

12 June 2024

Sent via E-mail to phc@toronto.ca

Nancy Martins
City Clerk
Toronto City Hall
100 Queen Street West, 2nd Floor, Toronto,
ON, M5H 2N2

Dear Committee Members:

**Re: Planning and Housing Committee Item PH13.2
Villiers Island Precinct - City-Initiated Official Plan and Zoning By-law Amendment
Lafarge Canada Inc. Submission**

We are counsel for Lafarge Canada Inc. (“**Lafarge**”). Lafarge is the owner of the lands located at 54 Polson Street in the City of Toronto (the “**Subject Lands**”) at which it operates a Cement Terminal which distributes cement throughout the Toronto area. The Subject Lands are located within the Polson Quay District as delineated by the Central Waterfront Area Secondary Plan (“**CWASP**”) and Port Lands Area Specific Policy (“**PLASP**”). The Subject Lands are located on the west side of Cherry Street and in close proximity to Villiers Island (see Attachment 1).

The Subject Lands are designated as a PIC- Mixed Use Area within the PLASP. The PLASP contains a suite of policies which recognize the importance of the Cement Terminal on the Subject Lands and protect its long-term viability.

We have been closely following the progress of the proposed development of Villiers Island and have reviewed the City-Initiated Official Plan Amendment (“**OPA**”) and Zoning By-Law Amendment (“**ZBLA**”) for the Villiers Island Precinct to be considered by the Planning and Housing Committee (“**Committee**”) on 13 June 2024. We acknowledge that the proposed OPA and ZBLA will be going to Committee together with the Villiers’s Island Precinct Plan 2024 Amendment (together referred to as the “**Proposed Planning Instruments**”). The purpose of this letter is to identify Lafarge’s concerns with the Proposed Planning Instruments and, in particular with the proposed OPA and ZBLA.

We understand that the purpose of the Proposed Planning Instruments is to transform the waterfront into a “vibrant, mixed-use waterfront community”, which is expected to include a mix of residential and non-residential uses of various building heights. The Proposed Planning Instruments would contemplate tall buildings on the southwest portion of Villiers Island closest to the Subject Lands which has the potential to create land use compatibility conflicts between the mixed-use residential uses proposed for this

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portion of Villiers Island, and the current and future industrial operations of the Cement Terminal on the Subject Lands.

For this reason, Lafarge has concerns with the Proposed Planning Instruments, specifically in regard to consistency between the proposed OPA and ZBLA and the land use compatibility policies outlined in the Provincial Policy Statement 2020, the Growth Plan, and the PLASP for lands within the Polson Quay District, as set out below.

Provincial Policy Statement 2020

The Provincial Policy Statement, 2020 (“PPS”) includes policies for land use compatibility between major facilities (including manufacturing uses and industries) and sensitive land uses. This includes policies 1.2.6.1 and 1.2.6.2. Permitting sensitive land uses in proximity to major facilities without considering the adverse effects on, and long-term viability of, existing industrial uses would be inconsistent with the PPS.

Growth Plan

The Growth Plan includes policies that regulate sensitive land uses proposed near industrial uses and specifies that sensitive land uses must avoid or, where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing, or other uses that are particularly vulnerable to encroachment (Policy 2.2.5.8). In order to conform with the Growth Plan, the proposed OPA and ZBLA must ensure that residential land uses proposed near industrial sites appropriately mitigate potential impacts on industrial uses where avoidance of the use itself is not possible.

Central Waterfront Area Secondary Plan (as modified by the PLASP)

The CWASP (as modified by the PLASP) strengthens the policies in the PPS and Growth Plan to ensure that sensitive land uses proposed near industrial sites are compatible with, or sufficiently buffered from, existing uses at Polson Quay. This includes policies 4.7.1, 4.7.2 and 4.7.3. Furthermore, policy 4.2.2(b) recognizes the Cement Terminal on the Subject Lands as an “important operation for the broader city” and policy 4.7.6 specifies that sensitive uses in proximity to existing industrial uses may be limited by imposing restrictions on the location, heights, and massing of the sensitive use. Failure to consider these policies when contemplating tall buildings on the portion of Villiers Island closest to the Subject Lands would be inconsistent with the CWASP (as modified by the PLASP).

The City’s obligation to protect existing industrial uses closest to proposed sensitive uses on Villiers Island is clear. In order to fulfill that obligation, the City should ensure that the Proposed Planning Instruments take into consideration the land use compatibility policies outlined in the PPS, the Growth

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Plan, and the CWASP (as modified by the PLASP) when contemplating tall buildings and sensitive land uses in close proximity to the Subject Lands.

We ask that we be provided with a copy of Council's decision regarding the Proposed Planning Instruments.

Thank you for your consideration of these submissions.

Yours very truly,

Wood Bull LLP



Kim Mullin

KM/as

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Attachment 1 – Port Lands Boundary and Districts

