

Assessment of the East Harbour Transit Oriented Communities Proposal - Supplementary Report

Date: January 24, 2022

To: Executive Committee

From: Deputy City Manager - Infrastructure and Development Services

Wards: Ward 14 - Toronto Danforth

SUMMARY

This supplementary report provides additional information regarding ongoing negotiations between the City of Toronto, the Province of Ontario and Cadillac Fairview related to the East Harbour Transit Oriented Community's (TOC) proposal. The significant scale of development and enabling infrastructure proposed in the vicinity of East Harbour requires thoughtful consideration by all parties, and negotiations are continuing.

The attached letter from Infrastructure Ontario, dated January 22, 2022, provides an indication of Provincial views on the general direction that an agreement on East Harbour is expected to take, and the areas where the Province and the City have shared objectives. As noted in the attached letter, the Province shares the City's interest in ensuring that the development of East Harbour unfolds in an appropriate manner, and with regard to sound planning principles and the many elements that comprise a complete community.

Negotiations continue related to the implementation and cost-sharing of enabling infrastructure, phasing and the advancement of office development at East Harbour, confirming an approach to affordable housing, community services and facilities, and parkland, and establishing high level principles to guide future planning for the development, including the treatment of East Harbour's industrial heritage.

City staff will bring forward a report to Executive Committee in March 2022 on the key terms and a financial impact assessment for the East Harbour TOC arising from the ongoing negotiation. City staff will seek Council consideration at that time of the negotiated terms and related conditions.

RECOMMENDATIONS

The Deputy City Manager, Infrastructure and Development Services recommends that:

1. The Executive Committee direct the Deputy City Manager, Infrastructure and Development Services to report back to the March 30, 2022 meeting of the Executive Committee on the negotiated conditions related to the Province's and Cadillac Fairview's East Harbour Transit Oriented Communities proposal, including any financial terms and the next steps on planning approvals for East Harbour.

FINANCIAL IMPACT

There are no financial impacts associated with this supplementary report. A report will be brought to Executive Committee in March 2022 that outlines negotiated key terms and assesses financial impacts for the City. City staff will seek Council approval to confirm the negotiated terms.

The Chief Financial Officer and Treasurer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

A comprehensive decision history is provided in the report EX29.4 Assessment of the East Harbour Transit Oriented Communities Proposal, dated January 17, 2022, to the Executive Committee.

COMMENTS

The City's negotiations with the Province and Cadillac Fairview related to the East Harbour TOC proposal continue. All parties recognize the need for resolution in the near term. The significant scale of development and enabling infrastructure proposed in the vicinity of East Harbour require thoughtful consideration by all parties.

As indicated in the attached letter from Infrastructure Ontario, City staff continue to work with the Province and Cadillac Fairview to conclude an agreement on the East Harbour TOC proposal that addresses key City interests as directed by Council. Negotiations are focused on a number of key matters including phasing and office development at East Harbour, the provision of affordable housing, and the confirmation of community services and facilities, and parkland required for a complete community. Reaching agreement on the approach to implementation and cost-sharing for the extension of Broadview Avenue and the Broadview Eastern Flood Protection landform is a key priority for the City.

A report will be brought to Executive Committee in March 2022 that outlines key terms and financial impacts of the East Harbour TOC arising from the ongoing negotiations

with the Province and Cadillac Fairview. City staff will seek Council consideration of the negotiated terms and related conditions.

CONTACT

James Perttula, Director, Transportation Planning
Email: james.perttula@toronto.ca Tel: 416-392-4744

Gregg Lintern, Chief Planner and Executive Director
Email: gregg.lintern@toronto.ca Tel: 416-392-8772

SIGNATURE

Tracey Cook
Deputy City Manager,
Infrastructure and Development Services

ATTACHMENTS

Attachment 1 - Letter dated January 22, 2022 from Heather Grey-Wolf, Chief Development Officer, Infrastructure Ontario