

East Harbour Transit Oriented Community: Stakeholder Meeting Report Update

Date: December 10, 2021

To: Toronto East York Community Council

From: Director, Transit and Transportation Planner, City Planning and Executive
Director, Transit Expansion Office

Wards: Ward 14 Toronto–Danforth

SUMMARY

This report responds to Toronto and East York Community Council motions related to TE29.17 Transit Oriented Communities Update, which directed staff working on the Employment Conversion requests for the Municipal Comprehensive Review to report on the outcomes of meeting(s) with the Ward Councillor, members of Local Advisory Committee and a City-led local working group to review East Harbour Transit Oriented Community (TOC) proposal, with a particular focus on employment conversion at East Harbour. City staff were also directed to convene a meeting with the Toronto Youth Cabinet, in consultation with the Ward Councillor, to discuss the East Harbour TOC proposal.

Staff were unable to schedule, facilitate and report on the requested consultations within the required reporting times for the January 6, 2022 Toronto and East York Community Council meeting.

Staff are committed to addressing the direction from Community Council direction and will make best efforts to undertake the required work in January 2022. The results of those efforts will be included in the upcoming report to Executive Committee on East Harbour.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that this report be received for information.

FINANCIAL IMPACT

There are no financial impacts related to this report.

DECISION HISTORY

On February 24, 2016, Planning and Growth Management Committee adopted PG10.7 The Preliminary Report on First Gulf's application for an Official Plan Amendment for their initial development concept on the former Unilever Soap Factory site. City staff were directed to prepare a community consultation work plan in consultation with the Ward Councillor, integrating economic development considerations, and to report back to the Planning and Growth Management Committee on a recommended process to undertake comprehensive planning for the precinct in collaboration with the applicant, landowners and stakeholders.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG10.7>

On March 28, 2017, City Council adopted PG18.6 Status Update Report on the Unilever Precinct Planning Study, and related zoning amendment and subdivision applications. City staff were directed to commence the Eastern and Broadview Flood Protection Municipal Class Environmental Assessment, and to report to the Government Management Committee on active investigations to consolidate municipal yard functions, including those provided out of the Booth Yard.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG18.6>

On December 5 2017, City Council adopted PG24.1 Unilever Precinct Planning Study and East Harbour Application Review - Update. The report provided updated information on First Gulf's revised development proposal, information regarding ongoing public consultation activities, as well as information regarding consultation with Enbridge Gas.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.1>

On March 26, 2018, City Council adopted, as amended, PG 27.3 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue - Proposed Modifications to Official Plan Amendment 231 Site and Area Specific Policy (SASP) 426. The report recommended modifications to SASP 426 to modernize the language of that SASP in support of continued employment land use in that area, to be forwarded to the Minister of Municipal Affairs for approval.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.3>

On April 27, 2018, the Mayor and the Minister of Municipal Affairs and Housing and Minister of Natural Resources and Forestry entered into the Protocol Regarding the Lower Don Special Policy Area ("Protocol"), which applies to the lands affected by the existing flood plain. The Protocol is intended to address land use planning and development approvals in the Lower Don Special Policy Area in a manner that is consistent with the Provincial Policy Statement.

On June 26 2018, City Council adopted, as amended, PG30.5 Unilever Precinct Planning Study Secondary Plan and Planning Framework, and East Harbour Official Plan and Zoning By-law Amendment Applications - Final Report for an office employment hub supported by transit, flood protection and other infrastructure.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.5>

On July 23, 2018, Council also adopted associated Zoning By-laws for the developer-owned portion of the Precinct to enable their proposed East Harbour development, having received the necessary land use policy approvals associated with SASP 426 on July 20, 2018 via correspondence from the Ministries of Municipal Affairs and Housing and Natural Resources and Forestry.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM44.121>

On January 29 2020, City Council adopted, as amended, EX12.3 Toronto-Ontario Transit Partnership - Status Update, which included the Ontario-Toronto Memorandum of Understanding on Transit-Oriented Development ("MOU on TOD", now known as the "MOU on TOC") as Attachment 1. The MOU on TOC established a series of shared objectives for TOC and identified the roles and responsibilities of the City and Province for TOC specific to the Province's Subway Program.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX12.3>

On February 2 2021, City Council adopted EX20.2 Advancing the SmartTrack Stations Program, which updated terms that will be incorporated into a revised Agreement in Principle to advance the SmartTrack Stations Program.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX20.2>

On April 8, 2021, City Council adopted IE20.11 Broadview and Eastern Flood Protection Environmental Assessment, directing staff to finalize the Environmental Study Report and issue a Notice of Study Completion, to be placed on the public record for minimum 30 day review period. Staff were also directed to initiate cost-sharing and implementation discussions with stakeholders and report back to the Infrastructure and Environment Committee with a funding and implementation strategy.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.IE20.11>

On May 5, 2021, City Council adopted, as amended, EX23.3 Provincial Transit-Oriented Communities Program, which introduced a proposed expedited process for the City review of Transit Oriented Communities proposals, reaffirmed Council's position on employment lands south of Eastern and supported the designation of this area as a Provincially Significant Employment Zone.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX23.3>

On July 14, 2021, City Council adopted PH25.16 East Harbour Transit Oriented Communities Proposal, which provided direction to staff on the City's objectives and priorities in negotiations with the Province and Cadillac Fairview on the East Harbour Transit Oriented Communities proposal, and directed staff to report back to Council in December 2021 on the outcomes of negotiations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.16>

On October 18th, 2021 the Planning and Housing committee directed City Planning to report on current planning aspects of the TOC proposal for East Harbour to the November 25, 2021 Planning and Housing Committee meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH27.13>

On November 24th Toronto East York Community Council directed City Planning to report on the outcome of meetings to be held with Ward Councillor, members of LAC, Transit Oriented Communities Update Report

Toronto Youth Cabinet and City-led local working group in which the East Harbour TOC proposal will be reviewed. This report is to be delivered to the January 6th meeting of TEYCC.

City Planning is also to report directly to City Council at its December 15th meeting on the City's investment in the East Harbour Transit Hub through the SmartTrack program. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.17>

On November 25th, 2021 The Planning and Housing Committee directed City Planning to report on the impact of residential development within core employment area, steps the city can take to limit the impact of high-value job losses, the nature and number of jobs in the this employment area currently and on current estimates for the City's contributions to transit and infrastructure in the East Harbour Precinct Plan including the Broadview Avenue extension - at the January 12th meeting of Planning and Housing Committee <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.13>

COMMENTS

City Planning received direction from TEYCC to set up and report on various meetings to discuss the East Harbour TOC proposal with local stakeholders at November 24, 2021 meeting, with a requested report back to the January 6, 2022 TEYCC meeting.

With consideration to required reporting deadlines, Staff were unable to organize, hold and report on multiple stakeholder meetings prior to the report submission deadline for the January TEYCC meeting. It was not feasible to organize, give notice and undertake meaningful consultations and prepare a report as required for a proposal of this scope.

City Staff are working to organize and undertake the required meeting(s) in January. With this timeline, staff will report on the outcomes as part of the upcoming report to Executive Committee on East Harbour.

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SIGNATURE

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