



**RE.**

**CC2.1 Housing Action Plan** and the opportunity to support 100,000 new residents in the eastern waterfront with public transit commitments now.

**TO.**

Mayor John Tory and  
Members of City Council

**DATE.**

14 December 2022

**Dear Mayor Tory and Members of City Council,**

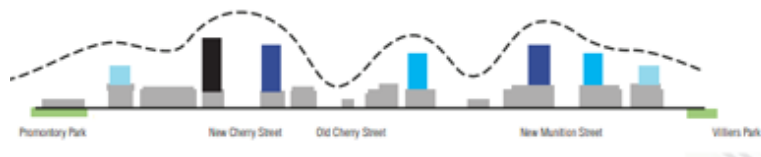
We are writing in support of the Housing Action Plan today and the goal of adding 285,000 new homes over the next 10 years. We thank the Mayor and City Council for including plans to re-evaluate the density of upcoming development through the Port Lands.

As seen in the Villiers Island Precinct Plan of 2017, currently expected density is primarily 6-10 stories with very few buildings of 20 or more.

**Current Villiers Island plans are primarily 6-10 storeys**



**Few buildings are planned as 16-29 storeys**



(Villiers Island Precinct Plan, 2017, Pgs. 106-117)

We also encourage close coordination with planning for the Waterfront East LRT that will help unlock this full development density potential in the Port Lands. In 2019, an economic impact study prepared for our WBIA projecting 67,000 residents would live along this route through the Port Lands in the next 20 years. With additional density being explored by the City of Toronto, it is likely that the number of residents that can be accommodated within walking distance of this route will be 100,000 or more.

Thank you and please contact me at [tkocur@waterfrontbia.com](mailto:tkocur@waterfrontbia.com) if I can be of further assistance.

Tim Kocur  
Executive Director,  
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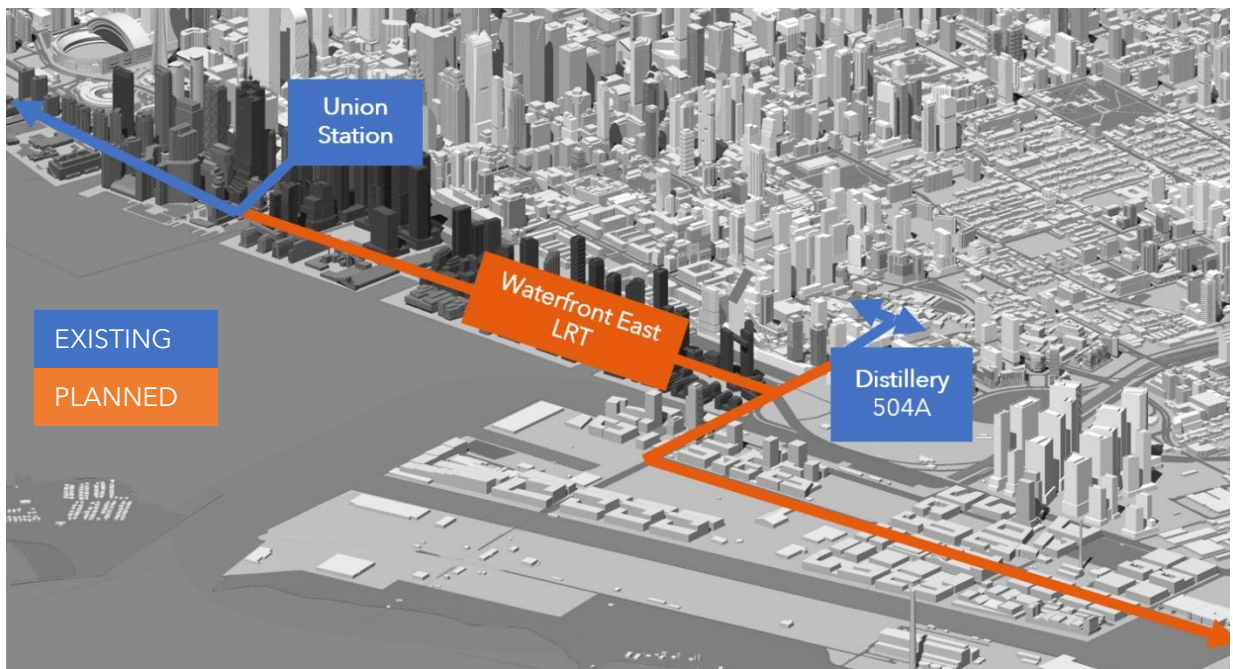


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Density of development along eastern waterfront.



Waterfront East LRT will support additional density, including housing through the Port Lands, but the eastern route shown is currently **un-funded**.



Maps from Stephen Velasco, @FutureModelTO