

Authority: Ontario Land Tribunal Decision issued on March 4, 2025 and Order issued on June 1, 2026, in Tribunal File OLT-24-000835

CITY OF TORONTO

BY-LAW 608-2026(OLT)

To adopt Amendment 409 to the Official Plan for the former City of Toronto with respect to the lands generally bounded by Keating Channel, Inner Harbour and Future Don River, also known as Villiers Island, in the year 2023.

Whereas the proposed official plan amendment was appealed to the Ontario Land Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision issued on March 4, 2025 and Order issued on June 1, 2026, in File OLT-24-000835, approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

1. The attached Amendment 409 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Pursuant to Ontario Land Tribunal Decision issued on March 4, 2025 and Order issued on June 1, 2026, in Tribunal File OLT-24-000835.

**AMENDMENT 409 TO THE OFFICIAL PLAN FOR THE FORMER CITY OF
TORONTO**

**LANDS GENERALLY BOUNDED BY KEATING CHANNEL, INNER HARBOUR AND
FUTURE DON RIVER, ALSO KNOWN AS VILLIERS ISLAND, IN THE YEAR 2023**

The Official Plan of the former City of Toronto is amended as follows:

Section 19.46: Central Waterfront Secondary Plan is amended by adding the following new policies.

1. The lands located within the area shown on the map below are subject to former City of Toronto Official Plan Amendment 409;

Section 4 - Land Use

2. Replacement of Port Lands Area Specific Policy 4.2.1.b) with: Destination/Catalytic uses will be encouraged and permitted in Promontory Park and Silo Park, including the potential reuse of the historic Canada Cement Company Silos."
3. Replacement of Port Lands Area Specific Policy 4.2.1.b) with: "Destination and/or Catalytic uses will be encouraged and permitted in Promontory Park and Silo Park, including the adaptive reuse of the historic silos."
4. Replacement of Port Lands Area Specific Policy 4.2.1.d) with: "A mix of residential and non-residential uses will be required in Villiers Island:"
 - (i) A minimum of 10 per cent of Villiers Island's total gross floor area will consist of non-residential uses including retail and service uses. The precise location of the required non-residential uses is not prescribed by this policy and by any Council-endorsed precinct plan. For added clarity, the 10 per cent requirement is not a requirement for each individual block but is an overall requirement to be achieved across Villiers Island.
 - (iii) Ground floor commercial activation uses will be required on Primary Retail Streets and Frontages, protected for on Secondary Retail Streets and encouraged throughout Villiers Island.
5. Addition of Port Lands Area Specific Policy 4.2.1.e) "Prior to the removal of a Holding symbol within an implementing zoning by-law, "Meanwhile Uses", which are non-residential land uses, projects and/or initiatives that are permitted to occupy a site prior to the development of the planned land use specified within a precinct plan, will be permitted. "Meanwhile Uses":
 - (i) do not permit residential uses, except for a municipal shelter or crisis care shelter;
 - (ii) do not preclude the long-term development of Villiers Island as envisioned in the Central Waterfront Secondary Plan and Port Lands Area Specific Policy;

- (iii) do not include the development of underground structures, except for servicing infrastructure and/or utilities;
 - (iv) should support the emerging precinct and early phases of Villiers Island mixed- use residential development and early activation projects economically, socially and culturally;
 - (v) will not be subject to policies 10.4 or 10.5(c);
 - (vi) will be exempt from parkland dedication; and,
 - (vii) should be designed for disassembly, with the ability to be removed or relocated.
6. Addition of Port Lands Area Specific Policy 4.2.1.f): "In addition to Policy 4.2.1.e) above, "Meanwhile Uses" on Villiers Island lands designated Parks and Open Space Areas:
- (i) will generally be designed and configured to be compatible with the future intended design, function, and programming of the park whose timing and funding has not yet been determined. The design, function, and programming of said parks will generally be determined as part of precinct planning; and,
 - (ii) may when necessary, require park access agreements, license agreements, and/or any other similar agreement facilitating the implementation of "Meanwhile Uses" on Villiers Island lands designated Parks and Open Space Areas. These agreements will contain terms ensuring said "Meanwhile Uses" do not impose additional costs on the design and development of the final park. These additional costs may include, but are not limited to, additional environmental remediation, maintenance, or operational costs arising from the construction, operation, or decommissioning of the "Meanwhile Use".
7. Deletion of Port Land Area Specific Policy 4.2.11. and renumber.
8. Addition of Port Lands Area Specific Policy 4.3.1 a): "In addition to the uses permitted in 4.3.1 for Mixed-Use Residential, light industrial, such as production studios, light manufacturing, warehousing, software development and processing, urban farms, entertainment, recreation and sports facilities, and residential with home occupation are permitted on Villiers Island. Manufacturing and warehousing uses must be fully enclosed in a building.
9. Amendment of Port Lands Area Specific Policy 4.8.1.c) by removing "and" at the end of the policy.
10. Addition of Port Lands Area Specific Policy 4.8.1.e): "other commercial activation uses that are identified through precinct planning and/or a zoning by-law amendment; and"
11. Addition of Port Lands Area Specific Policy 4.8.1.f): "meanwhile uses", as specified within a precinct plan and/or implementing zoning by-law amendment."

Section 5 – Parks and Open Space

12. Addition of Port Lands Area Specific Policy 5.4.3: "Despite 5.4.1 above, on Villiers Island, 5.4.3. Despite 5.4.1 above, on Villiers Island, the 18 metre water's edge promenade width along Keating Channel will be confirmed through the precinct planning process and may result in exceptions for portions of the waters' edge promenade with widths less than the 18 metre minimum to accommodate specific constraints and advance other City Council priorities."
13. Port Lands Area Specific Policy 5.7 by removing "Mixed Use Residential and."
14. Addition of new Port Lands Area Specific Policy 5.8 and renumbering section: "A district park will be provided within the Mixed-Use Residential district, known as Villiers Island. The district park will be:
 - 5.8.1. Located so as to serve as a central neighbourhood landmark or located to enable an expansion of a major park or open space or Public Promenade adjacent to the naturalized river or Inner Harbour;
 - 5.8.2. Designed and programmed for neighbourhood use and to enable community gatherings and socializing; and
 - 5.8.3. Designed to incorporate where possible and appropriate areas for passive stormwater management and flood resilience integrated with landscaping and the public realm."
15. Amendment of Port Lands Area Specific Policy 5.9. by adding "or district" after local.
16. Port Lands Area Specific Policy 5.12 is replaced with Policy 5.13: "On land on Villiers Island that is publicly owned, as of the date of adoption of this Area Specific Policy:
 - 5.13.1 Parkland dedication will be provided by way of the dedication of land or cash-in-lieu, determined and dedicated on a district wide basis, and identified in the approved precinct plan.
 - 5.13.2 The dedication of land may occur off-site within the district in which the development site is located and as determined through precinct planning to create functional and suitably sized local parks for the district.
 - 5.13.3 If the land required for a district park with a minimum area of 7,500 square metres has been identified and secured via an approved precinct plan consistent with Policy 5.8, parkland dedication may be accepted as land or cash-in-lieu.
 - 5.13.4 Major parks and open spaces and Public Promenades, as shown on Map C, as well as the 7,500 square metres district park will:
 - a) Be excluded from net development sites for the purposes of calculating parkland dedication rates; and,

- b) Not be counted towards satisfying the requirements for parkland dedication.

5.13.5 If an approved precinct plan or enabling zoning bylaw is amended to accommodate additional growth permissions, the requisite parkland dedication referred to in Policy 5.13 may be amended as needed to support the additional growth." and renumber.

Section 6 - Heritage

- 17. Amendment of Port Lands Area Specific Policy 6.2.5.b) by removing "and" at the end of the policy.
- 18. Amendment of Port Lands Area Specific Policy 6.2.5.c) by adding "and" at the end of the policy.
- 19. Addition of Port Lands Area Specific Policy 6.2.5.d) "For Villiers Island, enable heritage resources to be prominent elements within the overall skyline of the Port Lands as viewed from the promenade of the Central Waterfront between Sugar Beach and Sherbourne Common."
- 20. Amendment of Port Lands Area Specific Policy 6.2.7, by replacing "14 metres" with "10 metres".
- 21. Port Lands Area Specific Policy 6.2.8 is replaced with " Ensuring the character and heritage resources of the Keating Channel Promenade in Villiers Island is respected and contemplated by new development lining the Keating Channel Promenade."

Section 7 - Community Infrastructure

- 22. Port Lands Area Specific Policy 7.6.1 will be replaced with: "Villiers Island:
 - a) One (1) Community Recreation Centre, with a minimum estimated size of 6,000 square metres, containing a multi-tank indoor lap and leisure pool, a double gymnasium and multi-purpose space preferably in a stand-alone location to maximize opportunities for functionality, programmability, operational flexibility, public access, circulation, and design excellence;
 - b) Up to three (3) licenses non-profit child care facilities, with a minimum size of 929 square metres per facility;
 - c) One (1) neighborhood library branch located in close proximity to a transit stop;
 - d) One (1) community space with a minimum size of 495 square metres; and,
 - e) One (1) public (TDSB) elementary school."

23. Addition of Port Lands Area Specific Policy 7.6.1.1: The appropriate site, size and location of the community facilities and services, including opportunities for co-location, will be determined through the precinct planning process or a community facilities and services study, and confirmed at each phase of development."

Section 8 - Inclusive Communities

24. Addition of Port Lands Area Specific Policy 8.3.3.: 8.3.3. "On land on Villiers Island that is publicly owned, as of the date of adoption of this Area Specific Policy, a minimum of 40 per cent of the total residential units as two-bedroom units or larger, with:
- a) 15 percent of the total residential units as two-bedrooms; and
 - b) 15 percent of the total residential units as two-bedrooms or larger; and
 - c) 10 percent of the total residential units as three-bedrooms or larger."
25. Amendment to Port Lands Area Specific Policy 8.4. to add "unless otherwise secured, to the satisfaction of the Chief Planner and Executive Director."
26. Addition of Port Lands Area Specific Policy 8.7. and renumber: "On land that is publicly owned on Villiers Island, as of the date of adoption of this Area Specific Policy where residential uses are permitted, a target of 30 per cent of the residential gross floor area will be set aside for affordable rental housing. For added clarity, the target 30 per cent affordable housing requirement is not a requirement for each individual block but is an overall requirement to be achieved across all blocks. The distribution of affordable rental housing units is encouraged across all phases of development. Funding to construct the affordable rental housing on said land will be proactively pursued to ensure that affordable rental housing is developed concurrently with market development."
27. Amendment of Port Lands Area Specific Policy 8.8 (renumbered from 8.6): "policies 8.6 and 8.7."
28. Addition of Port Lands Area Specific Policy 8.14.4: "For Villiers Island, the unit types and unit sizes of the affordable rental housing units will be consistent with the average size of the gross floor area of the market residential units on the same block, excluding any at-grade townhouse and/or residential units with home occupation."
29. Addition of Port Lands Area Specific Policy 8.14.5: "For Villiers Island, residential unit configuration and flexible modular designs are encouraged to support the creation of inclusive communities, accommodate families, permit aging in place and accommodate accessible design."

Section 9 – Movement and Access

30. Addition of Port Lands Area Specific Policy 9.12.1: "Despite 9.12. above, subsurface easements, encumbrances and encroachments may be permitted for Centre Street on Villiers Island if approved by the General Manager, Transportation Services."

Section 10 - Built Form

31. Port Lands Area Specific Policy 10.1.b) is replaced with "For Villiers Island, framing the naturalized mouth of the Don River adjacent to Commissioners Street, with a coherently scaled built form of base buildings with tall towers; and"
32. Port Lands Area Specific Policy 10.7.5.1 is amendment by including "specified within the Villiers Island precinct plan" after "except where" in the policy.
33. Port Lands Area Specific Policy 10.7.5. is replaced with "The tower component of the tall building will be stepped back from the base building frontage by a minimum of:
 - (a) 5.5 meters adjacent to the south side of Villiers Street in Villiers Island, between Foundry Street and Old Cherry Street; and
 - (b) 3 meters adjacent to Centre Street in Villiers Island, between Foundry Street and Old Cherry Street

Balconies projecting into the stepback requirements required in c) above shall generally be limited to no more than 1.5 metres, for no more than 40 percent of the façade.
34. Port Lands Area Specific Policy 10.8.1 is replaced with "Villiers Island will set a precedent for a next generation climate positive, resilient, and inclusive model of development for Toronto. The overall character of Villiers Island will be an inclusive, sustainable and walkable, dense urban community with a diversity of uses and building typologies. Diverse built form will prioritize cultural heritage resources and a system of resilient high-quality parks and public realm with comfortable microclimate and design excellence."
35. Amendment of Port Lands Area Specific Policy 10.8.2 which removes "of up to approximately 27 metres" and replaces "14 metres" with "10 metres".
36. Port Lands Area Specific Policy 10.8.3 is replaced with: " New buildings adjacent to the Keating Channel will generally be tall buildings, although mid-rise buildings are permitted. Buildings will complement the scale of heritage resources and frame the Keating Channel promenade with a pedestrian-scale streetwall and ground-oriented active uses. A school building is permitted on the east side of the new Munition Street and adjacent to the Keating Channel and Villiers Park. If supported by the Toronto District School Board, the school is permitted to be co-located in a mixed-use residential building. Buildings adjacent to Keating Channel will be sited and articulated to reinforce and showcase the heritage resources of the area."
37. Removal of Port Lands Area Specific Policy 10.8.4. and renumber.
38. Port Lands Area Specific Policy 10.8.6 is replaced with: "Tall buildings are permitted if they are consistent with the policies of this Site and Area Specific Policy. Considerations for locating tall buildings within Villiers Island include:" and followed by 10.8.6.a) to 10.8.6.j).

- (i) Port Lands Area Specific Policy 10.8.6 g) is modified by adding the following underlined words, so that it reads as follows:

- g) Situating the tall buildings to maximize separation distance to the Cement Terminal on Polson Quay and to minimize noise and air quality impacts from the Cement Terminal on sensitive uses.

39. Removal of Port Lands Area Specific Policy 10.8.8.

Section 12: Innovation and Sustainability

40. Addition of Port Lands Area Specific Policy 12.7.: ""Meanwhile Use" developments on Villiers Island will be removed prior to the development of the planned land use specified within a precinct plan and therefore will not be required to meet the minimum requirements in the applicable Toronto Green Standard. Where feasible, "Meanwhile Uses" should aspire meet the intent of the Toronto Green Standard."

Maps

41. Port Lands Area Specific Policy Map 3C - Priority Retail Streets and Frontage is replaced with Map 3C, as specified in Amendment 409;
42. Port Lands Area Specific Map 3D – Cultural Heritage Resources is amended by removing the "Toronto Harbour Commissioners Buildings" as a Listed Heritage Structure/Building, as specified in Amendment 409;
43. Port Lands Area Specific Map 3F – Heritage Buildings/Structures is amendment by removing "7. Toronto Harbour Commissioners Buildings" as a Listed Heritage Structure/Building, as specified in Amendment 409;
44. View 1: Port Lands Skyline within Port Lands Area Specific Policy Appendix 1: Views is amended by adding "Views to the Villiers Island skyline will be observed from along the Central Waterfront promenade from Sugar Beach to Sherbourne Common."
45. View A: Port Lands Skyline within Port Lands Area Specific Policy Appendix 1: Views is amended with the removal of "...and lined to the north by the historic Toronto Harbour Commissioners buildings...";
46. View E: Keating Channel, Essroc Silos and Toronto Harbour Commissioners buildings within Port Lands Area Specific Policy Appendix 1: Views be amended by removing "Toronto Harbour "Commissioners" from the View title and replacing the view description with "The Keating Channel, an important heritage asset and reminder of the Don River's historic reconfiguration, provides long views down the Channel to Villiers Island and emerging neighbourhoods in the Central Waterfront. This view prominently features the Essroc Silos, conveying a strong sense of place and celebrating the Port Lands heritage."

47. View K. Fire Hall 30 within Port Lands Area Specific Policy Appendix 1 be amended by removing "to preserve the Toronto Harbour Commissioners buildings".

Map 3C



Port Lands
Map 3C - Priority Retail Streets and Frontages

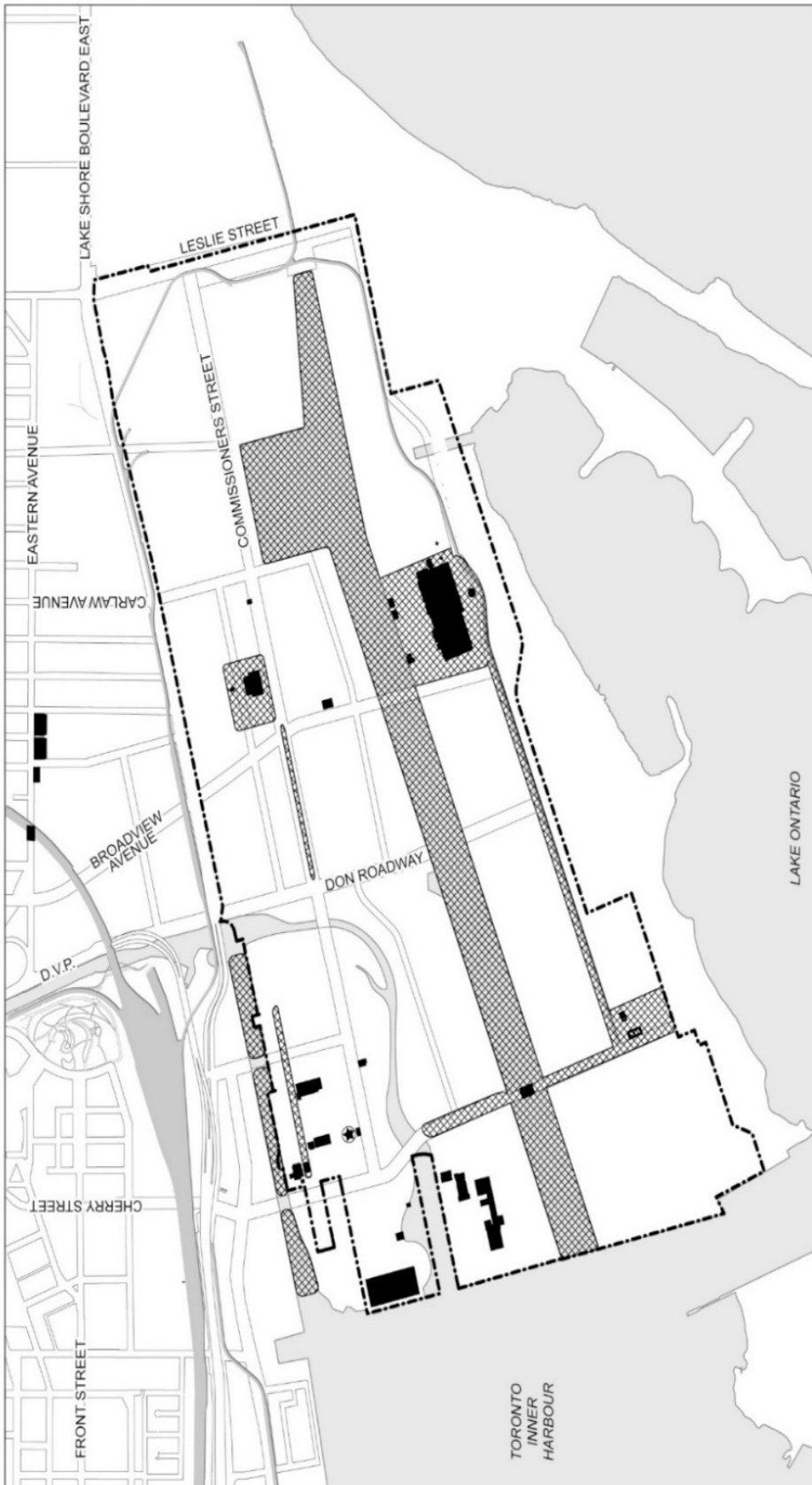
Port Lands Area Specific Policy

File # 24 110589 STE 14 02

- Port Lands Area Specific Policy Boundary
- Priority Retail Streets and Frontages
- Secondary Retail Streets
- Water's Edge Animation

Not to Scale
May 2024

Map 3D



Port Lands
Map 3D - Cultural Heritage Resources

File # 24 110589 STE 14 0Z

Port Lands Area Specific Policy

- Port Lands Cultural Heritage Landscape
- Listed Heritage Structures/Buildings
- ★ Designated Heritage Structures/Buildings
- ▨ Cultural Heritage Landscapes
- ▧ Potential Heritage Structures/Buildings
- ▬ Rail Corridors



Map 3E

