



BANNER IMAGE COURTESY OF WATERFRONT TORONTO

## FACT SHEET

### GATEWAY TO THE PORT LANDS VILLIERS ISLAND PRECINCT, TORONTO



#### Making of an Island

Abutting the future location of Google's planned "Smart City" (Sidewalk Toronto), Villiers Island will be the first area in the Port Lands to undergo redevelopment. The existing industrial port will be transformed into a connected and complete mixed-use island community.



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#### GEOGRAPHY

Downtown Toronto's Eastern Waterfront (a 30-minute walk from Union Station)

#### SITE AREA

88 acres (54 developable, 34 water's edge parks and public spaces)

#### DEVELOPMENT TYPE

Mixed-use (residential, office, retail)

#### NEW BUILDINGS TO BE CONSTRUCTED

Tallest buildings ranging from 26 to 29 storeys

#### TIMELINE (UNDER CONSTRUCTION)

Infrastructure in place by 2024; ongoing development and build-out to 2040

#### DEVELOPERS

Waterfront Toronto & private-sector development partners

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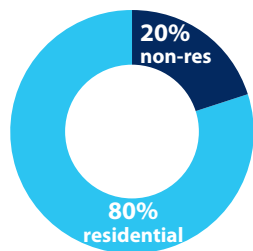
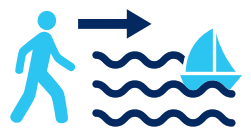
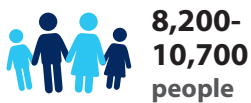
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### TIME TO RENEW TORONTO'S PORT LANDS

With developable land in short supply, the Port Lands, at more than 800 acres, offers vast potential to provide relief to Toronto's perpetually crowded downtown. The Villiers Island Precinct (formerly referred to as Cousins Quay) is planned to be a complete mixed-use waterfront community – the first redevelopment venture into the Port Lands. The creation of an island through flood protection measures (the naturalization of the mouth of the Don River) will establish a mixed-use community surrounded by parks and naturalized spaces where the river flows into Lake Ontario.



- » Villiers Island Precinct Plan was instated in September 2017 to guide the development of the new island community.
- » In August 2018, joint funding of \$1.2 billion was announced from the federal and provincial governments along with the City of Toronto that would go towards the Port Lands flood protection and naturalization project. Waterfront Toronto is overseeing the project (expected to take approximately seven years), laying the groundwork to transform the underused industrial area – and creating Villiers Island in the process.
- » In late 2018, lake-filling and excavation of the river valley system was underway – shaping the new precinct. Full build-out of the island's buildings and infrastructure is expected to be complete by 2040.



- » Intended to be a predominately residential community, the island will be complemented with a mix of office, retail and recreational uses. 20% of the build-out is planned for non-residential use. The residential components will support a mix of incomes – affordable rental housing will comprise 20% of housing units.
- » The developers intend to create a sustainable community. This will be one of 17 global pilot projects committed to meeting the Climate Positive standard (Climate Positive Development Program) – reducing greenhouse gas emissions beyond zero.
- » In June 2019, Sidewalk Labs submitted a draft Master Innovation and Development Plan (MIDP) to the City of Toronto, detailing its intentions for Quayside and the proposed Innovative Development and Economic Acceleration (IDEA) district, encompassing Villiers Island. The MIDP addressed Waterfront Toronto's sustainability objectives; however, concerns surround the oversight of data collection (privacy) and project scope beyond the Quayside site (the IDEA District). The proposed IDEA District is 190 acres, with Quayside (12 acres) and Villiers West (20 acres) identified as the first incremental steps.

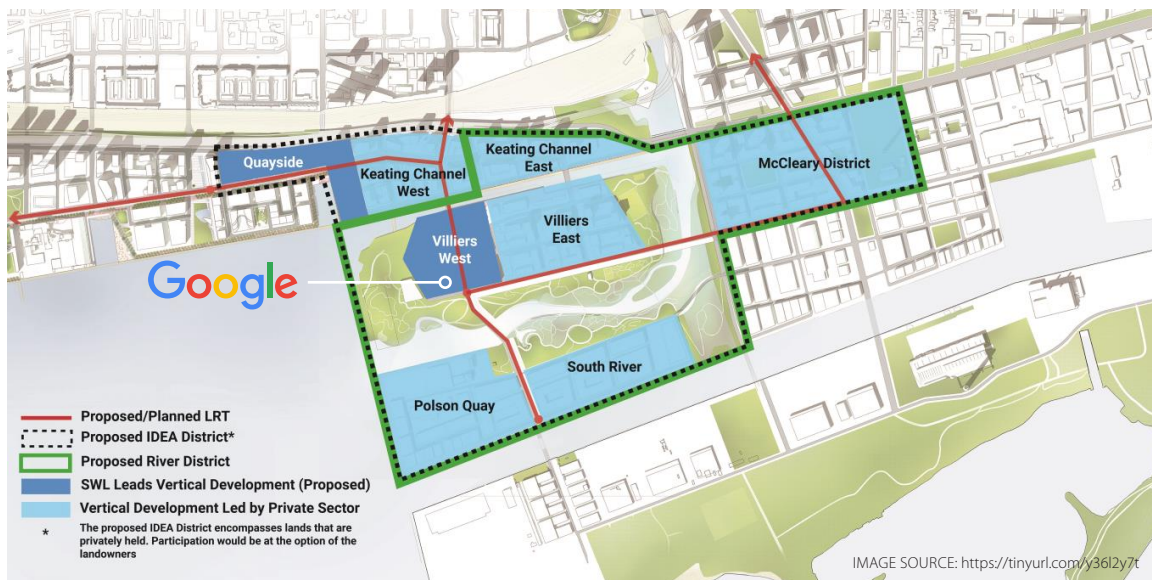
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### VILLIERS ISLAND PRECINCT PLAN (CITY OF TORONTO)



As part of its June 2019 MIDP, Sidewalk Labs announced its intention to create a campus of approximately 1.5 to 2 million square feet (msf) on the west end of Villiers Island to be occupied by Google. The campus would include the relocation of Google’s Canadian headquarters (600,000 square feet to 1 msf) to stimulate the creation of a tech hub in the Eastern Waterfront. Similar to Quayside, a business and implementation plan will be required for the new neighbourhood on the city-owned land and will be subject to approval by Toronto City Council.

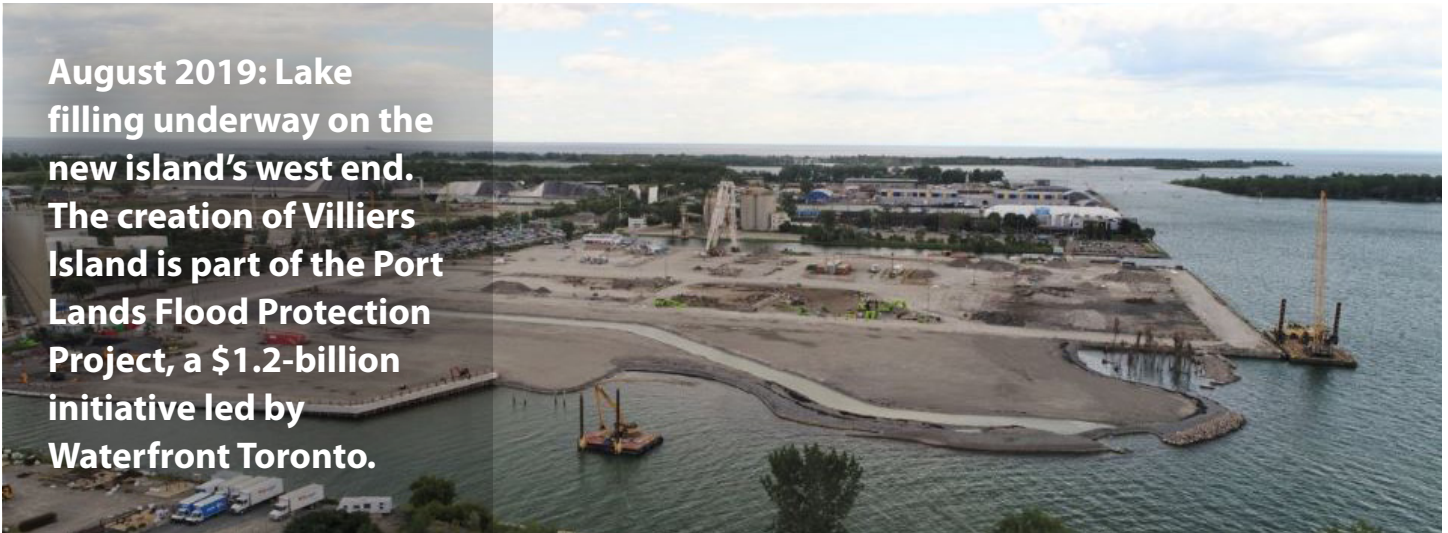


From Sidewalk Labs’ June 2019 submission – the boundary of the proposed IDEA District (encompassing Villiers Island). “Villiers West” is the proposed site of the Google campus.

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**August 2019: Lake filling underway on the new island's west end. The creation of Villiers Island is part of the Port Lands Flood Protection Project, a \$1.2-billion initiative led by Waterfront Toronto.**



SOURCES

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- 5. Waterfront Toronto Villiers Island Precinct Plan Climate Positive Assessment Report**  
[https://portlandsto.ca/wp-content/uploads/170927\\_Villiers+Island+Climate+Positive+Assessment+Report.pdf](https://portlandsto.ca/wp-content/uploads/170927_Villiers+Island+Climate+Positive+Assessment+Report.pdf)
- 6. Urban Toronto - Toronto's Port Lands Part 2: Villiers Island, The Area's New Heart**  
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- 8. Sidewalk Toronto (Project Update) February 2019**  
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