

## Villiers Island - Affordable Housing Update

**Date:** February 10, 2023

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning and Executive Director,  
Housing Secretariat

**Wards:** Ward 14

### SUMMARY

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This report responds to City Council's request through CC2.1: [2023 Housing Action Plan](#) for a status update on the work underway to achieve additional affordable housing in Villiers Island; and previous directions in 2017, 2021 and 2022 to explore opportunities to achieve more affordable housing in Villiers Island.

The City of Toronto, CreateTO, and Waterfront Toronto are collaborating to review the 2017 Villiers Island Precinct Plan (the Precinct Plan) and determine changes needed to achieve the City's housing goals, as well as the future actions and timelines to implement them.

The City, CreateTO, and Waterfront Toronto have conducted a preliminary review of the vision, guiding principles, and built form direction contained in the Precinct Plan. Staff have concluded that there is an opportunity to increase densities while broadly maintaining the communities' unique character, supporting City Council's priorities for housing and responding to the emerging character of the Central Waterfront east of Yonge Street. Opportunities for additional density align with the principles and policy intent of the Port Lands Planning Framework (the Planning Framework) and Central Waterfront Secondary Plan (the Secondary Plan) for creating unique, inclusive, vibrant, and complete communities.

Starting in Q2 2023, the City, CreateTO, and Waterfront Toronto will undertake public engagement on approaches to height and massing that would increase density on lands within public ownership by at least 30% above the Precinct Plan (approximately 5 acres of Villiers Island is in private ownership, mostly subject to active applications which are under appeal to the Ontario Land Tribunal). The built form and massing approaches generated from the density optimization study will be based upon the Precinct Plan direction to create a compact, complete community with amenities and services within a 5-minute walk.

Additional density in Villiers Island, subject to the outcomes of the planning development review process and City Council's ultimate decision-making, could generate additional revenue to support the provision of affordable housing on the Island. This increase in density would also increase the demand for infrastructure and community services and accelerate the need for higher-order transit, all of which are essential for the development of a complete community.

The affordable housing strategy for Villiers Island will include a minimum of 20% and a target of 30% affordable rental homes on public lands, secured as long-term or permanently affordable housing and aligned with the City's new income-based definition of affordability. In addition to City investments, support from the Federal and Provincial governments will be critical to delivering these homes within a mixed-income, livable and complete community. City officials continue to pursue discussions with their Provincial and Federal counterparts on a further phase of waterfront revitalization, including support for more affordable housing options along the waterfront.

The opportunities for increased density will be informed by a review of the 2017 community facilities and services recommendations, as well as the infrastructure required to support these opportunities, in collaboration with the appropriate City divisions. The Transportation and Servicing Master Plan for the Port Lands and South of Eastern areas (the TSMP) and the Waterfront Sanitary Servicing Master Plan (WSSMP), completed in 2017 and updated in 2018, respectively, guide the preferred municipal servicing to support the revitalization of the Port Lands. Estimates will need to be assessed to ensure the infrastructure can support possible increases in densities.

Another vital part of complete communities is providing convenient access to higher-order transit services. In July 2022 City Council reaffirmed the Waterfront East LRT as a priority project critical to waterfront revitalization in areas including the East Bayfront Precinct, the Keating Channel West Precinct, and the Port Lands. Staff will report to City Council in 2023 on the plans and costs to deliver the Waterfront East LRT network.

The review of the built form and community facilities and services recommendations may inform refinements to the Port Lands Area Specific Policy and the Precinct Plan Addendum and Zoning By-law Amendments. It will also inform Staff's approach to ongoing discussions with the private landholders in Villiers Island in the context of their appealed applications.

City staff are targeting to report on the results, including a preferred approach for increased densities and the estimated increase in the number of affordable homes, to the Planning and Housing Committee in Q3 2023.

Staff plan to bring a report to Executive Committee in Q4 2023 on a phasing strategy for Villiers Island and a business and implementation plan for Villiers Island phase one. These will inform the proposed updates to the Precinct Plan through the City initiated re-zoning process in early 2024.

Given the relatively small amount of land that is privately owned in Villiers Island, most of which is subject to active development applications that are under appeal, it is anticipated that the appropriate densities and resulting built form and massing, as well

as provision of affordable housing on privately-owned lands, will be addressed through ongoing discussions in the context of the active appeals.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat recommend that the Planning and Housing Committee request that:

1. The Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat report to Planning and Housing Committee in Q3 2023 on:

- a. the results of the engagement process with community stakeholders, landowners, users, and Indigenous communities;
- b. a preferred approach for increasing densities to support more affordable housing in Villiers Island;
- c. an estimate of the number of affordable homes the preferred approach would deliver to achieve a minimum of 20% and a target of 30% affordable homes on public lands;
- d. an update on discussions with the results of intergovernmental discussions on a further phase of waterfront revitalization and approaches to support the delivery of affordable homes in partnership with the Government of Canada and the Government of Ontario.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact. Outcomes of planning studies and Council-approved initiatives that form a part of this development effort may result in financial impacts to the City, which are yet to be determined.

Financing opportunities from Federal and Provincial governments to complement City efforts to fund affordable housing are essential for delivering the Villiers Island affordable housing program. The Business Implementation Plan for Villiers Island will outline the available opportunities.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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### **Port Lands Planning Initiatives Final Report**

In December 2017, City Council adopted the report "Port Lands Initiatives - Final Report: which adopted the Port Lands Planning Framework, Villiers Island Precinct Plan

and Port Lands OPM and provided direction to City staff to undertake further projects to implement these plans and policies. The Council-adopted Port Lands Planning Framework provides direction for Waterfront Toronto to "investigate opportunities to achieve additional affordable housing in Villiers Island, over and above the minimum requirements in this Framework, potentially in the form of co-operative housing, rent-gear-to-income housing and mid-range rental housing, addressing the financial resources required and potential sources of financial support."

For more information, see the Council consideration and Report for Action at:  
<https://secure.toronto.ca/council/agenda-item.do?item=2017.PG24.6>

### **Port Lands Ontario Land Tribunal Appeals**

In December 2017, City Council considered Item PG24.6, which included instruction for the City Solicitor to request the Ontario Municipal Board (now Ontario Land Tribunal, "OLT" or "Tribunal") to modify the former City of Toronto Official Plan and Central Waterfront Secondary Plan substantially in accordance with the Port Lands Official Plan Modification (OPM) and to implement the Port Lands OPM at the ongoing CWSP appeals proceedings as appropriate.

For more information, see the Council consideration and Report for Action at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.6>  
<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-107844.pdf>

Throughout 2019 the parties to the Port Lands OPM Hearing worked together to resolve the hearing issues. City Council considered several reports from the City Solicitor. It endorsed proposed policy modifications that resolved most of the issues (except for policies pertaining to Section 37, parkland, affordable housing, and funding of community infrastructure, which are still under appeal for lands in Villiers Island and Polson Quay). The Port Lands OPM proceedings resulted in the issuance of the Decision and the Order of the Tribunal issued on July 11, 2022, in Tribunal Case No: OLT-22-002109 (formerly PL030514).

The most recent Council decision and staff report are available at:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC41.8>

### **HousingTO 2020-2030 Action Plan**

In December 2019, City Council adopted the report entitled "HousingTO 2020-2030 Action Plan," recommending its actions as the framework to guide the City's efforts over ten years to strategically and effectively address housing and homelessness needs.

The City Council decision and staff report are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

In September 2020, City Council adopted the "HousingTO 2020-2030 Implementation Plan". Council established a set-aside target of 5,200 affordable and supportive homes to be approved for Indigenous communities and delivered by Indigenous housing providers.

The City Council decision and staff report are available at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.5>

### **Next Phase of Waterfront Revitalization**

In November 2021, City Council adopted the report from the Deputy City Manager, Infrastructure and Development Services, entitled “Next Phase of Waterfront Revitalization.” Council directed City staff to provide a status update on the progress of its direction to investigate opportunities to achieve additional affordable housing in Villiers Island, over and above the minimum requirements in the draft Port Lands Official Plan modification.

The Council decision and staff report are available at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX27.6>

In July 2022, City Council adopted the report from the Deputy City Manager, Infrastructure and Development Services, entitled “Next Phase of Waterfront Revitalization,” which endorsed four interconnected priorities to guide a further phase of waterfront revitalization, including "equity, inclusion and access, including through housing and community benefits" and directed City Officials to pursue discussions with their Federal and Provincial counterparts on a further phase of waterfront revitalization.

The Council decision and staff report are available at:  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.EX34.10>

### **Status Update on Achieving Additional Affordable Housing in Villiers Island (2022)**

City staff submitted a status update on achieving additional affordable housing in Villiers Island to the Planning and Housing Committee in May 2022, which was deferred to the July Committee meeting. The report outlines how the City of Toronto, CreateTO, and Waterfront Toronto staff are developing an affordable housing strategy to maximize housing options in Villiers Island to deliver a complete, sustainable, and mixed-use community. The Committee directed Staff to determine if any changes need to be made to the Villiers Island Precinct Plan to achieve the City’s housing goals and the pathway to achieve the affordable housing mandate.

The staff report is available at:  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.17>

### **Housing Action Plan**

In December 2022, City Council directed Staff to develop a Housing Action Plan for the 2022-2026 term of Council that will support the City in achieving or exceeding the provincial housing target of 285,000 homes over the next 10 years. As part of this Plan, Council directed Staff to revise plans for the Port Lands and other major change area projects to ensure housing density is optimized, as well as ensure intensification is considered through the lens of complete communities and the growth of infrastructure necessary to support livability, inclusion, sustainability and prosperity.

City Council directed the Chief Planner and Executive Director, City Planning and the Director, Waterfront Secretariat report to the February 2023 meeting of the Planning and Housing Committee on the status of PH35.7 - Status update on Achieving Affordable Housing in Villiers Island and EX 27.6 - Next phase of Waterfront Redevelopment.

The Council decision is available at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC2.1>

## COMMENTS

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### Central Waterfront Secondary Plan

Building affordable housing is a crucial objective of the Secondary Plan, which establishes the long-term vision for the waterfront. The plan's policy is to achieve 20% affordable rental housing and 5% below-market housing. This direction has been incorporated in various local planning frameworks and site-specific developments with the amount of affordable housing required varying based on the delivery model. There has been a strong focus on leveraging public land to deliver more affordable homes. The City, CreateTO, Waterfront Toronto, and others have vigorously pursued opportunities to fund and deliver affordable rental homes in the West Don Lands, East Bayfront, and Keating Channel precincts discussed in greater detail in the July 2022 [Status Update on Achieving Additional Affordable Housing in Villiers Island](#) (PH35.17). By using different delivery methods and offering affordable rental homes at the pace of market development, the City is making progress toward its affordable housing objectives for the waterfront.

### Port Lands Planning Framework

The Planning Framework, which City Council adopted in December 2017, outlines the vision for the Villiers Island, McCleary District, South River and Polson Quay districts in the Port Lands as inclusive, vibrant and complete communities. The Planning Framework prioritizes creating inclusive communities with opportunities for people of all incomes, ages, and abilities. To achieve this, the Planning Framework outlines strategies to deliver affordable housing, including:

- ensuring that a minimum of 20% of homes on public land will be affordable rental homes within mixed-use precincts;
- providing a healthy balance of different types of housing, tenures and affordability levels;
- securing financing, funding and partnerships with affordable housing developers and operators to build and operate the homes;

- identifying opportunities to achieve an even higher percentage of affordable rental housing at deeper affordability levels; and
- aiming for affordable housing to be included as early as possible within the phasing of the development of Port Lands mixed-use precincts.

Many of the policies of the Planning Framework, including land use, sustainability and climate-positive, and inclusive communities, have been included in an Official Plan Modification to the Secondary Plan for the Port Lands, which was mostly brought into force by Ontario Land Tribunal decisions in May 2021 and July 2022. Some area-specific appeals (309 Cherry Street in Villiers Island and Polson Quay) pertaining to former Section 37 parkland dedication, affordable housing on private lands and community infrastructure funding policies are outstanding.

### **The Villiers Island Precinct Plan**

The Precinct Plan is part of the larger project to revitalize the Port Lands in Toronto. It aims to create a vibrant and sustainable mixed-used community that is envisioned as Canada's first climate-positive community, while maintaining the continued viability of local port-related industries. The Port Lands Flood Protection Project and Enabling Infrastructure is scheduled to be completed in 2024, which will unlock the development potential of the Port Lands and create unique and robust parks and open space systems surrounding Villiers Island.

The Precinct Plan, adopted by City Council in 2017, is estimated to accommodate 8,250 to 10,700 residents and up to 2,900 jobs. The Plan recommends a minimum of 20% of the total residential floor area on publicly owned lands to be affordable housing and between 10% and 20% on private lands, depending on the delivery model. This target is estimated to deliver around 835 to 882 affordable homes in Villiers Island on public and private land.

### **Transportation and Servicing Plans**

In 2012, the City of Toronto completed the Waterfront Sanitary Servicing Master Plan (WSSMP), which was updated in 2017. The plan determined that the preferred servicing approach for the Port Lands would be to introduce a deep, gravity-fed sewer along Commissioners Street, connecting to an upgraded Carlaw Avenue interconnecting sewer at Eastern Avenue. Port Lands Flood Protection is delivering an interim pumping station at the Don Roadway and Commissioners Street. The ultimate pumping station at 545 Commissioners Street is scheduled to be delivered in 2027.

In 2017, City Council adopted the Transportation and Servicing Master Plan for the Port Lands and South of Eastern areas (TSMP), which identified preferred transportation and municipal servicing solutions to support the Port Lands' transformation and continued growth in the South of Eastern area.

The WSSMP informed the development of wastewater solutions for the TSMP, which focuses on the proposed local sewer network system in the Port Lands. Previous population and employment estimates will need to be reviewed to evaluate the impact and cost of potentially higher densities and ensure that the planned infrastructure can support the new communities.

## **Approach to Optimizing Density in Villiers Island**

Since the Precinct Plan was approved in 2017, City Council has advanced a signature affordable housing initiative called "Housing Now" to leverage City-owned land to create mixed-use, mixed-income communities. The City has given greater emphasis to leveraging City land to deliver more affordable homes, deeper levels of affordability, and ownership and operation of affordable homes by non-profits.

Over the past five years, development on the waterfront, which was planned to have a mid-rise character, has become denser, with landowners proposing and building more and taller towers than initially envisioned in the Central Waterfront east of Yonge Street.

In December 2022, City Council directed staff to develop a Housing Action Plan to support the City in meeting or exceeding the provincial housing target of 285,000 homes over the next 10 years. As part of this Plan, City Council directed staff to revise plans for the Port Lands and other major change area projects to ensure housing density is optimized and intensification is viewed through the lens of complete communities and supported by the necessary infrastructure to support livability, inclusion, sustainability, and prosperity.

As a result, staff from the City, CreateTO, and Waterfront Toronto are conducting a density optimization study through the Villiers Island implementation program to maximize affordable housing delivery and create a complete, inclusive community that aligns with the evolving built form of the waterfront east of Yonge Street, the public investment in infrastructure and flood protection, and with the principles and policy intent of the Planning Framework and Secondary Plan. The built form principles established in the Precinct Plan will continue to guide the review of density approaches:

1. Create a varied and dynamic built form that contributes to the city and Port Lands skyline and creates visual interest.
2. Reinforce distinct character areas and places in the Island.
3. Contribute to the spectacular and comfortable all-season parks, open spaces and destinations.
4. Design the built form to frame and animate parks and open spaces and respond to water edge conditions.
5. Maintain and celebrate the built, cultural and natural heritage of the Island and surrounding Port Lands.



6. Position tall buildings in strategic locations to optimize proximity to transit nodes, define gateways and frame open spaces.
7. Showcase views to the water and industrial landmarks.
8. Leverage passive solar gain and enable daylighting within buildings and open spaces.

Guided by these principles, the City, CreateTO, and Waterfront Toronto will evaluate various approaches to increase density and assess their impacts on the capacity of new infrastructure, public realm quality, key views, sustainability, heritage, and whether an amendment to the Port Lands Area Specific Policy is necessary. The City, CreateTO, and Waterfront Toronto will engage with Indigenous rights holders, urban Indigenous communities, stakeholders, landowners, and users to obtain feedback on potential modifications to the Precinct Plan and Official Plan.

The review will consider the impacts of an increased population density on existing and proposed infrastructure and utilities, including the future Eastern Waterfront LRT. The population and densities of Villiers Island were established as part of the Port Lands Flood Protection in 2017. Increased population densities will require upsizing sanitary servicing infrastructure or developing alternative options, some of which may require significant capital costs. Further, the review will consider the capacity of the ultimate sanitary pumping station at 545 Commissioners Street and the timing of the delivery of downstream infrastructure along Commissioners Street east of the Don Roadway.

In addition to undertaking due diligence on increased densities on transportation, servicing and community infrastructure, density optimization approaches will be evaluated for any issues related to land use compatibility with existing industries and port operations. The City, Waterfront Toronto and CreateTO will continue to engage with LaFarge, the Toronto Industrial Network and PortsToronto on land use compatibility matters.

More density in Villiers Island will require the acceleration of the East Waterfront LRT project. Through the 2017 Precinct Plan, City Council approved a plan for an island community and regional destination that prioritizes pedestrian, cycling and transit infrastructure. With limited connections to the rest of the Port Lands, Central Waterfront, and Downtown Toronto, the LRT will become essential as development proceeds and as Villiers Island evolves into a mixed-used community and regional destination with special parks and cultural, civic and retail amenities.

### **Opportunities for More Affordable Homes in Villiers Island**

The City of Toronto has set a target to approve 40,000 affordable rental homes, including 18,000 supportive housing units, by 2030 through the HousingTO 2020-2030 Action Plan (HousingTO Plan). This plan leverages publicly owned lands, such as those in Villiers Island, to create new affordable housing within mixed-income communities.

Since 2020, the City has made significant progress towards achieving the HousingTO targets through various programs and partnerships, including, the Housing Now Initiative, which activated City-owned land to create affordable rental housing within complete communities; the Open Door Program, which provides grants and incentives to support the delivery of affordable housing on lands owned by the non-profit and community sectors; working with the Federal and Provincial governments and leveraging National Housing Strategy programs and provincial operating funding to create new affordable and supportive housing; and working with Indigenous, non-profit, and faith-based organizations to develop and operate new homes.

City Council has also provided direction to achieve more affordable housing in Villiers Island. This direction was first given in December 2017 through the adoption of the Planning Framework, which directed Waterfront Toronto to "investigate opportunities to achieve additional affordable housing in Villiers Island, over and above the minimum requirements in this Framework, potentially in the form of co-operative housing, rent-gear-to-income housing and mid-range rental housing, addressing the financial resources required and potential sources of financial support."

City Council reinforced this direction in November 2021 by requesting progress updates from City staff, and in July 2022, the Planning and Housing Committee requests City staff to determine if changes were needed to the Precinct Plan to achieve the City's housing goals.

To align these directions, the City, CreateTO and Waterfront Toronto are exploring opportunities to enhance housing supply, including affordable homes, through the Villiers Island density optimization study, which will be completed in Q4 2023. This study aims to maximize the provision of affordable rental housing while also delivering the necessary infrastructure, community services, and facilities, as well as public realm, and climate-positive development, to create a complete, inclusive, sustainable, and robust community.

The study is targeting a minimum 30% increase over 2017 precinct plan densities and is advancing due diligence to identify what is achievable above this minimum. Strategies to increase densities on public land while maintaining the objectives and direction of the Secondary Plan, Planning Framework and Precinct Plan, include:

- increasing tower heights above the 29-storey maximum recommended in the 2017 precinct plan;
- identifying locations for towers south of Centre Street;
- identifying opportunities to introduce tall buildings (above 11 storeys) that have a mid-rise character; and,
- reconsidering the development approach along Keating Channel, including increased densities, and introducing mid-rise or tall buildings to frame Keating Channel and the water's edge promenade.

The City, Waterfront Toronto and CreateTO are exploring approaches to maximize the yield of affordable rental housing on public lands and provide a diversity of affordable housing opportunities through optimizing density. However, site-specific conditions must also be considered, such as soil and groundwater remediation, infrastructure work, and the ambitious sustainable design and performance requirements.

While the City is contributing land, incentives, and exploring additional density to support the delivery of new homes, additional action is also required from the Federal and Provincial governments especially considering the current challenging economic environment with rising interest rates and construction costs. Specifically, new and enhanced investments are required to scale up the supply of affordable housing. Existing and future National Housing Strategy programs, including the Co-Investment Fund and Rental Construction Financing Initiative, will need to provide funding and financing reflective of local market conditions and building costs. Provincial capital and operating funding will also be needed to complement the policy tools being implemented by the Ontario Government, including Bill 23, More Homes Built Faster Act, 2022.

As aforementioned, the affordable housing strategy for Villiers Island will include a minimum of 20% and a target of 30% affordable rental homes on public lands, secured as long-term or permanently affordable housing and aligned with the City's new income-based definition of affordability. City staff will continue to explore funding and financing opportunities available from the Federal and Provincial governments to achieve the affordable rental target set for Villiers Island, as well as other sites along the waterfront as part of discussions on a further phase of waterfront revitalization. The result of these discussions will be provided to City Council later in 2023.

On the private lands at 309 Cherry Street (which makes up the bulk of the privately owned lands in the Port Lands) there are active applications under appeal to the Ontario Land Tribunal, as well as outstanding appeals of some Port Lands Area-Specific policies, including those pertaining to the provision of affordable housing on private lands. Staff anticipate the resolution of the appropriate densities and resulting built form and massing for the 309 Cherry site, as well as provision of affordable housing on privately-owned lands in Villiers Island, will be addressed in the context of outstanding appeals. The City Solicitor will seek direction from City Council on the provision of affordable housing on private lands within Villiers at the appropriate time.

## **Building a Complete Community**

The Official Plan and Secondary Plan support the development of complete communities, which include a full range of housing types to accommodate a mix of incomes and people living in their neighbourhood. The Precinct Plan codifies the importance of developing a complete community by incorporating community services and facilities, public art, heritage conservation, transit connectivity, active transportation, affordable housing, and environmental sustainability and resilience.

The elements of a complete community in Villiers Island are:

- **Improved mobility options** through an active transportation network and the Waterfront East LRT,
- **Community infrastructure**, such as a community recreation facility, public elementary school, childcare facilities, community agency space and a new fire station;
- **Parks and public realm** that provides a variety of opportunities for people to enjoy the waterfront, river, channel and lakefront edges, including for marine activities and improved access for paddling; and
- **Cultural and catalytic sites** that will attract visitors from the city and beyond and contribute to economic development and tourism.

Increasing densities will require a review of the planned capacity for community facilities, services, and parks, as well as the need to deliver higher-order transit to support the precinct's development.

To achieve the affordable housing targets and build a complete community, Waterfront Toronto is collaborating with the City and CreateTO to develop a phased business and implementation plan informed by the density optimization study and due diligence. The phased business and implementation plan, which is targeted for the end of 2023, will outline the funding and financing required to begin the development of Villiers Island and an approvals roadmap. The plan will also define how the City, CreateTO, and Waterfront Toronto can advance the affordable housing strategy for the first phase of Villiers Island while promoting an interconnected and complete community.

## **Stakeholder and Indigenous Engagement**

The development of the Planning Framework and Precinct Plan involved comprehensive engagement with the public, stakeholders, landowners, users, and Indigenous communities over four years. This engagement helped shape the vision, objectives, and built form direction for Villiers Island.

To increase densities and affordable housing in Villiers Island, the City, CreateTO and Waterfront Toronto will respect the overall vision, objectives and built form direction established through the previous engagement process. However, Staff will revisit some assumptions and built form approaches and undertake further engagement with Indigenous communities, stakeholders, landowners, users, and the public.

The engagement process aims to:

1. Provide information to Indigenous communities, stakeholders, landowners, users, and the public on the context and history of the Precinct Plan, as well as ongoing and future implementing projects.

2. Inform Indigenous communities, stakeholders, landowners, users, and the public on the vision, objectives, and built form principles that support development of a vibrant, inclusive, and climate-positive community.
3. Provide information to Indigenous communities, stakeholders, landowners, users, and the public on different approaches to increase density and opportunities for delivering affordable housing.
4. Consult Indigenous communities, stakeholders, landowners, users, and the public on approaches for increasing density and achieving the community-building objectives in the 2017 Precinct Plan.

The engagement is scheduled to begin in Q2 2023.

## Conclusion

The City, CreateTO, and Waterfront Toronto are working to increase housing opportunities in Villiers Island while preserving its unique features. A public engagement process will begin in Q2 2023 to gather input on increasing densities on public lands by at least 30% above the 2017 Precinct Plan. The review will also consider how more density could provide more affordable rental housing and the need for additional infrastructure and community services.

Staff will report to: the Planning and Housing Committee in Q3 2023 with the results of public engagement and a recommendation for a preferred approach to increasing density in Villiers Island; and Executive Committee in Q4 2023 with a phasing strategy and business and implementation plan for Villiers Island phase one. An addendum to the Precinct Plan and any necessary policy amendments will follow the phasing approach and business and implementation plan. Table 1 below summarizes the proposed reporting strategy for Villiers Island.

<b>Timing</b>	<b>Report Focus</b>	<b>Committee</b>
Q3 2023	Update on the Density Optimization Study	Planning and Housing
Q4 2023	A phasing strategy and business and implementation plan for phase one	Executive
Q1 2024	The planning updates for Villiers Island	Planning and Housing

Table 1 - Schedule to evaluate and implement any proposed changes related to Villiers Island.

City staff will continue to explore funding and financing opportunities from Federal and Provincial governments to achieve these goals; and engage Indigenous communities, stakeholders, landowners, users, and the public on approaches to increasing densities to ensure built form and massing achieves the community-building objectives set by the 2017 precinct plan. Ultimately, the goal is to create a complete community in Villiers Island that prioritizes pedestrian, cycling, and transit, includes diverse employment and affordable housing opportunities, supports a comfortable and inviting public realm, is climate-positive, and is supported by infrastructure that is viable and implementable.

## **CONTACT**

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## **SIGNATURE**

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