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February 18, 2026

Chair Chris Moise and Members of Toronto and East York Community Council  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of Toronto and East York Community Council:

**Re: TE29.11 - 115 Saulter Street South - Official Plan and Zoning By-law Amendment Applications - Decision Report - Approval**

The Toronto Port Authority is writing to provide comments on the proposed development at 115 Saulter Street South.

The Toronto Port Authority is the owner and operator of Billy Bishop Toronto City Airport and has a statutory responsibility to protect the airport's operational safety, including aircraft approach and departure surfaces and associated navigational requirements.

Based on the information submitted to date, the Toronto Port Authority identified concerns with the proposed development as currently designed and presented in a letter to the City on June 15, 2025. In our letter, we expressed concerns about the use of cranes or other construction methods that may exceed the height restrictions of Billy Bishop Toronto City Airport approach surfaces.

These concerns were reinforced by NAV CANADA's correspondence dated July 11, 2025, which identified objections to the proposal as submitted and concluded that both the proposed building heights and preliminary crane heights have the potential to impact instrument flight procedures serving Billy Bishop Toronto City Airport.

While the staff report recommends approval of the Official Plan and Zoning By-law Amendment application, the report does not address airport or aviation impacts and does not reference the objections raised by NAV CANADA or the Toronto Port Authority.

Accordingly, the Toronto Port Authority respectfully requests that Toronto and East York Community Council:

- Acknowledge aviation safety and airspace protection as a material planning consideration for this application;
- Direct the applicant use a legally binding mechanism, such as a restrictive covenant, to ensure there will be no encroachments (i.e. any buildings, structures, or construction

The Toronto Port Authority owns and operates:  
L'Administration portuaire de Toronto possède et exploite :



equipment, including cranes) into the flight path of the Billy Bishop Toronto City Airport;  
and,

- Implement a holding provision tied to the Toronto Port Authority and NAV CANADA having confirmed they no longer have any aviation related concerns for this development and that any required agreements have been reached.

In the alternative to a holding provision, Council could make it a condition that the applicant secures, with the Toronto Port Authority and NAV CANADA, the design of an appropriate crane to be used for the protection of the flight paths and procedures to the Billy Bishop Toronto City Centre Airport.

The Toronto Port Authority remains committed to working collaboratively with the City, the applicant, and federal aviation authorities to ensure that growth in Toronto proceeds in a manner that maintains the safe and reliable operation of Billy Bishop Toronto City Airport.

Thank you for the opportunity to provide input. Please do not hesitate to contact us should further information be required.

Sincerely,

Roelof-Jan (RJ) Steenstra  
President and CEO  
The Toronto Port Authority