

Economic and Fiscal Benefits of Toronto Lands Corporation Site Dispositions

Independent Real Estate Intelligence

September 8, 2016



Economic and Fiscal Benefits of Toronto Lands Corporation Site Dispositions

Prepared for:

Toronto Lands Corp

Prepared by:

Altus Group Economic Consulting

33 Yonge Street Toronto Ontario M5E 1G4

Phone: (416) 641-9500 Fax: (416) 641-9501

economics@altusgroup.com

altusgroup.com

September 8, 2016

EXECUTIVE SUMMARY

The Toronto Lands Corporation (TLC) has disposed of some 67 Toronto District School Board (TDSB) properties, or portions of properties, mostly in the City of Toronto, since its mandate began in 2008. There are economic benefits for the community and province arising from each of these transactions, and taken as a whole the accumulated benefits are tremendous. Estimates of the economic impact are calculated through the use of Statistics Canada's Input-Output model and are further detailed in Section 3 of this report.

Economic benefits are assessed through three (3) distinct channels:

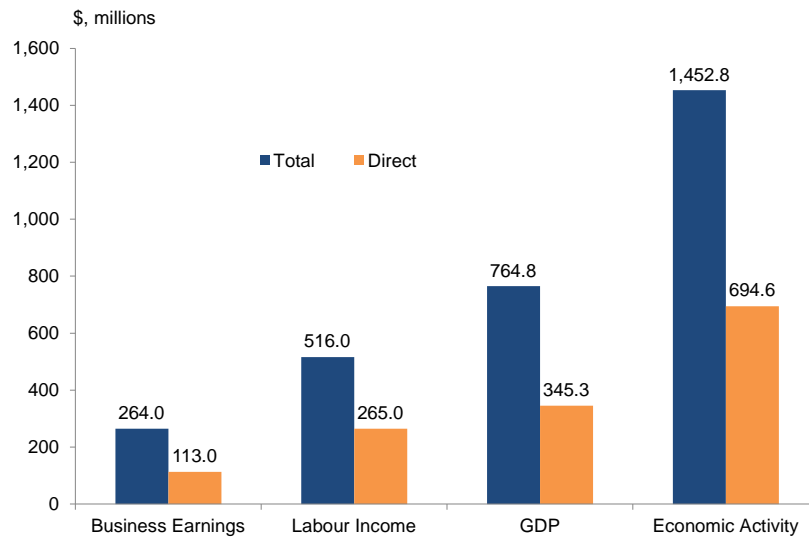
- Construction and development activities associated with various sites;
- Those associated with the operation of newly created facilities and other on-going benefits; and
- Revenues accruing to the TDSB and other governments from the initial sale of the properties in TLC's portfolio.

CONSTRUCTION & DEVELOPMENT ACTIVITIES

It is estimated that construction and development activities related to the redevelopment of previously unused or underused school board sites sold by TLC have or, once completed, will have:

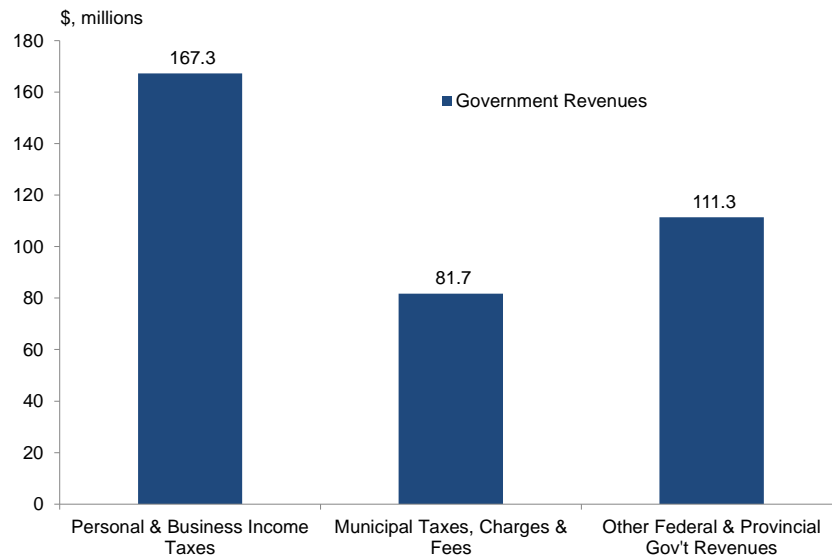
- Produced over **\$1.4 billion** in **direct, indirect and induced economic activity**;
- Accounted for **\$765 million** in **total net contribution to GDP**;
- Supported a total of **8,832 jobs (person-years of employment)**;
- Generated **\$516 million** in personal income and **\$264 million** in **business earnings**
- Resulted in about **\$170 million** in **personal and business income taxes**;
- Produced **\$82 million** in **municipal taxes, charges & fees**; and
- Created **\$111 million** in **other revenues** for **provincial and federal governments**.

Economic Benefits Accruing From Construction & Development Activities



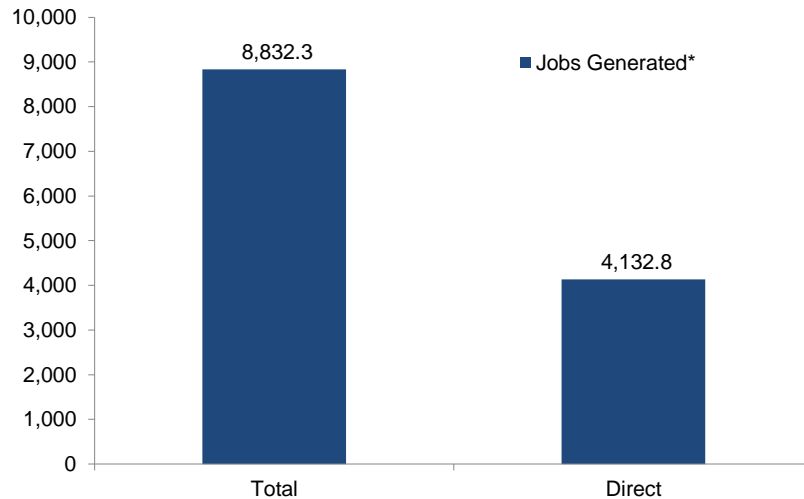
Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Government Revenues Generated From Construction & Development Activities



Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Jobs Generated* From Construction and Development Activities



* person-years of employment

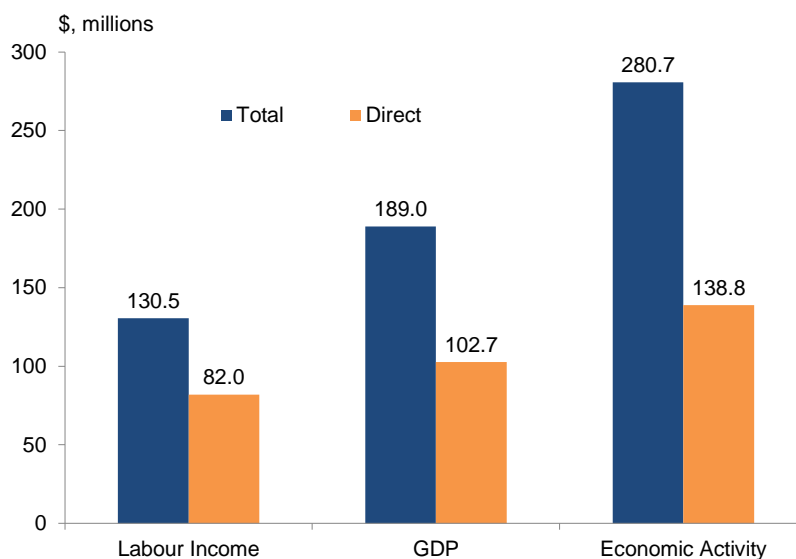
Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

ON-GOING OPERATIONS

Altus Group also estimates that the economic benefits generated from the on-going operation of these newly created facilities amounts to:

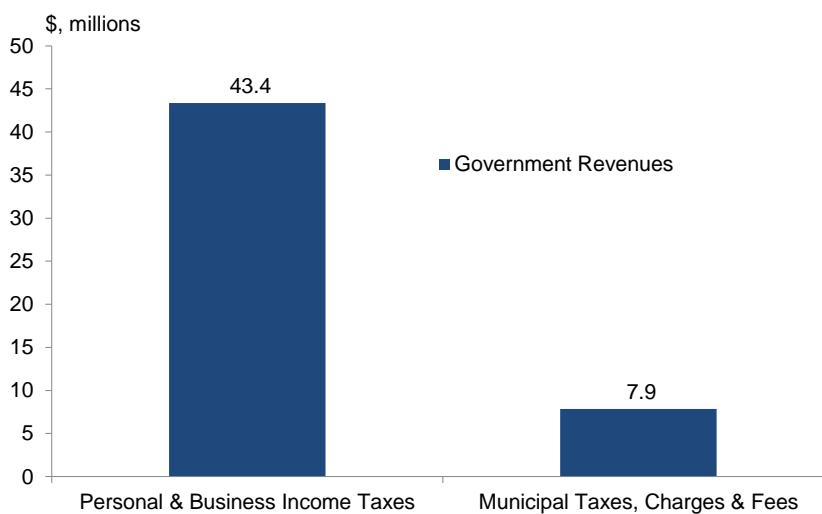
- **\$281 million** in economic activity;
- **\$190 million** in total net contribution to GDP;
- **1,926 jobs** (person-years of employment);
- **\$131 million** in personal income;
- **\$43 million** in personal and business income taxes; and
- **\$8 million** in municipal taxes, charges & fees;

Economic Benefits Accruing from On-Going Operations



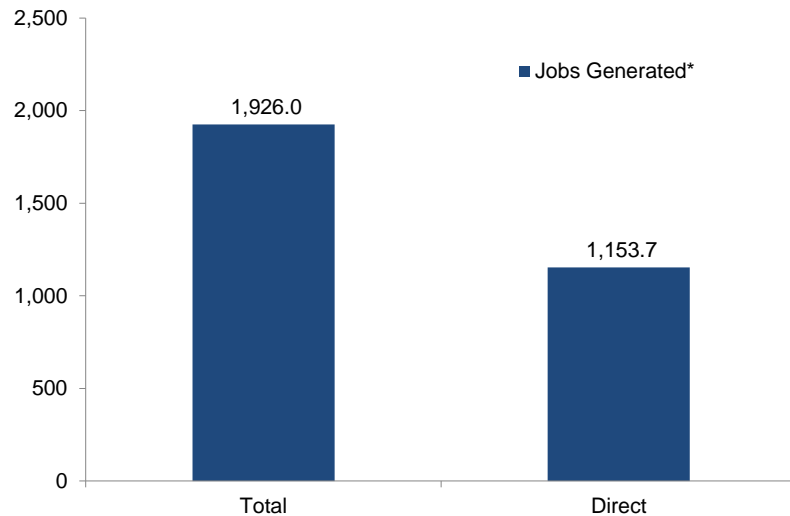
Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Government Revenues Generated From On-Going Operations



Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

Jobs Generated* From On-Going Operations



* person-years of employment

Source: Altus Group Economic Consulting based on Statistics Canada's I/O Model

These sales have additional on-going benefits to communities within the City of Toronto.

For instance, school board sites have enabled the creation of about **13 acres** in new parklands and playfields. Additionally, **200 acres** of land was purchased in order to be preserved as conservation lands. These lands help improve psychological and physical health. The sales have also given rise to **19 new residential developments** that provides additionally needed residential housing in the City.

Several previously underutilized sites sold by TLC either have been developed or will be developed into community hubs and centres by the City of Toronto or agencies. These types of developments provide beneficial services to their respective local communities, thereby enriching them.

An important benefit of these transactions is that they represent a liquidation of underutilized capital for reinvestment by TDSB back into its school capital program.

BENEFITS FROM INITIAL SALE OF PROPERTIES IN TLC'S PORTFOLIO

The revenues accruing to TDSB (\$405.3 million) and City and government agencies (about \$62.3 million) from the initial sale of school board sites are estimated to have totalled about **\$467.5 million**.

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	i
1 INTRODUCTION	1
1.1 Study Purpose	1
1.2 Report Structure.....	1
1.3 Caveat.....	2
2 TLC SITE DISPOSITIONS.....	3
2.1 Analysis of TLC Site Dispositions	3
2.2 Tracking the Uses of Each Site in TLC’s Portfolio	5
3 ECONOMIC IMPACT OF TLC SITE DISPOSITIONS	18
3.1 Aggregate Economic Impacts	19
3.2 Site Specific Economic Impacts.....	22
3.3 Other Benefits of Site Sales	23
4 CONCLUDING REMARKS	27
APPENDIX	

1 INTRODUCTION

1.1 STUDY PURPOSE

Toronto Lands Corporation (TLC) is a wholly-owned subsidiary of the Toronto District School Board (TDSB) and its mission is to improve the quality of education for students in TDSB schools by maximizing value through the management and, where determined by the TDSB, the redevelopment and/or sale of properties no longer required by the school board. Every sales dollar is important to address emergency and impending school repairs. The TLC has disposed of some 67 school board properties, or portions of properties since its mandate began in 2008. Most of the sites sold have been in the City of Toronto, though there have been a few sales outside of the city.

There are economic benefits associated with each of these transactions, including;

- Job creation;
- GDP stimulation;
- Increased labour income and business earnings; and
- Increased revenues for governments through taxes and other charges.

Altus Group has been asked to provide an evaluation of these benefits and others accruing to the community from the sale of properties in TLC's portfolio.

1.2 REPORT STRUCTURE

In addition to this introduction, the report is structured as follows:

- Section 2 provides a high-level overview and analysis of the 67 properties sold by TLC from 2008-2015. Additionally, descriptions of each site, its prior and current or intended future use, are provided.
- Section 3 contains the estimated impacts stemming from the sale of each site in TLC's portfolio on GDP, labour income, profits and taxes. Cumulative impacts are presented. Estimates are generated utilizing Statistics Canada's Input/Output Model and other sources.
- Concluding remarks are included in Section 4.

1.3 CAVEAT

This report relies on information from a variety of primary and secondary sources. While every effort is made to ensure the accuracy of the data, we cannot guarantee the complete accuracy of the information used in this report from these secondary sources. This report is intended to be used for the purposes outlined herein and is not to be relied upon by any other party without the prior written consent of Altus Group Economic Consulting.

2 TLC SITE DISPOSITIONS

2.1 ANALYSIS OF TLC SITE DISPOSITIONS

Between 2008 and 2015, Toronto Lands Corporation (TLC) sold 67 sites on behalf of the TDSB, representing approximately 610 acres of property, of which 200 acres is conservation lands. The Ontario Regulation 444/98 which governs the disposition of school board assets is designed to provide public agencies the first opportunity to acquire the asset. Following the decline of a public interest to purchase the asset, the school board then has the authority to go to the open market for a sale.

Of the school board sites sold in TLC's portfolio;

- 19 either have been or will be developed into residential subdivisions, representing 2.7 million sq. ft. of new residential gross floor area (Figure 1);
- The gross floor area earmarked for non-residential uses totals 1.7 million sq. ft. (Figure 2);
- There is nearly 213 acres of land designated for parkland, playfields and conservation areas (Figure 3)¹. Some 200 acres of these lands are conservation lands with the remaining 13 acres representing new parklands and playfields.

Regarding sales that occurred on sites outside of the City:

- 2 sales occurred in Mulmur Township, which is located in Dufferin County and 1 took place in Honeywood Ontario, which is about 20 km away from Mulmur Township. These sales involved Bruce Trail Conservatory purchasing land from Toronto Lands Corporation for the purposes of maintaining the lands as protected areas.
- 1 transaction occurred in Shelburne Ontario, also located in Dufferin County. The Pine River Institute, which runs a therapeutic residential program for adolescents, purchased the site after leasing for a few years.

¹ The number of sites in Figures 1, 2 and 3 does not add up to the total in the table because some sites have multiple uses

Figure 1

Characteristics of Sites with Residential Uses

<u>Residential Developments</u>	<u>Number of New Developments</u>	<u>Number of Units</u>	<u>Total Gross Floor Area (Sq. Ft.)</u>
	19		
Single-detached	n.a	302	n.a
Semi-detached	n.a	236	n.a
Row	n.a	3	n.a
Townhouses	n.a	1,263	n.a
Total	19	1,804	2,703,718

Source: Altus Group Economic Consulting based on Toronto Lands Corp data

Figure 2

Characteristics of Sites with Non-Residential Uses

	<u>Number of Sites</u>	<u>Total Gross Floor Area (Sq. Ft.)</u>
Commercial	2	33,377
Institutional	31	1,665,170
Other Non-Residential	2	431
Total ICI	35	1,698,978

Source: Altus Group Economic Consulting based on Toronto Lands Corp data

Figure 3

Characteristics of Parklands, Playfields and Conservation Areas

	<u>Number of Sites</u>	<u>Total Acres</u>
Total Parkland, Playfields and Conservation Areas	18	212.6

Source: Altus Group Economic Consulting based on Toronto Lands Corp data

The sales have been to a variety of purchasers, including public and private entities. Among the public sector purchasers, the City of Toronto is prominent, accounting for the highest number of transactions by a single purchaser. School boards are also important public sector buyers, accounting for 13 transactions (Figure 4). The French Catholic and French Public School Boards have or plan to open new schools at 6 sites, capitalizing on the

growing demand for French-language education². The Toronto Catholic District School Board accounts for the remaining 7 purchases. Private purchasers are mostly comprised of residential developers and private schools.

Figure 4

Purchasers and Purpose of Acquisitions

Purchaser	Purpose of Acquisition	Total Sites*
Private	Residential Development	19
Private	Parklands, Playfields	11**
City of Toronto	Parklands, Playfields	4
City of Toronto	Institutional Uses (police stations, community centres / hubs, child care centre)	7
Other Public School Boards	Institutional Uses (repurpose buildings / land for new schools)	13
Conservation Authority	Conservation Protection	3***
Private Schools	Institutional Uses (repurpose buildings for school use)	4
Miscellaneous	Institutional Uses (medical, educational) Commercial Uses Infrastructure (Lanes, Road widening, Parking)	13

* Total does not add up to 67 because some sites have multiple uses

** In many cases, new parklands accompany a new residential development

*** Based on TLC data, Noisy River conservation lands are counted as 2 sites as they represent 2 transactions

Source: Altus Group Economic Consulting based on Toronto Lands Corp data

2.2 TRACKING THE USES OF EACH SITE IN TLC'S PORTFOLIO

This section provides a brief history of each site that TLC has sold since its inception, indicating what each was used for prior to its sale and what the actual or intended use for each site will be. The information for each site comes from a variety of sources, including City of Toronto reports, Google Earth and internet searches. The sites are ordered by earliest to latest sold.

Heydon Park Secondary School

The property is known municipally as 350 Dovercourt Road and is the location of the former Heydon Park Secondary School. In 2003, the 1.7 acre

² See TDSB FSLAC 2011 Annual Report. The report indicates that enrolment in French immersion and extended French programs has increased by 40% in the decade to 2011. This accounts for nearly 10% of total enrolment, up from 7% in 2008.

site, which includes a 80,000 sq. ft. three-storey building, was declared surplus. Toronto Police Services (TPS) expressed interest in the property and the City of Toronto bought it for nearly \$6 million. Toronto Police Services started construction on the site in 2010 with the intention of building a new 50,000 sq. ft. police station. Construction of the new station was completed in 2012.

Carleton Village Junior Public School

The former Carleton Village Junior Public School South Building is located at 2054 Davenport Road and was built in 1912. It is designated as a heritage property. The school was closed in 2001 and the southern 3 acre portion of the property was declared surplus. The City of Toronto agreed to pay \$8.7 million for the site for the purposes of constructing a new police station. In 2012, the previous building was developed into a 67,000 sq. ft. police station while maintaining its heritage significance.

Edithvale Public School

The school on the site was closed in 1980 due to declining enrolment. The City of Toronto entered into a land exchange agreement with the TDSB for the site of the former school. Soon after the land exchange, the City of Toronto demolished the former school building and constructed a 50,000 sq. ft. community centre in 2010.

Leslie Street Residential Properties

Throughout the 1990s, the former Board of Education for the City of Toronto (TBE) undertook a process to purchase 9 properties on Leslie Street in order to expand the playfield at Riverdale Collegiate Institute. Between 1990 and 1995, the TBE acquired, through Agreements of Purchase and Sale, 6 of the 9 properties – located at 394, 396, 400, 404 and 406 Leslie Street – for a combined total of \$1,224,500. In 2008, these six residential sites were declared surplus, and in the following year, they were sold to a private owner. The properties are currently being rented.

Albion Gardens Public School

The 6.5 acre property housing the former Albion Gardens Public School (including a 37,383 sq. ft. building) was sold in 2009 to the TCDSB for \$6.4 million. The TCDSB uses it to house St. John Vianney elementary school.

Glen Rush Public School

The former Glen Rush Public School was constructed in 1950. In 2009, the TDSB severed and sold 2.1 acres of land on the site, including the 30,021 sq. ft. existing building. Yeshiva Yesodei Hatorah (a private Jewish School) subsequently purchased the site.

19 Sackville Street

In 2009, land was conveyed from TDSB to Waterfront Toronto at 19 Sackville Street in Toronto for the purposes of road widening. The Inglenook Community School currently operates on the site.

Dundas Street Warehouse

The property on which the former Dundas Street Warehouse sat is located in the South Riverdale neighbourhood. The Dundas Street Warehouse was an old building, constructed in 1910. In 2001, the Dundas Street warehouse was closed after operating as a warehouse for the TDSB as has remained vacant ever since. In 2008, TDSB declared the site surplus and the City of Toronto expressed an interest in the property for the use of a studio space for artists. However, the transaction was not concluded. In November 16, 2009, a private owner purchased the Dundas Street Warehouse for \$1.4 million.

Harold Lawson School

The former Harold Lawson School was located in Scarborough. The 44,399 sq. ft. building was constructed as a school to service children and adults with developmental disabilities. The building was jointly owned by the TDSB and Toronto Association for Community Living (TACL) and each party had a 50% undivided interest in the property. The portion of the building the TDSB owned was leased to Addison International private school and the school still continues to operate today. In December 2009, Toronto Association Community Living purchased the other 50% of the Harold Lawson building for \$3.15 million.

Whitfield Site

The Whitfield site is a 3.4 acre property located in North York. In March 2010, the site was purchased by Toronto Catholic District School Board which uses it for its Veritable John Merlini School.

Dublin Public School

The site of the former Dublin Public School, located in North York, was declared surplus by the TDSB in 2008. In 2009, The City of Toronto's Parks, Forestry and Recreation (PFR) department identified the open area neighbouring the school as a parkland. The open space component is located on the southern portion of the property and has an area of 3.61 acres. The northern portion of the property, which currently holds a school building, is leased to a private school known as The Herschel School. In March 2010, Dublin P.S. was purchased by City of Toronto.

Franklin Horner Public School

In June 2008, the TDSB originally declared the property, which housed the former Franklin Horner Public School, a surplus site and proposed to sell the open space component of the site, excluding the portion with the former school. The building is now a successful and well-used community centre that services senior citizens. PFR expressed interest in acquiring the entire property and in March 2010, the Franklin Horner property was purchased by City of Toronto for \$4,125,000.

James S. Bell School

The James S. Bell School, located at 3495 Lakeshore Blvd West, was declared surplus by the Toronto District School Board (TDSB) in 2008. The 0.8 acre property is currently leased to the City of Toronto. In March 2010, James S. Bell was purchased by City of Toronto and it is currently used as the Thomas Berry Child Care Centre.

Champlain Public School

The former Champlain Public School and was closed in 1970 due to declining enrolment. Thereafter, the building was leased to a Yeshiva B'Nei Zion (a private parochial school). In 2010, Toronto Lands Corporation sold 1.3 of 3 acres to the existing tenant.

Melody Public School

Melody Public School, located in North York, was closed in 1986 due to declining enrolment. In February 2008, the TDSB declared the property surplus to its needs and made the building available for lease. The area holds

a 26,436 sq. ft. building and parking area, and it was leased to the Toronto and Region Islamic School (TARIC) between 2000 and 2006, after which it remained vacant. In May 2010, Toronto Catholic District School Board (TCDSB) purchased the vacant building.

Page Public School

The former Page Public School is a 26,619 sq. ft. school building that was leased to North Toronto Christian School for 29 years before its closing in 2009. In 2010, the 4.3 acre site was purchased by a residential developer (Orchard Ridge). The school and playing field were demolished and the site was redeveloped into a residential subdivision comprised of 20 single-detached units, called the Craffhouse development.

Antibes Drive

The site at Antibes Drive was purchased in 1969 by the former North York Board of Education for future use as an elementary school. However, there was no school built on the site and it was declared surplus in 2009. Menkes purchased the 6 acres of vacant land in 2010 for the Bloom Park Towns project. The residential development consists of 203 condominium townhouse units.

939 Progress Avenue

The building situated on the 939 Progress Avenue site was sold to Centennial College in 2010.

Storey Crescent

The Storey Crescent property had remained vacant since it was purchased in the 1950s by the former Etobicoke Board of Education for intended use as an elementary school. The site was purchased by the Toronto Region Conservation Authority in July 2010 for the purposes of a park (Heathercrest Park).

Boyne Site

The site is located just outside of Toronto, on approximately 409 acres of land. It includes a variety of buildings totalling over 57,000 sq. ft. of space. The Boyne Natural Science School, located on the property, was closed in 2003 and the building has remained vacant since its closing. In 2010, Bruce

Trail Conservancy (BTC), a non-profit organization, acquired approximately 100 acres of conservation lands at the Boyne Natural Science School for the purposes of maintaining the lands as protected areas in perpetuity.

Lothian Avenue

The Lothian Avenue site accommodated an operating school, Fairfield Public School, until it closed in 1981 due to declining enrolment. In September 2010, the City of Toronto purchased the 4 acre Lothian site. A portion of the site (1.0 acre) is used as a parking lot to service the Fairfield Seniors' Centre (a repurposed use of the Fairfield Public School building) and the remaining 3.0 acres is dedicated to a playfield.

Saranac Public School

The 1.6 acre playfield adjacent to the former Saranac Public School was declared surplus and sold at fair market value to the Beth Jacob School in October 2010.

Shaw Street School

The 73,000 sq. ft. Shaw Street School building holds historical significance. The Shaw Street School, constructed in 1914, was a Queen West community hub before it was shut down and consolidated by the Toronto District School Board. The Shaw Street School was closed in 2000 due to declining enrolment and has primarily remained vacant since its closing. In December 2010, Artscape purchased the building for \$1.5 million at fair market value. Artscape repurposed the building for arts based programs. The new cultural community hub, known as Artscape Youngplace, opened in 2013 and now consists of non-profit arts and community uses such as galleries, artist studios, and small cafés.

Noisy River

The Noisy River Outdoor Education Centre, located in Honeywood, was situated within the Niagara Escarpment Lands. The centre closed in 2003 and the 100 acre site was later severed into two parcels (81 and 19 acres). The 81 acre parcel was declared surplus in 2009 and later sold to Bruce Trail Conservancy in August 2011. These lands were purchased for the purposes of maintaining them as protected areas. The remaining 19 acres of the site, including the 1798 sq. ft. building, was declared surplus in 2011 and was sold

in 2015 to a private owner. These lands were also purchased in order to maintain them as protected areas.

Essex West Public School

In August, 2011, the 95,600 sq. ft. building which used to house the Essex West Public School was purchased by French Catholic School Board (CSDCCS). Currently, an elementary French school operates on the site, as does a French language, non-profit licensed child-care facility.

Alton Towers

The Alton Towers site is located within a well-established neighbourhood in the City of Toronto, and is surrounded by a broad range of parks and community services. The 15 acre site was purchased in 1984 by the former Scarborough Board of Education for future use as a secondary school. The property was declared surplus by the TDSB and was severed into 2 parcels (10 and 5 acres each). In August 2011, the 10 acre parcel was sold to a Fossanova Fields Developments for the Goldhawk Garden project, a low rise residential community consisting of 76 single detached residential units. The 5 acre parcel was purchased by Conseil Scolaire Viamonde and is currently used as a French elementary school and nursery.

Arlington Middle School

The former Arlington Middle School closed its doors in September 2011. Subsequently, the 1.24 acre site was declared surplus. Arlington M.S. was then sold to Leo Baeck Jewish Day School in August 2011. The school continues to operate on the site.

Appian Public School

Appian Public School was closed in 1996 and since then has been leased to a number of agencies. Among them have been Douglas Academy and now The Prestige School. In 2011, The TCDSB purchased the Appian P.S. site.

Parkview Public School

The Parkview Public School was built on a historical site containing the archaeological remains of Col. Samuel Smith's homestead. The 2.2 acre school site was declared surplus by the TDSB and, in 2011, sold to the French public school board, Conseil Scolaire Viamonde, at a cost of \$3.3 million.

West Toronto Collegiate

Opened in 1972, West Toronto Collegiate operated for 38 years before closing in 2010 due to declining enrolment. In October 2011, The Toronto Lands Corporation transferred ownership of West Toronto Collegiate Institute to Conseil Scolaire Viamonde and the Conseil Scolaire de district Catholique Centre-Sud (CSDCCS) for \$21.5 million collectively. The building re-opened in September 2012 as two schools, shared by the two French boards, as École Secondaire Catholique Saint-Frère-André and École Secondaire Toronto Ouest.

Fairmeadow Public School

A 2.4 acre parcel of vacant land abuts the Fairmeadow Public School site which closed its doors in 1983 due to declining enrolment. The building was subsequently used by the TDSB for administrative purposes and continues under that use currently. In 2012, the vacant parcel was purchased by Orchard Ridge for \$8.5 million. The parcel will be redeveloped into a residential subdivision comprised of 11 single-family detached units.

Kenton Public School

2.7 acres of vacant land abuts the former Kenton Public School site and the property was declared surplus by the TDSB in February 2011. The former school building still stands and operates as the Kenton Adult Learning Centre. In 2012, the vacant parcel was purchased by Fortress Development (Kenton) Limited for \$5.1 million with the intention of developing 15 detached houses.

Bridletowne Circle

The original site at 1251 Bridletowne Circle was severed into two parcels. The 5 acre property, acquired by the City of Toronto, is the vacant, open space component of the former Timothy Eaton Business and Technical Institute. The 7 acre parcel, which includes the building, was previously used as a trade school and closed in April 2009. The 7 acre property sold to Middle Park Estates in order to facilitate a new residential development. The new development, known as Eaton on the Park Townhomes, will consist of 390 new units.

Richview Public School

After its closing in 1982, Richview Public School was occupied by TDSB programs and child care services. In the early 2000s, Richview housed the Richview Child Care Centre, the Royal Canadian Air Cadets and Toronto Music. In 2012, the French Catholic School Board purchased the site and is constructing a new elementary school.

William G. Miller Junior Public School

The southern portion of the lands at 60 Bennett Road, which was severed from the William G. Miller Junior Public School site, was declared surplus in 2011. In June 2012, the 2.4 acre site was purchased by Greengate Village for \$3 million in order to construct a new residential subdivision containing 19 single detached homes.

Silverthorn Junior Public School

The Silverthorn school closed its doors in June 2011 and amalgamated with Kane Middle School, forming the Silverthorn Community School and operating on a different property. The 2.9 acre vacant site which housed the old Silverthorn school was purchased in 2012. The old school building was demolished in 2013 to make way for Silverthorn Heights, a residential subdivision project made up of 43 single and semi-detached houses.

Anthony Public School

In the 1980s the TDSB stopped operating the school located at this site and leased the property to the Muki Baum Treatment Centre (now Aptus Treatment Centre). This Centre supports children, adolescents, and adults who have dual diagnoses of developmental and emotional disabilities. The City of Toronto and the TDSB completed a land exchange and additional consideration was provided to TDSB to meet the fair market value requirement for TDSB whereby 2.5 acres of the school site was conveyed to the City and the remaining portion of the property was subject to a separate fair market value transaction to Aptus. In 2012, Apus Treatment Centre bought the 19,257 sq. ft. building for \$3.7 million.

Alderwood Collegiate Institute

The former Alderwood Collegiate Institute closed down in 1983 and was later leased by the TCDSB for Father John Redmond High School. The school operated on site until 2006 before relocating to 28 Colonel Samuel Smith Park Drive. In 2012, the 8.5 acre site was purchased by a residential developer and the site is currently being developed into 80 single- detached and 72 semi-detached units.

Peter Secor Junior Public School

Peter Secor Junior Public School opened in 1962 with a population of 342 students and operated for 50 years before its closing in 2012. In November 2012, Peter Secor J.P.S. was purchased by the French Public School Board for \$4.6 million and underwent renovations. The elementary school known as Académie Alexandre-Dumas now operates on the site.

McNicoll Public School

The site of the McNicoll Public School, built in 1966, was split into two parcels. In June 2011, the 4.9 acre site was declared surplus and was bought by LiVante Developments in November 2012. The developer is building a residential subdivision, The Enclaves of McNicoll, consisting of 22 freehold homes.

Coxwell Office Building

The 86,621 sq. ft. office building, located at 840 Coxwell Avenue in East York, was constructed over 50 years ago. In June of 2008, the building was declared surplus; however, in May 31, 2012, Toronto East General Hospital purchased the building for \$8.3 million. It is currently used for medical offices and services that support the hospital located across the street.

Bluehaven

The former Bluehaven elementary school was closed in 1984 due to declining enrolment. The site – subsequently renamed Bluehaven Centre – was subsequently leased to a Montessori school. In 2012, TDSB sold the property to the Turkish Community Cultural Centre and in 2013, the Nile Academy opened. The Nile Academy is a private school affiliated with the Turkish Canadian Friendship Community.

Cummer Avenue

The site of the former Cummer Avenue Public School and Cummer LINC was sold in March 2013 to facilitate the creation of a new Catholic secondary school. In order to accommodate the new school, 17 homes were expropriated along Bayview Avenue. The new school is currently under construction.

Heron Park Junior Public School

Heron Park Junior Public School was constructed in 1948 and was situated on a 5.182 acre parcel. The TDSB closed the school as of June 2012. In July 2013, Tim Warner Manse Developments Inc. (i.e. Mattamy Homes) purchased the site for the purposes of developing a new residential subdivision consisting of 138 townhouses.

Brooks Road Public School

The former Brooks Road Public School was operated by the TDSB from 1970 until it was declared surplus in 2012. The two-storey 44,385 sq. ft. building closed its doors in June 2013 and later sold to Six Apples Inc. In 2014, the school building was demolished to make room for a residential subdivision comprised of 26 semi-detached residential lots and 25 detached residential lots.

Hughes Public School

In August 2013, a residential developer purchased the 2.05 acre property housing the old Hughes Public School for \$7.7 million with the intention of demolishing the old school building to develop a residential subdivision consisting of 38 semi-detached and 3 row houses.

Pringdale Gardens Junior Public School

In 1962, the Pringdale Gardens Junior Public School was built on a six-acre parcel of land severed from the Pring family farm. After 50 years of operation, the school closed its doors in June 2013. In August 2013, Pringdale Gardens J.P.S. was purchased by Monarch Corporation. The old school building was demolished to allow for a residential townhouse development with 86, three-storey dwelling units.

Briar Hill Junior Public School

Built in 1927, the Briar Hill Junior Public school suffered low enrolment numbers and closed in 2012. A corner of the site, home to a playground, was acquired by the City of Toronto. Madison Group purchased the remaining 1.98 acre site which is intended to be redeveloped into 124 townhouse units subsequent to the demolition of the school building.

Hardington Learning Centre

After the Hardington Learning Centre, a building that dates back to 1931, closed its doors in June 2012, the property was put up for sale by TLC. The land, which includes the Hardington Learning Centre, was purchased by a residential developer with plans to create a residential subdivision consisting of 183 semi-detached and townhouse units.

Regent Park Public School

The former Regent Park Public School was built in 1958. It closed in 2012. The closing of the school was part of the city's revitalization of Regent Park. In September 2013, the 3.5 acre site was purchased by TCDSB. The old building was subsequently demolished.

Leaside High School

Established in 1945, Leaside High School is part of the Leaside community of East York. In 2015, a 0.004 acre portion of land on the north side of the property along Eglinton Avenue East was sold to MetroLinx for \$149,000 in order to accommodate an emergency stairwell for the Eglinton Crosstown project.

Mallow Centre

The site of the former Mallow Centre school building was declared surplus in 2013 and sold in two parcels in 2014. The 1.2 acre parcel was sold to the City of Toronto for \$2.7 million with the intention of using the lands as a park. The 3.1 acre parcel was sold to a residential developer for to facilitate the construction of a residential subdivision comprised of 13 single- detached and 16 semi-detached units.

Kipling Grove Public School

The Kipling Grove Public School was closed in the 1990s. In August 26, 2014, Kipling Grove was purchased by Minto to allow for the construction of a residential development which would be comprised of 75 three-storey townhouse units, 29 two-storey townhouse units, and 12 single detached dwellings.

Fisherville Senior Public School

The Fisherville Senior Public School property, located at 425 Patricia Avenue, was severed into two parcels. The retained lot still holds the school and the 2.74 acre vacant parcel was purchased by a private owner in 2015. The vacant site will be redeveloped into a residential subdivision containing 10 single-detached and 30 semi-detached units.

Vincent Massey Public School

Opened in 1929 as Daisy Avenue Public School, the school was closed by the then Etobicoke Board of Education in 1983, briefly operated as a private school and now as Vincent Massey Day Care and Nursery School. In 2014, the nurse school purchased the site for \$7.5 million. In August 2015, there was an application put forth to create a residential development consisting of 73 townhouse units.

Pine River Outdoor Education Centre

The Pine River Institute, which runs a therapeutic residential program for adolescents, purchased the 196 acre property in 2014. Prior to the purchase, the Institute had been leasing the site.

Lee Avenue Laneway

The 1462 sq ft. laneway on Lee Avenue was sold in 2015 for \$5,000. The laneway currently provides access to residential parking.

3 ECONOMIC IMPACT OF TLC SITE DISPOSITIONS

This section of the report examines the economic impact associated with the sale of the properties in TLC's portfolio. Each of these transactions would provide an array of economic impacts including;

- Producing economic activity;
- Stimulating GDP;
- Creating jobs;
- Generating labour income; and
- Boosting business earnings.

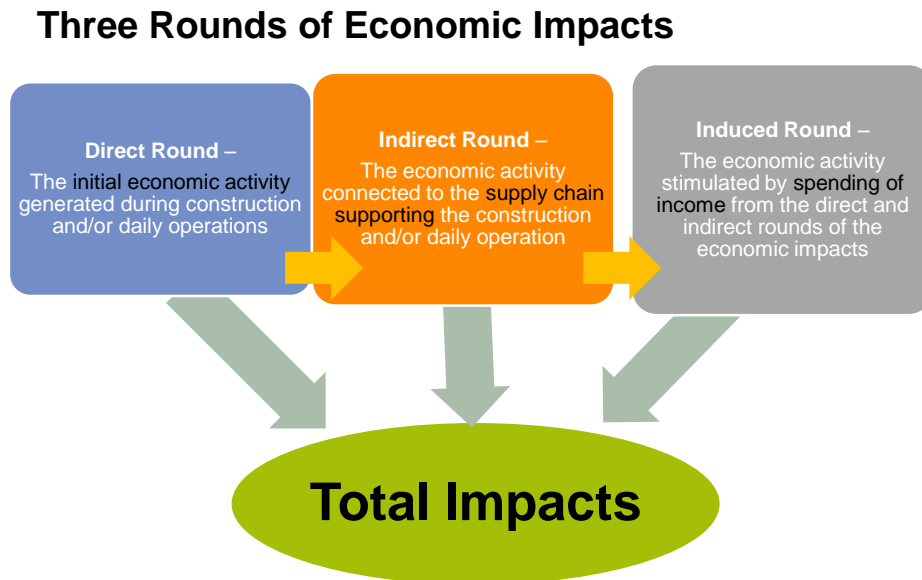
Estimates of the economic impact of each of the sales are derived through the use of Statistics Canada's Input-Output Model of the Canadian Economy. An input-output model is used to estimate the impacts of various types of economic activities. It is an accounting framework of an economy's production system. It shows the interconnections that exist between the various sectors of the economy when goods and services are produced. Using an input-output model, it is possible to determine which goods and services are required to achieve a certain production level in a particular industry – or the economy as whole.

There are generally said to be three "rounds" of impact

- the *direct* round – jobs, economic activity, GDP, income and profits directly related to construction of new residences, schools and community facilities as well as their on-going operations;
- the *indirect* round – jobs, economic activity, GDP, income and profits connected to the supply chain supporting the construction and operation of these new facilities; and
- and the *induced* round – This third round of impacts acknowledges that the increased production in the direct and indirect rounds will itself spur further positive economic effects through the labour income it creates that ultimately stimulates further economic activity through personal consumption. For example, people directly employed (such as construction workers, teachers etc.) will spend part of their income in the local community on consumption items

such as food, rent or recreation etc., thus supporting local jobs. (Figure 5).

Figure 5



Source: Altus Group Economic Consulting

In addition to these impacts, revenues from each transaction would flow to governments in the form of taxes and other charges. Different taxes and charges would apply for each site based on the purchaser and its repurposed use. However, in general, government revenues from purchases originate from:

- Land transfer taxes (provincial and municipal);
- GST / HST;
- Municipal charges (building permit fees, development charges, etc);
- Property taxes; and
- The revenue received by TDSB from the site sale itself (i.e. price paid to purchase the site).

3.1 AGGREGATE ECONOMIC IMPACTS

Altus Group has estimated the economic impacts arising from each land disposition undertaken by TLC from 2008-2015. The economic impacts arise from the initial transaction, the repurposing of previously unused or underused sites and the on-going operation of these newly created sites.

In this section of the report, aggregate economic impacts are shown. Aggregate impacts are the sum of the individual impacts for each site. Notably, some sites are already developed while others are in development. Therefore, the analysis captures the impacts from developed sites and the anticipated impacts of those under development.

Altus Group estimates that construction activities related to the disposition of the sites in TLC's portfolio have or will have:

- Produced over **\$1.4 billion in total economic activity**;
- Accounted for about **\$765 million in total net contribution to GDP**;
- Supported a **total of 8,832 person-years of employment**;
- Generated some **\$516 million in personal income** tied to the creation of direct, indirect and induced jobs;
- Generated **\$264 million in business earnings**;
- Contributed **\$170 million in personal and business income taxes** to provincial and federal governments;
- Produced over **\$80 million municipal taxes, fees & charges** through building permit fees, development charges and municipal land transfer taxes (net of applicable rebates); and
- Resulted in **\$111 million in federal and provincial government revenues, other than income taxes**. This includes revenues accruing to provincial and federal governments from the sale of new developed residential properties by builders to homeowners. It includes provincial land transfer taxes (net of applicable rebates) and sales taxes paid during the home purchase, net of the GST / HST New Housing Rebate (Figure 6).

Figure 6

Estimated Aggregate Economic Impacts of Construction*

	Direct	Indirect	Induced	Total
Economic Activity (\$millions)	694.6	431.6	326.6	1,452.8
Gross Domestic Product (\$millions)	345.3	218.9	200.6	764.8
Number of Jobs ¹	4,132.8	2,505.1	2,194.4	8,832.3
Labour Income (\$millions)	265.0	138.2	112.8	516.0
Business Earnings (\$millions)	113.0	77.1	73.8	264.0
Taxes (\$millions)				
Personal & Business Income Taxes (\$millions)				167.3
Municipal Taxes, Charges & Fees (\$millions)				81.7
Other Government Revenues (\$millions)				111.3

* See Appendices A-2, A-4, A-6, A-8, A-10 and A-11 for more details

¹ Person-years of employment

Source: Altus Group Economic Consulting based on Statistics Canada's Input / Output Model and other sources

It is estimated that activities related to the on-going operation of these newly created facilities have or will have;

- Produced **\$281 million in total economic activity**;
- Accounted for over **\$189 million in total net contribution to GDP**;
- Supported a total of **1,926 person-years of employment**;
- Generated over **\$130 million in personal income**;
- Resulted in over **\$40 million in personal and business income taxes**;
- and
- Generated **\$8 million in municipal taxes, charges & fees** – specifically property taxes (Figure 7).

Figure 7

Estimated Aggregate Impacts of On-going Operations (Annual)*

	Direct	Indirect	Induced	Total
Economic Activity (\$millions)	138.8	52.1	89.8	280.7
Gross Domestic Product (\$millions)	102.7	29.4	56.9	189.0
Number of Jobs ¹	1,153.7	299.0	473.3	1,926.0
Wages (\$millions)	82.0	16.6	31.9	130.5
Taxes (\$millions)				
Personal & Business Income Taxes (\$millions)				43.4
Municipal Taxes, Charges & Fees (\$millions)				7.9

* See Appendices A-3, A-5, A-7, A-9 and A-11 for more details

¹ Person-years of employment

Source: Altus Group Economic Consulting based on Statistics Canada's Input / Output Model and other sources

In addition to these benefits, the initial transactions (price paid by purchaser) have generated **\$405 million** in revenue for the Toronto District School Board while creating **\$62 million** in revenues for other levels of government through sales taxes and land transfer taxes (Figure 8).

Figure 8

Estimated Aggregate Economic Impacts of Initial Site Sales*

Site Sale (\$millions)	405.3
Other Government Revenues (\$millions)	62.3
Total	467.5

* See Appendix A-12 for more details

Source: Altus Group Economic Consulting based on data from Toronto Lands Corp

3.2 SITE SPECIFIC ECONOMIC IMPACTS

Each site sold by TLC provides its own unique set of economic benefits. In some instances, the benefits arising from a transaction simply amount to the price received by the TLC for the sale plus any associated tax revenues provided to government. This represents an important benefit as it is a liquidation of underutilized capital to be used more actively in effecting the provision of educational services where needed in communities. A good example of this is the transaction involving the site housing the former James

S. Bell School. The City of Toronto purchased the site in 2010 and the daycare centre, which was operating on the site prior to the purchase, continued to operate unaffected by the transaction.

In other instances, the economic benefits arise from the redevelopment of unused or underused sites. Such is the case, for example, with the former Kipling Grove Public School. The school was closed in the 1990s and the site is being redeveloped into a residential subdivision, generating jobs, GDP, income, profits and tax revenues in the process.

For a portion of sites sold by TLC, the economic benefits unlocked by the sale include those generated from the development of a new facility as well as its on-going operation. As an example, the former Heydon Park Secondary School property was purchased by the City of Toronto, developed into a new police station and continues to operate as such.

The estimated economic impacts associated with the sale of each site are contained in the appendix.

3.3 OTHER BENEFITS OF SITE SALES

This section of the report highlights additional benefits arising from TLC's land dispositions.

Benefits of Open Space

Altus Group estimates that some 13 acres of new playfields and parklands have been or will be made available and preserved for the community through the sale of sites formerly in TLC's portfolio. Some 200 acres of conservation lands have also been purchased for the purposes of maintaining them as protected lands. Parklands, playfields and conservation areas provide a vast amount of benefits to society.

Living in close proximity to urban public parks and playfields provides a large number of benefits to the public. These include improved psychological and physical health, areas for leisure, scenic appreciation, and ecological and environmental benefits.

Parks are an essential component of any city, offering a broad range of leisure and recreation opportunities, transportation routes, and places for

residents to experience nature and interact with each other. Parks also attract tourists and businesses³.

Parks are highly valued by residents. In an annual survey of over 500 people conducted by the City of Toronto, over 90% of respondents indicated that parks are an important contributor to the quality of life in Toronto⁴. Moreover, a Parks Plan consultation carried out by the City of Toronto in 2011 showed that:

- 77% of respondents visited a park more than 20 times in the past year; and
- 93% of respondents agreed that parks and trails are vital city infrastructure that must be planned and funded adequately.

Existing research⁵ defines an array of societal benefits provided by protected conservation lands including;

- Psychological and physical health benefits;
- Educational benefits – the availability of natural resources, which have been protected from destruction and change, for study;
- Scientific benefits – the availability of unharmed or unchanged natural resources for scientific research; and
- Ecological functions – natural ecosystem functions including soil formation, oxygen production and carbon dioxide absorption;

Community Hubs and Centres

The provincial government recognizes the value of community hubs, noting that they can be vibrant centres of community life that create economic and social benefits. Community hubs can also improve the effectiveness and efficiency of the funding, delivery and outcomes of public programs and services offered⁶.

The site of the former Shaw Public School was sold to Artscape in 2010. In 2013, Artscape Youngplace opened its doors to the public. Artscape Youngplace is a provincially recognized community hub which houses local

³ Sherer P. (2006). "The Trust of Public Land. The Benefits of Parks: Why America Needs More City Parks and Open Space"

⁴ 2013-2017 Parks Plan, City of Toronto Parks Forestry and Recreation Department

⁵ Benefits of Parks and Protected Areas, The Outspan Group, May 2000

⁶ Keeping it Local, Ontario Municipal Social Services Association, August 2015

artists with built-in studios provided at under-market prices. It also acts as a community space for other art groups to hone their crafts. Last year, Artscape Youngplace hosted over 200 cultural and artistic events and over 250 classes (i.e. dance classes and yoga), helping nourish community life.

The Growth Plan for the Greater Golden Horseshoe Area (Growth Plan), aims to revitalize downtowns and create communities that offer live-work-play opportunities for residents. It also looks to use existing land for development rather than reducing green spaces. The Artscape Youngplace development is consistent with these goals.

A portion of the site which housed the old Timothy Eaton Business Technical Institute will be redeveloped into a new 125,000 sq. ft. multi-service community hub. This new development is meant to assist an underserved area in Scarborough. The YMCA, the Scarborough Hospital and several local community agencies will use the building, including those operating food security programs, settlement programs and employment training, arts and culture programs. By providing needed public services, the development responds to a community need identified in the City of Toronto's Finch Warden Revitalization Study. The study established a vision for renewal and enhancement of the area around the Finch and Warden Avenue intersection.

Construction of the new Edithvale Community Centre concluded in 2010 on the site of the former Edithvale Public School. The redesigned centre is designed to have lower operating costs and a reduced environmental footprint. It will host many registered and drop-in programs as well as have several facilities for community use, thereby providing tremendous value to the local community.

Accommodating Growth

The Growth Plan was brought into force by the provincial government in June 2006 and the City of Toronto's Official Plan must conform to it. The amended Growth Plan anticipates 3.4 million people living in the city by 2041. The city's population was over 2.75 million in 2011 and is expected to increase by some 650,000 persons between 2012 and 2041.

The sale of a portion of the sites in TLC's portfolio has led to, or will lead to, some 19 new residential developments. These developments contain:

- 302 single-detached units;

- 236 semi-detached units;
- 3 row units; and
- 1,263 townhouse units;

Altus Group estimates this mix of new residential developments, enabled by these site dispositions, will help accommodate some 4,700 persons⁷. The development of these new properties will be a key contributor to the city's plan to manage its anticipated population growth.

⁷ These estimates are formulated using persons per housing unit estimates contained in the 2013 City of Toronto Development Charges Background Study

4 CONCLUDING REMARKS

The Toronto Lands Corporation (TLC) has disposed of some 67 properties, or portions of properties since its mandate began in 2008. Each of these land dispositions unlocks economic benefits for the community and the province overall.

Altus Group has quantified the economic benefits of these site dispositions. It is estimated that construction activities related to the redevelopment of previously unused or underused sites sold by TLC have or, once completed, will have:

- Produced over **\$1.4 billion in total economic activity**;
- Accounted for about **\$765 million in total net contribution to GDP**;
- Supported a total of **8,832 person-years of employment**;
- Generated some **\$516 million in personal income** tied to the creation of direct, indirect and induced jobs;
- Contributed **\$170 million in personal and business income taxes** to provincial and federal governments;
- Resulted in nearly **\$82 million municipal taxes, fees & charges**; and
- Generated **\$111 million in government revenues** for provincial and federal governments.

It is estimated that the economic benefits generated from the on-going operation of these newly created facilities amounts to;

- **\$281 million in total economic activity**;
- **\$189 million in total net contribution to GDP**;
- **1,926 person-years of employment**;
- **\$131 million in personal income**;
- **\$43 million in personal and business income taxes**; and
- **\$8 million in municipal taxes, charges & fees**;

The revenues accruing to the TDSB and governments from the sale of the sites itself (i.e. price paid by the purchaser plus applicable sales and land transfer taxes) are estimated to have totalled over **\$467 million**.

A major benefit of these transactions is that they represent a liquidation of underutilized capital, which is to be used for new school construction along with necessary repairs and maintenance of existing schools in Toronto.

Other benefits include:

- The creation of over **12 acres of parklands and playfields**. Additionally, **200 acres** of land was purchased in order to be preserved as conservation lands. These lands help improve health and provide areas of leisure and scenic appreciation as well as ecological and environmental benefits;
- The development of **19 new residential communities**. In addition to the benefits associated with their construction, these developments have the potential to provide additional needed residential housing;
- Redevelopment of several previously underutilized sites into community hubs and centres. These developments provide beneficial services to the local community and are recognized as valuable by the provincial government.

Appendix

The appendix contains the details of each disposition of land in TLC's portfolio along with the estimated economic impacts of each sale. The tables listed are grouped by their impact on each economic variable considered.

The tables are organized as follows:

- The first set of tables outlines basic details of each site;
- The second set lists the economic activity created from construction activities and on-going operations;
- The third set lists the GDP stimulated by construction and on-going operations;
- The fourth shows person-years of employment generated by construction activities and on-going operations;
- The fifth set of tables displays the labour income resulting from construction of new facilities and residential developments as well as that generated by the on-going operation of these new facilities;
- The sixth set shows business earnings from construction activities (there are no business earnings from on-going operations as the sites are generally for institutional and residential uses) ; and
- The seventh set of tables shows taxes flowing to governments in the form of personal and business income taxes, municipal taxes, charges and fees and federal and provincial revenues other than personal and business income taxes related to construction activities. They also show the revenues accruing to TDSB and City and government agencies from the initial sale of the properties (purchase price received, sales taxes, land transfer taxes).

Figure A-1

Site Details					
Site Number	Site	Location	Site Size (Acres Sold)	Date Sold	Purchase Price (\$millions)
1	Heydon Park	Toronto	1.7	September 2008	5.9
2	Carleton Village South	Toronto	3.0	October 2008	8.7
3	Edithvale	North York	3.0	December 2008	5.5
4	404 Leslie Street (House)	Toronto	0.1	July 15, 2009	0.3
5	406 Leslie Street (House)	Toronto	0.1	July 15, 2009	0.3
6	394 Leslie Street (House)	Toronto	0.1	August 7, 2009	0.5
7	Albion Gardens	Etobicoke	6.5	August 2009	6.4
8	Glen Rush (portion)	North York	2.1	August 31, 2009	5.0
9	396 Leslie Street (House)	Toronto	0.1	November 2, 2009	0.3
10	398 Leslie Street (House)	Toronto	0.1	November 2, 2009	0.3
11	400 Leslie Street (House)	Toronto	0.1	November 2, 2009	0.3
12	19 Sackville	Toronto	Conveyance of land for road widening	November 2009	0.6
13	Dundas Street Warehouse	Toronto	0.3	November 16, 2009	1.4
14	Harold Lawson	Scarborough	50% ownership of property	December 2009	3.2
15	Whitfield (partial site)	North York	3.4	March 2010	3.9
16	Dublin PS	North York	5.0	March 2010	7.4
17	Franklin Horner	Etobicoke	3.0	March 2010	4.1
18	James S. Bell	Etobicoke	0.8	March 2010	2.1
19	Champlain (portion)	North York	1.3	April 29, 2010	1.3
20	Melody PS (partial site)	North York	3.4	May 2010	3.4
21	Page PS	North York	4.3	May 31, 2010	8.6
22	Antibes Drive	North York	6.0	June 7, 2010	16.5
23	939 Progress Ave	Scarborough	Building only (on Centennial College lands)	June 30, 2010	9.4
24	Storey Crescent	Etobicoke	5.9	July 12, 2010	3.3
25	Boyne (portion)	Township of Mulmur	100.0	August 2010	0.4
26	Lothian	Etobicoke	1.0	September 29, 2010	6.3
27	Saranac	North York	1.6 acre playfield	October 29, 2010	2.0
28	Shaw PS	Toronto	To be severed from Givins Shaw PS site	December 2010	1.5
29	Alton Towers	Scarborough	5.0	June 28, 2011	4.9
30	Noisy River (portion)	Township of Mulmur	80.0	August 15, 2011	0.3
31	Essex West	Toronto	95,600 Sq. ft. Building	August 16, 2011	5.5
32	Alton Towers	Scarborough	10.0	August 18, 2011	15.3
33	Arlington MS	North York	1.2	August 24, 2011	8.8
34	Appian Centre	North York	4.2	August 25, 2011	2.7
35	Parkview	Toronto	2.2	August 29, 2011	3.3
36	West Toronto C.I.	Toronto	8.6	October 18, 2011	21.5
37	Fairmeadow	North York	2.4	January 24, 2012	8.5
38	Kenton P.S. (vacant land portion)	North York	2.7	February 1, 2012	5.1
39	Timothy Eaton BTI	Scarborough	5.0	February 27, 2012	5.4
40	840 Coxwell	East York	2.4	May 31, 2012	8.3
41	Timothy Eaton BTI	Scarborough	7.0	June 26, 2012	12.0
42	Richview	Etobicoke	6.2	July 5, 2012	4.5
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	2.4	June 29, 2012	3.0
44	Silverthorn JPS	Etobicoke	2.9	August 24, 2012	4.9
45	Anthony P. S.	North York	5.4	August 1, 2012	3.7
46	Alderwood C.I.	Etobicoke	8.5	August 28, 2012	19.4
47	Peter Secor	Scarborough	5.3	November 1, 2012	4.6
48	McNicoll	North York	4.9	November 29, 2012	7.2
49	Bluehaven Centre	Toronto	6.0	November 29, 2012	4.4
50	Cummer	North York	4.9	March 28, 2013	3.3
51	Heron Park	Scarborough	5.0	July 30, 2013	8.0
52	Brooks Road P.S.	Scarborough	5.9	August 1, 2013	7.8
53	Hughes	Toronto	2.1	August 1, 2013	7.7
54	Pringdale Gardens JPS	Scarborough	6.3	August 13, 2013	8.2
55	Briar Hill JPS	Toronto	0.4	August 15, 2013	1.1
56	Briar Hill JPS	Toronto	2.0	August 20, 2013	6.3
57	Hardington	Etobicoke	7.5	August 28, 2013	8.3
58	Regent Park	Toronto	3.5	September 17, 2013	25.0
59	Appian (resale)	North York	4.2	December 12, 2013	10.3
60	Leaside HS	Toronto	0.0	May 29, 2014	0.1
61	Mallow Centre	North York	1.2	August 14, 2014	2.7
62	Kipling Grove	Etobicoke	12.1	August 26, 2014	18.2
63	Fisherville	North York	2.7	August 27, 2014	14.0
64	Vincent Massey	Etobicoke	2.7	August 26, 2014	7.6
65	Pine River Institute	Shelburne	195.9	August 28, 2014	2.0
61*	Mallow Centre	North York	3.1	September 11, 2014	15.0
66	Lee Avenue Laneway	Toronto	0.0	April 17, 2015	0.0
67	Noisy River (remaining portion)	Honeywood, ON	19.0		0.2
Total** - all sites - (\$millions)					405.3

* Mallow Centre is assumed to comprise one site, based on information received from Toronto Lands Corporation

** In 2013, Appian Centre was repurchased by TLC for the same amount as it was sold for. Therefore the repurchase price of \$2,722,618 is subtracted from the total

Source: Altus Group Economic Consulting based on Toronto Lands Corporation

Figure A-2

Economic Activity Generated by Construction (\$Millions)								
Site Number	Site	Location	Address	Direct	Indirect	Induced	Description	
1	Heydon Park	Toronto	11 St. Annes. Rd	11.7	6.9	20.5	Economic activity generated by construction of new police station and its operation (single-year)	
2	Carleton Village South	Toronto	2054 Davenport Road	19.8	11.6	8.6	Economic activity generated by construction of new police station and its operation (single-year)	
3	Edithvale	North York	7 Edithvale Drive	17.2	3.3	20.5	Economic activity generated by construction of new community centre and its operation (single-year)	
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
8	Glen Rush (portion)	North York	77 Glennush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	n.a	n.a	Economic activity generated by of the operation of the remaining 50% of the site	
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
17	Franklin Homer	Etobicoke	432 Homer Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
18	James S Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	10.9	7.9	13.0	Economic activity generated by the construction of a new school and it's operation for a single-year	
21	Page PS	North York	50 Page Avenue	11.5	7.7	4.5	Economic activity generated by construction of residential development	
22	Antibes Drive	North York	Antibes Drive	53.1	35.5	21.0	Economic activity generated by construction of residential development	
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
25	Boynes (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
26	Lothian	Etobicoke	Lothian Avenue	2.4	1.9	0.2	Economic activity generated by parking lot construction	
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
28	Shaw PS	Toronto	180 Shaw Street	15.4	4.2	10.5	Economic activity generated by the construction of Artscape Youngplace and it's operation for a single-year	
29	Alton Towers	Scarborough	Alton Towers Circle	n.a	n.a	n.a	Economic activity generated by the operation of a new school	
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
31	Essex West	Toronto	98 Essex Street	n.a	n.a	n.a	Economic activity generated by the on-going operation of two sites, school and daycare	
32	Alton Towers	Scarborough	Goldhawk Trail	22.5	14.9	9.3	Economic activity generated by construction of residential development	
33	Arlington MS	North York	501 Arlington Ave	4.8	1.8	2.5	Economic activity generated by renovating new campus and it's operation (single-year)	
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
36	West Toronto C.I.	Toronto	330 Lansdowne	17.2	6.6	9.1	Economic activity generated by construction of new school and it's operation (single-year)	
37	Fairmeadow	North York	17 Fairmeadow avenue	6.6	4.4	2.6	Economic activity generated by construction of residential development	
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	6.6	4.4	2.6	Economic activity generated by construction of residential development	
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	73.1	47.4	32.3	Economic activity generated by construction of residential development	
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	41.4	24.3	17.9	Economic activity generated by construction of community hub and it's operation (single-year)	
42	Richview	Etobicoke	59 Clement Road	4.2	2.4	1.9	Economic activity generated by construction of new school and its operation (single-year)	
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	6.9	4.6	2.8	Economic activity generated by construction of residential development	
44	Silverthorn JPS	Etobicoke	55 Ypres Road	16.3	10.7	5.9	Economic activity generated by construction of residential development	
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
46	Alderwood C.I.	Etobicoke	300 Valemo	45.3	29.9	18.1	Economic activity generated by construction of residential development	
47	Peter Secor	Scarborough	255 Coronation Drive	2.5	1.0	1.3	Economic activity generated by renovating old building for new school and operating new school (single-year)	
48	McNicoll	North York	151 McNicoll Ave (severed from 115	12.4	8.2	4.8	Economic activity generated by construction of residential development	
49	Bluehaven Centre	Toronto	5 Bluehaven	4.0	0.7	3.0	Economic benefits of on-going operation of Turkish School	
50	Cummer	North York	500 Cummer Ave	19.0	11.1	8.2	Economic benefits of constructing a new school and operation (single-year)	
51	Heron Park	Scarborough	280 Marsie Road	43.6	29.2	17.0	Economic activity generated by construction of residential development	
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	17.8	11.5	7.0	Economic activity generated by construction of residential development	
53	Hughes	Toronto	177 Caledonia Road	12.3	8.1	4.6	Economic activity generated by construction of residential development	
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	41.7	28.0	15.9	Economic activity generated by construction of residential development	
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	31.1	20.8	12.4	Economic activity generated by construction of residential development	
57	Hardington	Etobicoke	1780 Lawrence	36.0	23.9	14.8	Economic activity generated by construction of residential development	
58	Regent Park	Toronto	20 Regent Street	0.2	0.1	0.1	Economic activity associated with demolition of old school	
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
60	Leaside HS	Toronto	200 Hanna Road	0.0	0.0	0.0	Economic benefits of construction to prepare land for stairwell	
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
61*	Mallow Centre	North York	15 Mallow Road	16.8	11.2	6.4	Economic activity generated by construction of residential development	
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	40.9	27.4	15.8	Economic activity generated by construction of residential development	
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
64	Vincent Massey	Etobicoke	68 Daisy Ave	29.6	19.9	11.3	Economic activity generated by construction of residential development	
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected	
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
Total - all sites - (\$Millions)				694.6	431.6	326.6		
Total of direct, indirect, induced (\$Millions)				1,452.8				

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-3

Economic Activity Generated by On-Going Operations: Annual (\$Millions)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	14.8	6.9	5.2	Economic activity generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Road	14.8	7.7	7.7	Economic activity generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	7.4	1.4	8.8	Economic activity generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	5.1	2.3	2.6	Economic activity generated by of the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Horner	Etobicoke	432 Horner Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	3.4	0.7	2.6	Economic activity generated by the construction of a new school and it's operation for a single-year
21	Page PS	North York	50 Page Avenue	n.a	n.a	n.a	Economic activity generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	n.a	n.a	n.a	Economic activity generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic activity generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	11.2	3.6	7.5	Economic activity generated by the construction of Artscape Youngplace and it's operation for a single-year
29	Alton Towers	Scarborough	Alton Towers Circle	6.7	5.0	9.3	Economic activity generated by the operation of a new school
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	5.0	1.8	3.6	Economic activity generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Goldhawk Trail	n.a	n.a	n.a	Economic activity generated by construction of residential development
33	Arlington MS	North York	501 Arlington Ave	13.3	2.5	9.8	Economic activity generated by renovating new campus and it's operation (single-year)
34	Applan Centre	North York	44 Applan Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	5.9	1.1	4.4	Economic activity generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	n.a	n.a	n.a	Economic activity generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	n.a	n.a	n.a	Economic activity generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	n.a	n.a	n.a	Economic activity generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	24.4	14.2	8.8	Economic activity generated by construction of community hub and it's operation (single-year)
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
42	Richview	Etobicoke	59 Clement Road	4.1	0.8	3.1	Economic activity generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	n.a	n.a	n.a	Economic activity generated by construction of residential development
44	Silverthorn JPS	Etobicoke	55 Ypres Road	n.a	n.a	n.a	Economic activity generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Alderwood C.I.	Etobicoke	300 Valermo	n.a	n.a	n.a	Economic activity generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	3.1	0.6	2.3	Economic activity generated by renovating old building for new school and operating new school (single-year)
48	McNicoll	North York	151 McNicoll Ave (severed from 115 McNicoll)	n.a	n.a	n.a	Economic activity generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	4.0	0.7	3.0	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	15.6	3.0	11.3	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	280 Manse Road	n.a	n.a	n.a	Economic activity generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	n.a	n.a	n.a	Economic activity generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	n.a	n.a	n.a	Economic activity generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	n.a	n.a	n.a	Economic activity generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic activity generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	n.a	n.a	n.a	Economic activity generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	n.a	n.a	n.a	Economic activity associated with demolition of old school
59	Applan (resale)	North York	44 Applan Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	n.a	n.a	n.a	Economic benefits of construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic activity generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	n.a	n.a	n.a	Economic activity generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	68 Daisy Ave	n.a	n.a	n.a	Economic activity generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lea Avenue Laneway	Toronto	Lea Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites - (\$millions)				138.8	52.1	89.8	
Total of direct, indirect, induced (\$millions)				280.7			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-4

GDP Generated by Construction (\$Millions)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	5.5	3.6	16.6	GDP generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Road	19.8	11.6	8.6	GDP generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	14.8	1.8	16.6	GDP generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	n.a	n.a	GDP generated by of the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Horner	Etobicoke	432 Horner Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	9.4	4.5	10.5	GDP generated by the construction of a new school and it's operation for a single-year
21	Page PS	North York	50 Page Avenue	5.1	3.8	2.5	GDP generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	23.0	16.6	11.6	GDP generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	0.9	1.0	0.6	GDP generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	12.1	2.4	6.0	GDP generated by the construction of Artscape Youngplace and it's on-going operation for a single-year
29	Alton Towers	Scarborough	Alton Towers Circle	n.a	n.a	n.a	GDP generated by the operation of a new school
30	Noisy River (portion)	Township of Mulmur	n/a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	n.a	n.a	n.a	GDP generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Goldhawk Trail	10.2	7.3	5.2	GDP generated by construction of residential development
33	Arlington MS	North York	501 Arlington Ave	3.3	0.9	1.5	Economic activity generated by renovating new campus and it's operation (single-year)
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	11.9	3.2	5.2	GDP generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	2.9	2.2	1.5	GDP generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	3.0	2.1	1.5	GDP generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	34.0	23.5	17.8	GDP generated by construction of residential development
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	19.5	12.6	10.3	GDP generated by construction of community hub and it's operation (single-year)
42	Richview	Etobicoke	59 Clement Road	2.1	1.3	1.0	GDP generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS ((vacant land portion))	Scarborough	60 Bennett	3.1	2.3	1.6	GDP generated by construction of residential development
44	Silverthorn JPS	Etobicoke	55 Ypres Road	7.4	5.2	3.4	GDP generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Aldenwood C.I.	Etobicoke	300 Valermo	20.5	14.7	10.3	GDP generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	1.8	0.5	0.8	GDP generated by renovating old building for new school and operating new school (single-year)
48	McNicoll	North York	151 McNicoll Ave (severed from 115	5.5	4.0	2.7	GDP generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	n.a	n.a	n.a	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	9.0	5.8	4.7	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	280 Manse Road	19.4	14.3	9.7	GDP generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	8.0	5.8	4.0	GDP generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	5.6	4.0	2.7	GDP generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	18.4	13.7	9.1	GDP generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	13.9	10.2	7.0	GDP generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	16.2	11.7	8.3	GDP generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	0.2	0.0	0.0	GDP associated with demolition of old school
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	0.0	0.0	0.0	Economic benefits of construction to prepare land for stinwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	7.4	5.5	3.7	GDP generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	18.1	13.4	9.0	GDP generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	68 Daisy Ave	13.1	9.7	6.5	GDP generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites - (\$millions)				345.3	218.9	200.6	
Total direct, indirect and induced (\$millions)				764.8			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-5

GDP Generated by On-Going Operations (Annual) (\$Millions)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	8.9	3.6	2.9	GDP generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Road	8.9	4.2	4.4	GDP generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	6.4	0.8	7.1	GDP generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	3.4	1.3	1.5	GDP generated by of the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Horner	Etobicoke	432 Homer Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	3.0	0.4	1.4	GDP generated by the construction of a new school and it's operation for a single-year
21	Page PS	North York	50 Page Avenue	n.a	n.a	n.a	GDP generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	n.a	n.a	n.a	GDP generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	GDP generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	8.6	2.1	4.3	GDP generated by the construction of Artscape Youngplace and it's operation for a single-year
29	Alton Towers	Scarborough	Alton Towers Circle	5.7	2.8	5.2	GDP generated by the operation of a new school
30	Noisy River (portion)	Township of Mulmur	n/a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	3.6	1.0	2.0	GDP generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Goldhawk Trail	n.a	n.a	n.a	GDP generated by construction of residential development
33	Arlington MS	North York	501 Arlington Ave	11.4	1.4	5.6	Economic activity generated by renovating new campus and it's operation (single-year)
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	5.1	0.6	2.5	GDP generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	n.a	n.a	n.a	GDP generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	n.a	n.a	n.a	GDP generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	13.0	8.1	7.9	GDP generated by construction of community hub and it's operation (single-year)
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	n.a	n.a	n.a	GDP generated by construction of residential development
42	Richview	Etobicoke	59 Clement Road	3.5	0.4	1.7	GDP generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	n.a	n.a	n.a	GDP generated by construction of residential development
44	Silverthorn JPS	Etobicoke	55 Ypres Road	n.a	n.a	n.a	GDP generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Alderwood C.I.	Etobicoke	300 Valermo	n.a	n.a	n.a	GDP generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	4.4	0.8	2.1	GDP generated by renovating old building for new school and operating new school (single-year)
48	McNicoll	North York	151 McNicoll Ave (severed from 115	n.a	n.a	n.a	GDP generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	3.4	0.4	1.7	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	13.4	1.6	6.5	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	290 Mansa Road	n.a	n.a	n.a	GDP generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	n.a	n.a	n.a	GDP generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	n.a	n.a	n.a	GDP generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	n.a	n.a	n.a	GDP generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	GDP generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	n.a	n.a	n.a	GDP generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	n.a	n.a	n.a	GDP associated with demolition of old school
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	n.a	n.a	n.a	Economic benefits of construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	GDP generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	n.a	n.a	n.a	GDP generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	68 Daisy Ave	n.a	n.a	n.a	GDP generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites - (\$millions)				102.7	29.4	56.9	
Total direct, indirect and induced (\$millions)				189.0			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A- 6

Jobs Created by Initial Construction

Site number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	74.3	37.7	67.7	Jobs generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Road	125.4	63.6	62.7	Jobs generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	77.5	126.7	67.7	Jobs generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	n.a	n.a	Jobs generated by of the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Homer	Etobicoke	432 Homer Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	113.8	42.5	42.5	Jobs generated by the construction of a new school and it's operation for a single-year
21	Page PS	North York	50 Page Avenue	61.4	42.7	32.7	Jobs generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	285.8	196.8	161.8	Jobs generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	12.7	8.8	5.5	Jobs generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	166.8	28.8	49.9	Jobs generated by the construction of Atscape Youngplace and it's on-going operation for a single-year
29	Alton Towers	Scarborough	Alton Towers Circle	70.0	9.1	26.2	Jobs generated by the operation of a new school
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	n.a	n.a	n.a	Jobs generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Goldhawk Trail	123.0	82.4	83.5	Jobs generated by construction of residential development
33	Arlington MS	North York	501 Arlington Ave	48.6	10.3	13.6	Economic activity generated by renovating new campus and it's operation (single-year)
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	175.1	37.0	49.1	Jobs generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	35.3	24.6	1.5	Jobs generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	35.7	24.2	20.3	Jobs generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	262.6	133.2	96.7	Jobs generated by construction of community hub and it's operation (single-year)
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	407.4	261.7	336.7	Jobs generated by construction of residential development
42	Richview	Etobicoke	59 Clement Road	26.6	13.3	9.6	Jobs generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS ((vacant land portion))	Scarborough	60 Bennett	37.4	25.4	23.0	Jobs generated by construction of residential development
44	Silverthorn JPS	Etobicoke	55 Ypres Road	85.5	59.2	36.4	Jobs generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Alderwood C.I.	Etobicoke	300 Valermo	245.3	165.6	146.8	Jobs generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	25.8	5.5	7.2	Jobs generated by renovating old building for new school and operating new school (single-year)
48	McNicoll	North York	151 McNicoll Ave (severed from 115 McNicoll)	66.2	45.7	35.1	Jobs generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	n.a	n.a	n.a	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	120.3	60.8	44.1	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	280 Marne Road	233.7	162.1	124.0	Jobs generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	95.9	65.2	54.8	Jobs generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	66.8	44.8	26.5	Jobs generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	222.0	155.0	106.2	Jobs generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	168.1	115.1	96.6	Jobs generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	196.2	132.4	126.9	Jobs generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	1.0	0.3	0.2	Jobs associated with demolition of old school
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	0.2	0.1	0.0	Economic benefits of construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	89.6	62.3	45.0	Jobs generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	218.8	151.9	115.1	Jobs generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	68 Daisy Ave	157.8	110.4	78.5	Jobs generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites				4132.8	2505.1	2194.4	
Total direct, indirect and induced				8,832.3			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-7

Jobs Created: On-Going (Person-Years of Employment)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	74.3	37.7	67.7	Jobs generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Road	77.5	52.1	41.0	Jobs generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	77.5	10.1	23.0	Jobs generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	34.4	14.0	14.0	Jobs generated by the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Homer	Etobicoke	432 Homer Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	36.0	4.7	13.5	Jobs generated by the construction of a new school and it's operation for a single-year
21	Page PS	North York	50 Page Avenue	n.a	n.a	n.a	Jobs generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	n.a	n.a	n.a	Jobs generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Jobs generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	106.3	24.3	26.9	Jobs generated by the construction of Artscape Youngplace and it's operation for a single-year
29	Alton Towers	Scarborough	Goldhawk Trail	n.a	n.a	n.a	Jobs generated by construction of residential development
29	Alton Towers	Scarborough	Alton Towers Circle	70.0	9.1	26.2	Jobs generated by the operation of a new school
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	n.a	n.a	n.a	Jobs generated by the on-going operation of two sites, school and daycare
33	Arlington MS	North York	501 Arlington Ave	139.5	18.1	52.3	Economic activity generated by renovating new campus and it's operation (single-year)
34	Applian Centre	North York	44 Applian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	62.0	8.1	23.2	Jobs generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	n.a	n.a	n.a	Jobs generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	n.a	n.a	n.a	Jobs generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	194.7	84.0	74.1	Jobs generated by construction of community hub and it's operation (single-year)
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	n.a	n.a	n.a	Jobs generated by construction of residential development
42	Richview	Etobicoke	59 Clement Road	43.0	5.6	16.1	Jobs generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	n.a	n.a	n.a	Jobs generated by construction of residential development
44	Silverthorn JPS	Etobicoke	55 Ypres Road	n.a	n.a	n.a	Jobs generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Alderwood C.I.	Etobicoke	300 Valermo	n.a	n.a	n.a	Jobs generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	32.7	4.3	12.3	Jobs generated by renovating old building for new school and operating new school (single-year)
48	McNicoll	North York	151 McNicoll Ave (severed from 115	n.a	n.a	n.a	Jobs generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	41.4	5.4	15.5	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	163.3	21.2	61.2	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	280 Manse Road	n.a	n.a	n.a	Jobs generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	n.a	n.a	n.a	Jobs generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	n.a	n.a	n.a	Jobs generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	n.a	n.a	n.a	Jobs generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Jobs generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	n.a	n.a	n.a	Jobs generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	1.0	0.3	0.2	Jobs associated with demolition of old school
59	Applian (resale)	North York	44 Applian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	n.a	n.a	n.a	Economic benefits of construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Jobs generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	n.a	n.a	n.a	Jobs generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	88 Daisy Ave	n.a	n.a	n.a	Jobs generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites				1153.7	299.0	473.3	
Total direct, indirect and induced				1926.0			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-8

Labour Income Generated from Construction (\$millions)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	4.6	2.3	11.1	Labour Income generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Rd	7.7	3.9	2.4	Labour Income is generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	13.7	1.3	11.1	Labour Income generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenruth Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	n.a	n.a	Labour Income generated by of the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Horner	Etobicoke	432 Horner Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	8.6	0.8	7.0	Labour Income generated by the construction of a new school and it's operation (single-year)
21	Page PS	North York	50 Page Avenue	3.9	2.5	1.2	Labour Income generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	18.0	11.4	5.8	Labour Income generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	0.7	0.5	0.3	Labour Income generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	11.0	1.5	8.1	Labour Income generated by the construction of Artscape Youngplace and it's on-going operation for a single-year
29	Alton Towers	Scarborough	Goldhawk Trail	7.7	4.8	2.5	Labour Income generated by construction of residential development
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	n.a	n.a	n.a	Labour Income generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Alton Towers Circle	n.a	n.a	n.a	Labour Income generated by the operation of a new school
33	Arlington MS	North York	501 Arlington Ave	3.0	0.6	1.6	Economic activity generated by renovating new campus and it's operation (single-year)
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	10.8	2.0	5.6	Labour Income generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	2.2	1.4	0.7	Labour Income generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	2.2	1.4	0.7	Labour Income generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	16.2	8.1	4.9	Labour Income generated by construction of community hub and it's operation (single-year)
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	25.5	15.4	8.6	Labour Income generated by construction of residential development
42	Richview	Etobicoke	59 Clement Road	1.6	0.8	0.5	Labour Income generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	2.4	1.5	0.8	Labour Income generated by construction of residential development
44	Silverthorn JPS	Etobicoke	55 Ypres Road	5.3	3.4	1.6	Labour Income generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Alderwood C.I.	Etobicoke	300 Valermo	15.4	9.7	5.0	Labour Income generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	1.6	0.3	0.8	Labour Income generated by renovating old building for new school and operating new school (single-year)
48	McNicol	North York	151 McNicol Ave (severed from 115	4.2	2.7	1.3	Labour Income generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	n.a	n.a	n.a	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	7.4	3.7	2.3	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	280 Manso Road	14.7	9.4	4.7	Labour Income generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	6.0	3.8	1.9	Labour Income generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	4.2	2.6	1.3	Labour Income generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	14.0	9.0	4.4	Labour Income generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	10.6	6.7	3.4	Labour Income generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	12.3	7.7	4.0	Labour Income generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	0.0	0.0	0.0	Labour Income associated with demolition of old school
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	0.0	0.0	0.0	Labour Income of construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	5.6	3.6	1.8	Labour Income generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	13.8	8.8	4.4	Labour Income generated by construction of residential development
63	Fisherhill	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	68 Daisy Ave	10.0	6.4	3.1	Labour Income generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites - (\$millions)				265.0	138.2	112.8	
Total direct, indirect and induced				516.01			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-9

Labour Income Generated: On-Going (\$Millions)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	6.6	2.3	1.4	Labour Income generated by construction of new police station and its operation (single-year)
2	Carleton Village South	Toronto	2054 Davenport Rd	6.6	2.8	2.1	Labour Income is generated by construction of new police station and its operation (single-year)
3	Edithvale	North York	7 Edithvale Drive	5.9	0.6	4.8	Labour Income generated by construction of new community centre and its operation (single-year)
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glennush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	n.a	n.a	Labour Income generated by of the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Homer	Etobicoke	432 Homer Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Strathburn Blvd.	2.7	0.3	2.2	Labour Income generated by the construction of a new school and it's operation for a single-year
21	Page PS	North York	50 Page Avenue	n.a	n.a	n.a	Labour Income generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	n.a	n.a	n.a	Labour Income generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Stoney Crescent	Etobicoke	Stoney Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyes (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Etobicoke	Lothian Avenue	0.7	0.5	0.3	Labour Income generated by parking lot construction
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	7.7	1.4	5.4	Labour Income generated by the construction of Artscape Youngplace and it's operation for a single-year
29	Alton Towers	Scarborough	Goldhawk Trail	n.a	n.a	n.a	Labour Income generated by construction of residential development
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
31	Essex West	Toronto	98 Essex Street	3.5	0.6	2.6	Labour Income generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Alton Towers Circle	n.a	n.a	n.a	Labour Income generated by the operation of a new school
33	Arlington MS	North York	501 Arlington Ave	10.6	1.0	2.7	Economic activity generated by renovating new campus and it's operation (single-year)
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	4.7	0.4	1.2	Labour Income generated by construction of new school and it's operation (single-year)
37	Fairmeadow	North York	17 Fairmeadow avenue	n.a	n.a	n.a	Labour Income generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	n.a	n.a	n.a	Labour Income generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	11.8	4.8	3.8	Labour Income generated by construction of community hub and it's operation (single-year)
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	n.a	n.a	n.a	Labour Income generated by construction of residential development
42	Richview	Etobicoke	59 Clement Road	3.3	0.3	0.8	Labour Income generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	n.a	n.a	n.a	Labour Income generated by construction of residential development
44	Silverton JPS	Etobicoke	55 Tyres Road	n.a	n.a	n.a	Labour Income generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Aldenwood C.I.	Etobicoke	300 Valermo	n.a	n.a	n.a	Labour Income generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	2.5	0.2	0.6	Labour Income generated by renovating old building for new school and operating new school (single-year)
48	McNicoll	North York	151 McNicoll Ave (severed from 115	n.a	n.a	n.a	Labour Income generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	3.1	0.3	0.8	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	12.4	1.2	3.2	Economic benefits of constructing a new school and it's operation (single-year)
51	Heron Park	Scarborough	280 Manse Road	n.a	n.a	n.a	Labour Income generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	n.a	n.a	n.a	Labour Income generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	n.a	n.a	n.a	Labour Income generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	n.a	n.a	n.a	Labour Income generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Labour Income generated by construction of residential development
57	Hardington	Etobicoke	1780 Lawrence	n.a	n.a	n.a	Labour Income generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	n.a	n.a	n.a	Labour Income associated with demolition of old school
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	n.a	n.a	n.a	Labour Income from construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Labour Income generated by construction of residential development
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	n.a	n.a	n.a	Labour Income generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Etobicoke	68 Daisy Ave	n.a	n.a	n.a	Labour Income generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites - (\$millions)				82.0	16.6	31.9	
Total direct, indirect and induced				130.5			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A-10

Business Earnings Generated by Construction Activities (\$Millions)

Site Number	Site	Location	Address	Direct	Indirect	Induced	Description
1	Heydon Park	Toronto	11 St. Annes. Rd	1.4	1.3	2.0	Profits generated by construction of new police station
2	Carleton Village South	Toronto	2254 Davenport Road	2.4	2.2	2.3	Profits generated by construction of new police station
3	Edithvale	North York	7 Edithvale Drive	2.1	1.9	2.0	Profits generated by construction of new community centre
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
7	Albion Gardens	Ettobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	n.a	n.a	Profits generated by the operation of the remaining 50% of the site
15	Whitfield (partial site)	North York	123 Whitfield Ave.	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
17	Franklin Homer	Ettobicoke	432 Homer Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
18	James S. Bell	Ettobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
19	Champlain (portion)	North York	44 Champlain Blvd	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
20	Melody PS (partial site)	North York	24 Stratburn Blvd.	n.a	n.a	n.a	Profits generated by the construction of a new school and its operation for a single-year
21	Page PS	North York	59 Page Avenue	2.0	1.4	1.2	Profits generated by construction of residential development
22	Antibes Drive	North York	Antibes Drive	9.5	6.3	5.6	Profits generated by construction of residential development
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
24	Storey Crescent	Ettobicoke	Storey Crescent	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
26	Lothian	Ettobicoke	Lothian Avenue	0.2	0.4	0.3	Profits generated by parking lot construction
26	Lothian	Ettobicoke	Lothian Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
28	Shaw PS	Toronto	180 Shaw Street	1.4	1.3	1.4	Profits generated by the construction of Artscape Youngplace
29	Alton Towers	Scarborough	Goldhawk Trail	4.1	2.7	2.4	Profits generated by construction of residential development
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue	
31	Essex West	Toronto	98 Essex Street	n.a	n.a	n.a	Profits generated by the on-going operation of two sites, school and daycare
32	Alton Towers	Scarborough	Alton Towers Circle	n.a	n.a	n.a	Profits generated by the operation of a new school
33	Arlington MS	North York	501 Arlington Ave	0.9	0.3	0.7	Profits generated by renovating new campus
34	Appian Centre	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
36	West Toronto C.I.	Toronto	330 Lansdowne	3.2	1.2	2.5	Profits generated by construction of new school
37	Fairmeadow	North York	17 Fairmeadow avenue	1.2	0.8	0.7	Profits generated by construction of residential development
38	Kenton P.S. (vacant land portion)	North York	59 Kenton Drive	1.2	0.8	0.7	Profits generated by construction of residential development
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	5.1	4.7	4.7	Profits generated by construction of community hub
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	13.8	8.9	8.2	Profits generated by construction of residential development
42	Richview	Ettobicoke	59 Clement Road	0.5	0.5	2.1	Profits generated by construction of new school and its operation (single-year)
43	Wm. G. Miller JPS (vacant land portion)	Scarborough	60 Bennett	1.3	0.8	0.7	Profits generated by construction of residential development
44	Silverthorn JPS	Ettobicoke	55 Ypres Road	2.8	1.9	1.7	Profits generated by construction of residential development
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
46	Alderwood C.I.	Ettobicoke	300 Valemo	8.2	5.4	4.8	Profits generated by construction of residential development
47	Peter Secor	Scarborough	255 Coronation Drive	0.5	0.2	0.4	Profits generated by renovating old building for new school
48	McNicoll	North York	151 McNicoll Ave (severed from 115	2.2	1.5	1.3	Profits generated by construction of residential development
49	Bluehaven Centre	Toronto	5 Bluehaven	n.a	n.a	n.a	Economic benefits of on-going operation of Turkish School
50	Cummer	North York	500 Cummer Ave	2.3	2.2	2.1	Profits associated with constructing a new school
51	Heron Park	Scarborough	280 Manse Road	7.8	5.1	4.5	Profits generated by construction of residential development
52	Brooks Road P.S.	Scarborough	85 Keele Blvd.	3.2	2.1	1.9	Profits generated by construction of residential development
53	Hughes	Toronto	177 Caledonia Road	2.1	1.4	1.3	Profits generated by construction of residential development
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	7.3	4.9	4.3	Profits generated by construction of residential development
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	5.5	3.6	3.2	Profits generated by construction of residential development
57	Handington	Ettobicoke	1780 Lawrence	6.6	4.3	3.9	Profits generated by construction of residential development
58	Regent Park	Toronto	20 Regent Street	0.0	0.0	0.0	Profits associated with demolition of old school
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
60	Leaside HS	Toronto	200 Hanna Road	0.0	0.0	0.0	Profits associated with construction to prepare land for stairwell
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
61*	Mallow Centre	North York	15 Mallow Road	3.0	2.0	1.7	Profits generated by construction of residential development
62	Kipling Grove	Ettobicoke	19 Glen Agar Drive	7.3	4.8	4.2	Profits generated by construction of residential development
63	Fisherville	North York	425 Patricia Ave	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
64	Vincent Massey	Ettobicoke	68 Daisy Ave	5.3	3.5	3.0	Profits generated by construction of residential development
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	Economic benefit comes during initial transaction from sale plus taxes collected
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	Economic benefit comes from initial transaction plus taxes collected. Benefits of open space also accrue
Total - all sites - (\$millions)				113.0	77.1	73.8	
Total direct, indirect and induced (\$millions)				264.0			

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A- 11

Taxes & Other Government Revenues (\$Thousands)

Site Number	Site	Location	Address	Personal & Business Income Taxes	Municipal Taxes & Other Charges*		Federal and Provincial Revenues Related to Construction Activities**	
				One-time	On-Going (Annual)	One-Time	On-Going (Annual)	
1	Heydon Park	Toronto	11 St. Annes. Rd	2,615.0	5,385.8	138.3	n.a	n.a
2	Carleton Village South	Toronto	2054 Davenport Road	4,531.8	5,385.8	138.3	n.a	n.a
3	Edithvale	North York	7 Edithvale Drive	8,733.0	2,909.3	130.0	n.a	n.a
4	404 Leslie Street (House)	Toronto	404 Leslie Street	n.a	n.a	n.a	n.a	n.a
5	406 Leslie Street (House)	Toronto	406 Leslie Street	n.a	n.a	n.a	n.a	n.a
6	394 Leslie Street (House)	Toronto	394 Leslie Street	n.a	n.a	n.a	n.a	n.a
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	n.a	n.a	n.a	n.a	n.a
8	Glen Rush (portion)	North York	77 Glenrush Blvd	n.a	n.a	n.a	n.a	n.a
9	396 Leslie Street (House)	Toronto	396 Leslie Street	n.a	n.a	n.a	n.a	n.a
10	398 Leslie Street (House)	Toronto	398 Leslie Street	n.a	n.a	n.a	n.a	n.a
11	400 Leslie Street (House)	Toronto	400 Leslie Street	n.a	n.a	n.a	n.a	n.a
12	19 Sackville	Toronto	19 Sackville	n.a	n.a	n.a	n.a	n.a
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	n.a	n.a	n.a	n.a	n.a
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	n.a	917.9	n.a	n.a	n.a
15	Whitfield	North York	123 Whitfield Ave.	n.a	n.a	n.a	n.a	n.a
16	Dublin PS	North York	819 Sheppard Ave. West	n.a	n.a	n.a	n.a	n.a
17	Franklin Horner	Etobicoke	432 Horner Ave	n.a	n.a	n.a	n.a	n.a
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	n.a	n.a	n.a	n.a	n.a
19	Champlain	North York	44 Champlain Blvd	n.a	n.a	n.a	n.a	n.a
20	Melody PS	North York	24 Strathburn Blvd.	5,100.9	1,372.2	615.5	n.a	n.a
21	Page PS	North York	50 Page Avenue	2,586.4	n.a	1,328.8	177.3	2,947.9
22	Antibes Drive	North York	Antibes Drive	12,138.9	n.a	5,537.6	544.3	4,501.5
23	939 Progress Ave	Scarborough	939 Progress	n.a	n.a	n.a	n.a	n.a
24	Storey Crescent	Etobicoke	Storey Crescent	n.a	n.a	n.a	n.a	n.a
25	Boyne (portion)	Township of Mulmur	Rural Route 4, Shelburne	n.a	n.a	n.a	n.a	n.a
26	Lothian	Etobicoke	Lothian Avenue	540.8	n.a	250.2	n.a	n.a
26	Lothian	Etobicoke	Lothian Avenue	n.a	n.a	n.a	n.a	n.a
27	Saranac	North York	Saranac Blvd	n.a	n.a	n.a	n.a	n.a
28	Shaw PS	Toronto	180 Shaw Street	5,917.5	3,708.8	1,731.8	381.7	n.a
29	Alton Towers	Scarborough	Alton Towers Circle	n.a	2,630.9	n.a	n.a	n.a
30	Noisy River (portion)	Township of Mulmur	n.a	n.a	n.a	n.a	n.a	n.a
31	Essex West	Toronto	98 Essex Street	3,438.2	n.a	n.a	n.a	n.a
32	Alton Towers	Scarborough	Goldhawk Trail	5,311.8	n.a	2,469.1	337.8	4,190.7
33	Arlington MS	North York	501 Arlington Ave	1,667.4	1,049.0	2,002.6	147.3	n.a
34	Appian Centre****	North York	44 Appian Drive	n.a	n.a	n.a	n.a	n.a
35	Parkview	Toronto	85 Forty First Street	n.a	n.a	n.a	n.a	n.a
36	West Toronto C.I.	Toronto	330 Lansdowne	5,994.6	1,479.0	226.2	n.a	n.a
37	Fairmeadow	North York	17 Fairmeadow avenue	1,491.9	n.a	1,139.6	181.9	3,219.2
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	1,512.0	n.a	1,124.7	144.7	1,640.7
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	9,202.7	4,652.1	3,581.8	n.a	n.a
40	840 Coxwell	East York	840 Coxwell	n.a	n.a	n.a	n.a	n.a
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	18,099.9	n.a	14,302.0	1,116.0	15,881.9
42	Richview	Etobicoke	59 Clement Road	936.5	1,049.0	75.0	n.a	n.a
43	Wm. G. Miller JPS ((vacant land portion))	Scarborough	60 Bennett	1,604.5	n.a	1,175.1	118.9	1,962.9
44	Silverthorn JPS	Etobicoke	55 Ypres Road	3,503.1	n.a	1,904.5	84.9	5,800.0
45	Anthony P.S.	North York	111 Anthony Road	n.a	n.a	n.a	n.a	n.a
46	Alderwood C.I.	Etobicoke	300 Valemo	10,443.6	n.a	7,639.3	792.9	12,738.4
47	Peter Secor	Scarborough	255 Coronation Drive	887.2	804.0	54.8	n.a	n.a
48	McNicoll	North York	151 McNicoll Ave (severed from 115	2,790.5	n.a	1,339.4	200.3	3,425.4
49	Bluehaven Centre	Toronto	5 Bluehaven	n.a	1,011.5	182.4	97.8	n.a
50	Cummer	North York	500 Cummer Ave	4,231.2	3,904.5	276.6	n.a	n.a
51	Heron Park	Scarborough	280 Manse Road	9,857.5	n.a	4,565.1	542.7	8,343.1
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	4,061.9	n.a	2,403.8	224.7	3,418.0
53	Hughes	Toronto	177 Caledonia Road	2,683.2	n.a	1,874.1	221.5	3,778.1
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	9,252.0	n.a	3,745.5	342.0	5,117.0
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	n.a	n.a	n.a	n.a
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	n.a	7,105.1	4,746.2	560.3	7,850.0
57	Hardington	Etobicoke	1780 Lawrence	8,450.6	n.a	7,537.1	642.4	7,158.7
58	Regent Park	Toronto	20 Regent Street	52.1	n.a	0.7	n.a	n.a
59	Appian (resale)	North York	44 Appian Drive	n.a	n.a	n.a	n.a	n.a
60	Leaside HS	Toronto	200 Hanna Road	26.3	n.a	0.7	n.a	n.a
61	Mallow Centre	North York	15 Mallow Road	n.a	n.a	n.a	n.a	n.a
61*	Mallow Centre	North York	15 Mallow Road	3,755.5	n.a	2,051.5	149.3	3,051.9
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	9,218.2	n.a	4,818.4	533.8	11,407.7
63	Fisherille	North York	425 Patricia Ave	n.a	n.a	n.a	n.a	n.a
64	Vincent Massey	Etobicoke	68 Daisy Ave	6,618.4	n.a	2,579.9	313.6	4,901.9
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	n.a	n.a	n.a	n.a	n.a
66	Lee Avenue Laneway	Toronto	Less Avenue	n.a	n.a	n.a	n.a	n.a
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	n.a	n.a	n.a	n.a	n.a
Total - all sites - (\$thousands)				167,254.8	43,364.8	81,686.6	7,856.3	111,334.9
Total taxes - all sites - (\$thousands)				411,497.5				

* Includes building permit fees, development charges, property taxes (estimated for single-year) and municipal land transfer taxes (net of rebates) from sales of newly constructed homes

** Includes provincial land transfer taxes (net of rebates) and GST / HST (net of rebates) paid by home purchasers buying newly constructed homes

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources

Figure A- 12

Taxes & Other Government Revenues Related Initial Sale of Properties (\$Thousands)

Site Number	Site	Location	Address	Purchase Price*	Federal and Provincial Revenues Related to the Initial Sale**
1	Heydon Park	Toronto	11 St. Annes. Rd	5,940.0	556.1
2	Carleton Village South	Toronto	2054 Davenport Road	8,700.0	556.1
3	Edithvale	North York	7 Edithvale Drive	5,530.0	547.9
4	404 Leslie Street (House)	Toronto	404 Leslie Street	335.0	46.7
5	406 Leslie Street (House)	Toronto	406 Leslie Street	335.0	46.7
6	394 Leslie Street (House)	Toronto	394 Leslie Street	450.0	64.0
7	Albion Gardens	Etobicoke	105 Thistle Down Boulevard	6,370.0	952.0
8	Glen Rush (portion)	North York	77 Glennush Blvd	5,000.0	952.0
9	396 Leslie Street (House)	Toronto	396 Leslie Street	310.0	43.0
10	398 Leslie Street (House)	Toronto	398 Leslie Street	310.0	43.0
11	400 Leslie Street (House)	Toronto	400 Leslie Street	310.0	43.0
12	19 Sackville	Toronto	19 Sackville	610.8	88.1
13	Dundas Street Warehouse	Toronto	1135 Dundas Street East	1,400.0	228.7
14	Harold Lawson	Scarborough	1710 Ellesmere Rd	3,150.0	409.5
15	Whitfield	North York	123 Whitfield Ave.	3,936.3	586.9
16	Dublin PS	North York	819 Sheppard Ave. West	7,407.5	526.7
17	Franklin Horner	Etobicoke	432 Horner Ave	4,125.0	493.0
18	James S. Bell	Etobicoke	3495 Lakeshore Blvd	2,062.6	131.8
19	Champlain	North York	44 Champlain Blvd	1,298.0	191.2
20	Melody PS	North York	24 Strathburn Blvd.	3,391.1	169.6
21	Page PS	North York	50 Page Avenue	8,601.0	334.7
22	Antibes Drive	North York	Antibes Drive	16,500.0	650.7
23	939 Progress Ave	Scarborough	939 Progress	9,400.0	1,406.5
24	Storey Crescent Boyne (portion)	Etobicoke Township of Mulmur	Storey Crescent Rural Route 4, Shelburne	3,300.0 350.0	88.1 49.0
25					
26	Lothian	Etobicoke	Lothian Avenue	6,300.0	250.2
27	Saranac	North York	Saranac Blvd	1,995.0	295.7
28	Shaw PS	Toronto	180 Shaw Street	1,500.0	440.8
29	Alton Towers Noisy River (portion)	Scarborough Township of Mulmur	Alton Towers Circle n.a	4,901.1 290.0	731.6 24.5
30					
31	Essex West	Toronto	98 Essex Street	5,540.0	720.2
32	Alton Towers	Scarborough	Goldhawk Trail	15,250.0	602.2
33	Arlington MS	North York	501 Arlington Ave	8,759.0	673.7
34	Appian Centre	North York	44 Appian Drive	2,722.6	n.a.
35	Parkview	Toronto	85 Forty First Street	3,274.0	487.6
36	West Toronto C.I.	Toronto	330 Lansdowne	21,540.0	3,227.5
37	Fairmeadow	North York	17 Fairmeadow avenue	8,500.0	330.7
38	Kenton P.S. (vacant land portion)	North York	50 Kenton Drive	5,100.0	194.7
39	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	5,412.6	808.4
40	840 Coxwell	East York	840 Coxwell	8,300.0	1,241.5
41	Timothy Eaton BTI	Scarborough	1251 Bridletowne Circle	12,000.0	207.2
42	Richview	Etobicoke	59 Clement Road	4,514.7	673.7
43	Wm. G. Miller JPS ((vacant land portion))	Scarborough	60 Bennett	3,000.0	110.7
44	Silverthorn JPS	Etobicoke	55 Ypres Road	4,908.5	187.0
45	Anthony P.S.	North York	111 Anthony Road	3,700.0	551.5
46	Alderwood C.I.	Etobicoke	300 Valermo	19,400.0	766.7
47	Peter Secor McNicoll	Scarborough North York	255 Coronation Drive 151 McNicoll Ave (severed from 115 McNicoll)	4,618.1 7,200.0	689.2 278.7
48					
49	Bluehaven Centre	Toronto	5 Bluehaven	4,444.0	663.1
50	Cummer	North York	500 Cummer Ave	3,274.0	487.6
51	Heron Park	Scarborough	280 Manse Road	8,000.0	310.7
52	Brooks Road P.S.	Scarborough	85 Keeler Blvd.	7,750.0	300.7
53	Hughes	Toronto	177 Caledonia Road	7,700.0	298.7
54	Pringdale Gardens JPS	Scarborough	1325 Danforth Road	8,157.6	317.0
55	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	1,104.6	162.2
56	Briar Hill JPS	Toronto	1100 Briar Hill Avenue	6,300.0	242.7
57	Hardington	Etobicoke	1780 Lawrence	8,300.0	322.7
58	Regent Park	Toronto	20 Regent Street	25,000.0	3,746.5
59	Appian (resale)	North York	44 Appian Drive	10,300.0	1,541.5
60	Leaside HS	Toronto	200 Hanna Road	149.0	21.6
61	Mallow Centre	North York	15 Mallow Road	2,720.0	404.5
61***	Mallow Centre	North York	15 Mallow Road	18,191.5	99.5
62	Kipling Grove	Etobicoke	19 Glen Agar Drive	14,000.0	718.4
63	Fisherville	North York	425 Patricia Ave	7,550.0	2,372.2
64	Vincent Massey	Etobicoke	68 Daisy Ave	2,000.0	292.7
65	Pine River Institute	Shelburne	P.O. Box 159 Station Main	15,000.0	296.5
66	Lee Avenue Laneway	Toronto	Less Avenue	5.0	0.7
67	Noisy River (remaining portion)	Honeywood, ON	Honeywood	180.0	26,996.5
	Total - all sites - (\$thousands)			405,251.0	62,294.5
	Total taxes - all sites - (\$thousands)			467,545.6	

* Revenue collected from the first sale of Appian Centre are excluded to avoid double counting as the site was repurchased by TLC in 2013.

** Includes provincial and municipal land transfer taxes, GST / HST paid during initial transaction

*** Mallow Centre is assumed to comprise one site based on information received from Toronto Lands Corporation

Source: Altus Group Economic Consulting based on Statistics Canada Input / Output Model and Other Sources