

## Attachment 1

### Terms of Agreement

The key high level terms of the proposed agreement with the Province and Cadillac Fairview for the East Harbour TOC include:

- Cadillac Fairview will deliver a minimum of 215 affordable rental housing units at Inclusionary Zoning levels of affordability for 99 years, in line with recent City policy on affordable housing
- Cadillac Fairview will deliver additional community services and facilities (two childcare centres and a Community Recreation Centre at East Harbour) along with cash contributions to public art and offsite libraries to serve the growing residential population in this area of the City
- Cadillac Fairview will deliver a minimum of 7,000 square metres of parkland, exclusive of the building footprint for the Community Recreation Centre, in two blocks
- Cadillac Fairview (through its financial contribution) will contribute a fifty per cent share of the costs of the Broadview Avenue extension north of the Metrolinx rail embankment
- Cadillac Fairview (through its financial contribution) and the Province will together contribute two-thirds of the costs of the Phase One Broadview Eastern Flood Protection project
- These contributions by Cadillac Fairview will be in lieu of future Community Benefits Charges and the application of Inclusionary Zoning provisions on the site
- The Province and the City (working with the Toronto and Region Conservation Authority and Waterfront Toronto) will conclude terms for the further design, construction and governance of the Phase One Broadview Eastern Flood Protection project
- The City will contribute a fifty per cent share of the costs of the Broadview Avenue Extension north of the Metrolinx rail embankment, and one-third of the costs of the Phase One Broadview Eastern Flood Protection project
- The Provincial MZO will maintain the Holding provisions and the existing Master Section 37 Agreement benefits, contained in the existing site specific Zoning By-law, will remain in place for non-residential development
- The Province, the City and Cadillac Fairview will continue negotiations on a series of Implementing Agreements to address the specific terms of the initial agreement and ensure implementation