

# Ookwemin Minising Development Concept Plan

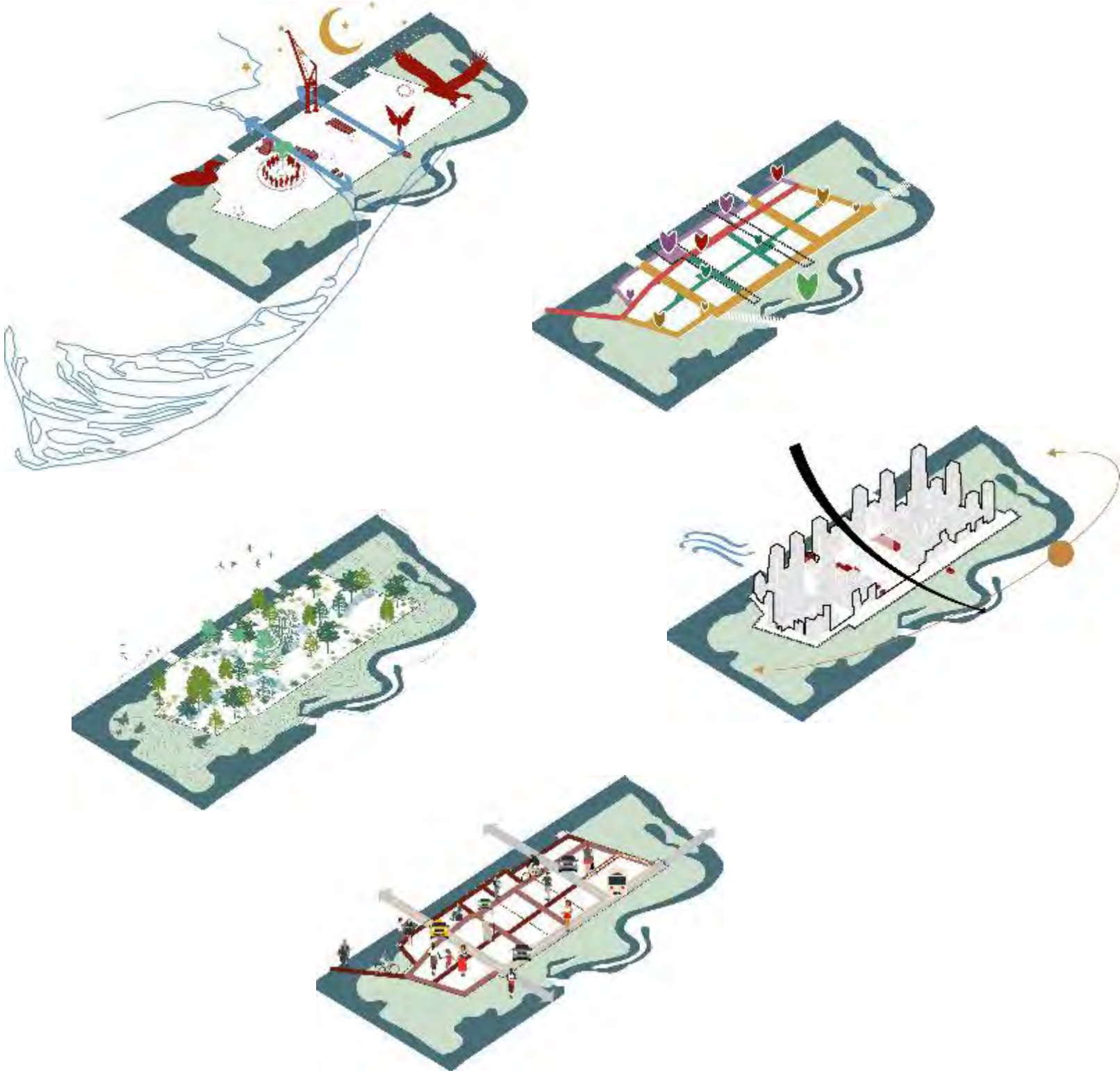
A Plan for Increasing Housing Opportunities  
on Ookwemin Minising

Date: 27-April-2026



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# Land Acknowledgement



## **City of Toronto**

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

## **Waterfront Toronto**

Waterfront Toronto acknowledges that the land upon which we are undertaking our revitalization efforts is part of the territory of the Mississaugas of the Credit First Nation and that Toronto is covered by Treaty 13 with the Mississaugas of the Credit First Nation.

In addition, Waterfront Toronto acknowledges that Toronto has historically been a gathering place for many Indigenous peoples, including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is home to many First Nations, Inuit and Métis peoples today.

# Public and Indigenous Engagement



**Engaging our stakeholders, the public and Indigenous communities is ongoing throughout all design phases. Our aim is to ensure a diversity of perspectives have informed design work.**

The Ookwemin Minising Advisory (OMA) Network was formed in 2025 to engage a diversity of voices. It includes long-term participants in waterfront revitalization, those who live or work near the island, as well as those who may not have participated in city-building processes before but have interest in or experience that can help guide the future of the island.

Initial Indigenous engagement has so far aimed to lay the groundwork for larger, more formal events in future phases of design work. This has included co-design meetings with the Mississaugas of the Credit First Nation, and initial conversations with Six Nations of the Grand River, the Wendat Nation and the broader urban Indigenous population .

Through a variety of larger public events we built excitement, brought people to the site, shared information and collected feedback on the design vision.

# Growing Streets

## Vision and Values

Ookwemin Minising sets the stage for nature to be an integral part of everyday urban life by allowing people – individuals, families, and communities – to grow across cultures, generations, and species.

Here, you thrive because nature surrounds you. You feel calm and less stressed. From inside every building, you can see trees and hear birds. You belong because there is space for you – whoever you are. You feel safe because people care for each other and their natural surroundings.

Gidinawendimin – we are all related.

In this new waterfront neighbourhood we work with nature at every scale: on streets, between blocks, and through living blue and green infrastructure. This is a place where city life transforms through nature's own processes and where nature-based design is used to both maximize value creation and minimize environmental risks.

Ookwemin Minising will become a neighbourhood where climate resilience, thriving ecosystems and human well-being are not just promises – but part of everyday life.



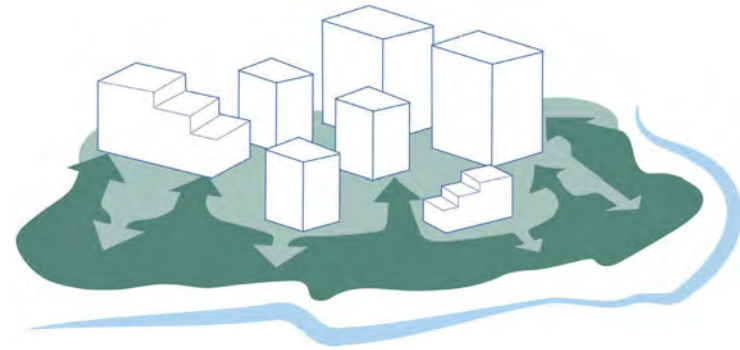
In the Anishinaabe worldview, the making of a path is never neutral, it is a form of writing, traced not with ink but with footfall, intention and relationship. Each trail composes an ongoing dialogue between humans, animals, plants, and the land itself. Path-making arises from sensitivity to place, guided by the understanding that all beings are interconnected and in motion. Trails emerge through listening – where deer travel, where water gathers, where medicines grow.



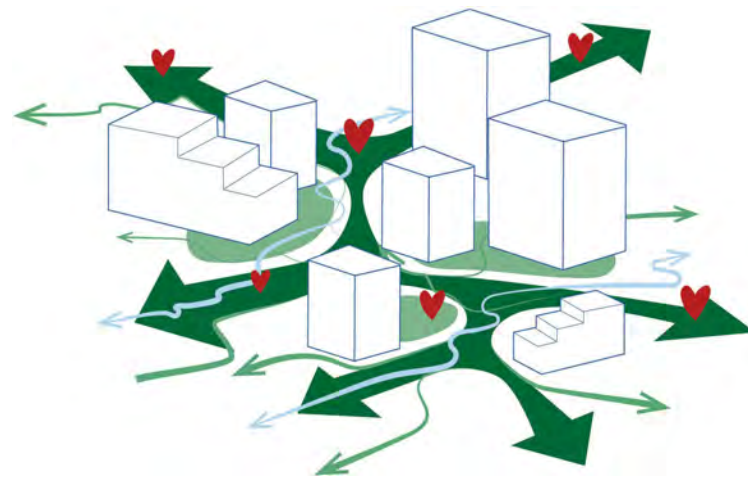
Growing Streets reawakens the relationship between people and the living systems that sustain them. When the urban fabric grows from the patterns of the land, the city becomes a thriving ecosystem – that cleanses, shelters, and heals. The concept of Growing Streets transforms infrastructure into life-giving ground: corridors where culture, ecology and community take root together. In this vision, Ookwemin Minising becomes not just a neighbourhood, but a living story of regeneration – an island where the city remembers how to grow in balance with the Earth.

# Growing Streets

## Gashkigwaasowin Miikana



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### Growing Edges

Create seamless transitions between streets, parks, and waterfronts – integrating diverse urban spaces into a cohesive whole.

### Growing Connections

Establish an organic flow that links pedestrians, vehicles, and blue and green infrastructure into a vibrant urban fabric.

### Growing Spaces

Maximize the potential for creating spaces for everyday life – between buildings, on rooftops, on facades, inside and beneath structures.

# Leading with Landscape

## The Five Layers

The plan for Ookwemin Minising is guided by five interwoven layers that together form the overarching, landscape-led and integrated design methodology. Each layer can be explored individually, yet all have been developed in close collaboration with one another.



### Living Legacy

A place-rooted approach grounded in Indigenous worldviews and approach to heritage that honors the multilayered history of our site. Materials, ecology, and legacy are all honored and made tangible in the Growing Streets of Ookwemin Minising.



### Space for Nature

The biodiversity and planting strategy is, as the Living Legacy layer, also rooted in place and designed to support local habitats and biodiversity. It takes microclimatic comfort for future inhabitants and visitors into account, while strengthening connections to the site's Indigenous placemaking traditions, ensuring that ecological and cultural legacies continue to grow together.



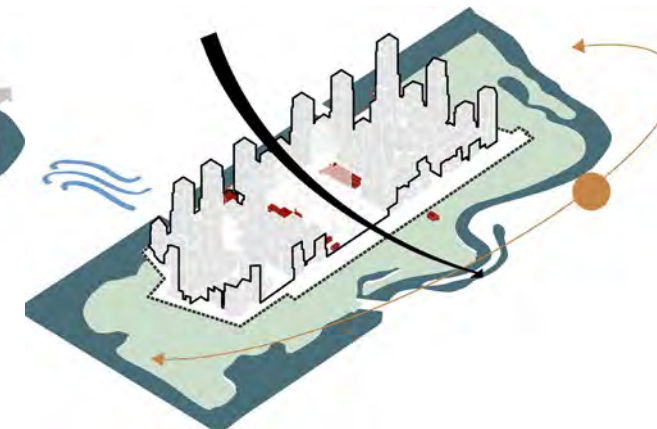
### Ookwemin Minising Characters

Ookwemin Minising will feature distinct yet interconnected character areas: Keating Channel, Villiers Street, Centre Commons, and Biidaasige Naturefront. In addition, two Legacy Corridors, the Sandbar Trail and Foundry Lane, will connect the island along a north-south axis, strengthening the links between these areas.



### Everyday Mobility

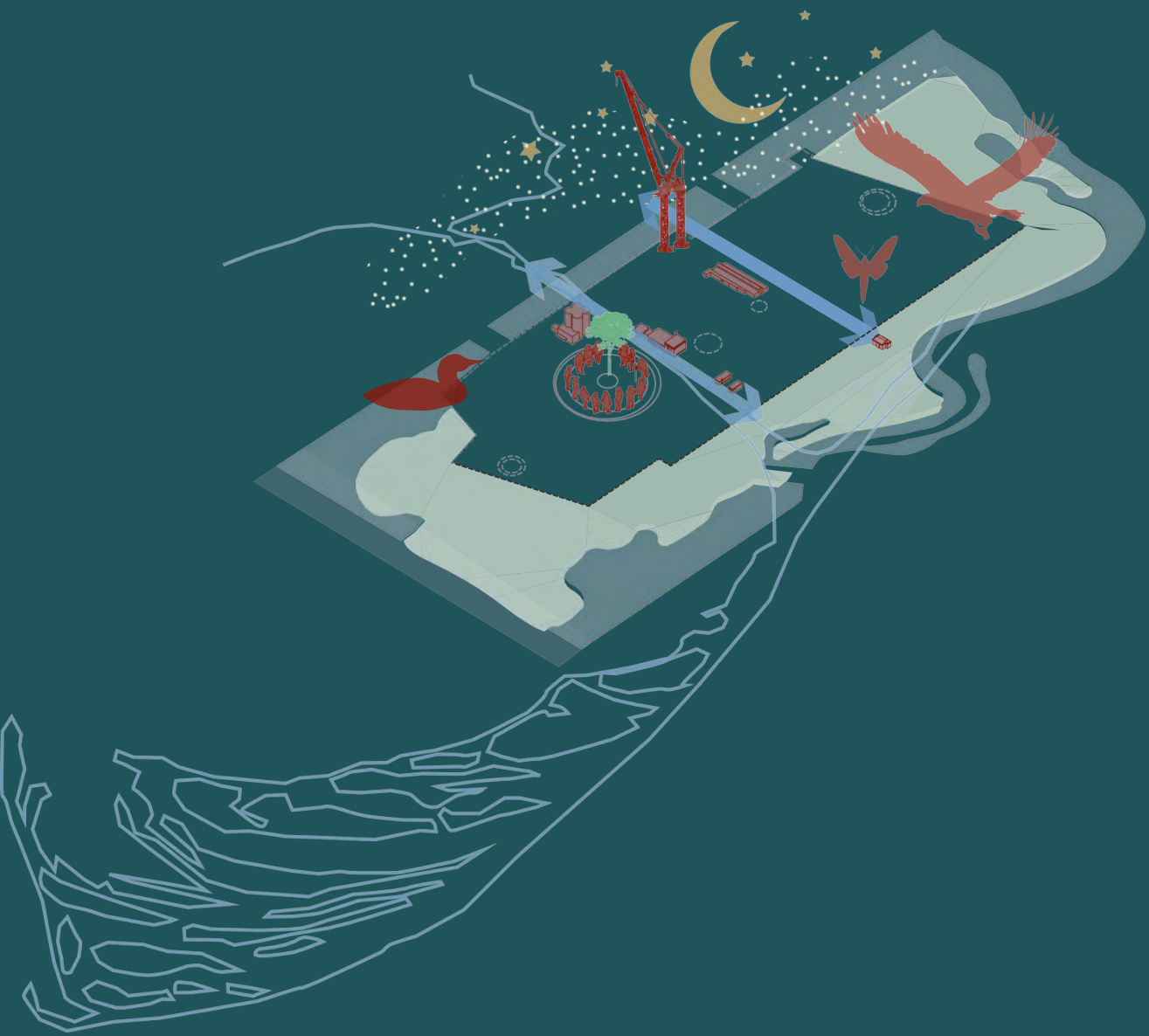
The Growing Streets of Ookwemin Minising are designed to encourage and support active transportation and therefore provide underlying support of a vibrant and lively street life.



### Strategic Density

The massing is thoughtfully designed and positioned in response to microclimate conditions, existing built heritage, and the evolving need for future housing. This approach ensures a sensitive integration of new development within its context, balancing environmental performance with cultural and community priorities.

# Living Legacy



Living Legacy is an evolving, place-rooted approach to heritage that honours the full spectrum of a community's memory, spanning the built, the grown, and the lived.

Beyond the traditional preservation of architecture or static site relics, Living Legacy embraces intangible and immaterial forms of heritage such as oral histories, spirit of place, seasonal rhythms, community practices, and intergenerational knowledge.

Living Legacy invites us to see heritage not just as what has been, but what is continuously shaped through cultural expression, land relationship, and collective care.

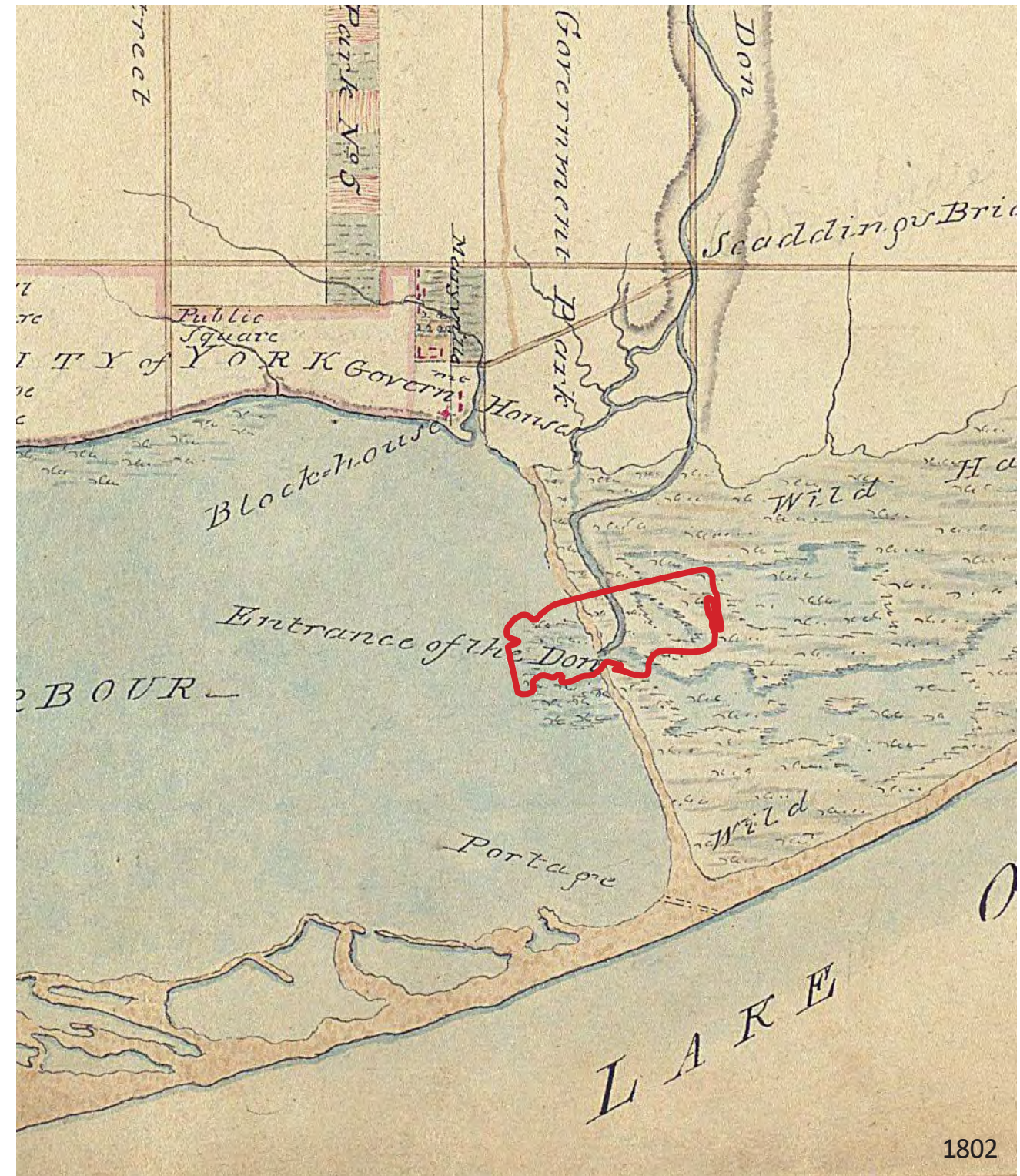
# Natural & Indigenous Legacy

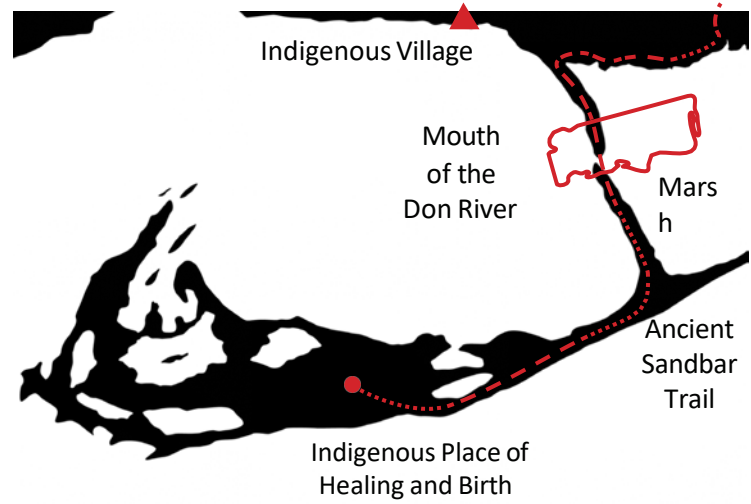
The Sandbar Trail reimagines the once-dynamic boundary between Toronto Harbour and Ashbridges Bay, uncovering layers of natural and cultural history buried beneath a century of industrial infill. Historically, a narrow sandbar extended south from the foot of Cherry Street, formed over centuries by sands carried west from the Scarborough Bluffs and silt deposited by the Don River. This shifting isthmus defined the threshold between open lake and wetland—a place of ecological richness and continual transformation.

By the nineteenth century, a carriage path crossed the bar toward the headland at Gibraltar Point, marking an early route of connection and recreation. Over time, dredging and fill erased the feature, stabilizing the shoreline but severing its relationship to the living systems that sustained it. The Sandbar Trail design retraces this lost geography, translating its alignment into a contemporary landscape gesture that reveals rather than reconstructs. Subtle elevation changes, permeable surfacing, and native planting gradients evoke the transition from marsh to dune to open water. Stone bands and textured paving recall sedimentary layering, while interpretive elements mark the shifting boundary between land and lake.

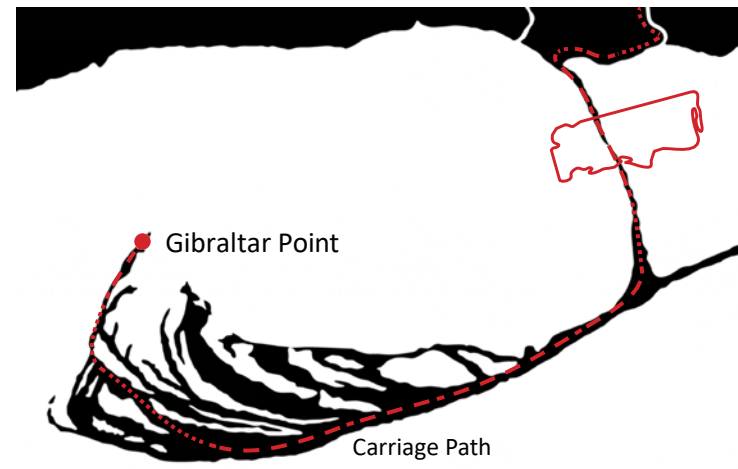
For Indigenous Nations, the sandbar was more than terrain—it was a route of sustenance and ceremony, linking the Don River to the islands beyond. It provided access for fishing, harvesting wild rice, and for spiritual journeys tied to birth, healing, and renewal. These narratives inform the design through spaces for reflection, gathering, and storytelling.

As part of Ooqwemín Minising, the Sandbar Trail embodies the Living Legacy framework—a landscape where ecological restoration, cultural memory, and material expression intersect. It invites walking as a form of remembrance, re-establishing connection between people, water, and land, and ensuring that the stories once carried by the shifting sands continue to shape the community's future.

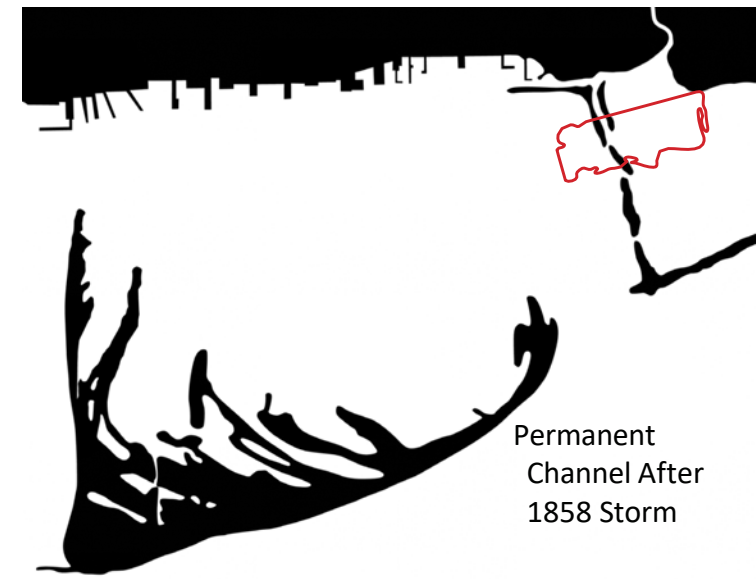




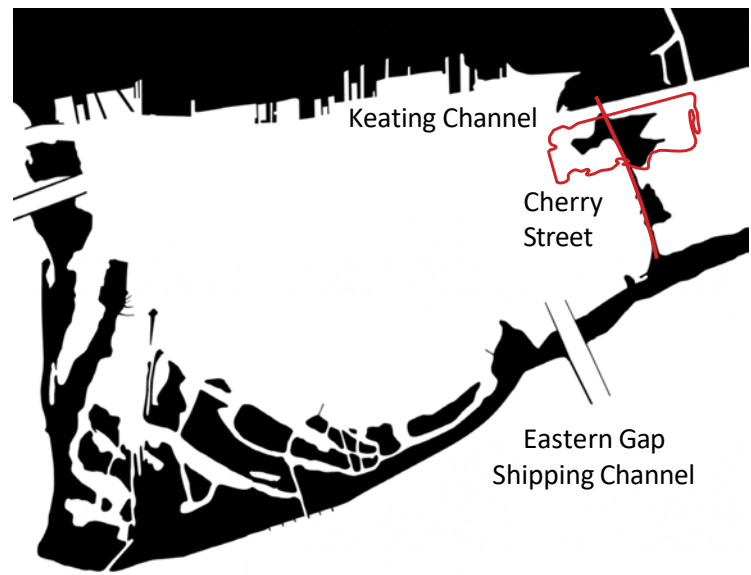
1792



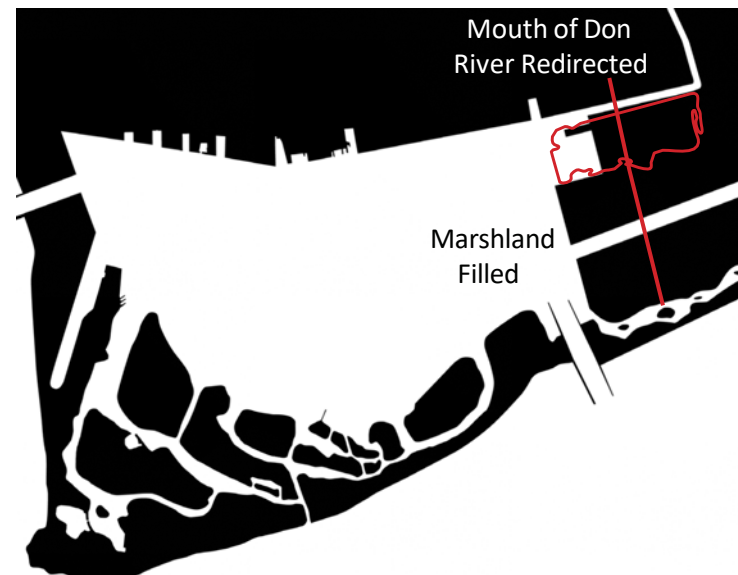
1815



1882



1912



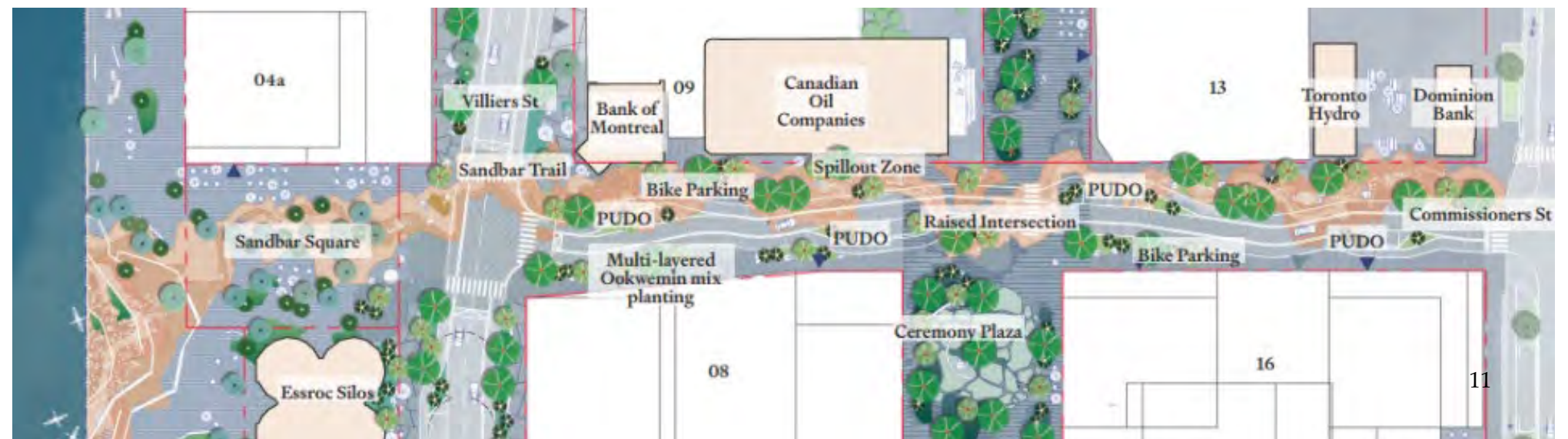
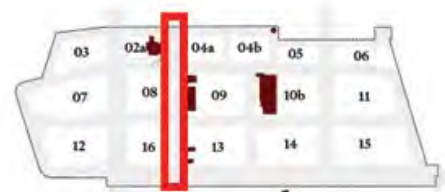
1925



2025

# Sandbar Trail

As part of Oookwemin Minising, the Sandbar Trail embodies the Living Legacy framework—a landscape where ecological restoration, cultural memory, and material expression intersect. It invites walking as a form of remembrance, re-establishing connection between people, water, and land, and ensuring that the stories once carried by the shifting sands continue to shape the community's future.



Sandbar Trail on Oookwemin Street

# Ookwemin Minising Characters



The key characters of Ookwemin Minising – Keating Channel, Villiers Street, Centre Commons, and Biidaasige Naturefront – form the heart and living framework of the island and are tied together with two legacy corridors along Ookwemin and Foundry Streets.

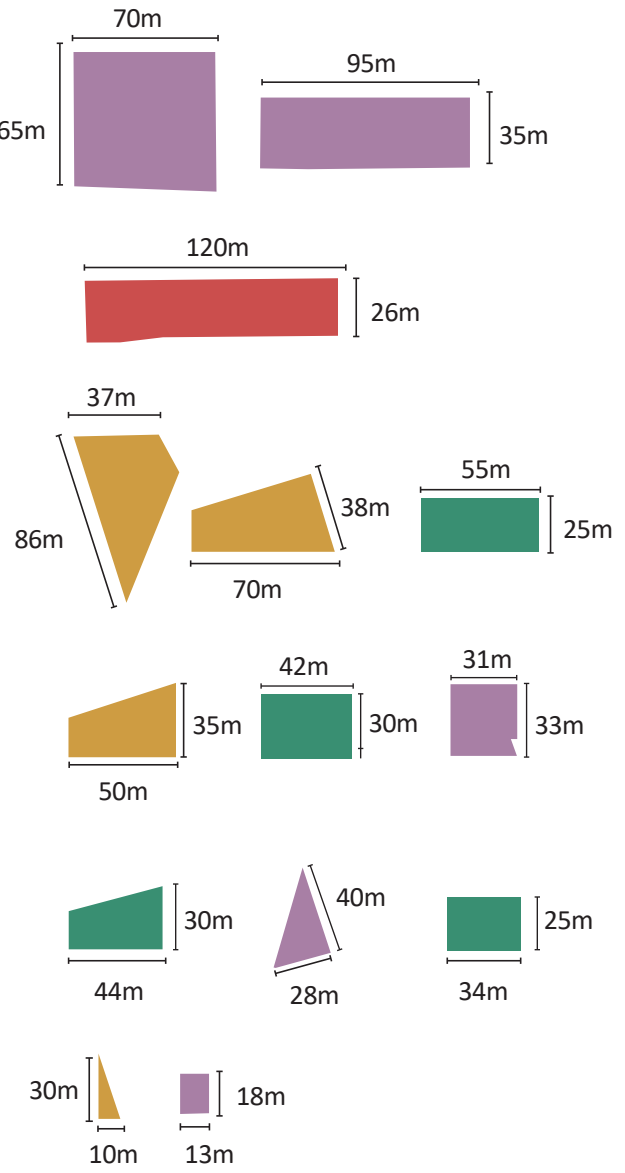
Rooted in the land and its layered histories, the character areas weave the essence of Biidaasige Park into the urban fabric, ensuring its presence in the community.

The characters create a design language of reciprocity and a responsive relationship between built form and natural systems, governance and growth. Each adapts to its context with openness and flexibility and reflects the cyclical nature of change and renewal that defines the landscape over time.

Together, they establish a coherent yet diverse framework of spaces that grow from the land itself, supporting ecological function, community life, and long-term resilience.

# Conceptual Public Realm Plan

## A Diverse Open Space Public Network



### Open Space Hierarchy

Plan diagram showing the concept for the public realm structure, a series of open space destinations with a range of sizes that relate to the distinct Ookwemin Minising character zone in which they occur.

### Open space scales

A diverse scale of spaces, catering to a variety of programs, activities and users

# Ookwemin Minising Character Areas

## Rebalancing the Site

The key identities of the character areas are based on both Indigenous values and the needs of the city, now and in the future. These characters act as binding agents that create a cohesive yet varied urban experience while connecting the site to its surrounding context.

### Keating Channel

Reunites the city with the water and creates a unique waterfront entertainment district that functions as a blue urban living room.

### Villiers Street

A vibrant high street that promotes movement, invites varied levels of activity and supports local vendors.

### Centre Commons

A generous and lush public realm where the community meets and grow together.

### Ookwemin Street

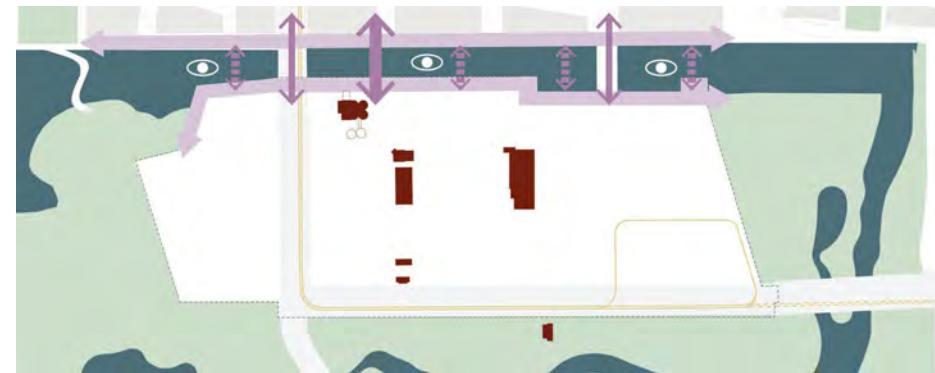
A north-south connection linking the park to the water through a physical intervention (Sandbar Trail) that represents the historic sandbar trail. This layering of Indigenous and industrial heritage creates a dynamic and meaningful space.

### Foundry Lane

A pedestrian-only and human scale connection linking the fire hall in the south to the Foundry building, and to the Keating Channel in the north.

### Biidaasige Naturefront

Where the city meets the park, integrating the essence of Biidaasige Park into the urban fabric and spirit of the community.



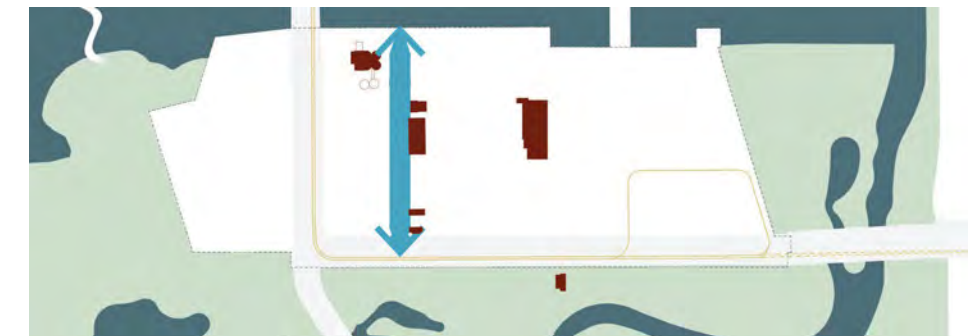
**Keating Channel**  
Connecting Water



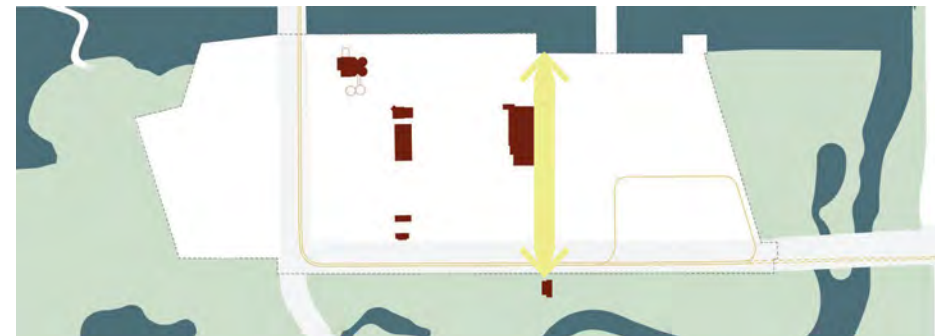
**Villiers Street**  
Connecting City



**Centre Commons**  
Creating Community Space



**Ookwemin Street**  
Sandbar Trail Legacy Corridor

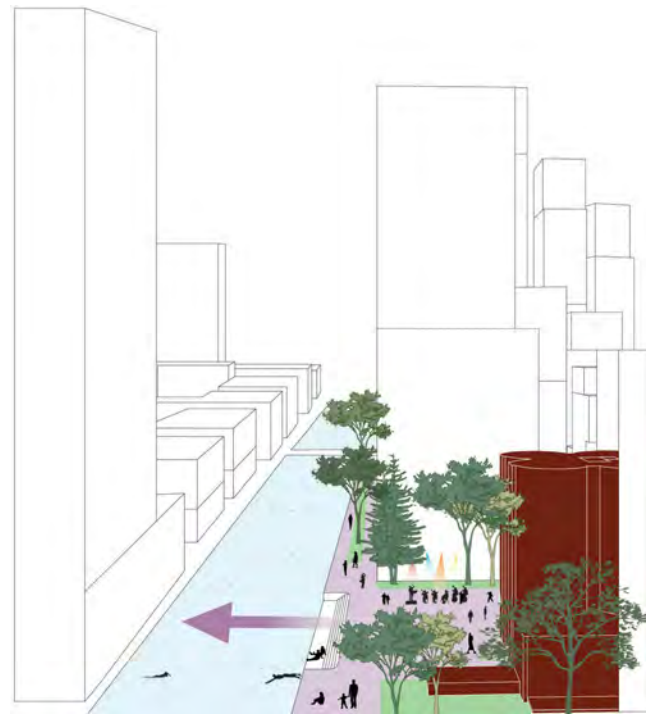
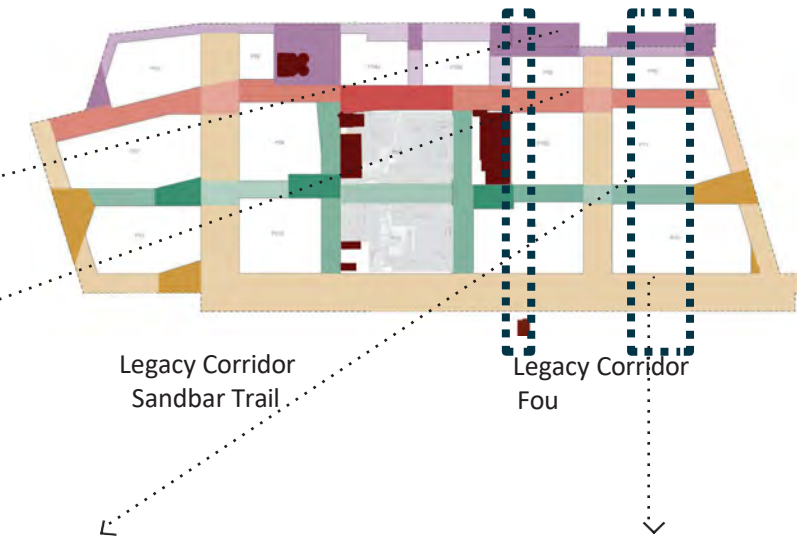


**Foundry Lane**  
Legacy Corridor



**Biidaasige Naturefront**  
Connecting Biidaasige Park

# Ookwemin Minising Character Areas



**Keating Channel**  
A blue urban living room



**Villiers Street**  
A vibrant high street



**Centre Commons**  
A lush community space



**Biidaasige Naturefront**  
An active city nature edge



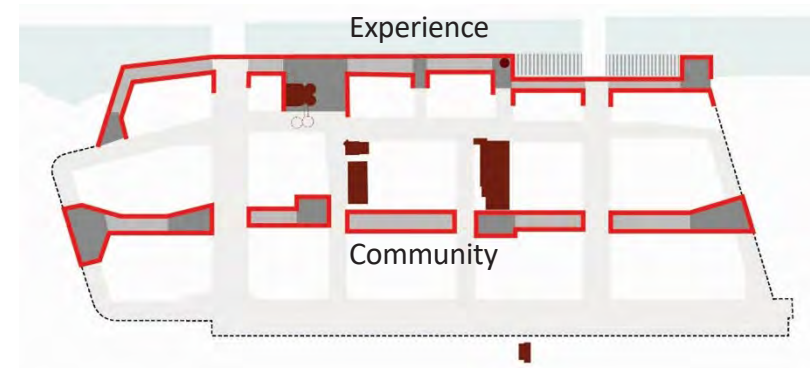
Legacy Corridors - Sandbar Trail and Foundry Lane

# A Diverse Open Space Network

## A Range of Open Spaces and Sizes

During Concept Design, the team adopted an integrated approach to develop a plan that is both contextually responsive and dynamic. Drawing inspiration from the existing site conditions, the surrounding context, and the historical buildings on the site—as well as adjacent Biidaasige Park and the Keating Channel.

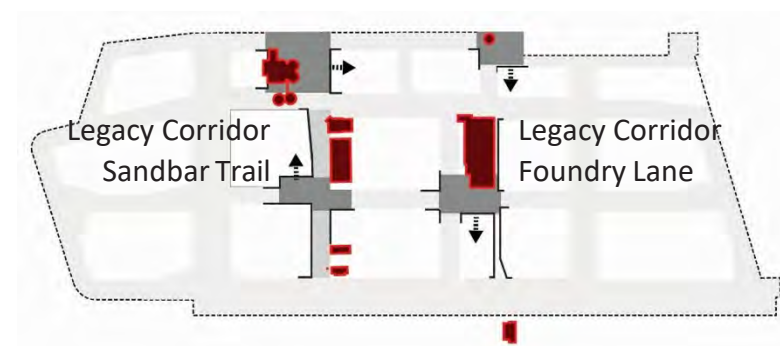
Four key strategies shaped the framework plan, weaving together built form, open space, and land use in a cohesive manner. The result is a richer and more connected open space network, where the public realm, architecture, and programmatic functions are closely interrelated, creating a vibrant and well-integrated urban environment.



- Open Spaces - varying in width
- Anchor Spaces

### Creating dynamic urban experiences

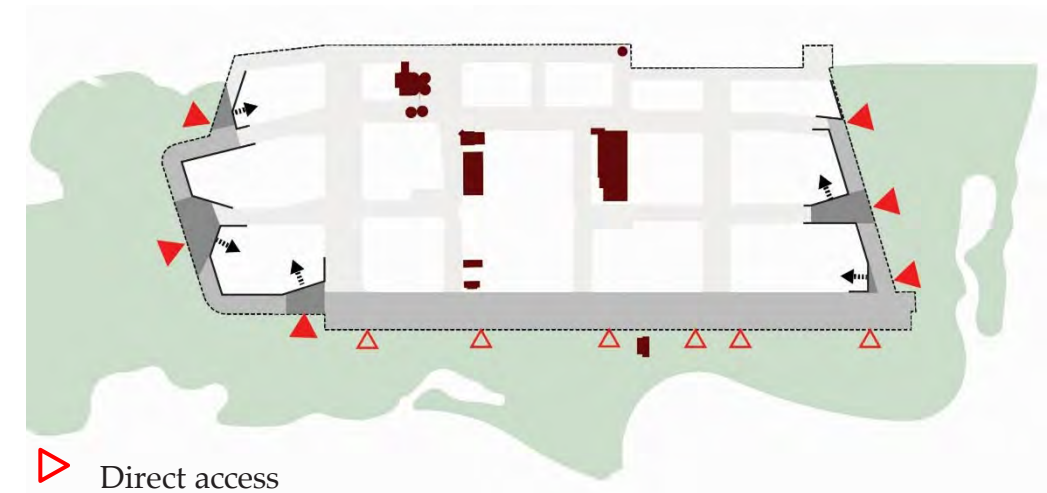
Provides a varied experience at the water's edge and centre of Ookwemin Minising by widening and narrowing spaces at strategic points to create dynamic views and to support a multitude of ways to engage with the water and community.



- Open Spaces

### Giving space to layered heritage elements

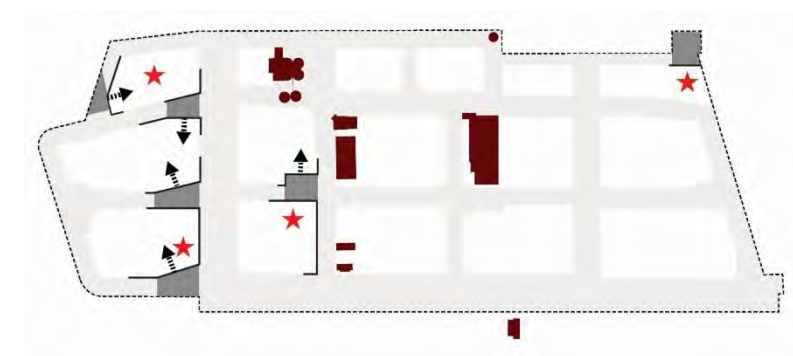
Designs open spaces and blocks to sensitively frame layers of heritage on the site, giving these elements space to breathe and become an anchor to public space and public life.



- ▷ Direct access
- ▶ Open Spaces
- Opening up towards the park

### Opening up towards the park

Softens the transition between the development and Biidaasige Park. Prioritizes entrances to the park and integrates them into the overall public realm of Ookwemin Minising.



- ★ Potential location of community functions
- Open Spaces

### Creating space for spill out of future community functions

Emphasizes the open spaces adjacent to future community anchors, such as community centres, libraries and school, allowing for a seamless ground floor and public realm experience and supporting an active public life across the site.

# Open Space Concept Plan



# Centre Commons



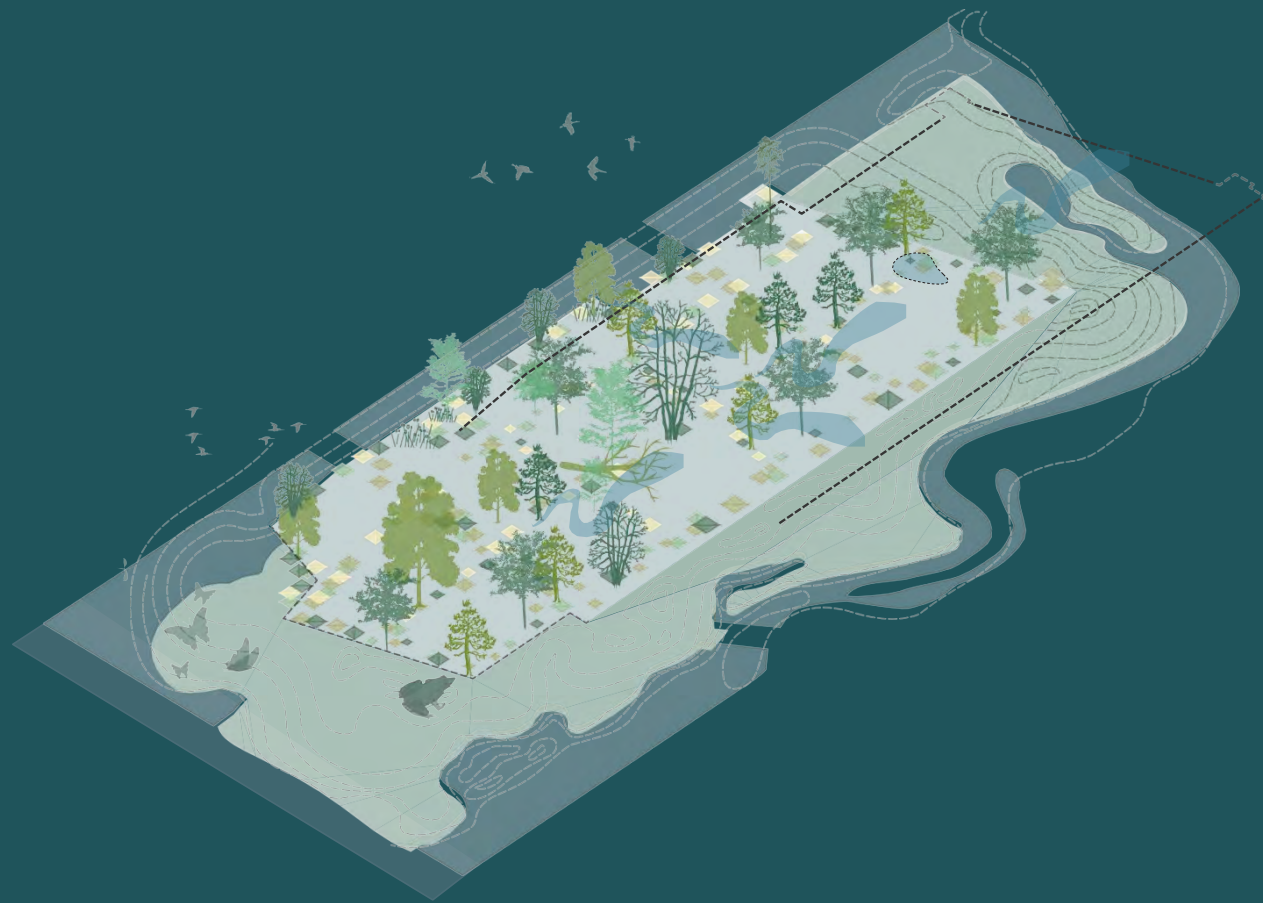
# Centre Commons



# Ookwemin Street



# Space for Nature



This place-based approach to landscape design recognizes that native plant communities are not solely natural systems, but cultural landscapes shaped by generations of Indigenous stewardship.

Through harvesting, settlement, and hunting, these landscapes embodied reciprocal relationships between people and ecology.

Building on this legacy, Space for Nature draws from local ecologies as dynamic systems responsive to time, seasonality, environmental conditions, and human interaction. The design of Growing Streets, guided by soil health, phasing and microclimate, supports habitats that evolve and renew over time.

Space for Nature cultivates a layered mosaic of habitats that restores biodiversity, strengthens ecological connectivity, and renews the enduring relationship between people and the land.

# Site-Wide Analysis

## A Balance Between Human-Made and Natural Systems

Before deciding on the appropriate biological or environmental approach for any new development, we look into and learn from the existing environmental factors and qualities of the place.

Various environmental maps of local ravine systems, natural habitats, and biodiversity hotspots are publicly available. They give an initial high-level idea of the opportunities and constraints to be addressed in the design of the Ookwemin Minising public realm.

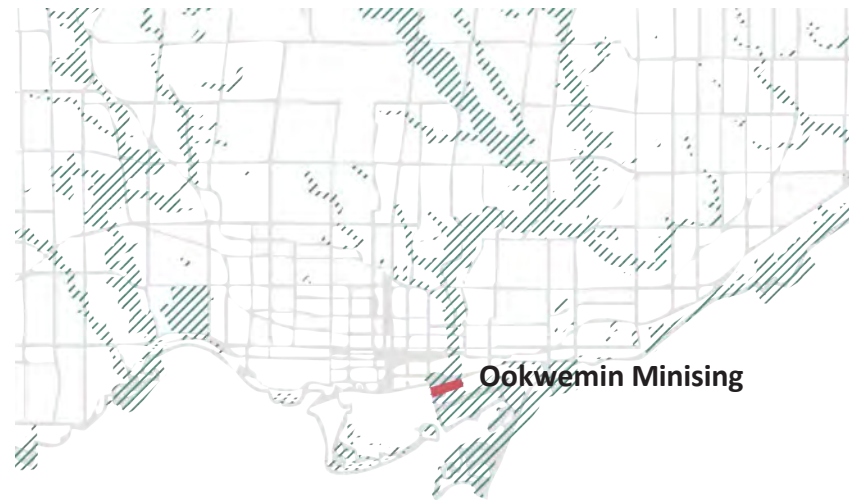
Aside from the natural and ecological qualities of nearby areas, environmental challenges that impact future comfort, or even hazards such as risk of air pollution or rising surface temperatures, inform the decisions about what is appropriate to include in the design. It is important to understand where these challenges come from, what causes them, and how they can be mitigated or addressed in the new development.

A series of maps, shown on the next page, were created as part of the site-wide analysis. Conclusions from these studies support Ookwemin Minising as being:

- At the intersection of valuable terrestrial and aquatic natural features, which should be considered in the landscape design
- Adjacent to bird, bee & butterfly hot-spots, which should inspire the placement and value of urban nature within the development and underscore their importance in this network
- In proximity to areas of poor air quality, and the development should not contribute to those pollution levels but help mitigate them
- At risk of being affected by urban heat islands and rising temperatures, which should be reduced or mitigated with the landscape design
- Anticipated to be a development that is inspired by positive local features and adds solutions to existing urban challenges

# Site-Wide Analysis

## A Balance Between Human-Made and Natural Systems



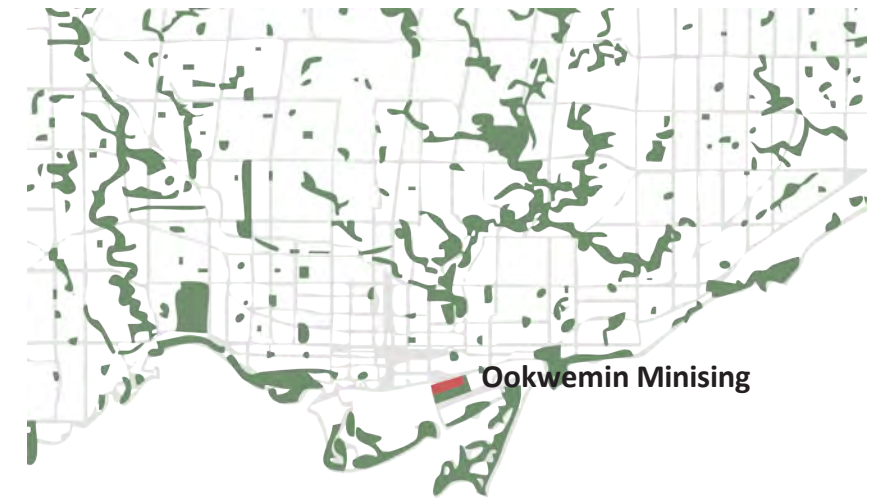
### Ravine System

The extent and connectivity of local ravine ecosystems, with their characteristic vegetation, serve as an inspiration.



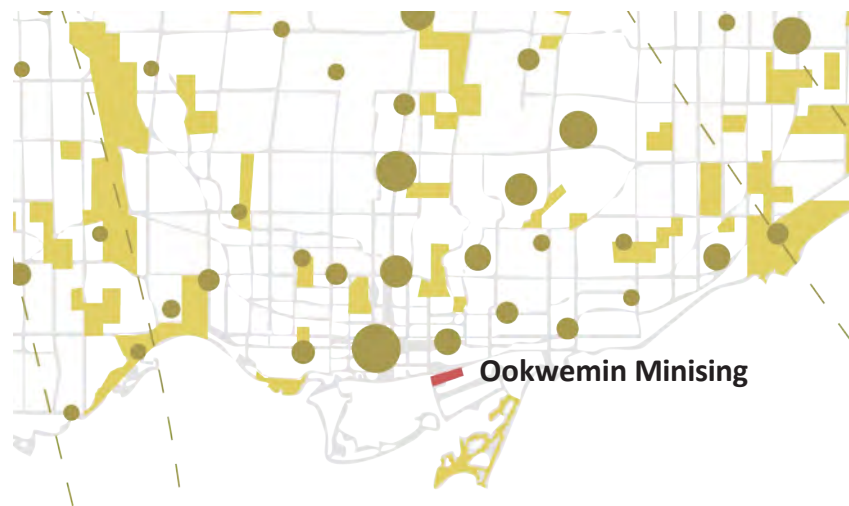
### Water System

The importance of the position of Ookwemin Minising at the intersection between the waterways and Lake Ontario.



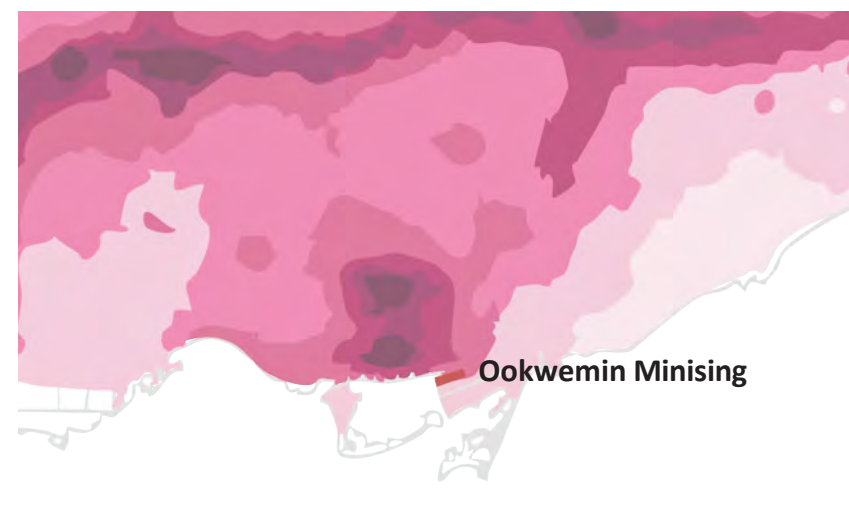
### Parklands

The diverse network of public natural spaces, including ravines, wetlands, meadows, and parks, with recreational, ecological, cultural and historical values.



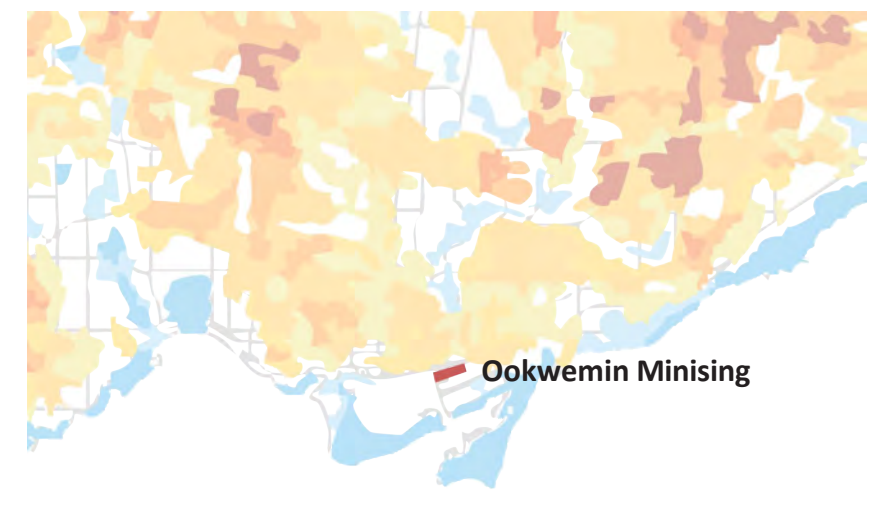
### Bird, Bee & Butterfly Hot-spots

The surroundings of Ookwemin Minising feature naturally diverse habitats, offering opportunities for connectivity and inspiration.



### Air Pollution

Understanding the causes and distribution of air pollution can help mitigate future additions and lead to better air quality.



### Surface Temperature

Acknowledging the rising temperatures and the challenges it brings to urban life helps to design more comfortable urban spaces.

# Planting for Dense Urban Conditions

## Plant Selection in Accordance with Environmental Conditions

Understanding microclimatic conditions, including wind and sunlight, is essential for designing landscapes that enhance comfort at key locations throughout the seasons.

Limitations and challenges are carefully considered, and planting proposals are developed according to environmental conditions and site needs.

Adaptive planting mixes are designed to thrive under varying climatic conditions while fulfilling their ecological and aesthetic functions.

- Overall, the planting is inspired by local nature and other environments with similar conditions, such as ravines, mixed woods, forest floors, forest edges, and forest clearings.
- Critical high wind speeds will be intercepted by multi-layered canopies, including conifers.
- Extremely shaded areas will feature mixtures of ferns, moss, rocks, and deadwood.

To guide the placement of vegetation within the landscape, a layered analysis was carried out, integrating sun, shade, and wind modeling across solstices and equinoxes. This mapping provided a high-level view of the site's shifting microclimates, forming the foundation for planting strategies aligned with seasonal light and airflow patterns.

The climate mapping identifies areas of higher wind exposure and areas of persistent sun or shade. Together, they reveal a complex mosaic of conditions, where plantings must not only fill space but also respond to climate, provide protection, and support ecological resilience.

Although this large-scale analysis provides valuable insight, finer microclimatic gradients emerge only upon closer observation, reinforcing the need for an adaptive and responsive planting approach. The design must remain flexible yet coherent in intent, creating a biodiverse, resilient, and living system shaped by place.

# A Mosaic of Habitats

## Biodiversity and Habitat Strategy

When creating habitats for wildlife, several factors influence how biodiverse and sustainable they will become.

Larger, well-connected areas support more species, enable sustainable populations, and allow for healthy genetic exchange. Habitat variation is also crucial, providing living and feeding places for species with different preferences and requirements. Time is another key factor: the maturity of a habitat determines how many species can find shelter, especially in newly created areas, where species must gradually move in according to their dispersal capacities and available habitat features, such as tree cavities.

In highly urbanized contexts, it is often challenging to optimize all these factors. However, identifying which parameters to prioritize can lead to more successful biological and ecological development.

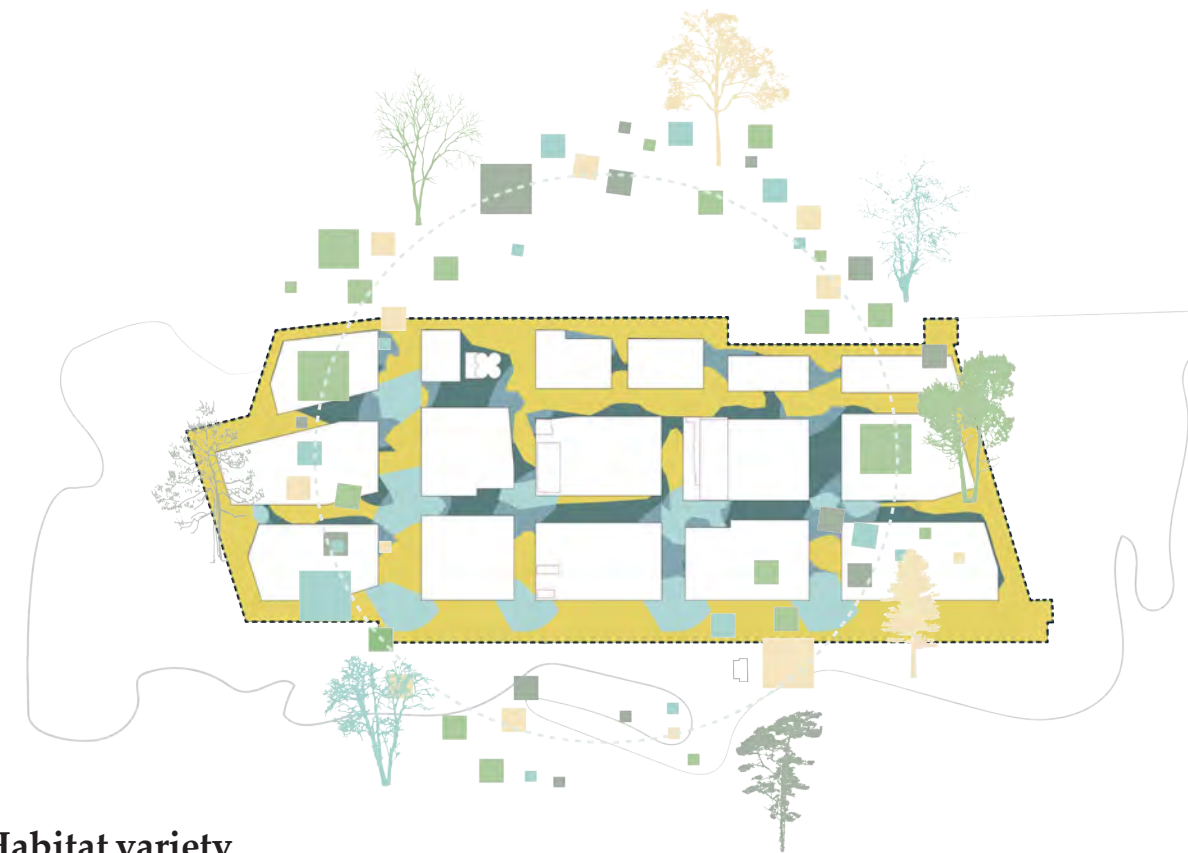
The massing and layout of Ookwemin Minising influence the microclimatic conditions within the development. Together with the intended identities of the four major characters, sun and shade

studies, wind analyses, Universal Thermal Climate Index simulations, and stormwater management, a patchwork of microclimatic conditions is generated.

Understanding the potentials and challenges of each patch, as well as the underlying factors, allows for the adaptation of the most suitable habitat typology for each area.

This results in a mosaic-like approach, utilizing the ways plants thrive in different environments. The variability of nature at Ookwemin Minising is designed to provide heterogeneous habitat opportunities, ensuring that diverse forms of life can find suitable places to thrive within the different patches.

Large tree species will be prioritized in all planting areas and supplemented by a multi-layered planting where space allows. This understory planting will consist of smaller shade-tolerant trees, shrubs at various heights, and a ground layer of perennials and grasses to create a rich, biodiverse habitat.



### Habitat variety

Ookwemin Minising is characterized by a variety of habitats on a multitude of scales.



### Ookwemin Minising mosaic of habitats

The five main habitat types, including riparian zone, coastal woodland, deciduous forest, mixed wood forest and meadow, are inspired by Carolinian Forest and The Great Lakes- St. Lawrence Forest Region .

# A Mosaic of Habitats

## Biodiversity and Habitat Strategy

Ookwemin Minising is characterized by a variety of habitats on a multitude of scales based on current and anticipated future microclimate conditions.



# Planting Strategy

## Character Areas



### Keating Mix

Inspired by riparian habitats, combining shade- and wind-tolerant species that adapt to varying light conditions. To enhance resilience, diversity, and adaptability while providing shelter and seasonal variation.



### Centre Commons Mix

Deciduous and carefully-placed evergreen trees serve as natural windbreaks during winter. The most shaded, low-light spots will support the growth of moss, especially on stone surfaces and deadwood.



### Villiers Mix

A mix of broadleaf tree species provides seasonal color and structural variation and together they flourish, enhancing biodiversity and ecological balance.



### Biidaasige Mix

Light-demanding vegetation in an open meadow landscape, with scattered solitary trees and small tree groupings that gradually merge into the edges of Biidaasige Park.

# Everyday Mobility



Everyday Mobility creates streets that mirror the pace of life. The streets of Ookwemin Minising are designed to support walking and cycling and to prioritize human comfort, accessibility, and safety on every journey.

By making it easy to experience the neighbourhood on foot, Everyday Mobility strengthens the sense of belonging and everyday connection between people and place at a human scale. Shared and flexible streetscapes invite both movement and pause, offer room for play, chance encounters, and opportunities to interact with nature in the urban fabric.

The streets of Ookwemin Minising are optimized for daily life and therefore function as social corridors where mobility and city life coexist, making the act of moving around the island an integral part of its public life and identity.

# Transportation Network

## Streets

Circulation within the island is planned to be a system that emphasizes local access, active transportation, and low-speed traffic operations.

The Ookwemin Minising island can be accessed from the City by five locations :

- Cherry Street north of Villiers Street
- Commissioners Street east of Villiers Park Street
- New Munition Street north of Villiers Street (planned future bridge)
- Cherry Street south of Commissioners Street
- Keating Channel Pedestrian Bridge connecting to Biidaasige Park North (funded for construction)

Cherry Street and Commissioners Street have already been constructed. These streets are the main two-way routes of the network where the highest high vehicle traffic is expected within the network.

The local streets of Villiers Street, New Munition Street, Ookwemin Street, Foundry Street, Trinity Boulevard, and Villiers Park Street provide connectivity and permeability for vehicle and active transportation, and parking lot and service accesses are prioritized on these streets.

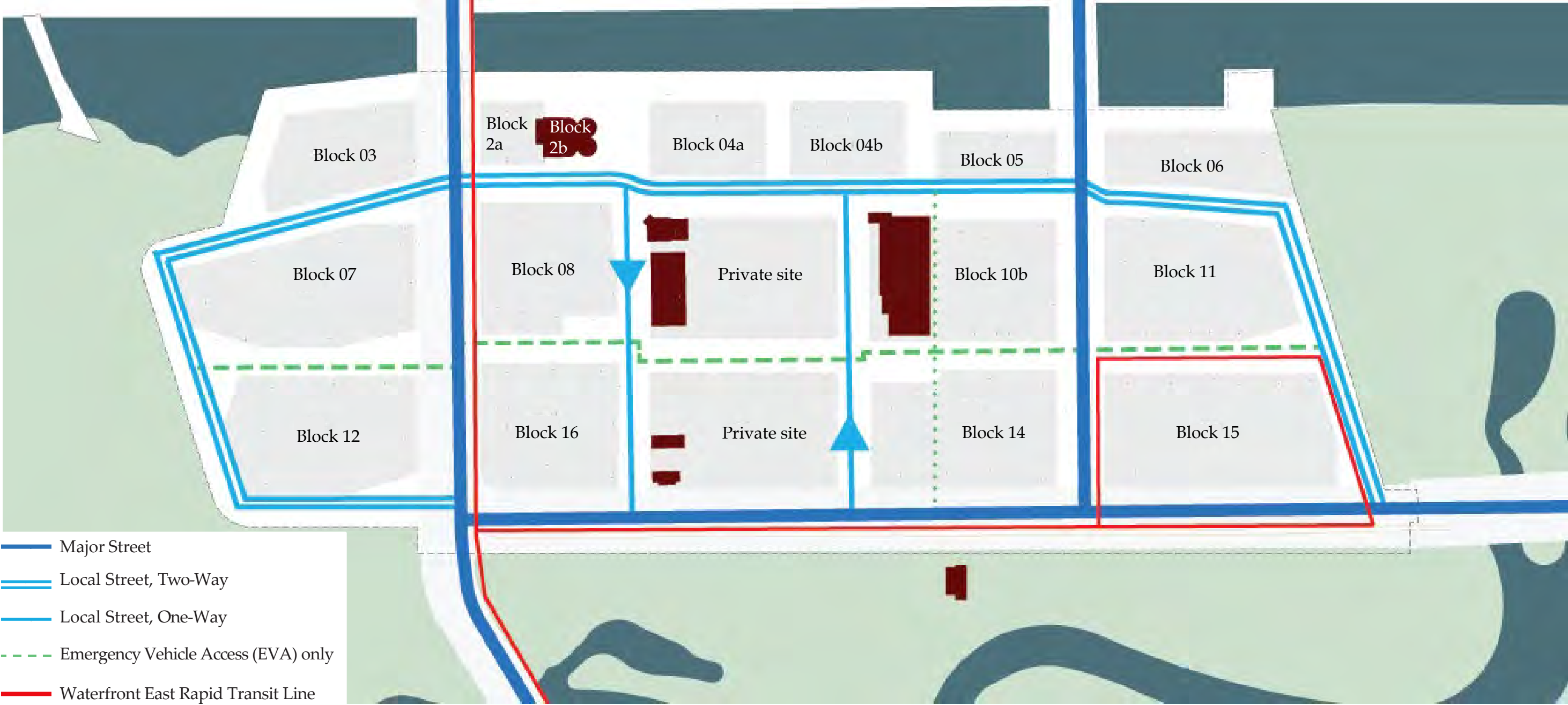
Ookwemin Street and Foundry Street are designed as one-way streets to minimize pavement area devoted to vehicles and to improve traffic circulation by streamlining traffic flows and reducing wait times at intersections.

The island's transportation network includes the planned TTC Waterfront East Rapid Transit Line which connects residents and visitors to Queens Quay and the broader City via a protected right-of-way. Two transit stops are planned to be built and located at/near the Commissioners Street and Cherry Street and Commissioners Street and New Munition Street intersections.

At the intersection of Villiers St and Cherry St, the southbound left movement is not permitted. This will optimize the relationship between traffic and the transit line, which will have Transit Signal Priority.

# Transportation Network

## Streets



Transportation Network Street Typologies

# Transportation Modes

## Cycle Network

The project builds on the existing cycling network on Cherry and Commissioners Streets. Cycling infrastructure is planned throughout the entire island to ensure a coherent and continuous network while reducing potential conflicts between cyclists and other transportation modes.

Cycle tracks improve cyclist safety due to the grade separation, and provide a higher degree of safety, comfort, and convenience in contrast with many other cycling facilities. For Centre Commons, where routine motorized vehicle access is not anticipated aside from emergency vehicles, the corridor is designed to allow cyclists to travel freely without being constrained to dedicated cycling facilities on either side of the street.

In addition, the project anticipates five new bike share stations located at key nodes within the plan area, positioned in close proximity to major cycling infrastructure and key destinations to support connectivity and encourage cycling as a primary mode of travel across the island.

# Transportation Modes

## Cycle Network



### Cycle Network Facility Types

# Parking Strategy Framework

A compact, walkable, and transit-oriented community, Ookwemin Minising is envisioned to minimize dependency on cars and to prioritize sustainable modes of travel.

The parking strategy is structured around three primary types of demand:

- **Residential Parking:** Spaces allocated for residents living on the island. This parking type tends to have a low turnover, with users that may own a car but do not use it on a daily basis.
- **Residential-Related Visitor Parking:** Spaces for guests visiting residents. This parking type tends to have a high turnover, and management is the responsibility of the building operator.
- **Non-Residential Parking:** Spaces serving retail, office, and other non-residential uses, including short-term and employee parking. The turnover of these spaces is highly variable and is dependent on users.

To accommodate these needs, a variety of strategies will be considered, including:

- **Within-Block Parking:** Parking provided directly within the development block it serves, typically integrated into building footprints.
- **Zero On-street Parking:** Given the spatial constraints of the island, it is not feasible to accommodate parking demand for all land uses through on-street spaces located directly adjacent to individual buildings. To address access needs without inducing traffic, Pick-Up and Drop-Off (PUDO) zones are included throughout the community.

The parking strategy will continue to be explored in partnership with the City of Toronto in relation to both the parking distribution model and the parking ratios applicable to the site.

# Site Access and Servicing

## Built-In Flexibility

Each block will accommodate vehicle access points from public roadways to allow for development flexibility. Pedestrians and bicycles will have easy access to buildings on every street.

Access design is guided by the following principles:

- Avoid conflicts with the Waterfront East Rapid Transit Line alignment.
- Avoid conflicts with planned cycling facilities.
- Maintain adequate distance from intersections to minimize traffic operations impacts from the intersection on the access and from the access on the intersection.
- Avoid adjacent access points to prevent a “back-of-house” condition along the public realm.

Service and delivery access will be accommodated within each block. All loading spaces are assumed to be Type G, with dimensions of 13.0 metres in length, 4.0 metres in width, and 6.1 metres in vertical clearance, in accordance with City of Toronto Zoning By-law 569-2013.

All waste and servicing operations will occur within buildings to preserve the quality of the public realm and minimize visual and operational impacts on the street.

Emergency vehicles will be accommodated on all publicly accessible rights-of-way, ensuring full coverage and reliable response capability across the island.

# Pick Up and Drop Off

## Site-Wide Approach

Pick-up/drop-off (PUDO), site servicing, and access are essential operational components of Ookwemin Minising’s transportation network. These functions must be integrated in a way that supports the island’s people-first design, minimizes conflicts with active modes, and maintains a high-quality public realm.

The island will include numerous PUDO zones distributed across all 17 development blocks.

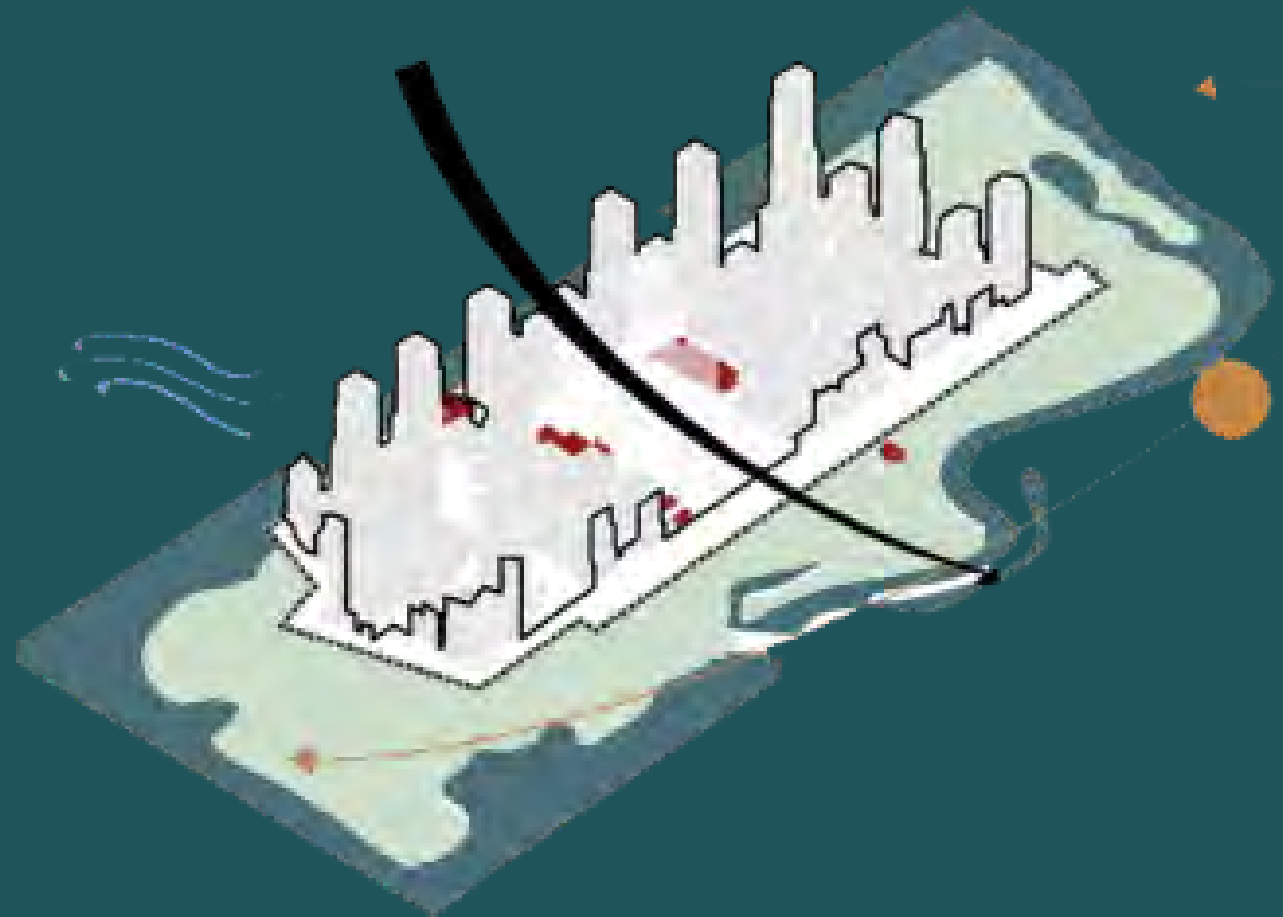
These areas are intended for short-term stops to facilitate the seamless pick-up and drop-off of people and goods, without allowing for long-term parking. Most PUDO zones will be located along public roadways, while others may be accessed via internal driveways leading to building entrances. In such cases, internal loop-around facilities may be required to ensure efficient circulation.

Each publicly accessible block face is expected to include a PUDO zone, integrated into the street design.

These spaces will be designed in accordance with the Toronto Accessibility Design Guidelines (TADG), with a standard width of 3.4 metres to ensure universal access.

Special PUDO areas will also be provided near boat launch locations, allowing vehicles transporting kayaks, canoes, and similar equipment to load and unload safely.

# Strategic Density



The 'Kit of Parts' strategy defines the architectural framework of the plan, bringing together a mix of building typologies and varied heights to create a dynamic and cohesive urban fabric.

Each block is composed of a combination of smaller-scale buildings and taller elements, ensuring a rich interplay of massing, proportion, and form.

This deliberate variation generates visual interest and a layered skyline.

By integrating different scales within each block, the strategy promotes a human-scaled streetscape at ground level and a distinctive skyline that defines the identity of the neighbourhood.

The result is a flexible and resilient architectural structure, capable of accommodating diverse uses and evolving over time while preserving a unified sense of place.

# Development Concept Plan

## Strategic Density - Guiding Principles

The following outlines a massing concept and design framework for Ookwemin Minising, providing an approach to density, typology, and the public realm.

Allies and Morrison started the process with a quantitative analysis of the 2024 zoning and explored several massing strategies. These were further refined in response to phasing, right-of-way and public realm development, and updated further to respond to Toronto Port Authority Maximum Parcel Governing Limits. The resulting illustrative proposal is a flexible and robust framework, guided by specific urban design principles and validated by microclimate analysis. Key features include:

- 1. Density Strategy:** Concentration of the highest density in the centre of the site and at Keating Channel, with a stepped-down approach towards the edges and key natural assets.
- 2. Typological Variety:** The adoption of an “Open Block” structure, ensuring each block features a variety of building typologies which maintain gaps between buildings for light and air. Building typologies include small-scale typologies, mid-rise, taller mid-scale buildings (tall buildings between 12-22 storeys), Keating towers, and fabric towers.
- 3. Public Realm Hierarchy:** A clear hierarchy of streets and frontages to define the distinct character areas: the Biidaasige Naturefront (a gentle, porous edge to the park), the Keating Channel (a tall, mixed “urban room”), and the Centre Commons (a smaller, intimate pedestrian scale).



# Keating Channel



View from building on Keating Channel: "urban room"



View looking west down Centre Common



View looking east on Centre Common



View looking east through Sunset Plaza



View looking north on Foundry Lane

# The Development Concept Plan

The Development Concept plan synthesizes the exploration of various density scenarios, resulting in a design that achieves an increase of approximately 27% above the Precinct Plan 2024. The strategy for deployment of building typologies is structured as follows:

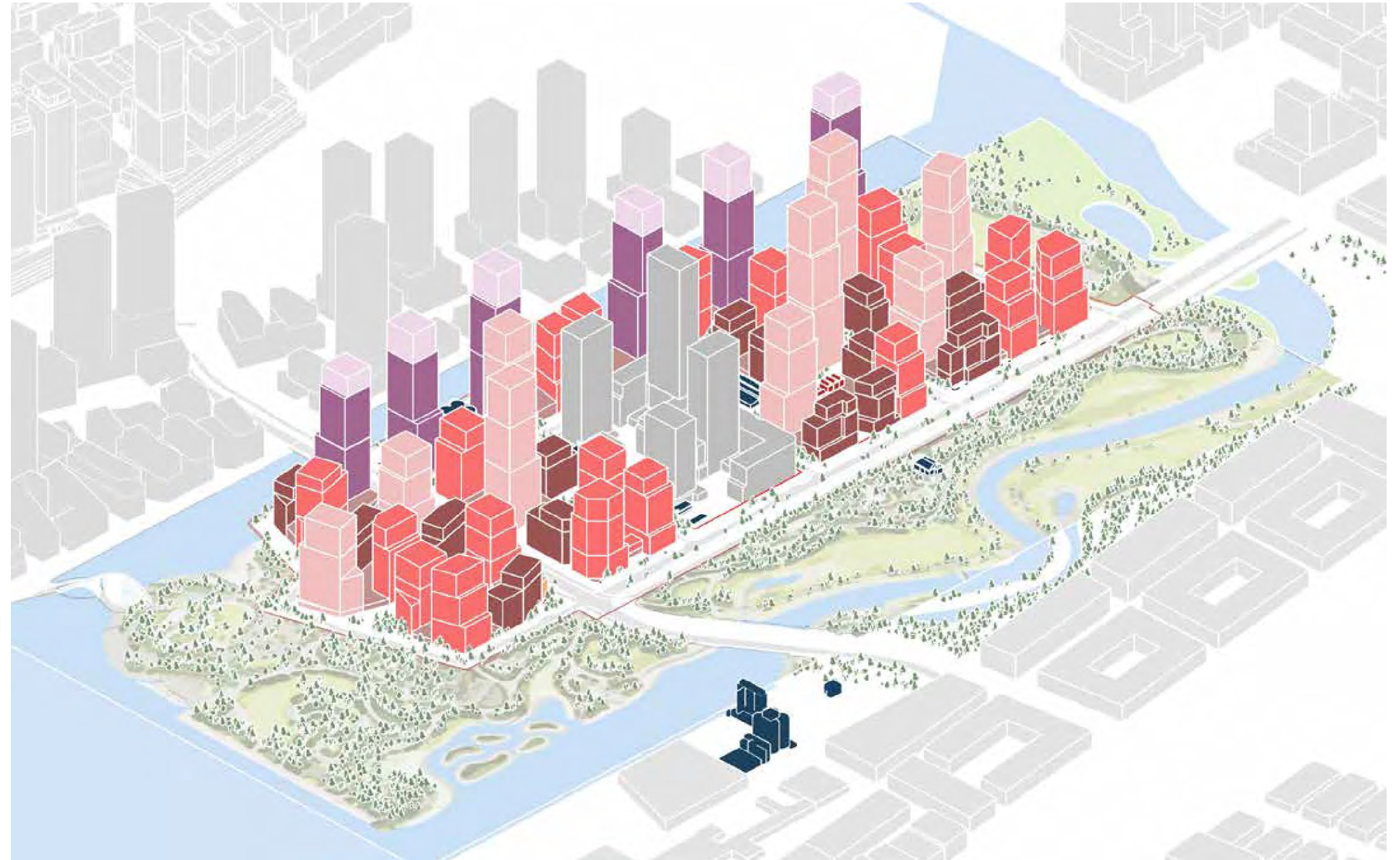
**Park Edge (Biidaasige Park and Villiers Park):** A gentle mid-rise edge transitions to the park.

**Keating Channel Edge:** A dynamic composition of towers and taller mid-scale buildings from 12-22 storeys at varied planes is strategically positioned to curate the promenade journey and define the channel's edge.

**Centre Commons:** Mid-rise and low-rise buildings, combined with taller buildings strategically placed in key locations, create an intimate atmosphere and optimize environmental conditions.

**Core Fabric:** Fabric towers are situated within the site's centre, specifically around the private blocks. All allocated building heights adhere to the airspace restrictions.

**Special moments:** special buildings and frontages are strategically located to signify arrivals from Quayside via the Pedestrian Bridge, Cherry Street, and the eastern arrival to Centre Commons.



**Illustrative Axonometric View**

■ Taller Mid-scale (12-22 storeys) ■ Mid-rise ■ Low-rise ■ Fabric Towers ■ Keating Towers ■ Heritage Buildings ■ Private Sites

# Massing Approach



The edge along Commissioners Street - a gentle edge to the park



A tall (but mixed) edge to define a Keating Channel 'urban room'



'Fabric' towers around private sites



Coming together



Arrivals and special moments



Consistent with the March 2026 Maximum Parcel Governing Limits

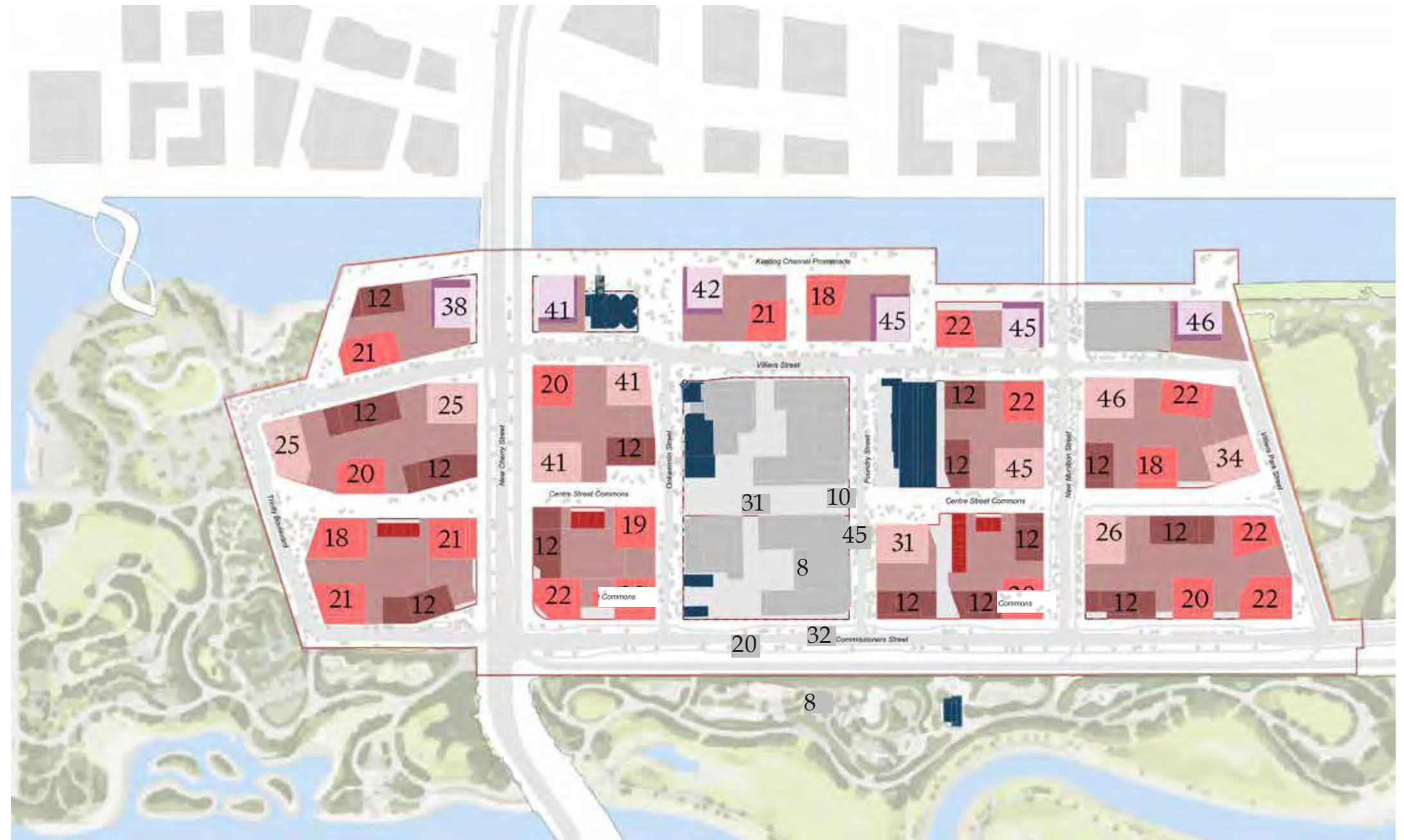
# The Illustrative Roof Plan

The roof plan reflects the demonstration plan's emphasis on variety, hierarchy, and spatial balance. A diverse mix of building types and heights creates a dynamic skyline, while carefully maintained gaps between buildings ensure visual permeability, daylight access, and ventilation throughout the development. Lower-rise buildings are strategically positioned along Centre Commons, reinforcing a more intimate, human-scaled environment, while taller towers are placed toward Keating Channel to define the broader urban silhouette.

The distances between buildings are thoughtfully calibrated to preserve views, optimize light and air flow, and maintain a harmonious relationship between the different typologies across the framework plan.



Buildings Figure Ground



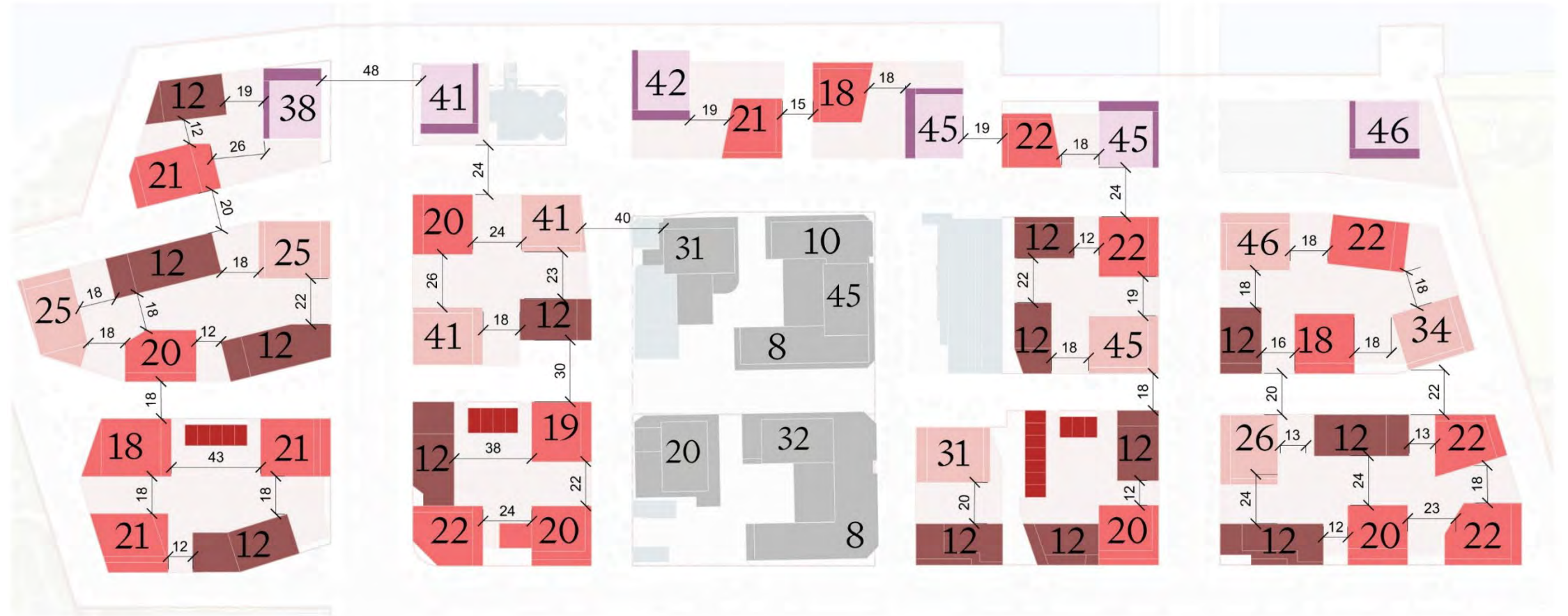
Illustrative Roof Plan



# Building Types

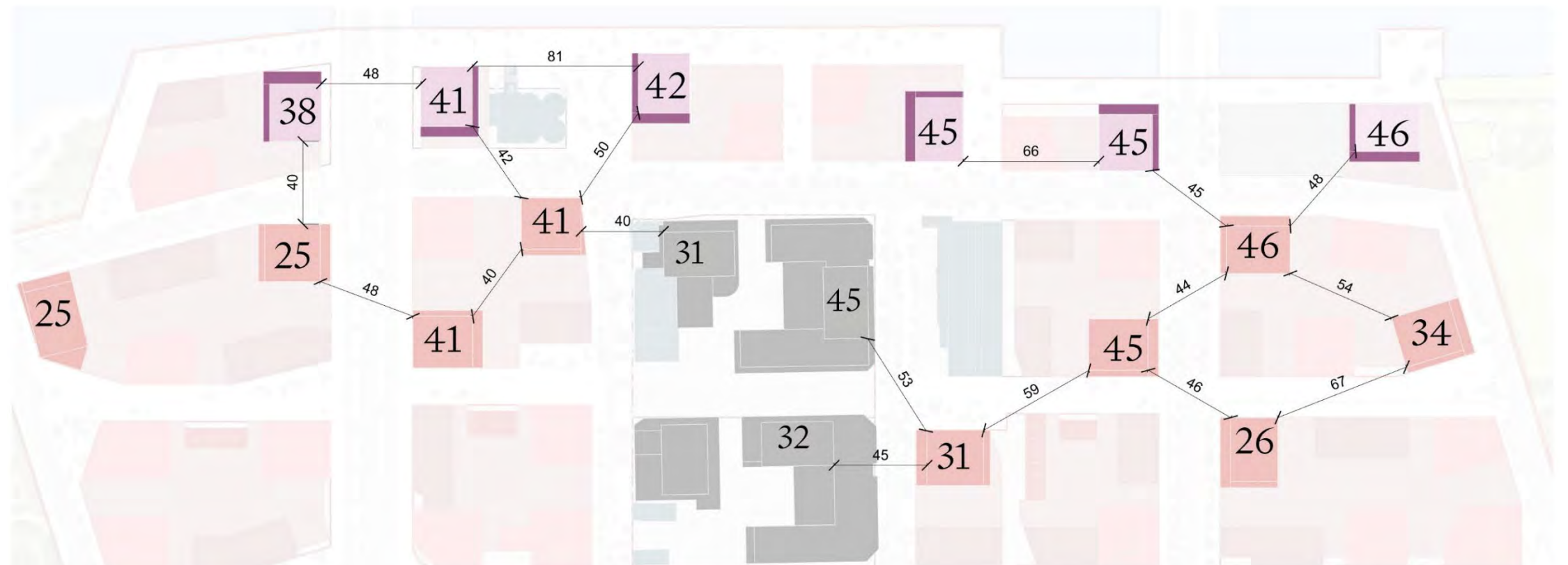
## All Buildings

The varied building heights across the site establish a distinctive and legible urban form. The distribution of taller and lower elements maintains a sense of openness, supporting daylight access and visual connections.



## Towers

Towers are carefully distributed within the blocks to reinforce the overall urban structure. Their locations mark key vistas and frame public spaces, while maintaining the minimum distances between buildings.



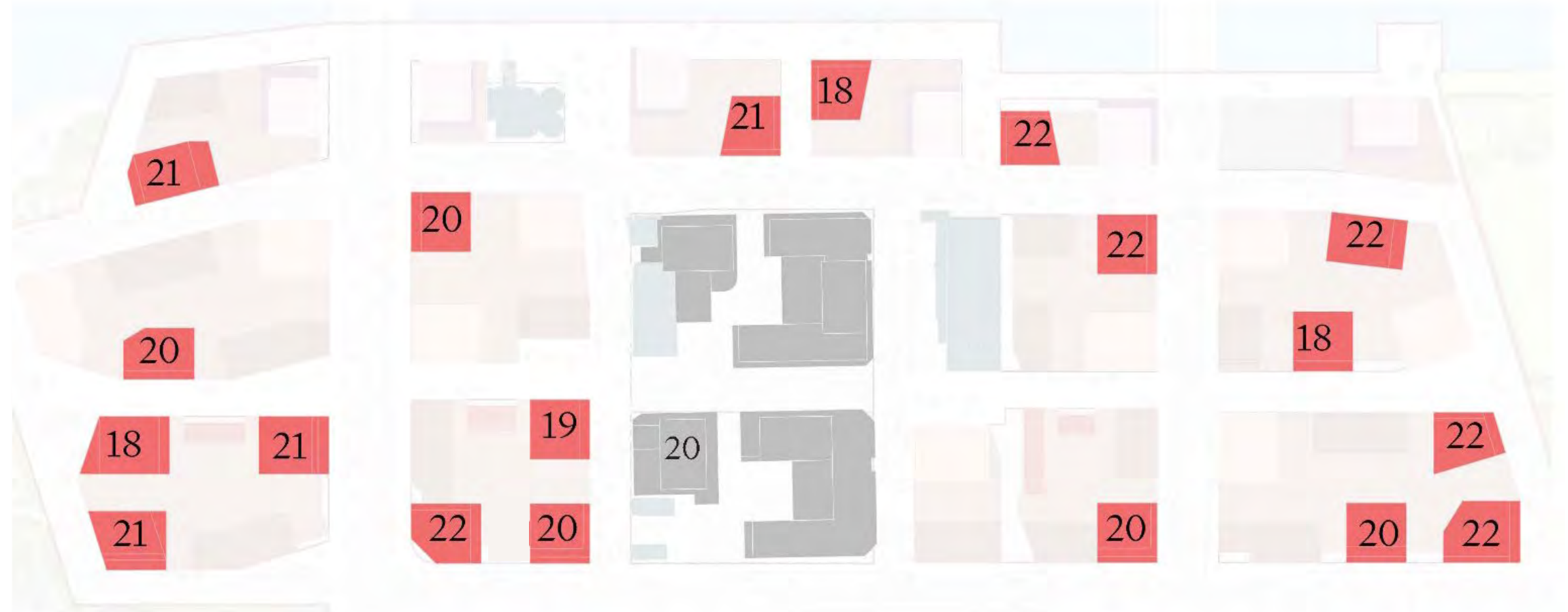
Buildings Figure Ground

# Building Types

## Taller Mid-Scale Buildings

Taller mid-scale buildings (12-22 storeys) are positioned at the corners of the blocks, balancing the overall height distribution and offering views toward the park and the channel.

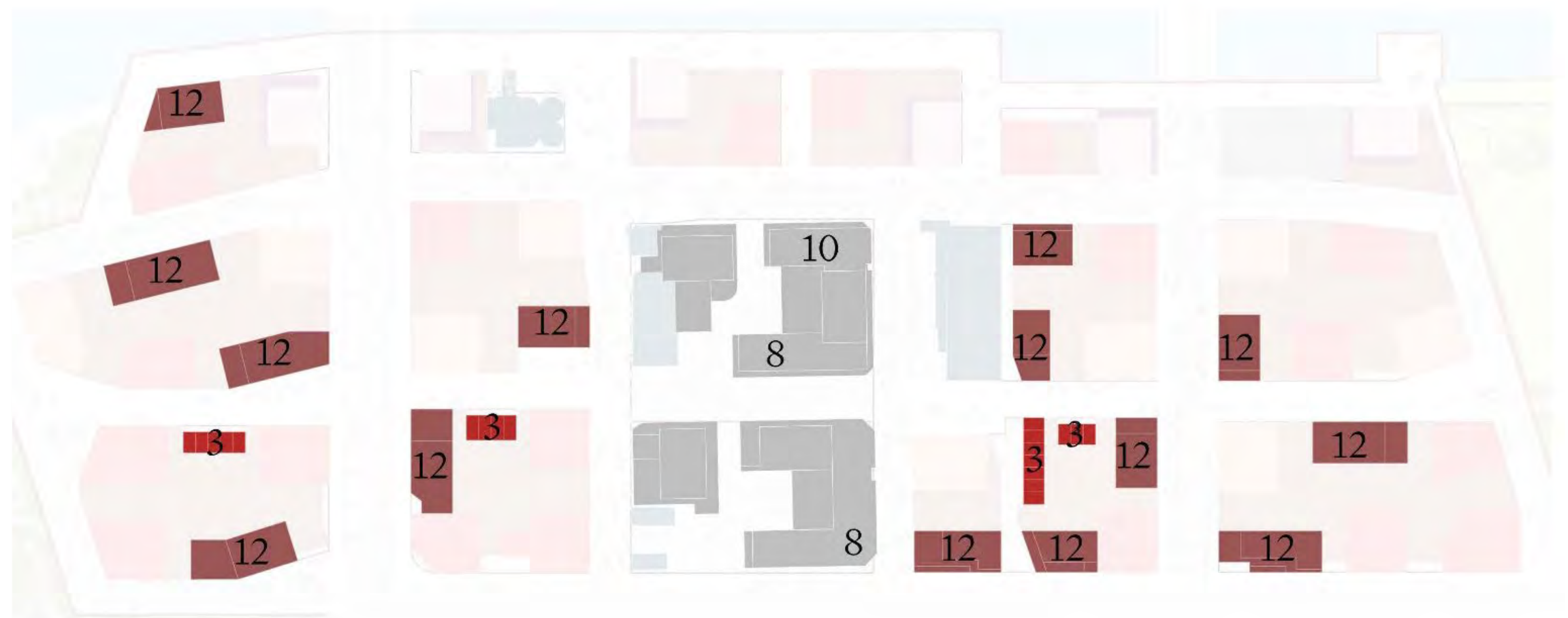
Along Keating Promenade, they are mixed with towers creating a varied silhouette and a dynamic edge along this prominent route.



## Low-rise and Mid-rise Buildings

Low-rise and mid-rise buildings are positioned toward the southern edge of the site, creating a gentle descending scale that ensures that a maximum number of homes enjoy permanent views to the park.

Along Centre Commons, they define a more intimate, human-scaled streetscape, while allowing for more sunlight to penetrate through the blocks.



Buildings Figure Ground

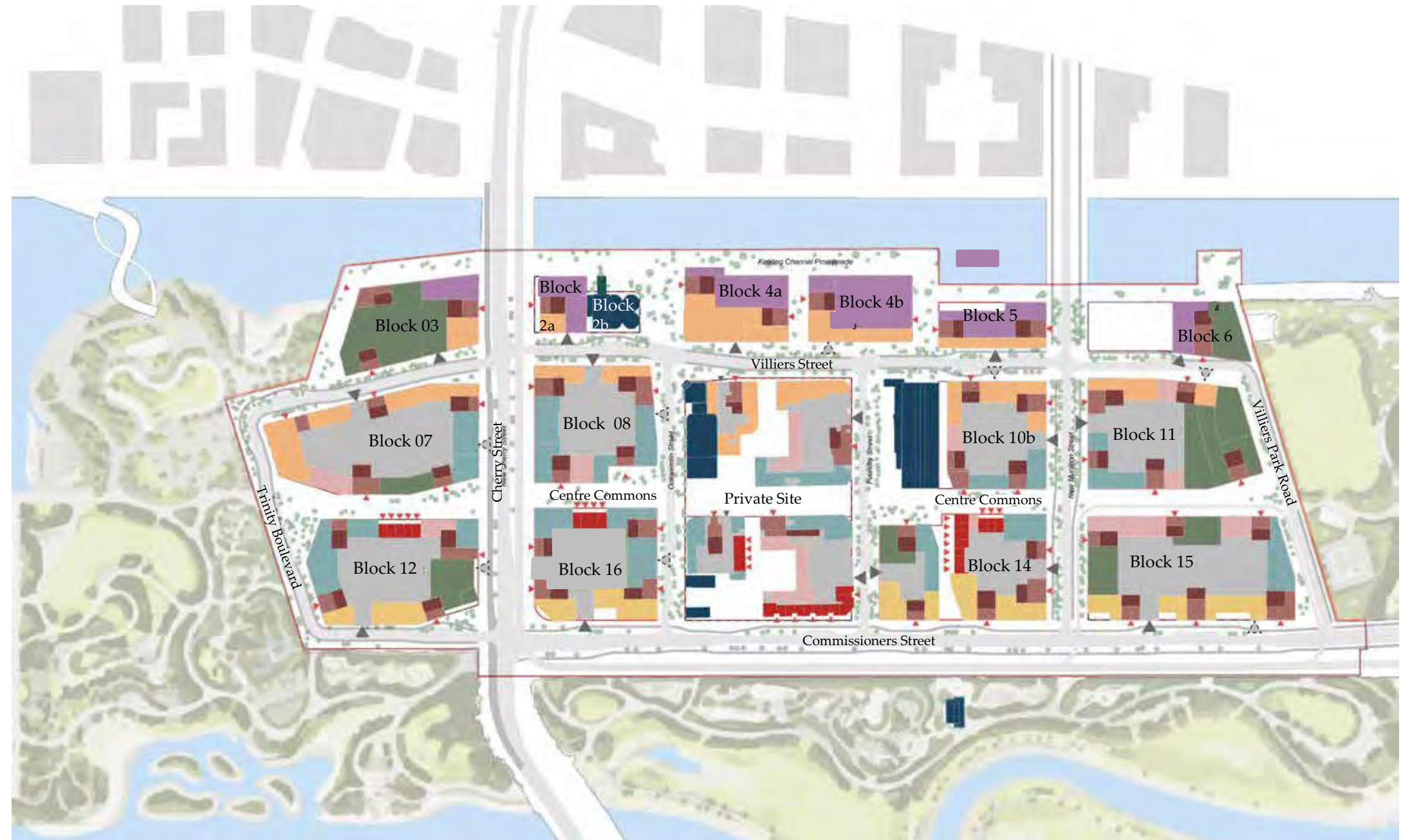
# Bird's Eye View Illustration



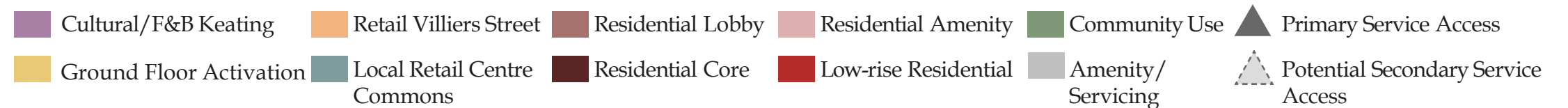
# The Illustrative Ground Floor Plan

## Ground Floor Strategy: Activation and Permeability

The ground floor plan is designed to deliver a vibrant, accessible, and pedestrian oriented environment, achieved through a comprehensive mix of uses and well distributed access points. Together, these elements ensure a highly activated and permeable public realm.



**Illustrative Ground Floor Plan**



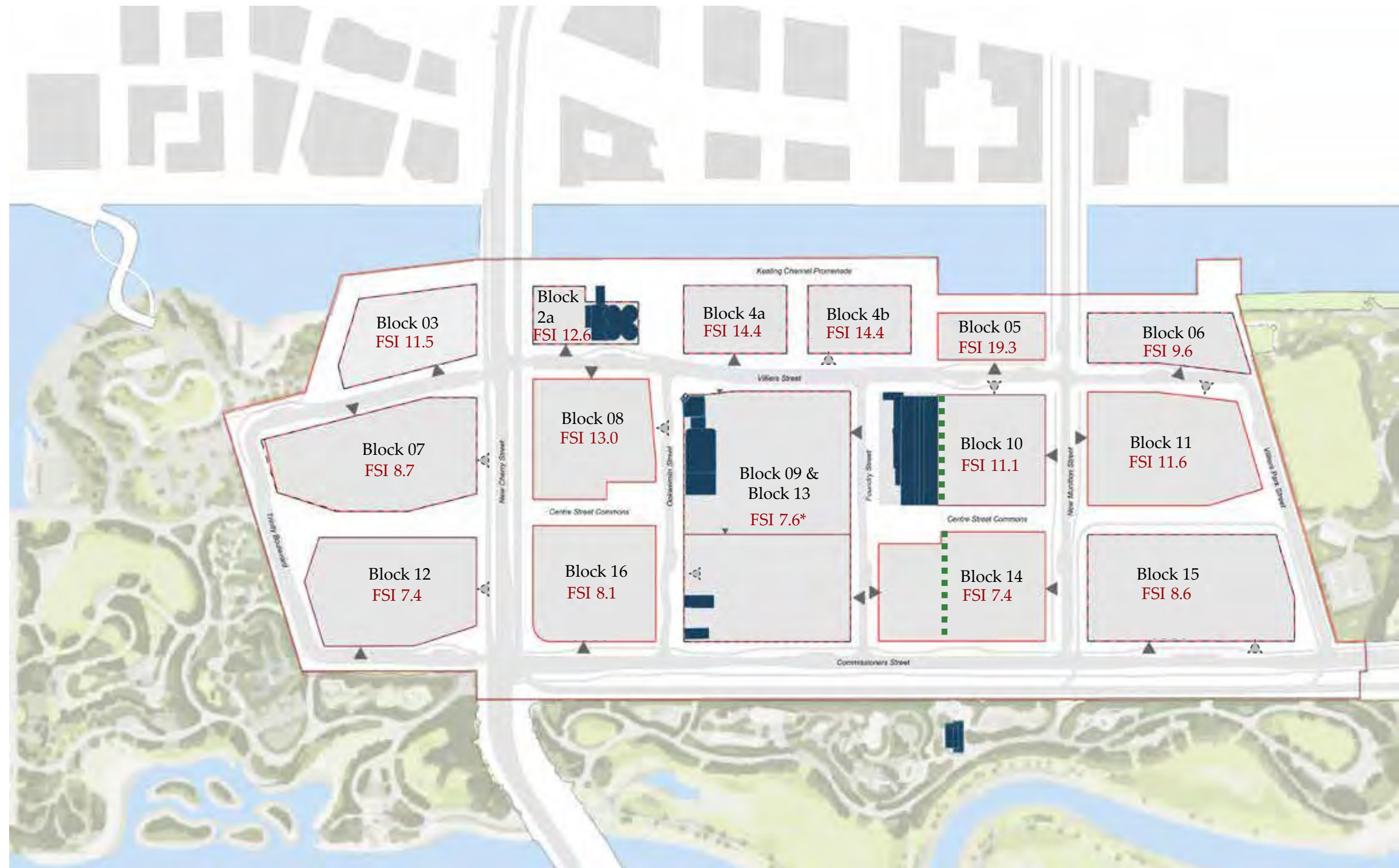
# Block Plan

## Densities per Block

The Block Plan provides a crucial, yet flexible, organizational framework for the development. It establishes a simple set of clear parameters for massing and circulation.

The block plan precisely defines the shape of each block, while indicating the locations of Primary and Secondary Service Access points to manage back-of-house functions and minimize conflicts with pedestrian areas.

By providing clear, foundational parameters without rigidly predetermining every built form detail, the Block Plan acts as a flexible and robust framework that successfully retains development flexibility for future phases.



**Blocks Plan**

- Block Boundary
- Primary Service Access
- Potential Secondary Service Access
- Mid-block connection

\*Block 09 and Block 13 reflect the 65 Ookwemin Street lands, which were incorporated into the Precinct Plan by City Council (2025.CC32.12) and reflects the densities approved through that process.

# A Variety Of Buildings

## A Rich Mix

The Development Concept plan has been carefully structured to provide a rich mix of housing typologies, each varying in scale, form, and architectural character.

This deliberate variety is intended to ensure that the neighbourhood can respond to a broad spectrum of needs and aspirations, offering genuine choice for those seeking a place to live. From apartments suited to young professionals and smaller households, through to homes tailored for larger families and all stages of life.

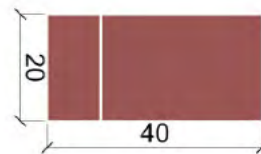
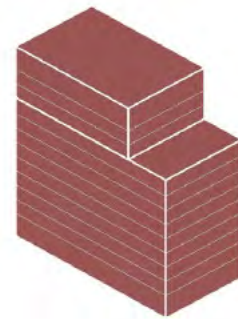
These typologies accommodate a wide range of lifestyles and household sizes. By combining these different dwelling types within a coherent urban framework, the demonstration plan fosters diversity while maintaining a strong sense of identity and place.

This approach not only enhances the architectural character of Ookwemin Minising but also supports the creation of an inclusive and resilient community, where residents have the opportunity to remain within the neighbourhood as their circumstances and housing needs evolve over time.



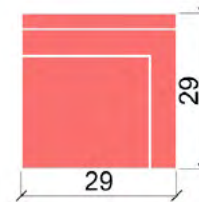
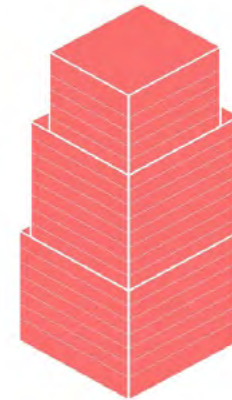
### Small-Scale:

Interspersing small-scale building types along pedestrian-focused streets will add visual interest and variety to the streetscape. The lower heights will open up sky space for maximum sun penetration into key public and recreational areas of the demonstration plan, creating intimate, comfortable external spaces for dwelling.



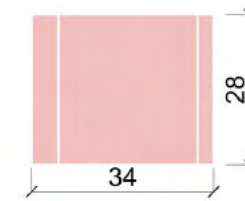
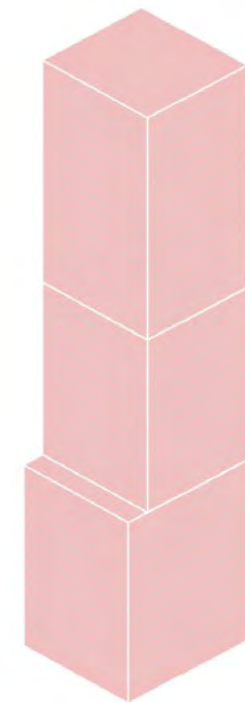
### Mid-Rise:

Mid-rise buildings, which stand up to 12 storeys in height, are crucial for providing an activated, lower edge to the park and public spaces. Establishing a mix of heights within the district provides a choice of living with lower terraces and street views. By keeping a lower profile near the park edges, the green spaces within the neighbourhood will also benefit from good sun exposure.



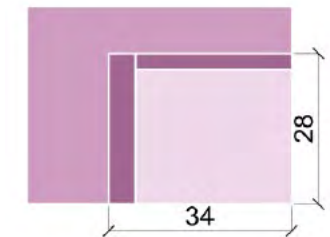
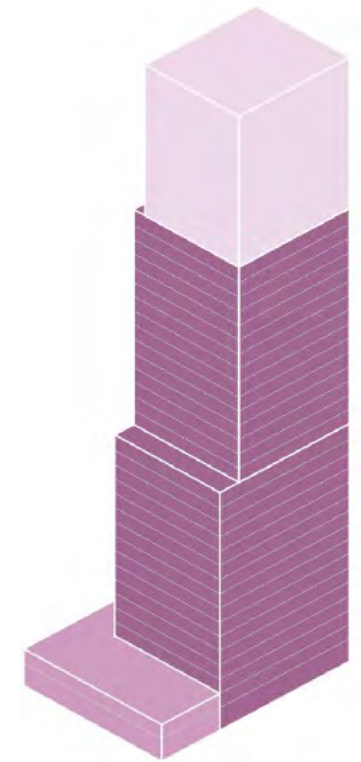
### Taller Mid-Scale:

The taller mid-scale typology, ranging from 12 to 22 storeys, plays a vital transitional role, bridging the scale gap between the taller towers and the lower mid-rise buildings. These create a varied and visually interesting silhouette for the island's skyline, offering a clear transition in height across the development.



### Fabric Towers:

Fabric towers form the background density of the central island area, providing many much-needed homes. These residences are strategically varied in height, allowing for the effective distribution of density across the island's core and offering a choice of homes with a variety of views. Together, the buildings provide a cohesive backdrop, allowing the special landmark buildings to be more prominent.



### Keating Towers:

Keating towers define the Keating Channel urban room. As a grouping, they are aligned to establish the channel's edge. Buildings feature a two-storey base that creates an intimate pedestrian scale, hosting destinations and cultural uses to activate the street level. The towers rise, establishing a prominent vertical presence that defines the overall character of this new public space. By co-locating a critical number of homes, cultural and destination uses the area will draw necessary footfall drawn to the area and thrive.

# The Kit Of Parts

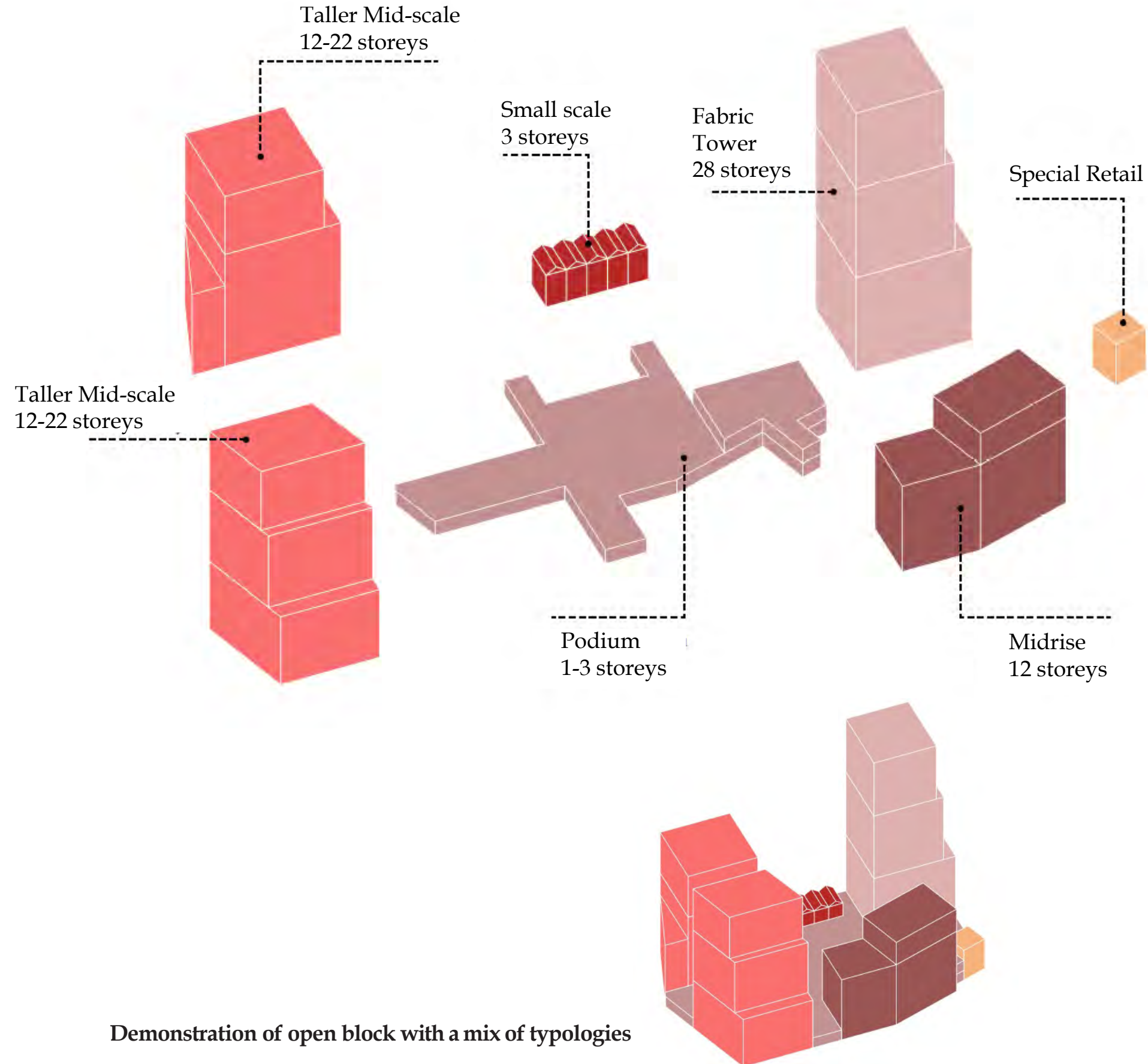
## A Mix Of Typologies

The 'Kit of Parts' strategy defines the architectural framework of the demonstration plan, bringing together a mix of building typologies and varied heights to create a dynamic and cohesive urban fabric.

Each block is composed of a combination of smaller-scale buildings and taller elements, ensuring a rich interplay of massing, proportion, and form. This deliberate variation generates visual interest and a layered skyline..

By integrating different scales within each block, the strategy promotes a human-scaled streetscape at ground level and a distinctive skyline that defines the identity of the neighbourhood.

The result is a flexible and resilient architectural structure, capable of accommodating diverse uses and evolving over time while preserving a unified sense of place.



# Built Form Approach

## 1. Building Separation Distances

An essential approach for the site involves embracing a variety of building typologies that meet the ground. This presents a mix of smaller buildings with deliberate gaps between them to enhance the urban grain.

This strategy creates more dynamic and permeable spaces, which directly translates into better living conditions. The gaps allow for increased sunlight penetration and more opportunities for dual-aspect units within the homes, improving natural light and ventilation.

Furthermore, these carefully designed gaps can create intimate, human-scale spaces that enrich the urban experience. Stepped forms in the building design will also allow for larger gaps at higher levels, maximizing sunlight onto courtyards and the lower floors below.

The principles of building separation and urban grain have been applied directly to the illustrative framework plan through specific dimensional standards. These distances include:

**Tower to Tower:** 40 metres

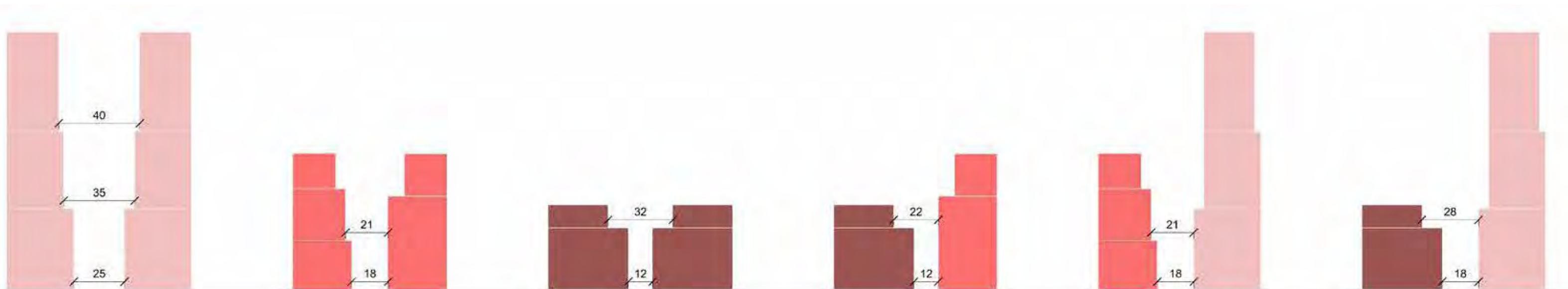
**Taller Mid-Scale to Taller Mid-Scale:** 18 metres

**Mid-Rise to Mid-Rise:** 12 metres

**Mid-Rise to Taller Mid-Scale:** 12 metres

**Taller Mid-Scale to Tower:** 18 metres

**Mid-Rise to Tower:** 18 metres



# Built Form Approach

## 2. Hierarchy Of Frontages

A central design strategy is establishing a clear hierarchy of frontages to define and structure public life across the framework plan. This differentiation ensures the ground floor is constantly engaging, navigable, and supportive of various urban functions.

The framework plan organizes its public edges into distinct types:

### Main Street:

This primary corridor, such as Villiers Street, is designed as the framework plan's commercial spine. It emphasizes active frontages to shops and amenities, complemented by clearly defined residential entrances to ensure a dynamic and high-energy pedestrian experience.

### Community Street:

Intended as the most local and intimate spaces, like Centre Commons, these areas prioritize a human scale. Activation is driven by a strong residential presence, featuring frequent front doors to homes to foster a sense of community interaction and belonging.

### Side Street:

These secondary corridors manage circulation and infrastructure efficiently. They carefully integrate necessary back-of-house functions by accommodating

parking and servicing access, ensuring these elements are handled discreetly to maintain a safe and seamless pedestrian environment.



Conceptual Block Layout

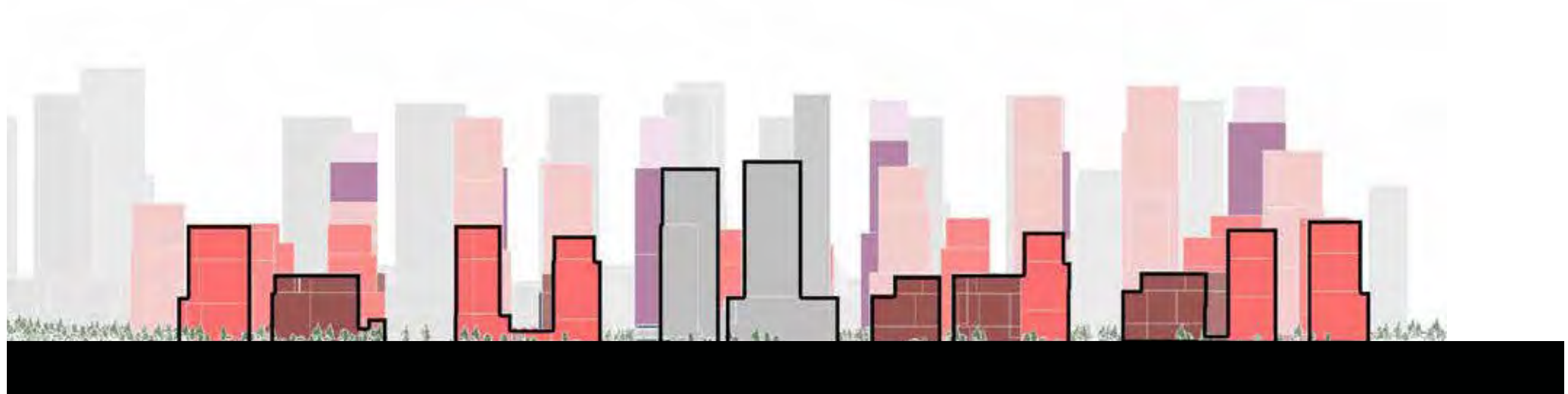
# Built Form Approach

## 3. Dynamic Datums

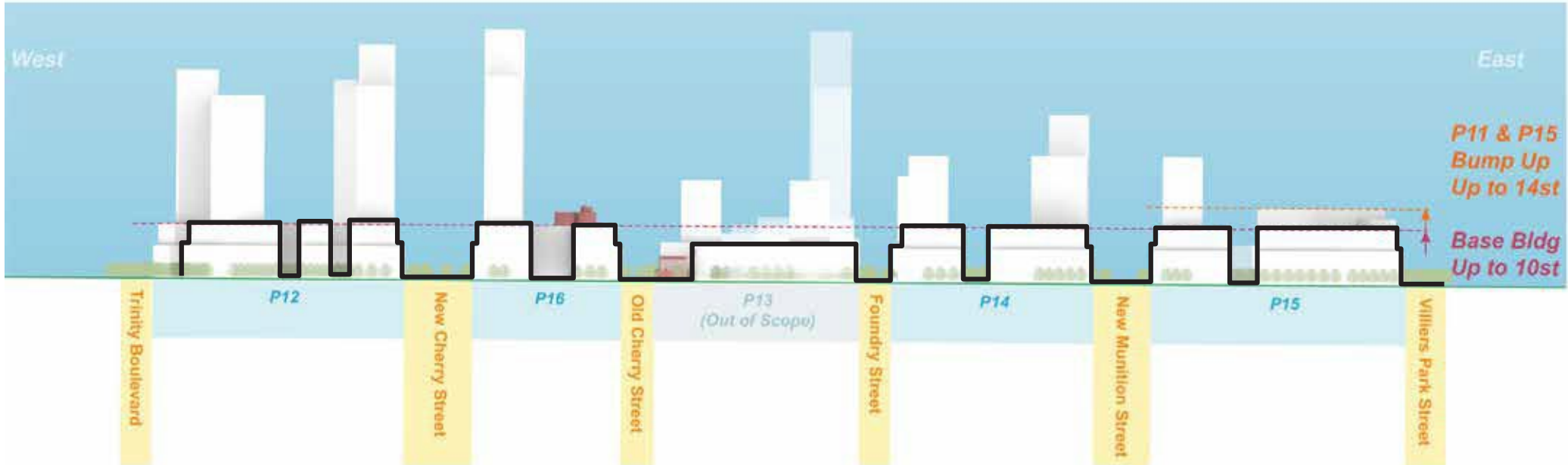
### Varying the Height Datum

The current concept departs from the precinct plan's 10-storey podium height datum. Instead, it introduces a diversity of building heights to create a more dynamic and engaging skyline with larger and more frequent gaps between buildings to allow sunlight to filter through.

Mid-rise buildings are proposed with a maximum height of 12 storeys, while taller mid-scale will reach from 12 up to 22 storeys. This variety in height contributes to a more interesting and visually appealing urban form, moving away from the monotony of a uniform building line.



Current proposal introducing a variety of building typologies and heights



2024 Precinct Plan Proposed 10 storey Datum

# Built Form Approach

## 4. Stepbacks Strategy

### Grounding Buildings and Pedestrian Experience

In the absence of an established streetwall context, the island presents a unique opportunity to adopt an innovative and place-responsive approach.

The design strategy moves away from the common practice of towers sitting on top of large podiums. Instead, it encourages buildings that “land” directly on the ground, creating a more integrated and engaging streetscape.

Responding to the site’s exposure to strong prevailing winds from the Inner Harbour, towers placement will be carefully informed by comprehensive placemaking principles and microclimate analysis.

While the current plan remains conceptual, these considerations will be rigorously tested and refined through detailed pedestrian level wind studies at the site planning stage.

This ensures that each building contributes positively to the public realm, creating a more comfortable and interesting pedestrian experience where the urban fabric feels coherent and thoughtfully composed.

### Key Rationale

Placemaking over Prescribed Forms: A move away from typical setbacks and stepbacks in favour of curated building positions that respond to microclimate and placemaking goals.



# Built Form Approach

## 5. Heritage Corridors

By considering both the existing heritage buildings and the rich natural and cultural history of the site, the demonstration plan provides a unique sense of place, ensuring that the stories of the past continue to shape the future of the community.



Watercolour by Elizabeth Simcoe, standing on the ancient sandbar trail, looking west towards the city on the distant right. Toronto Island is to the left. (City of Toronto Archives)



**View along Ookwemin Street**

On Ookwemin Street, a chamfer has been introduced to frame and reveal views toward Sandbar Square.

# Built Form Approach

## 6. Mid-block Connections

The plan proposes a single mid-block connection within Block 14, strategically located to enhance the heritage corridor and establish a fully pedestrianized north-south route linking the park to the water. This connection celebrates the site's industrial legacy, tracing a journey from the Fire Hall in Biidaasige Park through Foundry Lane to the Keating Channel, while maintaining a coherent and safe urban structure.

Importantly, the plan intentionally avoids additional mid-block connections. This approach is grounded in a clear rationale that prioritizes urban safety, walkability, and sustainable development:

### Creating Active Streets

"Eyes on the street" are emphasized through vibrant, active frontages and well-designed public spaces. The proposed streetscape promotes continuous movement and activity, creating environments that feel active and inclusive. The plan reinforces the principle of public, well-overlooked streets as the foundation of urban safety.

### Retail and Active Frontages

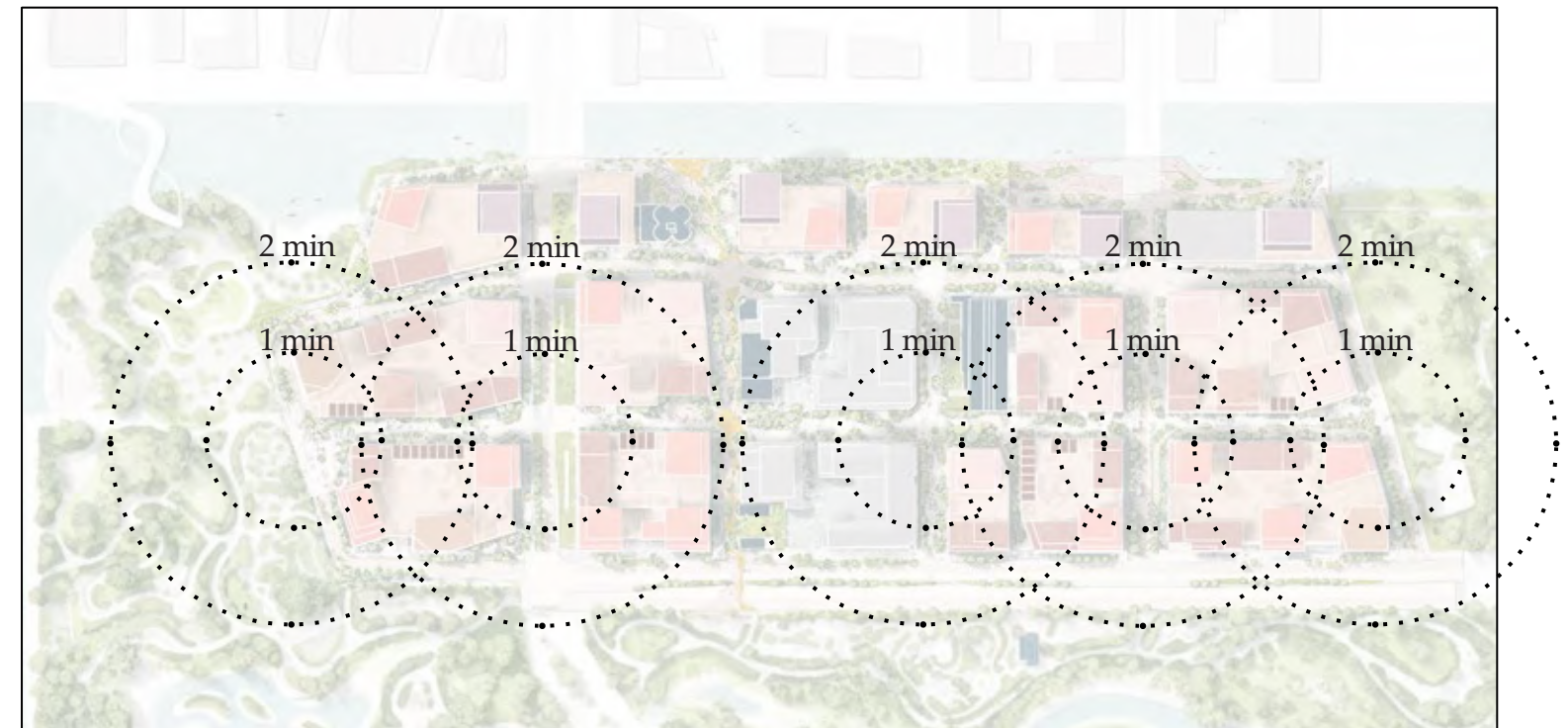
Block lengths are designed to take less than two minutes to walk, ensuring pedestrian concentration along key streets. This strategy fosters a lively public realm, strengthens commercial performance, and supports a dynamic, people-focused urban experience.

### Sustainability

Shared podiums between buildings consolidate back-of-house functions, reducing the need for multiple deep basement excavations. This approach minimizes construction disruption, lowers embodied carbon, and contributes to a more resource efficient and sustainable development model.

### Human-Scale Design

Carefully curated ground-floor frontages and varied building typologies ensure a comfortable pedestrian experience. Strategic gaps between buildings allow light to penetrate and promote permeability while maintaining a cohesive streetscape that respects human scale.



Walking Distances



Southeast Axonometric View of Foundry Lane



Southwest Axonometric View of Foundry Lane

# Massing and Built Form

## Key Views



View 1 - Port Lands Skyline (from Sugar Beach)



View A - Villiers Street



View B - Centre Commons



View E - Keating Channel

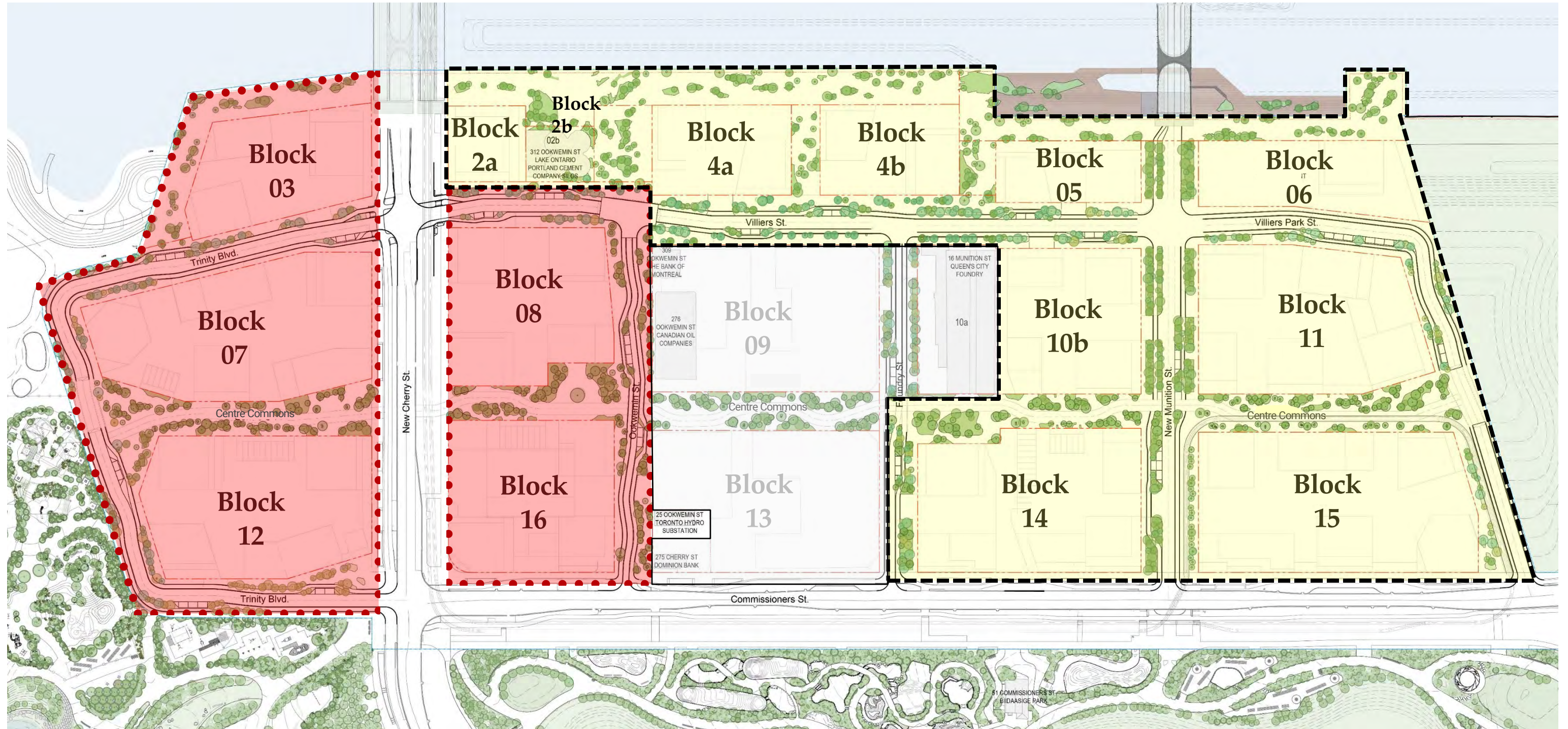


View J - Ookwemin Street



View K - Ookwemin Street

# Development Phasing Strategy



  Phase 1    
   Phase 2    
   Private Sites

Phase 1 Blocks 07 and 12 are part of Waterfront Toronto's Early Activation campus, alongside a northern portion of Biidaasige Park



# Consultant Team

The integrated design team for Ookwemin Minising includes:

- **GHD:** Infrastructure, Transportation and Storm Water Management
- **SLA + Tropic Design:** Landscape/Indigenous Architecture
- **Allies and Morrison:** Massing and Built Form
- **Monumental:** Public Engagement and Indigenous Engagement
- **Level Playing Field:** Accessibility
- **Transsolar Klima Engineering:** Sustainability



