

Ookwemin Minising – City-Initiated Official Plan and Zoning By-law Amendment, and Precinct Plan Update – Decision Report – Supplementary Report

Date: May 19, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 14 - Toronto - Danforth

Planning Application Number: 26 132130 STE 14 OZ

SUMMARY

This Supplementary Report brings forward minor revisions to the draft Official Plan and Zoning By-law Amendments contained in the report titled Ookwemin Minising - City-Initiated Official Plan and Zoning By-law Amendment, and Precinct Plan Update - Decision Report - Approval, PH30.1, from the Interim Executive Director, Development Review and the Chief Planner and Executive Director, City Planning, submitted for the May 7, 2026 Planning and Housing Committee meeting.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council amend Planning and Housing Committee recommendation 1 by deleting the words "Attachment 9 to this report" and replacing with the words "Attachment 1 to the Supplementary Report dated May 19, 2026" so that recommendation 1 reads as follows:

1. City Council amend the former City of Toronto Official Plan for Ookwemin Minising substantially in accordance with the draft Official Plan Amendment included as Attachment 1 to the Supplementary Report dated May 19, 2026.

2. City Council amend Planning and Housing Committee recommendation 2 by deleting the words "Attachment 10 to this report" and replacing with the words "Attachment 2 to the Supplementary Report dated May 19, 2026" so that recommendation 2 reads as follows:

2. City Council amend City of Toronto Zoning By-law 702-2024 for Ookwemin Minising, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 2 to the Supplementary Report dated May 19, 2026.

3. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to the draft Zoning By-law attached as Attachment 10 to the report (April 24, 2026) from the Interim Executive Director, Development Review and Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

COMMENTS

Official Plan Amendment

The draft Official Plan Amendment for Ookwemin Minising in Attachment 1 includes one revision, proposed following a discussion with the property owner of 65 Ookwemin Street and their subsequent letter submitted to the May 7, 2026, Planning and Housing Committee. The revision removes the proposed new Policy 10.7.4 a) in the Port Lands Area Specific Policy of the Central Waterfront Secondary Plan, which requires a minimum tower separation distance of 40 metres for buildings that are 20 storeys or greater in height in Ookwemin Minising.

City staff have determined that this policy is not needed given that the draft Zoning By-law Amendment includes the 40-metre separation distance for buildings that are 20 storeys or greater in height. Further, existing policy 10.7.3 in the Central Waterfront Secondary Plan already requires a minimum separation distance of 40 metres between the tower component of tall buildings, or as determined by precinct planning.

Zoning By-law Amendment

The draft Zoning By-law Amendment for Ookwemin Minising in Attachment 2 includes updated Diagrams 1, 2 and 3 to correctly identify the extent of the lands consistent with Zoning By-law 702-2024. It also includes an updated Diagram 5 to identify portions of the Keating Channel as Ground Floor Commercial Activation Areas consistent with Zoning By-law 702-2024.

CONTACT

Carly Bowman, Director, Community Planning, Development Review
416-338-3788, Carly.Bowman@toronto.ca

Erika Ivanic, Project Manager, Waterfront, Community Planning, Development Review
416-392-8984, Erika.Ivanic@toronto.ca

SIGNATURE

Oren Tamir
Interim Executive Director
Development Review Division

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Zoning By-law Amendment

Attachment 1: Draft Official Plan Amendment

Attached separately as a PDF.

Attachment 2: Draft Zoning By-law Amendment

Attached separately as a PDF.