

Ward 12, Toronto – St. Paul's
City Hall, 100 Queen Street West
2nd Floor, Suite A17
Toronto, Ontario M5H 2N2

Tel: 416-392-7906
Fax: 416-392-0124
councillor_matlow@toronto.ca
www.joshmatlow.ca



Planning & Housing Committee

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

March 27, 2026

Dear Chair & Committee Members,

Re: Impact Assessment of Extended Flightpath at Billy Bishop Airport

I am writing to request your support to have staff study the prospective impact on future housing supply of expanding the flightpath at Billy Bishop Airport to accommodate jets.

I recognize that the proposal to expand the Island Airport to include jets is seen by many people as an opportunity for potential economic development. However, we must also recognize that if that choice is made, it will permanently close the door to other economic opportunities on our waterfront, including developing new attractions and building new housing.

Our province must go into this decision with our eyes wide open. And while the Doug Ford might seek to exclude the City from the final decision, we still have a duty to the people of Toronto to ensure everyone has all the information necessary to make this decision responsibly.

Every level of government has agreed that we are in a housing crisis. In 2022, Ford promised to build 1.5 million homes in 10 years, but each year he has fallen further and further behind that target. Ontario ended 2025 more than 100,000 behind its annual target, and the government is forecasting a similar deficit for 2026-2028.

There is room to grow on Toronto's waterfront, including areas like the Port Lands, but jets will require a significant reduction in the height and density of new housing projects in those areas. This would also have cascading impacts on the amount of affordable housing that could be required as part of such developments. In effect, jets could represent the largest restriction on new housing supply in recent memory.

Doug Ford has signalled an alarming urgency to make the decision to introduce jets at Billy Bishop, so this motion seeks advice on an urgent basis regarding the impact that this decision will have on Toronto's housing supply and our city's potential for growth.

Thank you for your consideration of the accompanying recommendation.

RECOMMENDATION:

1. Planning and Housing Committee Direct the Chief Planner and Executive Director, City Planning in consultation with the Director, Waterfront Secretariat, the Executive Director, Housing Secretariat, the Executive Director, Housing Development Office, and the Chief Executive Officer, CreateTO, to study the prospective impact that expanding the flightpath to accommodate jets at Billy Bishop Airport would have on new housing supply and report to Committee no later than Q2 2026.

A handwritten signature in black ink, appearing to read 'J. Matlow', with a large, sweeping flourish extending to the right.

Councillor Josh Matlow
City Councillor
Toronto – St. Paul's
www.joshmatlow.ca