variances": Double the regular fee
Consent	Base fee for severing one lot into two, or establishing a new easement: \$6,100.99 Fee for each additional lot created: \$4,954.00 Validation of Title, Technical Severance, Leases, Mortgage Discharge, Lot Additions, Re-Establishing Easements: \$1,718.34
Committee of Adjustment Research Request Fee	150.00 (subject to HST) Committee of Adjustment (COA) Research Request
Research and Information Fee	\$120.00 per hour (subject to HST)

SOURCE: City of Toronto website.

Figure C- 2: City of Toronto Building Permit Fees

A. Construction - Group A (Assembly Occupancies)		—	
	Fee Effective Jan. 1, 2020		
All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants (finished), Theatres, Arenas/Gymnasiums/Pools, etc.	\$28.61		
Restaurants (shell)	\$23.94		
Open Public Swimming Pools	\$7.69		
Transit Stations, Subways, Bus Terminals	\$22.14		
All other Group A Buildings	\$28.61		

A. Construction - Group C (Residential Occupancies)		—	
	Fee Effective Jan. 1, 2020		
Residential Unit Fee Each new residential unit included in an application	\$52.08/unit		
Single Family Dwellings, Semis, Townhouses, Duplexes, Live/Work Units	\$17.16		
Motels above two storeys and hotels	\$27.16		
Certified Plans – Housing			
(i) For Certification of Plans	\$8.59		
(ii) Permits for Certified Plans	\$14.56		
All other multiple unit buildings and any other residential occupancies	\$17.16		

A. Construction - Group E (Mercantile Occupancies)		—	
	Fee Effective Jan. 1, 2020		
Mercantile Occupancies, Retail Stores (shell)	\$14.57		
Retail Stores (finished), Department Stores, Supermarkets and all other Group E Buildings (finished)	\$19.20		

A. Construction - Group D (Business and Personal Service Occupancies)		—	
	Fee Effective Jan. 1, 2020		
Office Buildings (Shell), all other Group D Buildings (shell)	\$17.99		
Office Buildings (finished), Banks, Medical Clinics, Fire Halls, and all other Group D Buildings (finished)	\$22.62		

SOURCE: City of Toronto website.

Figure C- 3: City of Toronto Development Charges

CITY OF TORONTO RESIDENTIAL DEVELOPMENT CHARGES RATES \$ PER DWELLING UNIT OR DWELLING ROOM EFFECTIVE NOVEMBER 1, 2020								CITY OF TORONTO NON-RESIDENTIAL DEVELOPMENT CHARGES RATES \$ PER SQUARE METRE EFFECTIVE NOVEMBER 1, 2020		
Service	Residential Charge By Unit Type						Percentage of Charge	Service	Development Charge	Percentage of Charge
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bed and Bach.	Apartments 2+ Bedrooms	Apartments 1 Bed and Bach.	Dwelling Room				
Spadina Subway Extension	\$2,733	\$2,259	\$1,133	\$1,600	\$1,044	\$741	3.13%	Spadina Subway Extension	\$17.18	3.88%
Transit (balance)	\$30,473	\$25,188	\$12,636	\$17,839	\$11,643	\$8,256	34.91%	Transit (balance)	\$191.90	43.31%
Parks and Recreation	\$11,224	\$9,277	\$4,654	\$6,570	\$4,289	\$3,042	12.86%	Parks and Recreation	\$9.11	2.06%
Library	\$1,970	\$1,629	\$817	\$1,153	\$753	\$534	2.26%	Library	\$1.60	0.36%
Subsidized Housing	\$5,915	\$4,889	\$2,453	\$3,462	\$2,260	\$1,603	6.78%	Subsidized Housing	\$0.00	0.00%
Shelter	\$991	\$819	\$411	\$580	\$379	\$269	1.13%	Shelter	\$0.00	0.00%
Police	\$1,167	\$965	\$484	\$683	\$446	\$316	1.34%	Police	\$7.36	1.66%
Fire	\$483	\$399	\$200	\$283	\$185	\$131	0.55%	Fire	\$3.05	0.69%
Paramedic Services	\$543	\$449	\$225	\$318	\$207	\$147	0.62%	Paramedic Services	\$3.42	0.77%
Development-related Studies	\$552	\$456	\$229	\$323	\$211	\$150	0.63%	Development-related Studies	\$3.48	0.79%
Civic Improvements	\$264	\$218	\$109	\$155	\$101	\$72	0.30%	Civic Improvements	\$1.66	0.38%
Child Care	\$829	\$685	\$344	\$485	\$317	\$225	0.95%	Child Care	\$5.22	1.18%
Health	\$9	\$8	\$4	\$5	\$4	\$3	0.01%	Health	\$0.05	0.01%
Pedestrian Infrastructure	\$54	\$45	\$22	\$32	\$21	\$15	0.06%	Pedestrian Infrastructure	\$3.31	0.75%
Subtotal General Services	\$57,207	\$47,286	\$23,721	\$33,488	\$21,860	\$15,504	65.5%	Subtotal General Services	\$247.34	55.83%
Roads and Related	\$13,947	\$11,528	\$5,783	\$8,164	\$5,329	\$3,780	15.98%	Roads and Related	\$90.29	20.38%
Water	\$5,203	\$4,301	\$2,157	\$3,046	\$1,988	\$1,410	5.96%	Water	\$34.81	7.86%
Sanitary Sewer	\$8,449	\$6,983	\$3,503	\$4,946	\$3,228	\$2,290	9.68%	Sanitary Sewer	\$54.59	12.32%
Storm Water Management	\$2,493	\$2,060	\$1,034	\$1,459	\$953	\$676	2.86%	Storm Water Management	\$16.01	3.61%
Subtotal Engineered Services	\$30,092	\$24,872	\$12,477	\$17,615	\$11,498	\$8,156	34.5%	Subtotal Engineered Services	\$195.70	44.17%
TOTAL CHARGE PER UNIT	\$87,299	\$72,158	\$36,198	\$51,103	\$33,358	\$23,660	100.0%	TOTAL CHARGE PER SQUARE METRE	\$443.04	100.00%

NOTE: Non-residential development charges are applicable to the non-residential gross floor area located on the ground floor only.

Schedule of Education Development Charges

Category	Effective June 1, 2019 to April 30, 2020	Effective May 1, 2020 to April 30, 2021	Effective May 1, 2021 to April 30, 2022	Effective May 1, 2022 to April 30, 2023	Effective May 1, 2023 to December 2, 2023
Residential EDC Rate per Dwelling Unit	\$1,793	\$2,093	\$2,393	\$2,693	\$2,993
Non-residential EDC Rate per Sq. Foot of GFA	\$1.12	\$1.18	\$1.24	\$1.30	\$1.37

SOURCE: City of Toronto website.