

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

Date: May 28, 2026

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, June 12, 2025 and December 3, 2025 and notice was given in accordance with the Planning Act.

At its meeting on December 3, 2025, Planning and Housing Committee adjourned the Special Statutory Public meeting 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.

Discussions related to proposed changes to land use permissions are ongoing. The timing of a report back to Council on the East Harbour Transit Oriented Communities (TOC) is uncertain. As such, it would be premature to consider the Employment Area Conversion Request prior to TOC negotiations concluding. Staff recommend that this Conversion Report be referred back to Staff until discussions with Cadillac Fairview and the Province related to additional proposed changes to land use permissions at East Harbour have concluded, at which point a report will be brought forward.

RECOMMENDATIONS

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

1. Refer the item to the Chief Planner and Executive Director, City Planning and request a report once negotiations with Cadillac Fairview and the Province related to additional proposed changes to land use permissions at East Harbour have concluded.

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 3, 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 June 11, 2026 meeting of the Planning and Housing Committee and that no further notice of special public meeting be given.

[Agenda Item History - 2025.PH26.5](#)

On June 26, 2024, Council adopted EX15.1 - East Harbour Transit Oriented Communities Proposal: Conclusion of Negotiations and Draft Plan of Subdivision, and Approach to Next Stage directing City staff which included direction to conclude negotiations and execute implementing agreements to secure City interests, approval of Development Charge credits and 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 based on initial conditions.

[Agenda Item History - 2024.EX15.1](#)

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 authorized Staff to conclude negotiations and execute implementing agreements between the Province, City and Cadillac Fairview to reflect

obligations related to the 2022 MZO. To this end, several implementing agreements including but not limited to the Site-Specific Agreement, Municipal Agreement, Sub-Division Agreement, Development Agreement and Affordable Housing Agreement were executed in December 2024.

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

Discussions related to additional proposed changes to land use permissions are ongoing. The timing of a report back to Council on the East Harbour TOC is uncertain. There is a significant overlap in interest between the East Harbour employment conversion request and TOC negotiations related to land use changes at East Harbour. Hence Staff recommend this Conversion Report be referred back to Staff until discussions with Cadillac Fairview and the Province related to proposed changes to land use permissions at East Harbour have concluded.

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SIGNATURE

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