



Novæ Res Urbis

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UP FOR DISCUSSION

Value of employment lands

Despite the closure of many industrial and retail businesses in the Mount Dennis-Weston area, president of the local community association, **Barbara Stone**, believes if the Kodak site remains zoned for employment, the area and its residents will benefit.

The Kodak lands near Eglinton Avenue west and Black Creek Drive are slated for development by **Metrus Properties Ltd.**, which plans to re-designate the site and develop large-scale retail uses.

Stone provided a community perspective on employment land development, noting that many industrial and retail locations have closed in the Mount Dennis-Weston area. She stated that many community members are eager for new employment development on the Kodak site, espousing a “yes in my backyard” mindset.

The conversion of employment lands for retail uses is happening across Toronto, the audience heard at the **Canadian Urban Institute’s** discussion panel on employment lands, entitled “The Challenge of Employment Lands in a Changing Economy”, held February 29.

“There’s no evidence that the demand for employment land is declining,” said **Antony Lorus**, a panel member and senior consultant with **Hemson Consulting Ltd.** “We absolutely need employment land.”

While the demand for employment land exists, **Jeff Steiner**, president and CEO of the **Toronto Economic Development Corporation**, said that it was the city’s responsibility to provide the political leadership needed to prevent conversion for big box and other retail uses. A balance must be struck between respect for the rights of landowners and respect for politicians, policies and by-laws, he said.

In his keynote address before the presentations and panel discussion, **Dr. Kevin Stolarick**, associate director and research associate with **The Martin Prosperity Institute**, said

WRAPPING UP THE BUDGET

\$94 -million surplus

The operating budget that will be presented to the executive committee and eventually all council members for approval at the end of the month will have an additional surplus of \$16.8 million-bringing the city’s total surplus to \$94.8 million.

While traditionally the majority of the surplus would be put into capital reserves, the city’s deputy city manager and CFO **Joe Pennachetti** said he will be recommending that it be put into the winter and severe weather reserves.

Putting about \$12 million into the winter reserve and about \$4 million into the extreme weather reserve will replenish what was used during this year’s winter, he told reporters after the budget committee’s final wrap-up, Thursday.

Mayor **David Miller** and budget chief Councillor **Shelley Carroll** introduced the \$8.3-billion proposed operating budget in January, touting it as the city’s first balanced budget since amalgamation.

The balance-and the surplus-are dependent on anticipated funding from the upload of social service program and transit funding from the province, Carroll said.

Looking forward to 2009, Pennachetti said the city will again be facing a pressure of about \$448 million but with the new taxation measures implemented (See NRU Toronto edition Oct. 26), confirmed uploading and transit funding, property taxes would only increase by three-to-four per cent.

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Council Round-up continued from page 5

ration to set up subsidiary corporations to operate a real estate business in the designated waterfront area and another to develop and operate a district energy business serving parts of the area. It also changes the board of directors, outlining nomination, appointment and term guidelines.

Green roof policy expanded

Council voted in favour 39-1 of amending the policy on installing a green roof on city and agency, board and commission buildings. Councillor **Rob Ford** voted against it. The amendment deletes the term “where feasible” and adds where “technically practical.”

Employment lands continued from page 1

there has been a shift in the types of jobs available in Toronto.

He pointed out that while there are hundreds of thousands of people employed in the city’s manufacturing industry, approximately half of them are in management positions. While positions in which employees are “paid to think” represent more than half of all wages earned in Toronto, they only represent 30 per cent of the workforce.

Lorius addressed this line of thought, stating that even though employment is declining in the manufacturing sector, the region’s manufacturing output is growing, and in many cases so are associated facilities.

JUST BECAUSE WE HAVE SOME OLDER EMPLOYMENT LAND IN TORONTO DOESN'T MEAN IT'S UNIMPORTANT. THE EMPLOYMENT DISTRICTS IN TORONTO PLAY AN IMPORTANT ROLE.

• Antony Lorius

“We need industrial space to be competitive,” Lorius said, noting that the Greater Golden Horseshoe is “one of the most heavily industrialized economies” in Canada.

“Just because we have some older employment land in Toronto doesn’t mean it’s unimportant,” Lorius continued. “The employment districts in Toronto play an important role.”

Gary Wright, Toronto’s acting chief planner and executive director of planning, complemented Lorius’ comments on older employment lands by giving the audience an example of an old industrial site. Wright told the audience about a former factory near Dundas Street West and Bloor Street West that will be converted into movie studios and offices.

“Old buildings need new uses,” said Wright. “In many cases they can be turned into fabulous spaces for businesses of all types.”

More notice on communications towers

After much debate and a number of amendments, council voted 34-4 in favour of enacting the Renewable Energy Zoning by-law and approving the amended revised draft telecommunications protocol entitled, City of Toronto telecommunications tower and antenna protocol. The renewable energy zoning piece is a standalone city-wide zoning by-law to permit renewable energy devices and co-generation energy devices. Councillors amended the proposed telecommunications tower protocol to add that residents be notified if the city receives an application for a tower or antenna. In addition, planning staff were asked to provide a list of locations of existing and proposed telecommunications towers in the city with ward, address and zoning information to council. **NRU**



Kodak Offices, Toronto

Moderated by councillor **Kyle Rae**, the discussion panel also included planning lawyer **Cynthia MacDougall (McCarthy Tétrault)** and **John Cartwright**, president of the **Toronto and York Region Labour Council**. **NRU**



DRAFT PLAN APPROVED RESIDENTIAL LAND FOR SALE

BRIMLEY RD. & ST. CLAIR AVE. E.
TORONTO, ONTARIO

Total Site Area: 1.061ha
16 Draft Plan Approved Unserved Lots
and 2 Residential Reserve Lots of 0.229ha and 0.033ha

Description:

Part of Lot 25, Concession C, City of Toronto (formerly City of Scarborough) West of Brimley Road, & North of St. Clair Avenue East

The City of Toronto Economic Development Corporation (“TEDCO”) is inviting offers to purchase the above Property. The form of offer, instructions for submitting bids and a complete due diligence package (in CD format) for the above Property can be obtained weekdays from 9:30 a.m. and 4:30 p.m. until March 26, 2008 at the following address:

Robins, Appleby & Taub LLP
120 Adelaide Street
Suite 2600
Toronto, ON M5H 1T1
Attention: Malca Kates
Telephone: (416) 868-1080 Ext. 572
Facsimile: (416) 868-0306
Email: mkates@robapp.com

Sealed offers to purchase the above Property addressed in the manner set out in the instructions accompanying the offer may be submitted until 3:30 p.m. local time March 26, 2008. The vendor may withdraw this invitation for offers at any time whether or not offers are received. The vendor need not accept any offer and may in its sole discretion deal with the land in any other way.