

THE CANADIAN URBAN INSTITUTE URBAN LEADERSHIP SERIES

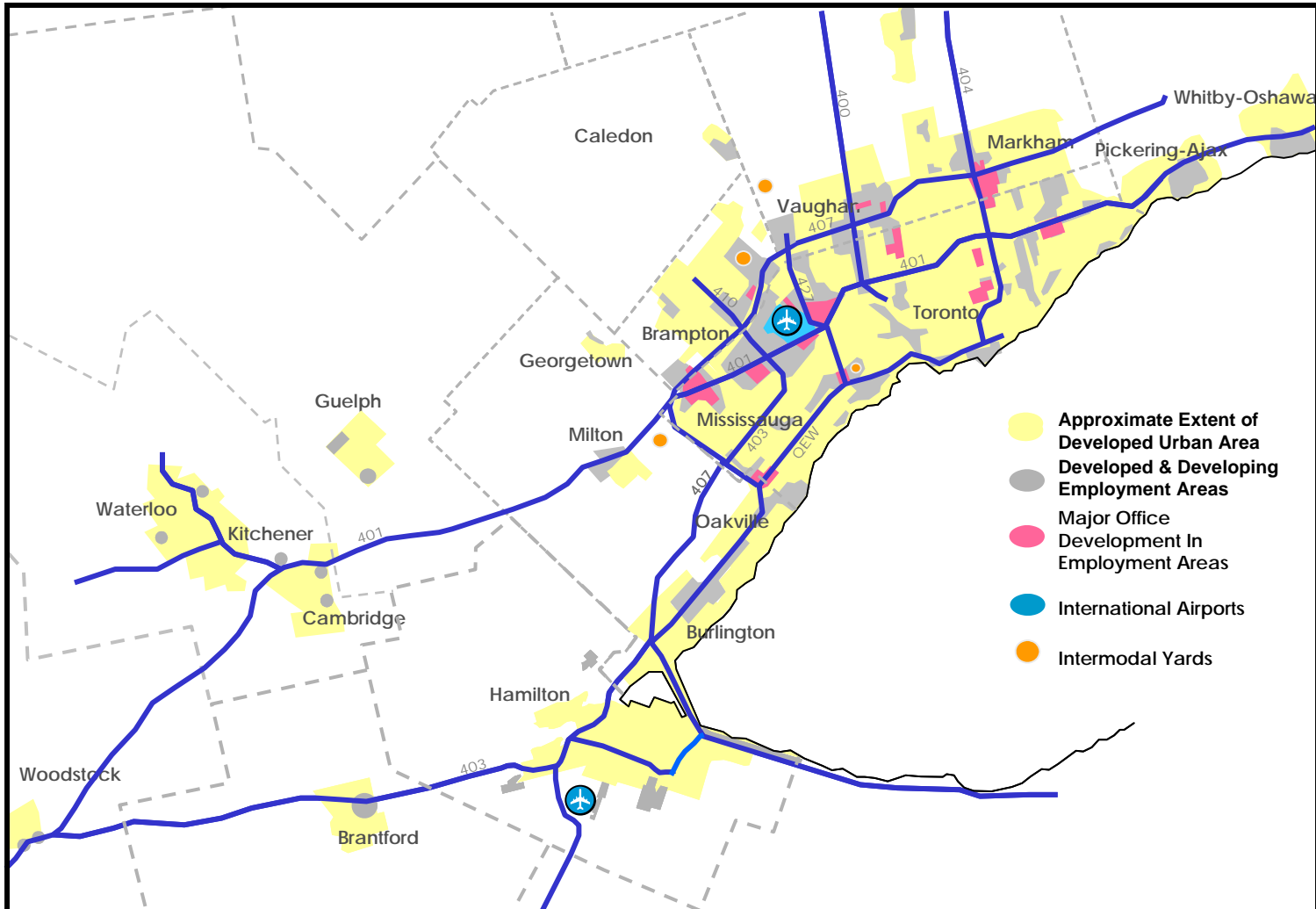
The Challenge of Employment Lands in a Changing Economy



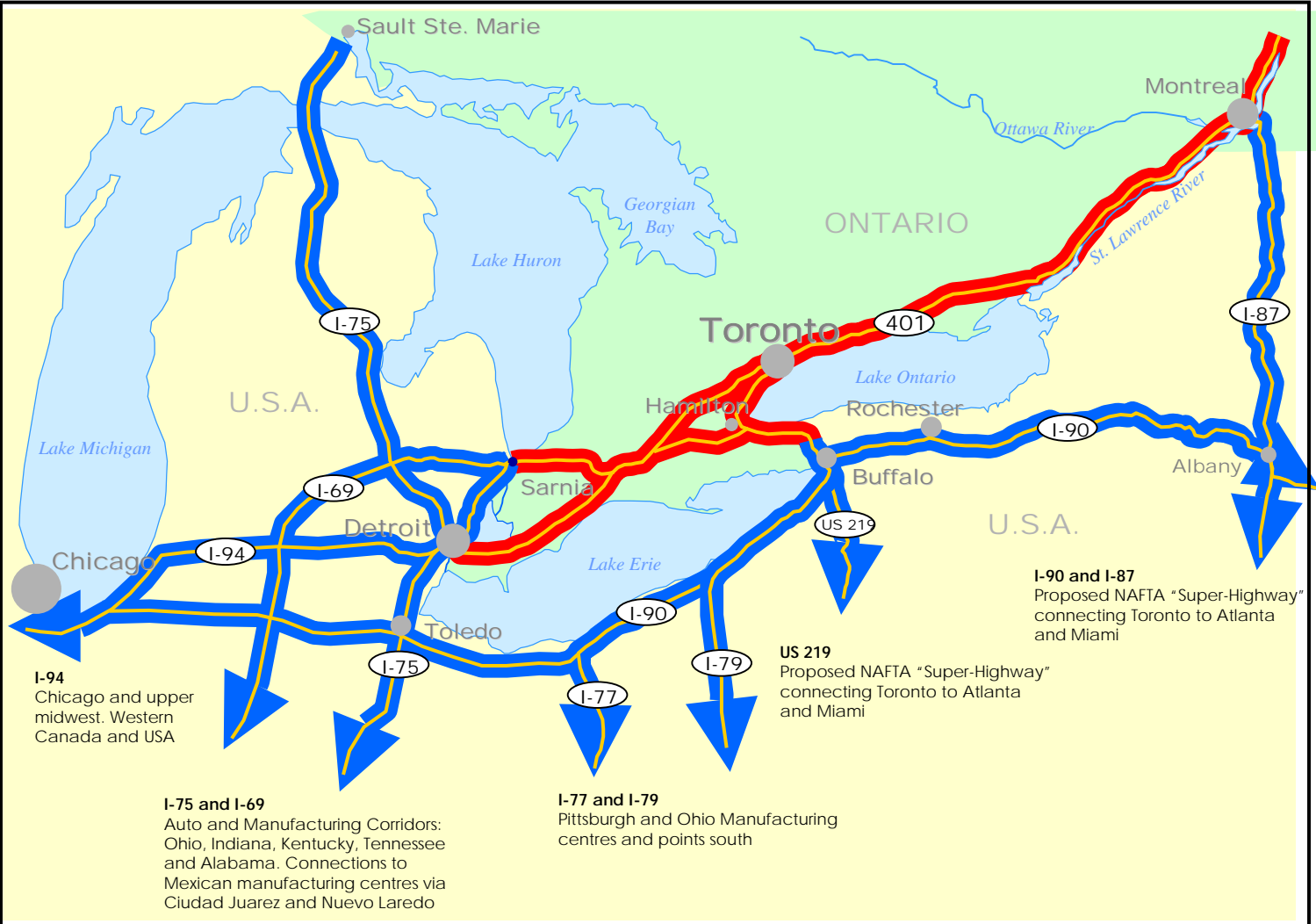
Antony P. Lorus
February 29th, 2008

HEMSON

Toronto Region Employment Land Is Strongly Oriented to the Transportation Network

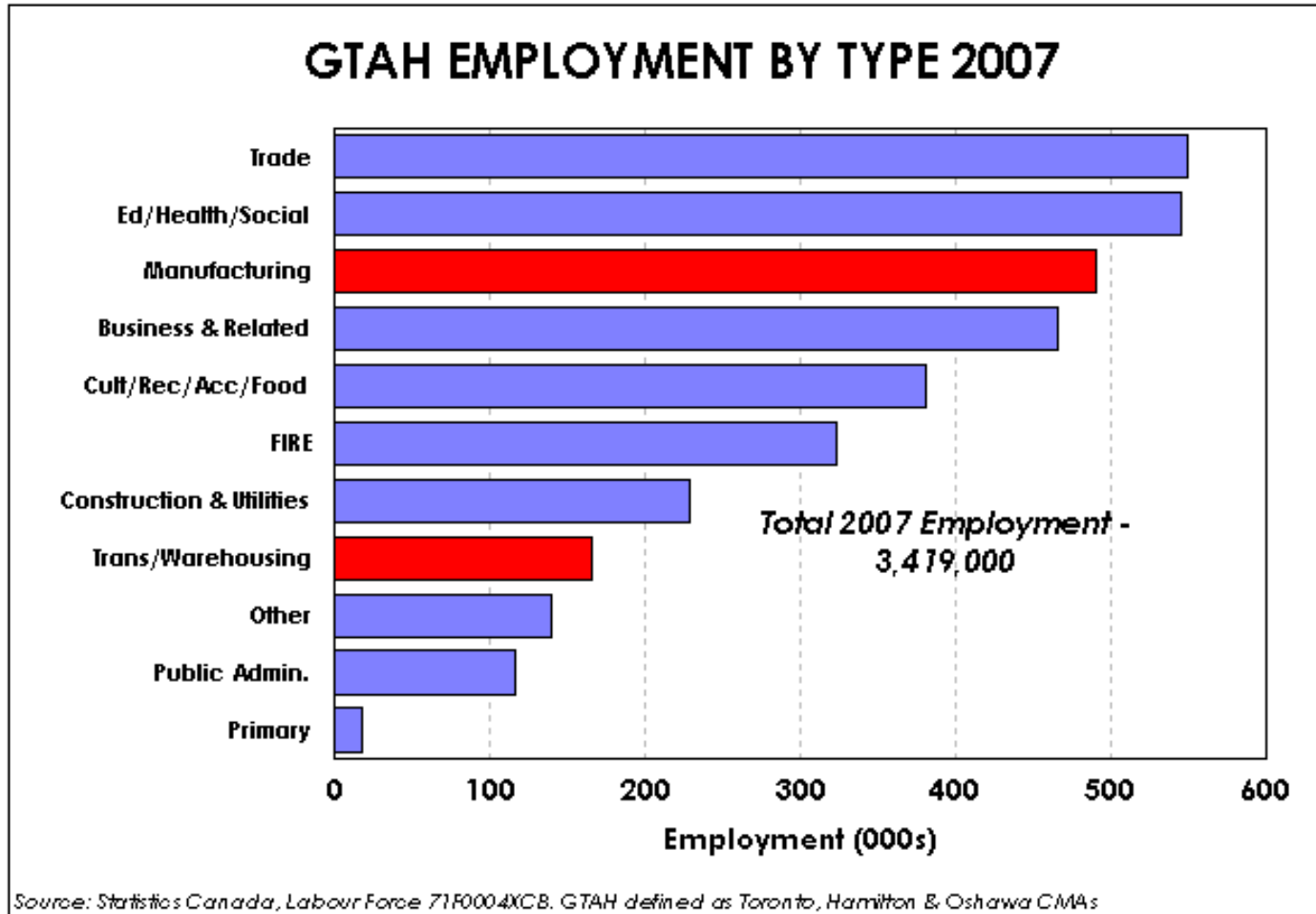


Toronto Is Also Part of a System of Major North American Trade Corridors

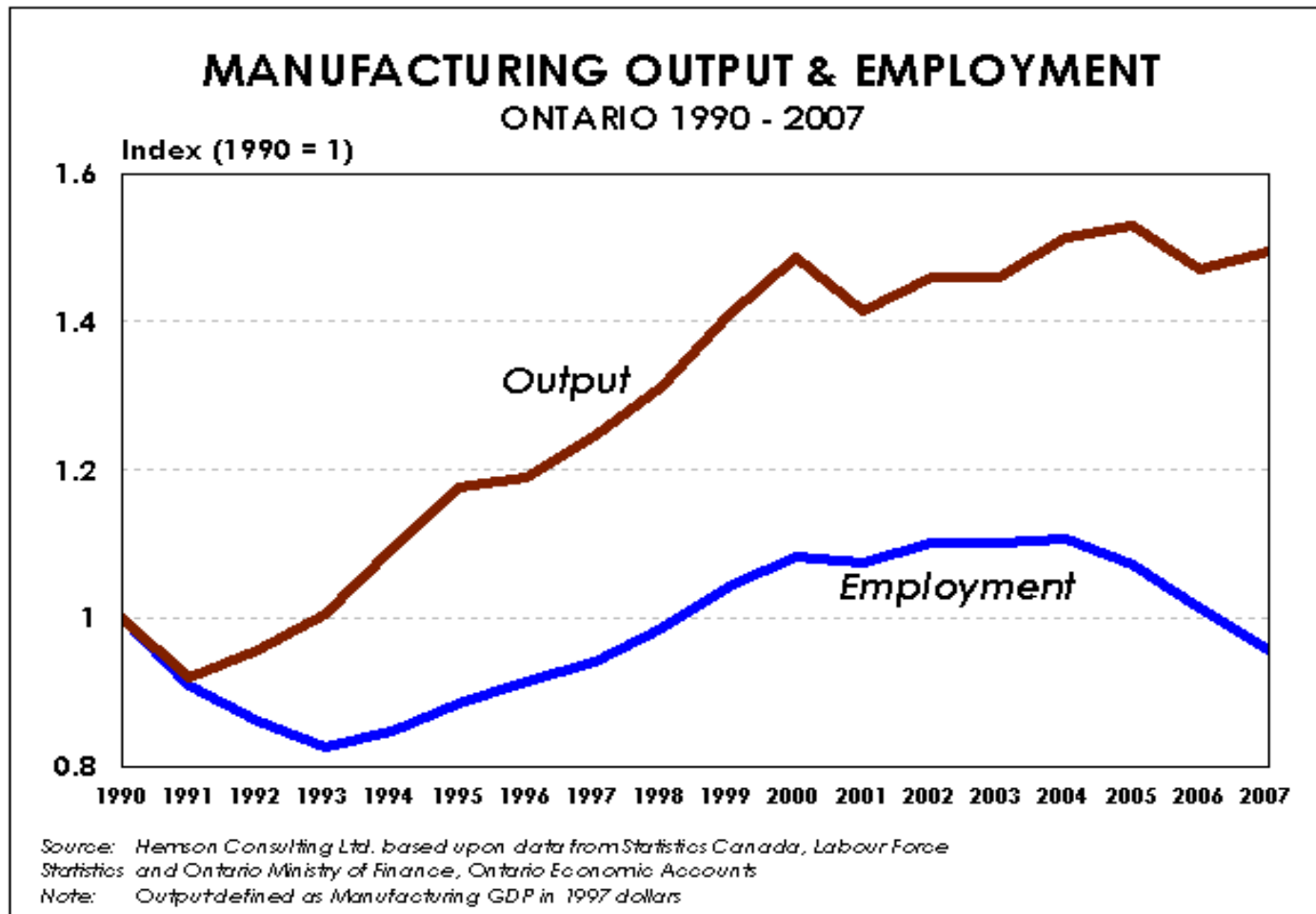


Source: Hemson Consulting

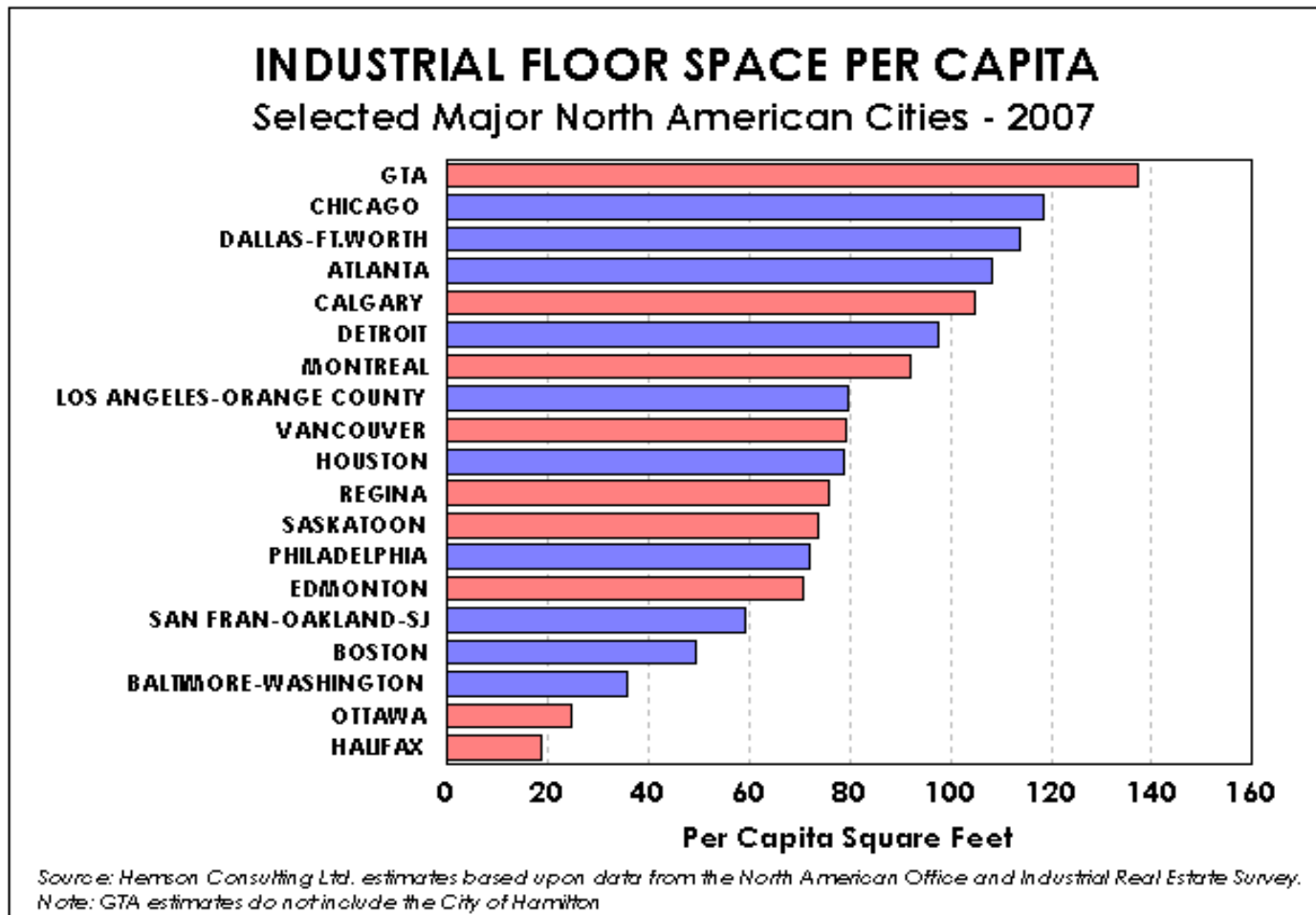
Employment Structure Continues to Evolve



Rising Output Means Continued Demand for Employment Land



GTA Economy Remains Highly Oriented to Industrial Activities



Challenge for the Future Is to Provide an Adequate Supply of Land

- Need employment land to accommodate future demand
- “Value Gap” is the main factor driving pressure for conversion
- Province has provided strong new policies in an effort to address the issue