



December 8, 2025

To: Executive Committee

Re: Hines Bayside Land Development Agreement - Sunset Date Extension for C1

Dear Mayor Chow and Members of the Executive Committee,

I am recommending that the Executive Committee add to the agenda the attached staff report from the Executive Director, Housing Development Office, Chief Planner and Executive Director, City Planning, and Executive Director, Corporate Real Estate Management, regarding the City's Land Development Agreement with Hines Canada Management Company II ULC (Hines) for the development of the Bayside community in East Bayfront.

This report seeks approval from City Council to extend the termination date (Sunset Date) set out in the existing Land Development Agreement, dated June 28, 2012, between the City and Hines for the development site designated as Block C1 (C1) within the Bayside community. The recommended Sunset Date extension would be to April 30, 2026 and only apply to the C1 site. The extension would be for the specific purpose of working with Hines to identify a viable commercial office development at the property.

There are no immediate financial impacts resulting from the recommendations in this staff report.

This staff report did not meet the Executive Committee agenda closing. I am recommending that we add this important report as new business to be considered today.

Sincerely,

Deputy Mayor Ausma Malik
Ward 10, Spadina Fort-York

Staff Report: Bayside Land Development Agreement - Sunset Date Extension for C1
Attachment 1: Bayside Map
Attachment 2: Hines Request to Extend Sunset Date for C1