

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

**Date:** December 1, 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, June 13, 2024, December 5, 2024 and June 12, 2025 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.

Negotiations related to additional residential permissions are still underway. The timing of a report back to Council on the East Harbour TOC is uncertain.

It would be premature to consider the Employment Area Conversion Request prior to TOC negotiations concluding. Staff recommend that this Conversion Report be deferred until negotiations with Cadillac Fairview and the Province related to additional residential permissions at East Harbour have concluded, and by no later than the June 11, 2026.

## RECOMMENDATIONS

---

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

1. Planning and Housing Committee 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 June 11, 2026 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 June 12, 2025, 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.

[Agenda Item History - 2025.PH22.7](#)

## COMMENTS

---

The East Harbour Transit Oriented Community (TOC) proposal is being considered under the Provincial Transit Oriented Communities Program and is based on terms outlined in a Contribution Agreement between the Province and Cadillac Fairview.

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 over the past five years, 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.

Negotiations related to additional residential permissions are still underway. The timing of a report back to Council on the East Harbour TOC is uncertain. 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 this Conversion Report be deferred until negotiations have concluded with Cadillac Fairview and the Province regarding additional proposed changes to land use permissions at East Harbour.

## **CONTACT**

---

James Perttula, Director, Transportation Planning, City Planning Division  
[james.perttula@toronto.ca](mailto:james.perttula@toronto.ca), 416-392-4744

## **SIGNATURE**

---

Jason Thorne, MCIP, RPP  
Chief Planner and Executive Director  
City Planning