

Supplemental Report - Our Plan Toronto: Recommendations on the East Harbour Employment Area Conversion Request

Date: June 4, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Toronto-Danforth (Ward 14)

SUMMARY

The Planning and Housing Committee commenced a Statutory Special Public Meeting on September 28, 2023, that continued on October 26, 2023, and on June 13, 2024, and notice was given in accordance with the Planning Act.

At its meeting on June 13, 2024, Planning and Housing Committee adjourned the Statutory Special Public meeting and directed City Planning staff to report back by December 5, 2024, to allow the conversion request to be considered at the same time as the results of the Transit Oriented Communities (TOC) negotiations with Cadillac Fairview and the Province on further proposed changes to land use permissions at East Harbour. On December 5, 2024, Planning and Housing Committee further adjourned the Statutory Special Public meeting and directed City Planning staff to report back by June 12, 2025, as the negotiations with Cadillac Fairview and the Province had just commenced. Given progress to date, City staff expect to report back in Q4 2025 on the outcome of negotiations including proposed changes to land use permissions at East Harbour.

It would be premature to consider the Employment Area Conversion Request prior to TOC negotiations concluding. Staff recommend that Planning and Housing Committee adjourn the Statutory Special Public Meeting until such time as staff are able to report on TOC negotiations.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that Planning and Housing Committee:

1. Adjourn the special statutory public meeting for Item titled "Our Plan Toronto: Recommendations on the East Harbour Employment Area Conversion Request - Final

Report” until such time as the Chief Planner and Executive Director, City Planning reports back on further discussions with Cadillac Fairview and the Province on additional proposed changes to land use permissions at East Harbour, and by no later than the December 3, 2025 meeting of the Planning and Housing Committee, and that no further notice of special public meeting be given.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On December 5, 2024, Planning and Housing Committee deferred consideration of Our Plan Toronto: Recommendations on the East Harbour Employment Area Conversion Request - Final Report until such time as the Chief Planner and Executive Director, City Planning reports back on further discussions with Cadillac Fairview and the Province on additional proposed changes to land use permissions at East Harbour, and by no later than the December 3, 2025 meeting of the Planning and Housing Committee and that no further notice of special public meeting be given.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.4>

COMMENTS

The East Harbour Transit Oriented Community (TOC) development is based on terms outlined in a Contribution Agreement between the Province and Cadillac Fairview. City staff reported to Council in June 2024 on the results of negotiations with the Province and Cadillac Fairview to confirm terms acceptable to the City for the East Harbour TOC.

In May 2024, Cadillac Fairview confirmed their commitment to conclude negotiations and execute agreements to reflect the residential permissions approved by the 2022 Ministers Zoning Order (MZO). They, however, informed the Province and the City that given challenging market conditions, further land use changes would be required to deliver on their infrastructure commitments, including critical infrastructure required to support the opening of the East Harbour Transit Hub.

In June 2024, Council directed Staff to engage in discussions with the Province and Cadillac Fairview related to Cadillac Fairview's request for further changes to land use permissions at East Harbour, contingent on the consideration of key City interests including affordable housing, community benefits, protection of employment uses and the integration of Toronto Port Lands Company (TPLC) owned Keating Lands. Staff have been engaged in negotiations with the Province and Cadillac Fairview related to

the additional permissions and considerable progress has been made. Negotiations are expected to be concluded by the end of this year with a report back to Executive Committee by Q4 2025.

Given the overlap in interest between the East Harbour employment conversion request and TOC negotiations related to land use changes at East Harbour, Staff recommend that consideration of this report be deferred to align with the timing of TOC negotiations to no later than the December 3, 2025 meeting of the Planning and Housing Committee.

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SIGNATURE

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