

Authority: Planning and Housing Committee Item PH30.1,
adopted as amended by City of Toronto Council on May 20
and 21, 2026

641CITY OF TORONTO

Bill 640

BY-LAW -2026

To amend Zoning By-law 609-2026(OLT), as amended, with respect to the publicly owned development blocks within the lands generally bounded by Keating Channel, Don River, and Inner Harbour, also known as Ookwemin Minising in the year 2025, formerly known as Villiers Island in the year 2023.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by a heavy black line on Diagram 1 (Lands to be rezoned) attached to this By-law, except for the areas that are crosshatched and identified as "not part of this By-law".
2. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a HT label of HT 88, HT 100, and HT 109, to a height label of HT 216, HT 171, HT 158, HT 94, HT 222, HT 161, HT 142, HT 91, HT 145, HT 234, HT 190, HT 100, HT 176, HT 173, HT 166, and HT 134, as shown on Diagram 6 (Height Overlay) attached to this By-law.
3. Zoning By-law 609-2026(OLT) is amended as follows:
 - (A) Diagram 1 of By-law 609-2026(OLT) is deleted and replaced with Diagram 1 of By-law [Clerks to insert By-law number];
 - (B) Diagram 2 of By-law 609-2026(OLT) is deleted and replaced with Diagram 2 of By-law [Clerks to insert By-law number];
 - (C) Diagram 3 of By-law 609-2026(OLT) is deleted and replaced with Diagram 3 of By-law [Clerks to insert By-law number];
 - (D) Diagram 4 of By-law 609-2026(OLT) is deleted and replaced with Diagram 4 of By-law [Clerks to insert By-law number];
 - (E) Diagram 5 of By-law 609-2026(OLT) is deleted and replaced with Diagram 5 of By-law [Clerks to insert By-law number];

- (F) Diagram 6 of By-law 609-2026(OLT) is deleted and replaced with Diagram 6 of By-law [Clerks to insert By-law number];
- (G) Diagrams 7A to 7E and Diagram 8 of By-law 609-2026(OLT) are deleted;
- (H) Regulation 7(A) is deleted and replaced with the following:
- (A) On the lands generally bounded by Keating Channel, Don River, and Inner Harbour, also known as Ookwemin Minising in the year 2025, if the requirements of By-law 609-2026(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (JJJ) below;
- (I) Regulation 7(LL) is deleted and replaced with the following:
- (LL) Despite regulation 50.5.40.10(8), equipment and structures on the roof of a **building** or **structure** may not exceed the permitted maximum building height as shown on Diagram 6 (Height Overlay Map) of By-law 609-2026(OLT);
- (J) Regulation 7(SS)(i)(a) is deleted and replaced with the following:
- (a) a combined maximum floor space index of 11.5 for non-residential and residential uses is permitted on Block P03;
- (K) Regulation 7(SS)(vi)(a) is deleted and replaced with the following:
- (a) a combined maximum floor space index of 13.0 for non-residential and residential uses is permitted on Block P08;
- (L) Regulation 7(DDD) is deleted and replaced with the following:
- (DDD) In addition to the requirements of Clause 50.10.40.80, a minimum **main wall** separation distance of 40 metres is required between **buildings** above 20 **storeys**;
- (M) Regulation 7(HHH) is deleted and replaced with the following:
- (HHH) For the purposes of this exception, a "mid-block connection" must have a minimum total width, measured from the **main wall** of a **building**, of 6.0 metres;
- (N) Regulation 7(III) is deleted and replaced with the following:
- (III) For the purposes of this exception, where a **building** abuts a "mid-block connection", the **building's main walls** of **storeys** that contain a **dwelling unit** must be a minimum of 11.0 metres from the **main walls** of another **building**;

(O) Regulation 7(NNN) is deleted and replaced with the following:

(NNN) In addition to the requirements of regulation 50.10.100.10(1), **vehicle** access to Blocks P12 and P14, as shown on Diagram 4 (Block Plan) of By-law 609-2026(OLT), is not permitted from Commissioners Street; and

(P) The contents of regulations 7 (C)(ii), (DD), (JJ), (NN), (BBB), (CCC), (EEE), and (FFF) are deleted, and the remaining regulations are re-labeled so they remain in alphabetical order.

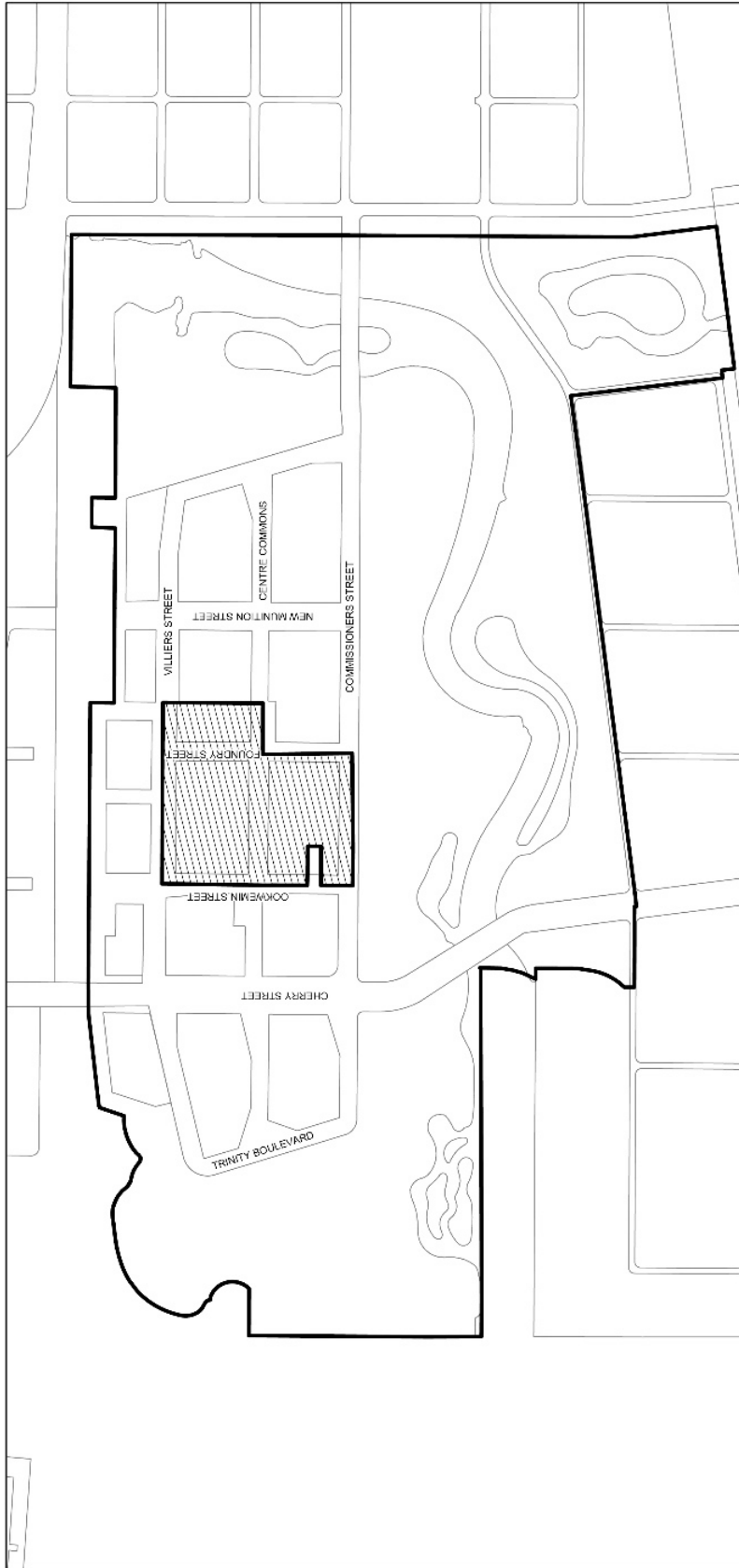
Enacted and passed on June , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
 Diagram 1

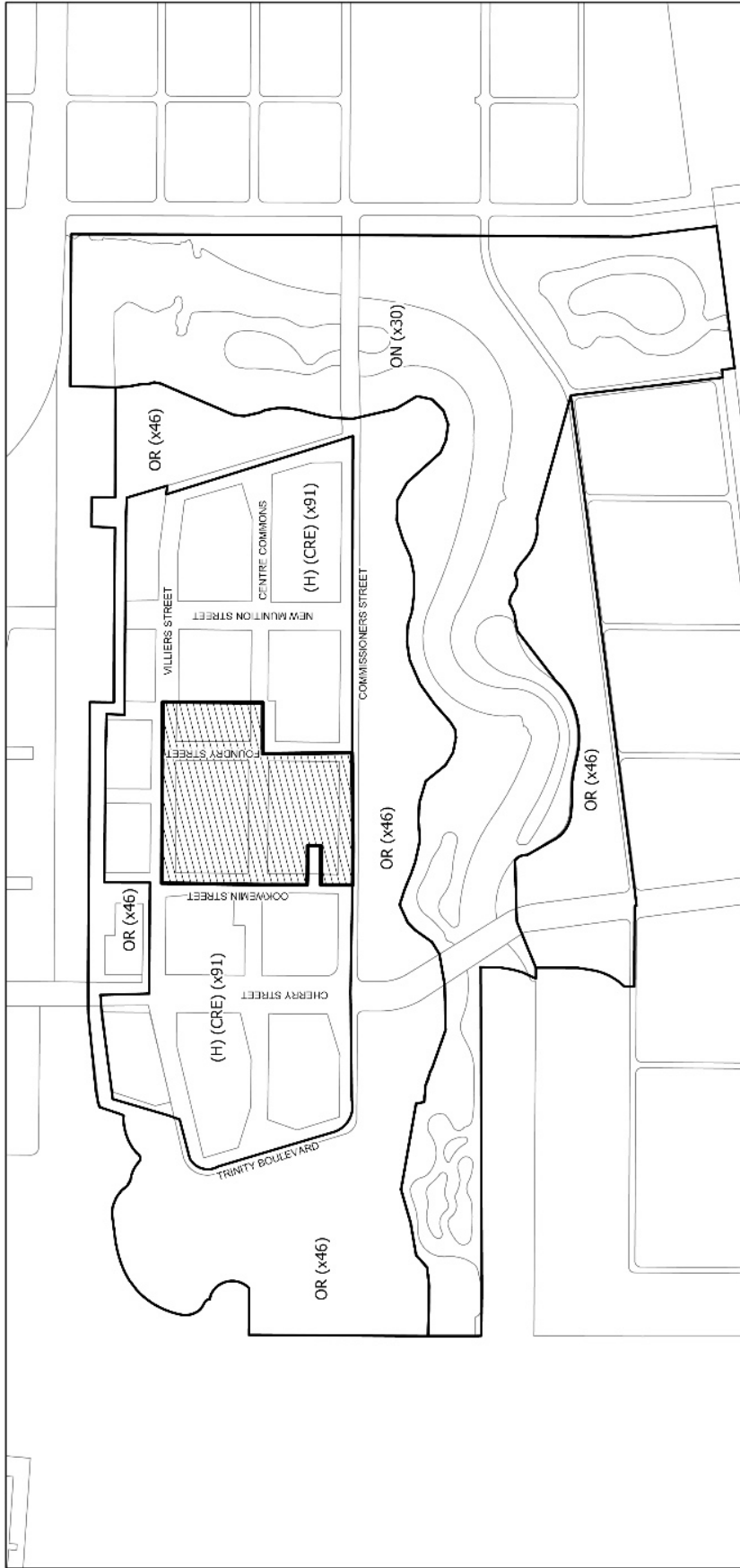
Okwemin Minising
 Lands to be rezoned

- Lands to be rezoned
- Lands not part of this By-law





City of Toronto By-law 569-2013
 Not to Scale
 05/12/2026

Diagram 2



 **Toronto**
Diagram 2

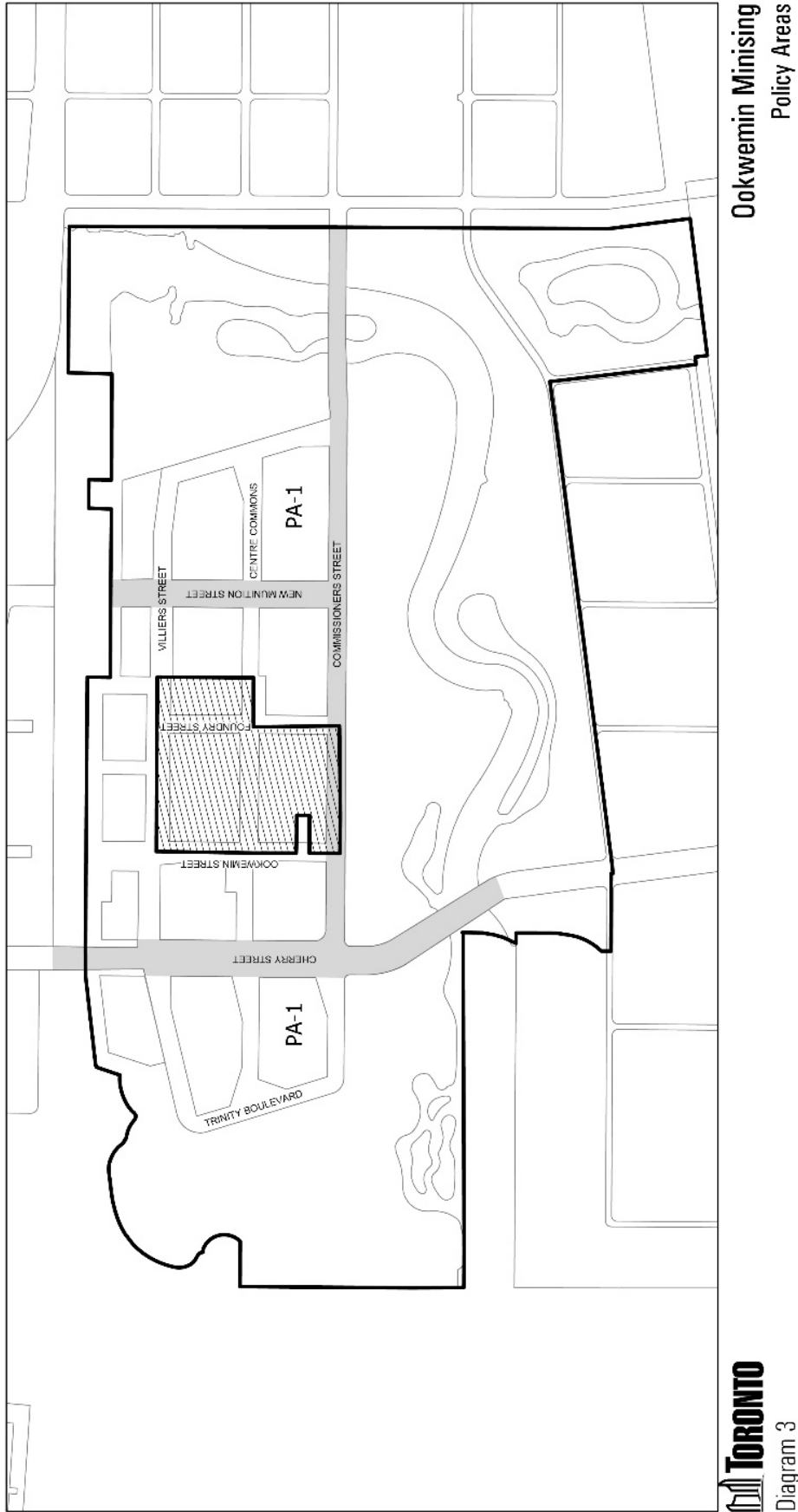
Okwemin Minising
Land Use Zones

-  Zone Boundaries
-  Lands not part of this By-law



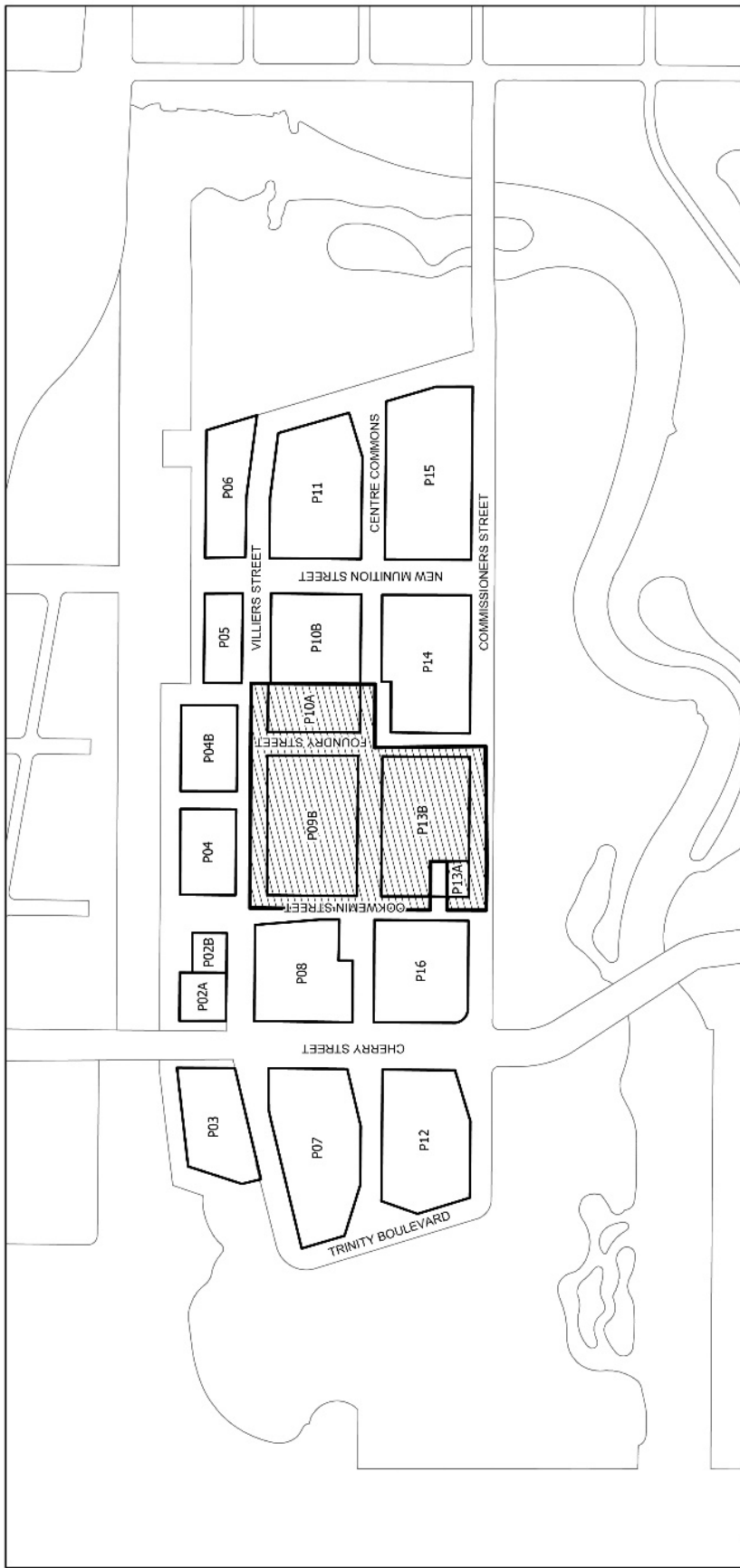
City of Toronto By-law 569-2013
Not to Scale
05/12/2026

Diagram 3





City of Toronto By-law 569-2013
Not to Scale
05/12/2026

Diagram 4



Okwemin Minising
Block Plan

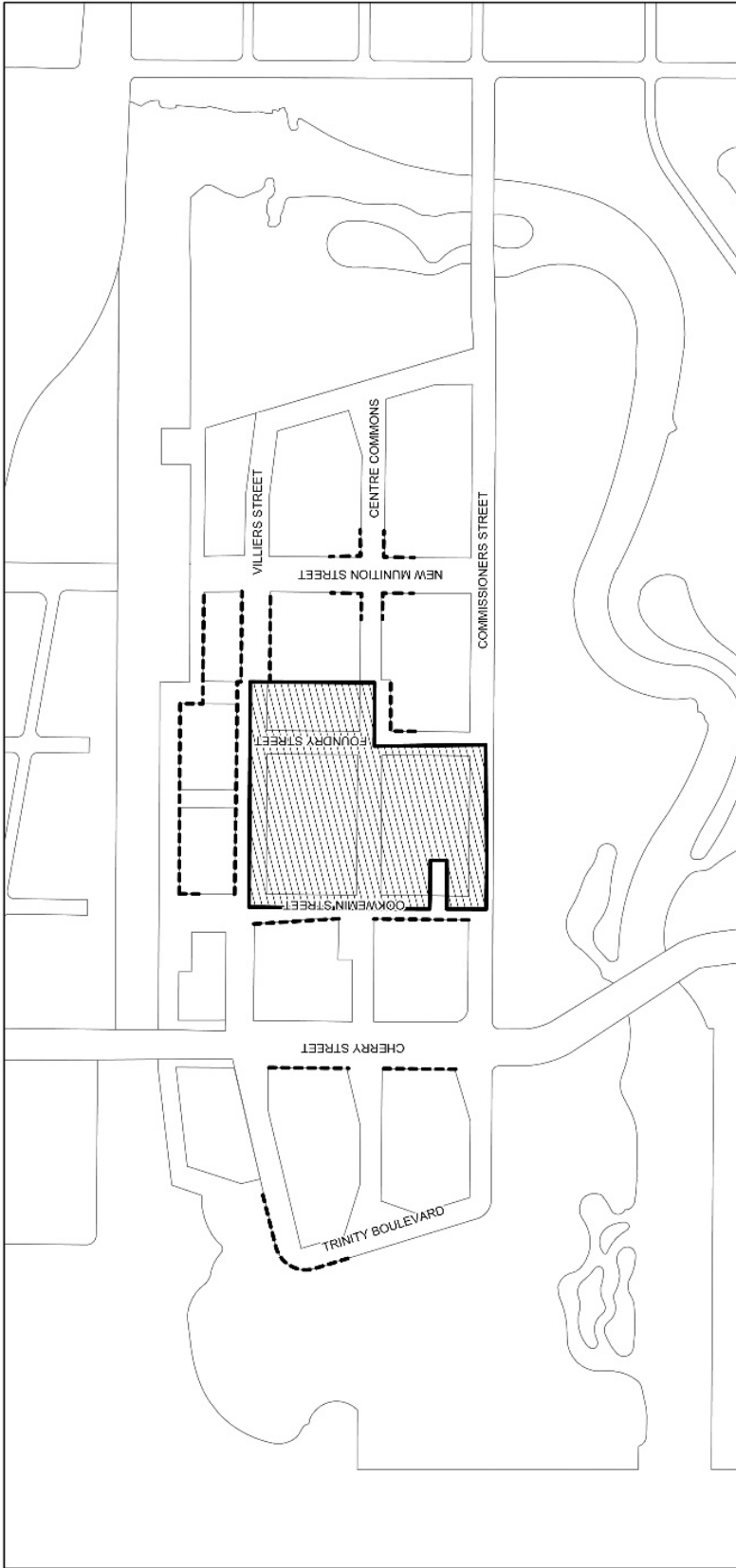


-  Blocks
-  Lands not part of this By-law





City of Toronto By-law 569-2013
Not to Scale
04/17/2026

Diagram 5



 **Toronto**
Diagram 5

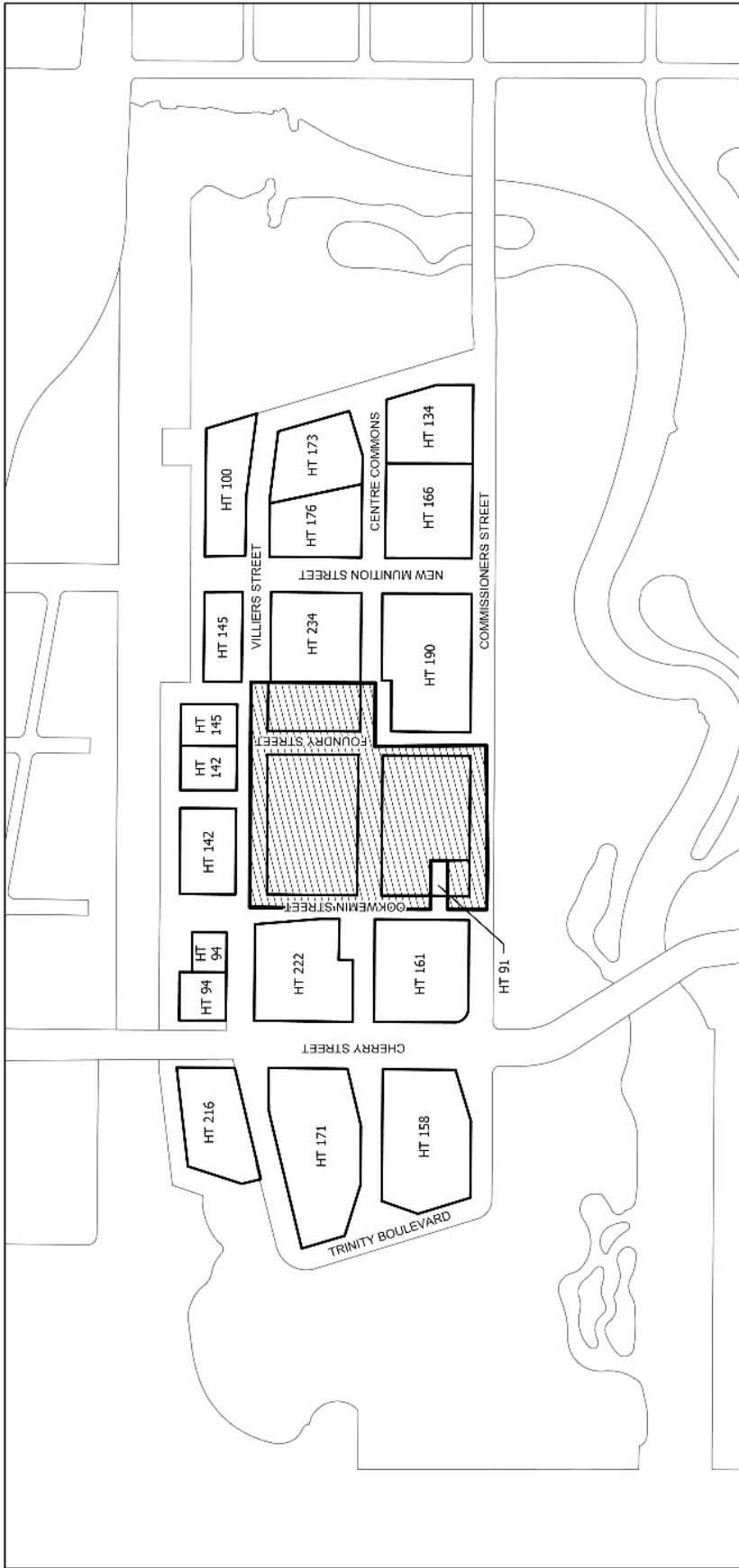
Ookwemin Minising
Ground Floor Commercial Activation Areas

-  Lands not part of this By-law
-  Ground Floor Commercial Activation Areas



City of Toronto By-law 569-2013
Not to Scale
05/14/2026

Diagram 6



Ookwemin Minising
Height Overlay Map

Toronto
Diagram 6

Blocks
 Lands not part of this By-law

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 City of Toronto By-law 569-2013
 Not to Scale
 04/17/2026