



EMAILED

June 26, 2024

Mayor Olivia Chow and Members of City Council,
City Hall - 100 Queen Street West,
Toronto, Ontario,
M4H 2N2.

Dear Mayor Chow and Members of Council:

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

While the Villiers Island will help to address Toronto's housing shortage, I am writing to voice our concern about aspects of the Official Plan and attendant Zoning By-law amendments that re-affirm the designation done in 2021 of the Shipping Channel as a Heritage site and certain heritage buildings as well as allowing public access to extensive lengths of the Shipping Channel (Attachment 10).

Shipping goods by water is the greenest form of transportation and Toronto is lucky to have a Port that provides access to not only other Seaway system ports but also the world. The Port keeps an estimated 56,00 trucks off our City roads. The materials brought to Toronto by ship are essential to the well-being and function of every Ward in our City. For example, the cement brought by ship will be turned into concrete that will be used in the construction of homes on Villiers Island, the current rehabilitation of the Gardiner and the building of the Ontario Line.

As an example, one of our members, Lafarge, owns and operates a distribution terminal on Polson Street that distributes 400,000 tonnes of cement annually to local and regional concrete batch plants. The cement comes not on Highway 401 but by ship from the Lafarge facility in Bath, Ontario. Lafarge would like to increase the capacity of its Polson facility and improve the flow of truck traffic. It can't do that because a disused building on the site was designated as a heritage building. Lafarge has raised this matter many times with the City with no result. Additionally, Lafarge will have as its neighbour a Porche dealership and restaurant which will cause incompatibility issues.

Regarding the designation of the Ship Channel, Lafarge wonders how this will affect the ability of its subsidiary concrete batch plant operation (Innocon) on the dockwall across from the new Basin media site at the Turning Basin. Can the company make changes to its leased site there?

www.torontoindustrynetwork.com

Under the D-6 provincial guidelines, how will the proposed public access (a sensitive use) to the Basin media site dockwall affect Innocon's operations?

All this sends a very negative message to a number of Port users. We ask that Council direct that Attachment 10 be sent back to for review and meaningful consultations with affected Port users.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Craig McLuckie', written in a cursive style.

Craig McLuckie,
President

cc. Chris Galway, Lafarge