

June 25, 2024

City Clerk's Office  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: PH13.2 - Villiers Island Precinct - City-Initiated Official Plan and Zoning By-law Amendment - Decision Report - Approval**

Dear Mayor Chow and Members of Council:

Following our recent meeting with NAVCANADA and City Planning on June 24, 2024, it has become evident that there remain significant discrepancies in the data and understanding regarding the Villiers Island Precinct Plan. These discrepancies must be resolved to ensure informed and accurate decision-making on the plan, the Official Plan, and the Zoning Bylaw, particularly concerning airspace around Billy Bishop Toronto City Airport.

Both our federal regulators and aviation partners share our concerns about the current block-by-block configuration of the Villiers Island Precinct Plan, which poses potential operational and safety challenges for Billy Bishop Toronto City Airport. As significant landholders in the precinct, we respectfully ***request that City Council refers this report back to staff for 90-days to allow for PortsToronto to conduct a thorough technical assessment review, coordinated with all impacted agencies, to address these critical issues.***

This brief pause will allow technical stakeholders the necessary time to resolve data inconsistencies and properly analyze each block's density as it relates to the airspace protocols, regulations, and best practices. This approach could potentially increase overall housing counts, ensuring the plan meets both development and safety standards. Effective decision-making requires clear, comprehensive data, which has not yet been fully provided.

PortsToronto is committed to a Villiers Island Precinct Plan, within which we are a significant landowner. We want a plan that addresses these airspace concerns early in the process, facilitating a smoother and more efficient development application process in the future. This proactive step will ultimately benefit the city by bringing the right density and housing supply forward more effectively.

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It should also be noted that PortsToronto has made a request to Transport Canada to amend the Airport Zoning Regulation (AZR) under Section 5.4 of the *Aeronautics Act* to ensure that lands in the vicinity of Billy Bishop Toronto City Airport are used and developed in a manner compatible with safe airport and aircraft operations. Zoning therefore preserves the investment in airport assets by ensuring the facility's continued operational and economic viability.

As a City Builder, PortsToronto welcomes housing development across the waterfront and the City of Toronto. In particular, PortsToronto supports the efforts for significant housing and increased density in the Villiers Island precinct. Villiers Island represents a unique opportunity to create housing, economic activity, and a unique place in which to live. It is incumbent both on the City and PortsToronto, amongst others, to ensure that the long-term development of this area remains compatible with existing and future uses of land and infrastructure, and not to create conflict with such uses.

It is in this spirit of collaboration that PortsToronto submits this letter. We value our partnership with the City and are dedicated to working together towards successful city building.

Thank you for your thoughtful consideration.

Sincerely,



RJ Steenstra  
President & CEO

cc: Serge Bijimine, Assistant Deputy Minister at Transport Canada  
Duwayne Williams, Regional Director General – Ontario, Transport Canada  
Paul Johnson, City Manager, City of Toronto