

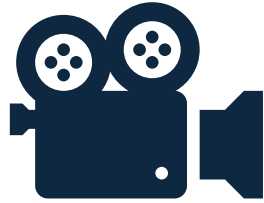
# Villiers Island Density Study Public Update

March 26, 2024



# Welcome

# Housekeeping



This meeting is being recorded and the recording will be posted on Waterfront Toronto's YouTube Channel in the coming weeks



There will be time for questions at the end of the presentation



We are always happy to answer additional questions via email or phone:  
[info@waterfronttoronto.ca](mailto:info@waterfronttoronto.ca)  
(416) 214-9990



# Land acknowledgement

The land upon which we are undertaking our revitalization efforts is part of the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is home to many First Nations, Inuit and Métis peoples today.

This area is covered by Treaty 13 with the Mississaugas of the Credit First Nation.



# Tonight's meeting

- Reporting back on the results of a density study for the future community on "Villiers Island." This informs proposed updates to the 2017 Villiers Island Precinct Plan, increasing density on public lands to add more housing, including a target of 30% affordable rental units
- Share information about next steps and focus of future public engagement



# Welcoming remarks: Councillor Paula Fletcher



# Shaping a unique and memorable Island community



# A new island at the heart of a re-naturalized river



"Villiers Island" (soon to be officially named) is being created by the renaturalized Don River

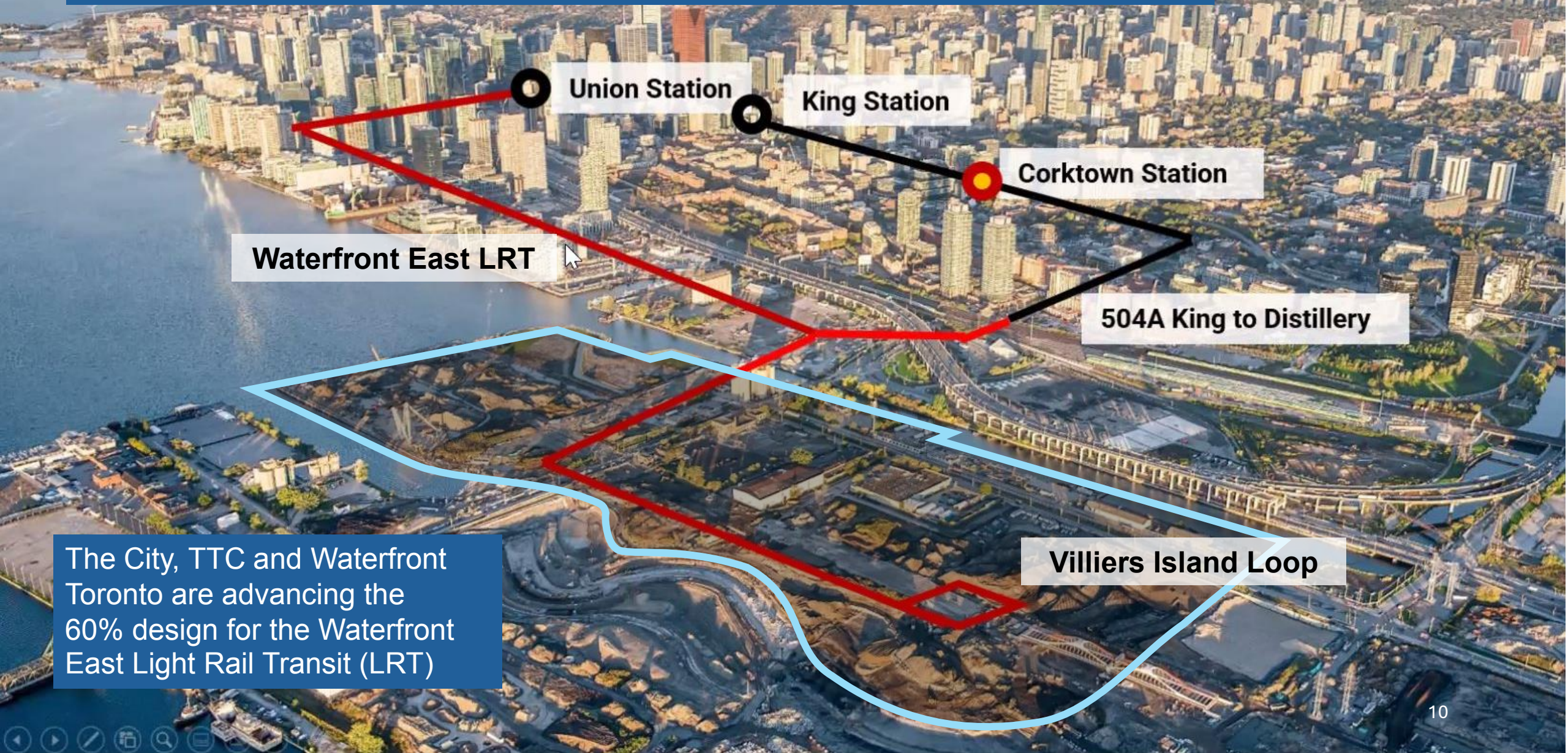


# A once-in-a-generation opportunity





# A transit-enabled island community



**Waterfront East LRT**

**Union Station**

**King Station**

**Corktown Station**

**504A King to Distillery**

**Villiers Island Loop**

The City, TTC and Waterfront Toronto are advancing the 60% design for the Waterfront East Light Rail Transit (LRT)



# Housing

# Toronto's Housing Action Plan

In its recent Housing Action Plan, City Council set a target of building **285,000 new homes** within the next 10 years.

The City is also aiming to approve the development of **65,000 rent-controlled homes**, including 41,000 affordable rental homes, 6,500 rent-geared to income, and 17,500 market rental homes approved by 2030.





# Approved 2017 plan for the Island

Approximate Unit Count  
**4,845**

Affordable Rental  
Housing (20% of units on  
public land) **about 850  
units**

Market Units  
**about 4,000 units**

Planned as primarily a  
mid-rise community



# Direction to prioritize affordable housing

**City Council – supported by a series of motions by Councillor Fletcher – has repeatedly directed that affordable housing be a key priority for Villiers Island.**

**2017**

Direction to exceed minimum (20%) requirements in the Port Lands Planning Framework on the Island.

**2021**

Request for regular updates on increasing affordable housing target for the Island

**2022**

Direction to determine changes needed to be made to the Villiers Island Precinct Plan to achieve City's housing goals.

**2023**

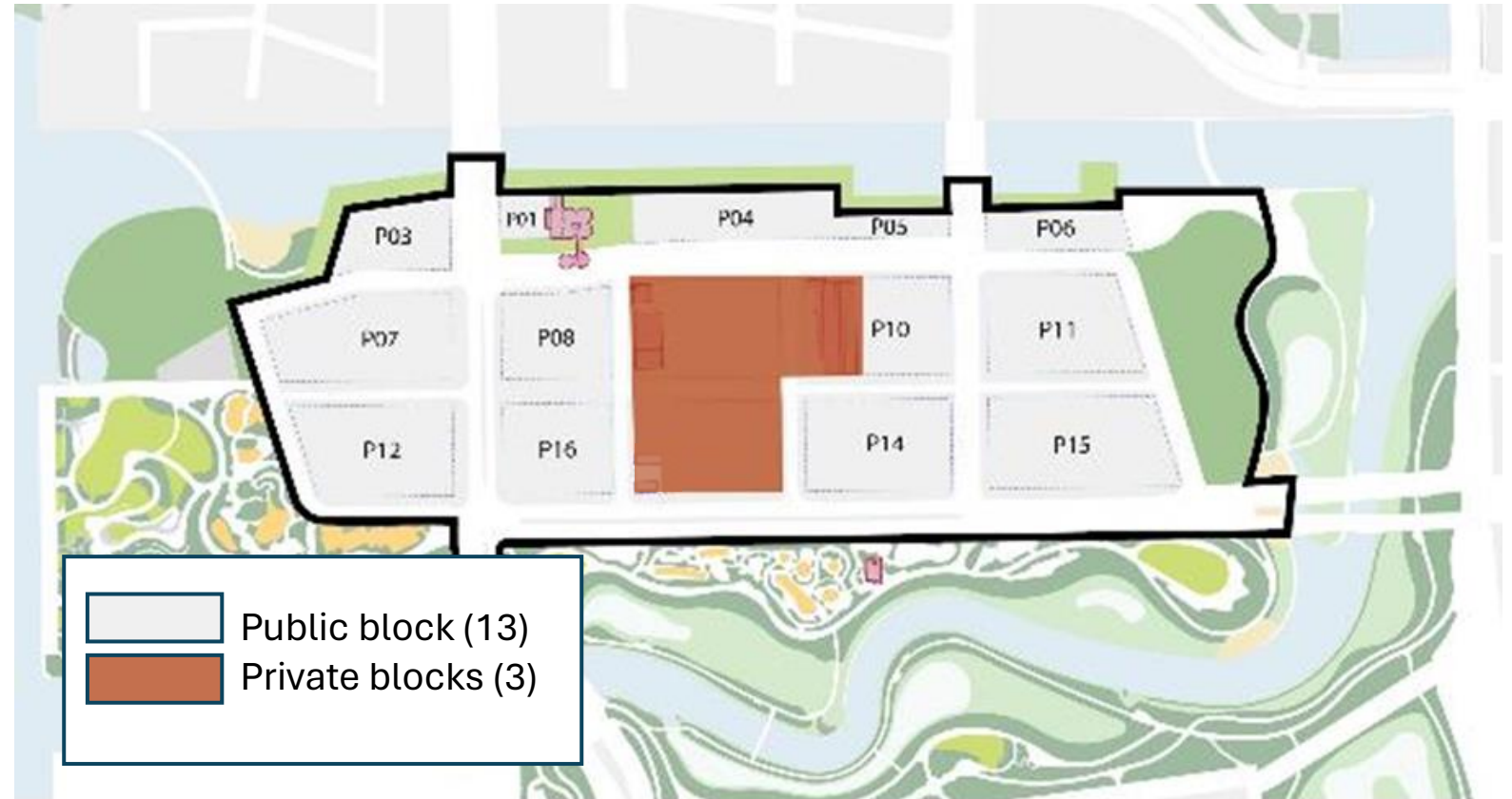
Request to undertake public consultation and identify options for increasing the number of affordable homes on the Island.





# Maximizing housing opportunity on public lands

- The City is updating the affordable housing target to 30% of units on public land
- About 80% of the Island is in public ownership
- By increasing density on public lands the City can increase housing, including affordable housing on the Island



13 publicly-owned development blocks

# Goals for housing on the Island

- **A new target for affordable housing.** Achieve a target of 30% affordable homes on public lands; and ensure affordable housing is included in every project phase.
- **Housing opportunities accessible to all Torontonians.** A range of unit sizes, ownership and rental, and housing types, including homes for families with children, and housing for seniors with appropriate support services.
- **Innovative partnerships to deliver affordable housing.** The City will work with CreateTO and Waterfront Toronto to partner with non-profit and cooperative housing providers and identify opportunities to provide housing at a range of affordability levels, including deeply affordable and rent-geared-to-income units.
- **Engage all orders of government to make affordable housing a priority.** The project team will seek to unlock new funding and other incentives to maximize the opportunity for affordable housing, as quickly as we can on Villiers Island.





# Truth, Justice and Reconciliation

# Support for a renewed vision for waterfront revitalization

In 2022, Council approved a renewed vision for the next phase of waterfront revitalization, including:

- **Truth, Justice and Reconciliation, including through Indigenous Engagement**
- Strategic and Inclusive Economic Development
- Equity, Inclusion and Access, including through Housing and Community Benefits
- Climate Resilience and Sustainability

10

Indigenous community meetings

11

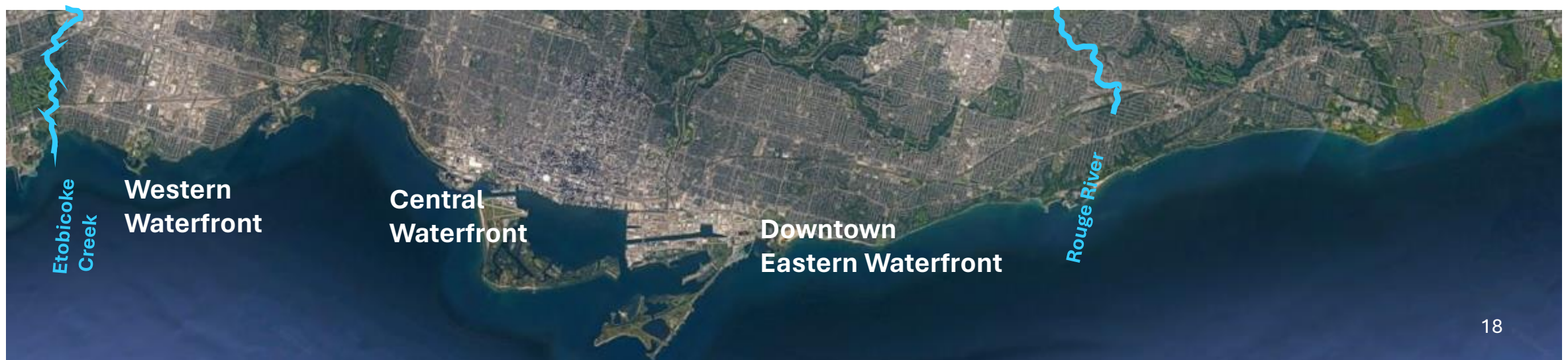
Stakeholder Meetings

3

Public Meetings

100

Surveys



# Centering “Water” in waterfront revitalization

**As told by Grandma Pauline Shirt, Water Protector  
(Plains Cree First Nation):**

“ For thousands of years Indigenous Nations have gathered along [the shores of Niiganii Gchi Gamig (Leading Lake)], netted and fished from her waters, building homes and communities, living in a reciprocal way, always being mindful, respectful to the lake and her inhabitants.

Keeping this in mind as we move forward together in the protection and sustainability of the lake and all that call her home, **it's important to reach back to the original relationship between Indigenous Peoples and the lake.**

Our worldview is clear and focused as we see all life as part of a Sacred Hoop that honours all of Creation; every living thing plays a vital role in life; no less than or greater than, there is balance.







# Indigenous cultural revitalization

How can Indigenous values, language, art, history, culture, stories and communities shape the new island in the Port Lands to create neighbourhoods, parks and an environment that is a beacon of Indigeneity along Toronto's waterfront?

Through discussions about the future of the waterfront with First Nations, Inuit, Metis and urban Indigenous communities, **we heard a desire for increased:**

- Cultural revitalization and representation
- Indigenous placekeeping and art
- Affordable housing
- Space for ceremony
- Access to the water and nature
- Economic and business opportunities
- Return of land and stewardship

# Toward Indigenous cultural revitalization in the Port Lands

**A permanent name for the Island (Fall 2024)**

**Spring 2024**  
Advisory Circle meetings and Indigenous engagement

**Summer 2024**  
Public engagement

**October 2024**  
Recommendation to City Council





## Where is this Indigenous history and ongoing presence recognized and visible on the waterfront?

“ "Since 1805, from the Don River to the Humber River, there's been no evidence that Indigenous Peoples ever lived on the waterfront of Toronto"

- Elder Dr. Duke Redbird



Wigwam Chi-Chemung is a project led by Duke Redbird that is an opportunity for Torontonians and visitors to learn about the Indigenous culture and history of Toronto.



# The Planning Process

# Villiers Precinct Plan Update Process

Proposed changes to the 2017 Precinct Plan to increase housing and advance affordable housing target of 30%  
**Today**



Zoning By-law and  
Official Plan  
Amendments

**Q2 2024**



Naming the Island &  
further Indigenous  
engagement

**6+ months**



Phasing and  
implementation plans  
and public realm  
design updates  
**Next 12+ months**





# What we presented in June 2023

**Approach 1:** Increased Density Focused on Keating Channel & North Blocks



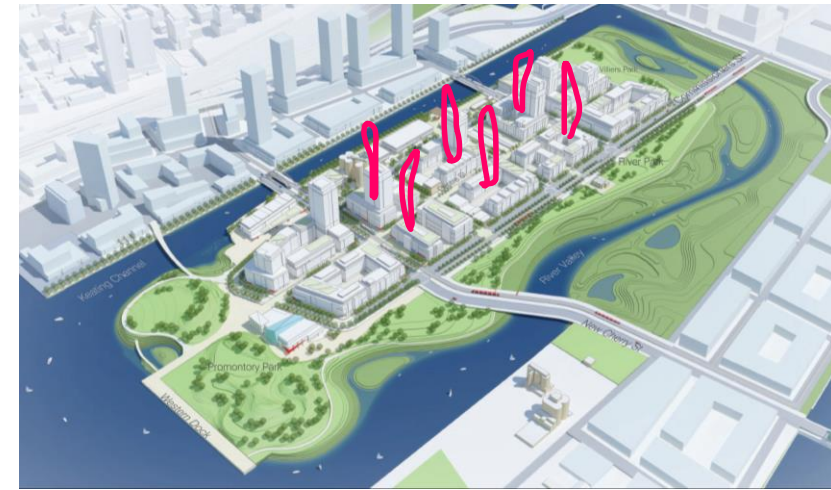
**~60% increase**  
over 2017 plan

**Approach 2:** Increased Density Focused on Western Blocks



**~55% increase**  
over 2017 plan

**Approach 3:** Increased Density Focused on Central Blocks



**~40% increase**  
over 2017 plan

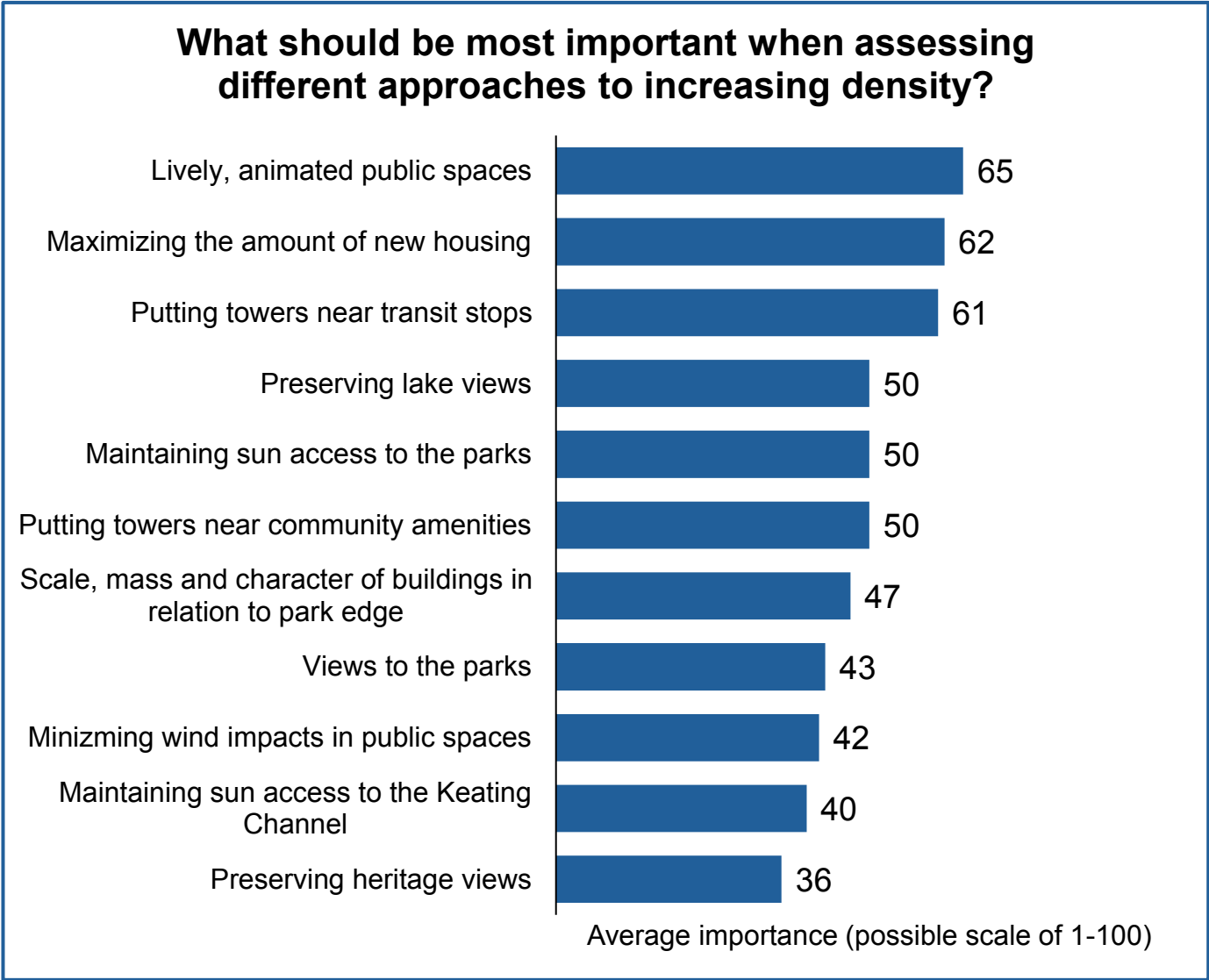
# Results from the public meeting and survey

## Top priorities:

- Activating the public realm
- Maximizing affordable housing
- Community amenities
- Transportation
- Built form

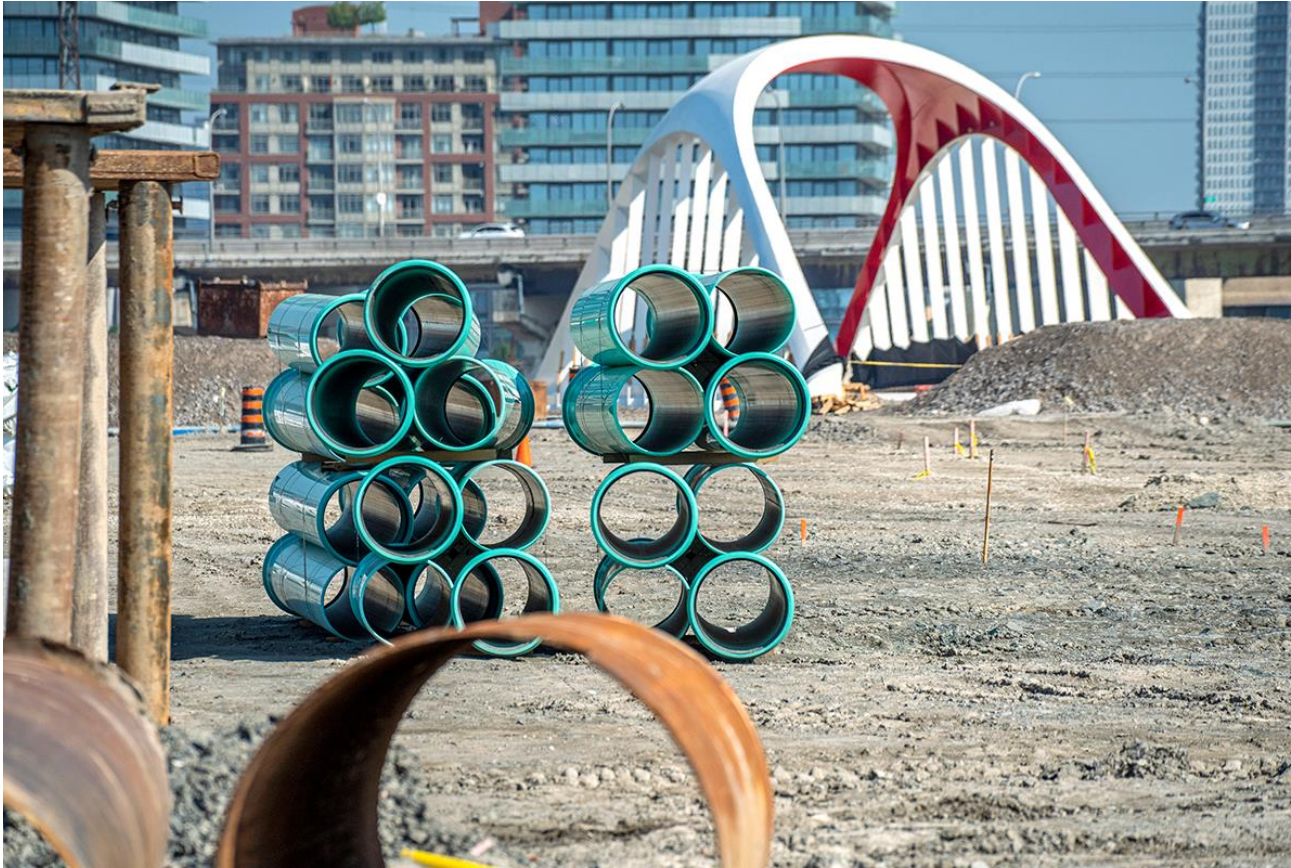
## Specific input:

- Preferred location for towers were central, western, and northern blocks
- Prioritize lively animated public spaces and putting towers near transit stops





# Infrastructure and servicing



Planned and existing municipal services will have adequate capacity for the projected populations

## Next Steps

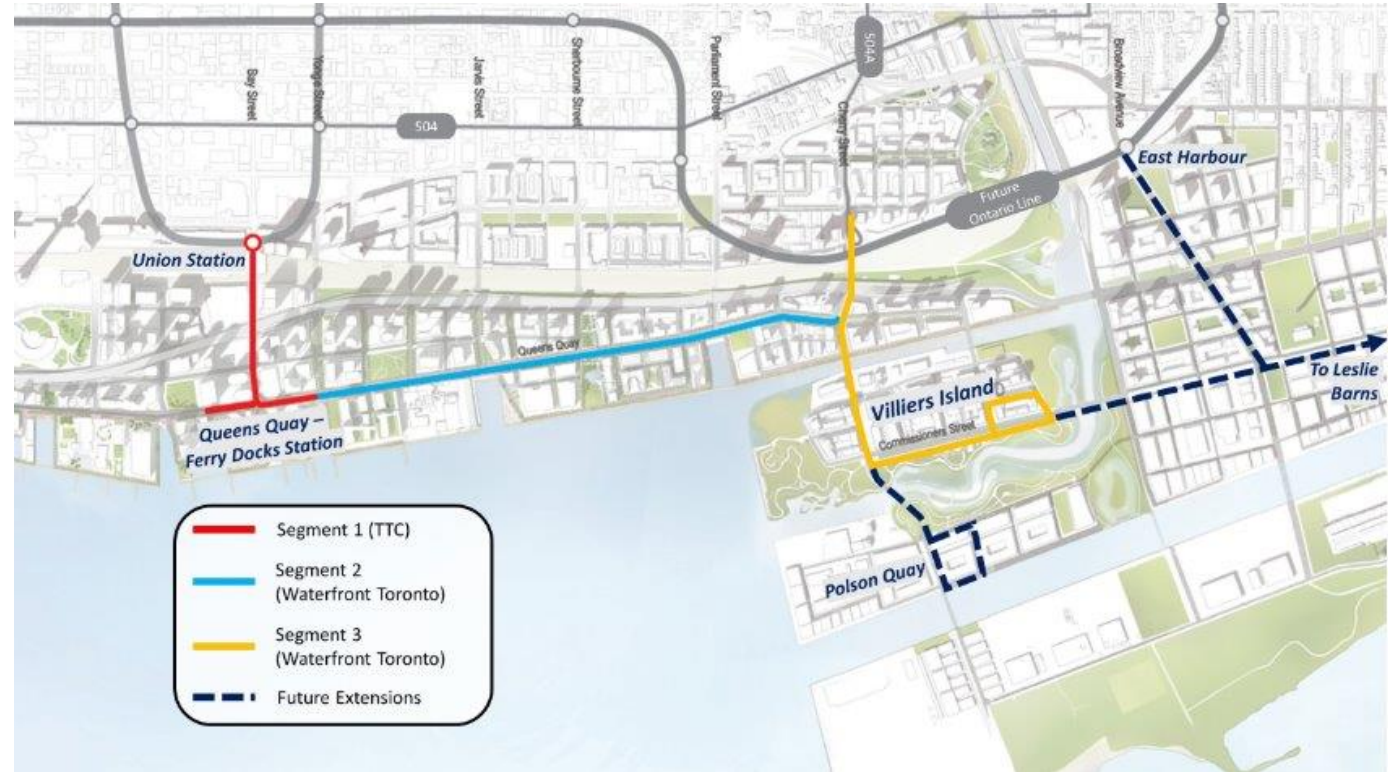
- Advance design and construction of the Port Lands Sewage Pumping Station
- Detailed design of Commissioners Street Sanitary Sewer
- The Business and Implementation Plan will specify the infrastructure needed to support future development

# Transportation planning

At full buildout, increase in densities can be accommodated only with the planned transit network, including proposed Waterfront East Light Rail Transit.

## Next Steps:

- Promote active transportation
- Advancing Waterfront East LRT work and interim transit options
- Future Munition Street Bridge
- Advance recommendations in Marine Use Strategy





# Community facilities and services and parks

## Update to the 2015 Community Facilities and Services recommendations:

- Larger community centre
- Larger elementary school
- New childcare facility
- New library

## Parks:

The Island will have substantial parkland to serve both regional and local community needs.

With the estimated population, the parkland provision level will be greater than the Downtown average and well above the City's low parkland provision threshold



# Proposed Updates to the Precinct Plan



# Summary of proposed changes to 2017 plan



Updating the affordable housing target to 30% of units on public land

Increasing Gross Floor Area (GFA) by 60%

Introducing a new public library and updating community facilities and services space requirements

Updating the infrastructure and servicing approach for the Island



# 2017 vs. 2024 plan comparison



**2017 VIPP Demonstration Plan**



\*The plan shows the active applications under appeal to the Ontario Land Tribunal for 309 Cherry Street in transparency.

**2024 Demonstration Plan**

- Intensification of Keating Channel & North blocks
- Intensification of the western blocks
- Height peak clustered along New Cherry Street gateway
- Intensification of blocks between New Cherry and New Munition Streets
- Mid-rise heights with short towers on east blocks



# Maximizing housing opportunity on public lands

- Approximately 800,000m<sup>2</sup> Gross Floor Area island-wide (~**60% increase**)
- Approximately 8,500-9,000 units island-wide
- Estimated number of Affordable Rental Housing units: as many as 2,700



**Note:** These are estimates to be confirmed as part of the business and implementation plan.

# Tower locations and heights on public lands



- Short Towers (12-24 storeys)
- Moderate Towers (25-34 storeys)
- Tall Towers (35-44 storeys)
- Height Peak (45+ storeys)

2024 Demonstration Plan



# Designing and protecting parks & open spaces



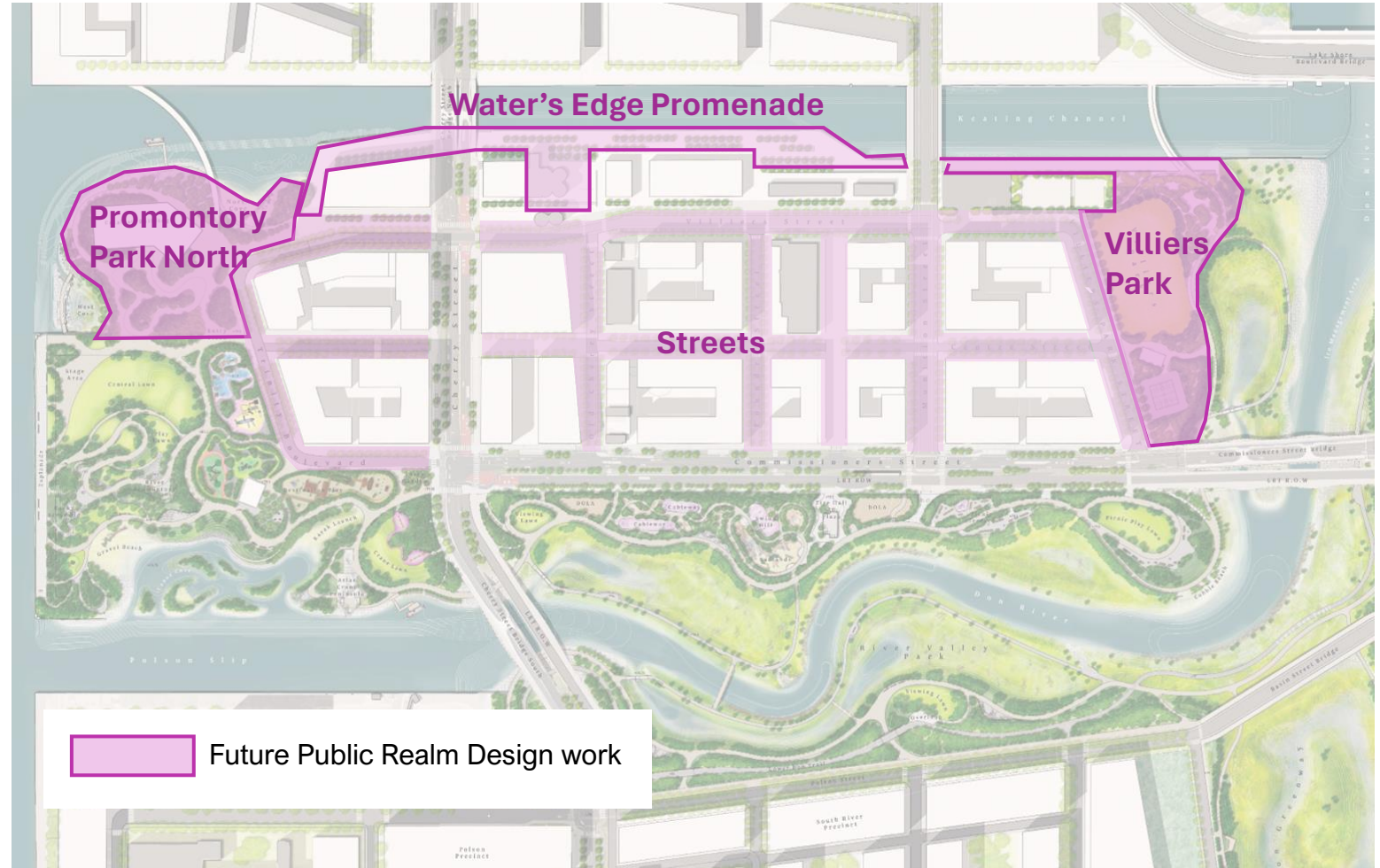


# Public Realm Work

**Port Lands Flood Protection design takes past feedback into account. This includes:**

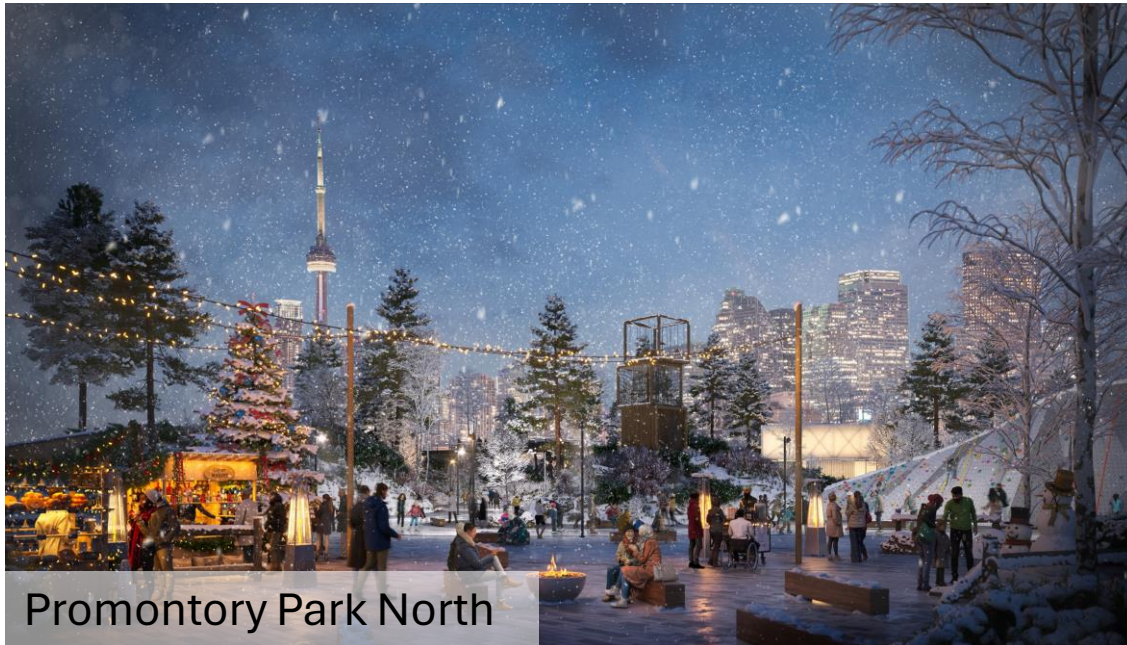
- Enhancing Indigenous placekeeping
- Creating welcoming and safe spaces for all
- Creating spaces for all four seasons
- Exploring opportunities for fishing, canoeing, gardening, and swimming.

**Next steps include more engagement as design begins on remaining public realm**





# Public Realm: Concepts





# Opportunities for Future Engagement

# Get involved

## Poll

**Please express your interest in getting involved in future conversations about:**

- Housing
- A Framework for Reconciliation Action in the Port Lands
- Natural Environment and Stewardship
- Public Realm and Streets
- Transportation Planning
- Community Facilities
- Early uses on the Island

**Is there a topic we haven't listed that interests you?**



Link: <https://bit.ly/PICpoll>

Poll open until April 2nd.

After then, email us:

[info@waterfrontoronto.ca](mailto:info@waterfrontoronto.ca)

# Questions