



**RE.**

*PH2.9 Villiers Island Affordable Housing Update* and the opportunity to increase density in the Port Lands and connect new residents along the east waterfront with LRT transit

**TO.**

Chair Brad Bradford, and Councillors Crisanti, Fletcher, Malik, Myers and Nunziata

**DATE.**

26 February 2023

**Councillor Bradford, Chair, and Members of the Planning and Housing Committee**

Our Waterfront Business Improvement Area (BIA) wrote in support of the Housing Action Plan [in December](#) and emphasized: 1) The significant opportunity to expand housing density, including affordable housing, through the Port Lands where current plans are primarily 6-10 storeys, and 2) The importance of ensuring the Waterfront East LRT was funded and in place soon to support the further density needed, and connect the Port Lands to the fast growing eastern waterfront currently under-served by LRT transit.

Today we are writing in strong support of recommendations in PH2.9 to explore increasing housing density by 30% or more on Villiers Island. We also thank staff at the City of Toronto, in collaboration with CreateTO and Waterfront Toronto, for their strong emphasis in this report on the importance of having LRT transit in place soon to make the additional housing density possible. Increased density at Villiers will support a more vibrant mixed-use corridor where the Waterfront East LRT runs, including residential and commercial from Union Station through the Port Lands with the fast growing east waterfront in between. We also wish to re-share a [statement from more than 40 businesses and civic leaders](#) made to City Council in 2022 on the Waterfront East LRT that included specific mention of “the potential for additional housing density in the Port Lands... the biggest opportunity in the country to develop affordable housing that is well-connected to downtown employment zones.”

Thank you and please contact me at [tkocur@waterfrontbia.com](mailto:tkocur@waterfrontbia.com) with any questions.

Sincerely,

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Waterfront BIA

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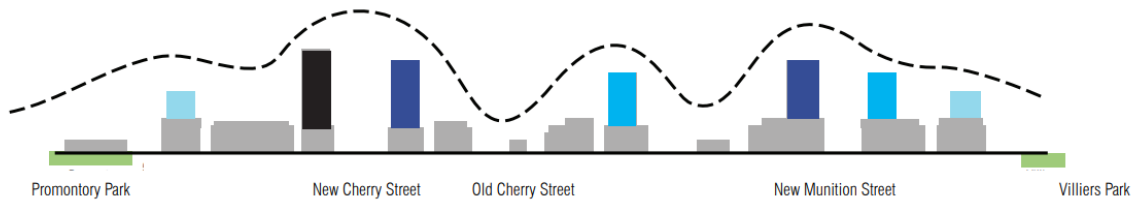
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As seen in the Villiers Island Precinct Plan of 2017, currently expected density is primarily 6-10 storeys with very few buildings of 20 or more storeys.

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



**Few buildings are currently planned as 16-29 storeys** and there is significant room for increased density of at least 30% overall.



From [Villiers Island Precinct Plan, 2017, Pgs. 106-117.](#)

**Density of current 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.

