

Attachment 9: Draft Official Plan Amendment

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 414 for the City of Toronto respecting the lands bounded by the Keating Channel, Don River, and Inner Harbour, also known as Ookwemin Minising, in the Central Waterfront Secondary Plan Area

Whereas authority is given to Council under 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;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 414 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 414 TO THE OFFICIAL PLAN FOR THE FORMER CITY OF TORONTO

LANDS BOUNDED BY THE KEATING CHANNEL, DON RIVER, AND INNER HARBOUR, ALSO KNOWN AS OOKWEMIN MINISING, IN THE CENTRAL WATERFRONT SECONDARY PLAN AREA

The Official Plan of the former City of Toronto, Section 19.46, Central Waterfront Secondary Plan, Schedule C, Port Lands Area Specific Policy, is amended as follows:

1. Map 3F, Views is amended by moving View E from the east edge of the Keating Channel at the Don Roadway, to the Keating Channel north of Silo Square, as reflected on Appendix A.
2. Replacing all references to “Villiers Island” in policy text and maps with “Ookwemin Minising”.
3. Replacing all references to “Promontory Park” and “River Park” in policy text with “Biidaasige Park”.
4. Replacing all references to “Old Cherry Street” in policy text and maps with “Ookwemin Street”.
5. Replacing all references to “New Cherry Street” in policy text and maps with “Cherry Street”.
6. Section 3, Objectives, is amended by adding new Policy 3.14: “Considering historical contexts and contemporary uses (where appropriate), partner with First Nations and urban Indigenous organizations, and engage with First Nations, Inuit, and Metis peoples, to advance Indigenous priorities in Ookwemin Minising. Priorities include access to housing and economic development opportunities, placemaking and placekeeping (in the public realm and on private properties) that acknowledge and make visible Indigenous presence and contributions (past, present and future), stewardship of land and water, and opportunities for Indigenous-led design.”
7. Section 5, Parks and Open Spaces, Policy 5.3.1, is amended by replacing the words “River Park (north and south) and Promontory Park which will be key signature public parks. They will” with the words “Biidaasige Park will be a signature public park. It will”.

Such that Policy 5.3.1 reads as follows:

- 5.3.1 Biidaasige Park will be a key signature public park. It will include a wide variety of park programming and amenities, including paths, planted woodlands, a water’s edge promenade, upland prospects, playgrounds, as well as opportunities for active recreation such as multi-purpose courts and fields.
8. Section 5, Parks and Open Spaces, Policy 5.3.2, is amended by:

- a. replacing the words “. Silo Square will consist of an urban square that will” with “, which may”;
- b. deleting the words “use or a low-carbon energy generation facility sensitively designed to conserve the silo’s industrial legacy”; and
- c. adding the words “active uses, such as” before the words “water-side cafes”.

Such that Policy 5.3.2 reads as follows:

5.3.2 Silo Square and the Keating Channel promenade as an integrated, central major park for Ookwemin Minising and the Keating Channel Precinct to the north, which may feature the adaptive reuse of the existing historic silos, commemoration and/or Indigenous place-keeping and a potential Destination and/or Catalytic use. The Keating Channel promenade, which will extend from Cherry to the river in the east, will be a generous and varied civic promenade adjacent to the Channel lined with active uses, such as water-side cafes, restaurants and small retail stores.

- 9. Section 5, Parks and Open Spaces, Policy 5.4.3 is amended by adding the words “or detailed design” after “precinct planning”.

Such that Policy 5.4.3 reads as follows:

5.4.3 Despite 5.4.1 above, on Ookwemin Minising, the 18-metre water’s edge promenade width along Keating Channel will be confirmed through the precinct planning or detailed design 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.

- 10. Section 10, Built Form, Policy 10.1 b) is amended by replacing the words “coherently scaled built form of base buildings with tall towers” with “a built form that maintains a sense of openness, supporting daylight access and visual connections”.

Such that Policy 10.1 b) reads as follows:

- b) For Ookwemin Minising, framing the naturalized mouth of the Don River adjacent to Commissioners Street, with a built form that maintains a sense of openness, supporting daylight access and visual connections; and,

- 11. Section 10, Built Form, Policy 10.7 is amended by:

- a. adding a new Policy 10.7.4 a) as follows:

Despite Policy 10.7.3 above, On Ookwemin Minising, a minimum tower separation distance of 40 metres is required for buildings that are 20 storeys or greater in height.; and

- b. renumbering Policies 10.7.4 and 10.7.5 as Policies 10.7.5 and 10.7.6.

12. Section 10, Built Form, is amended by:

a. adding a new Policy 10.8.2 as follows:

10.8.2 At full build-out, publicly owned lands on Ookwemin Minising are planned to achieve an approximate net 10.2 floor space index. This is not a density requirement for any individual block or site, which will be established through Zoning By-law Amendments as development is phased on the island.; and

b. renumbering Policies 10.8.3, 10.8.4, and 10.8.5 to Policies 10.8.4, 10.8.5, and 10.8.6.

13. Section 10, Built Form, Policy 10.8.4 c) is amended by:

a. replacing the words “consistent” with “varied”; and

b. adding the words “to establish a distinctive and legible built form” after the word “condition”.

Such that Policy 10.8.4 c) reads as follows:

c) Contribute to a varied street wall condition to establish a distinctive and legible built form.

14. Appendix 1, Skyline Views, 1. *Port Lands Skyline* is amended by:

a. replacing the words “Port Land’s” with “Port Lands”;

b. replacing the words “the collection of prominent heritage structures and landmarks as applicable. These consist of the Commissioners chimneystack, the Hearn and its chimneystack, and the silos as determined through a more detailed assessment” with the words “prominent heritage structures and landmarks as applicable, including the Hearn and its chimneystack”; and

c. replacing the words “New development will be carefully sited and building heights controlled to ensure the landmarks remain prominent within the evolving skyline, with generous skyview surrounding the Hearn’s chimneystack” with the words “New development will consider this prominence within the evolving skyline.”

Such that 1. Port Lands Skyline reads as follows:

1. *Port Lands Skyline*

Views to the Port Lands skyline along the Central Waterfront promenade from the foot of Yonge Street to Sherbourne Common will create a symbolic connection between the city and the next area of waterfront revitalization. Views to the Ookwemin Minising skyline will be observed from along the Central Waterfront promenade from Sugar Beach to Sherbourne Common. The City’s image will be enriched by the expansion of its skyline in a way that varies dramatically from that of the Downtown Toronto.

The Port Lands skyline will be curated and sculpted to convey the identity of the evolving city district by preserving views to and showcasing prominent heritage structures and landmarks as applicable, including the Hearn and its chimneystack. New development will consider this prominence within the evolving skyline.

15. Appendix 1, Skyline Views, Prominent and/or Heritage Buildings, Structures and Landscapes, A. *Villiers Street and Essroc Silos* is amended by:
- a. replacing the words “be dominated by the dramatic scale and prominent location of the Essroc Silos at existing Cherry Street. The Silos will be a distinctive centre piece for the street as it evolves into a pedestrian priority retail / recreation destination” with the words “showcase the future design of Silo Square along Ookwemin Street, which may include the adaptive reuse or retention of the existing Essroc Silos, commemoration and/or Indigenous place-keeping and a potential Destination and/or Catalytic use”;
 - b. replacing the words “silos” with “the Square”; and
 - c. deleting the words “Promontory Park and” before the words “Villiers Street eastward”.

Such that A. *Villiers Street and Essroc Silos* reads as follows:

A. *Villiers Street and Essroc Silos*

Views from the east and west along Villiers Street will showcase the future design of Silo Square along Ookwemin Street, which may include the adaptive reuse or retention of the existing Essroc Silos, commemoration and/or Indigenous place-keeping and a potential Destination and/or Catalytic use. Development will frame the view, ensuring that buildings are sited and oriented to maintain the prominence of the Square through setbacks and/or step-backs.

From: West – Villiers Street eastward; and

East – Villiers Park and Villiers Street westward.

16. Appendix 1, Skyline Views, Prominent and/or Heritage Buildings, Structures and Landscapes, E. *Keating Channel, Essroc Silos* is amended by:
- a. replacing the words “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” with the words “views down the Channel to Ookwemin Minising and emerging neighbourhoods in the Central Waterfront. This view features the Essroc Silos, conveying a strong sense of place related to the area’s industrial heritage”; and
 - b. replacing the words “The east edge of the Keating Channel at the Don Roadway” with the words “The Keating Channel and Water’s Edge Promenade”;

Such that E. *Keating Channel, Essroc Silos* reads as follows:

E. *Keating Channel, Essroc Silos*

The Keating Channel, an important heritage asset and reminder of the Don River's historic reconfiguration, provides views down the Channel to Ookwemin Minising and emerging neighbourhoods in the Central Waterfront. This view features the Essroc Silos, conveying a strong sense of place related to the area's industrial heritage
From: The Keating Channel and Water's Edge Promenade.

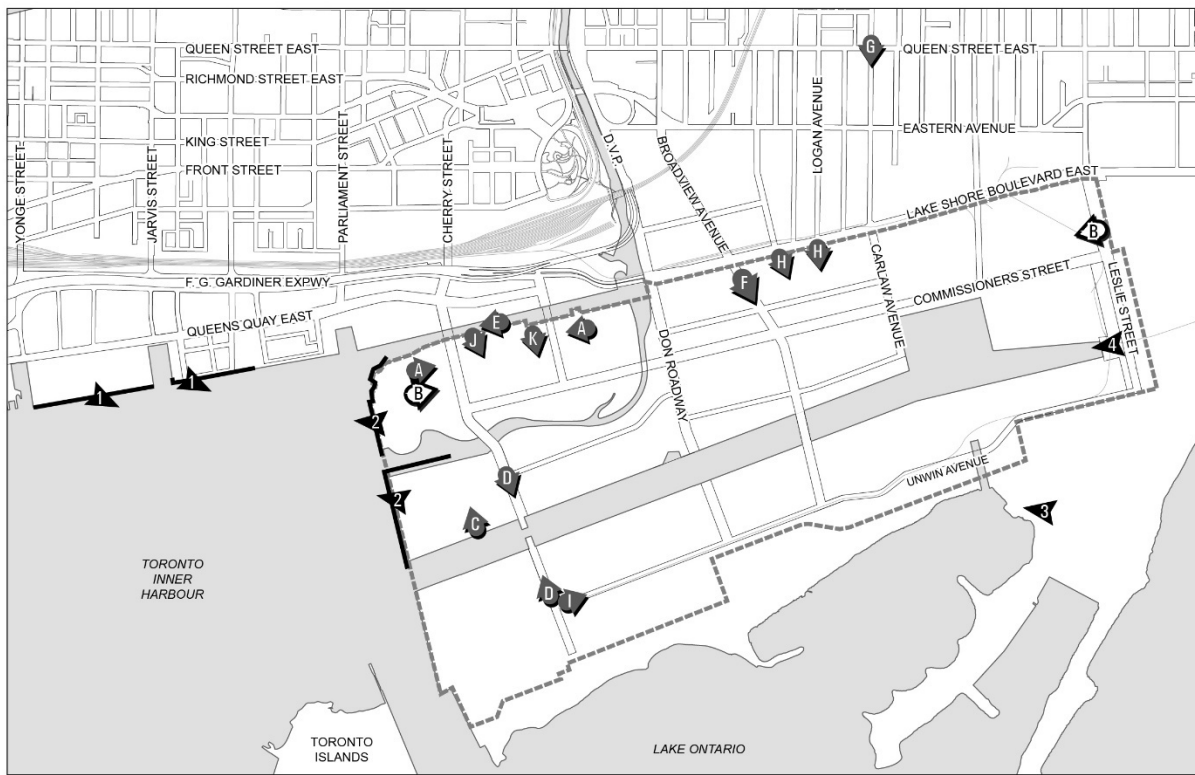
17. Appendix 1, Skyline Views, Prominent and/or Heritage Buildings, Structures and Landscapes, K. *Fire Hall No. 30* is amended by:
- a. replacing the words "Fire Hall No.30 at 39 Commissioners stands at the terminus of the current alignment of Munitions Street, with the Queen's City Foundry building on the west side of Munitions Street. Fire Hall No. 30 will be relocated slightly south of the widened Commissioners Street. Munitions Street will be shifted eastward. A mid-block connection in the street's current location will be introduced, with the Fire Hall continuing to terminate the view of the connection" with the words "Fire Hall No. 30 is located south of the widened Commissioners Street. Munition Street will be shifted eastward. A mid-block connection in the street's current location will be introduced, with the Fire Hall continuing to terminate the view of the connection. An oblique view of the Fire Hall will be visible from Villiers Street, and this view terminus will become more prominent from Center Commons"; and
 - b. replacing the words "The north side of Villiers Street at the New Munition mid-block connection" with "Villiers Street and Centre Commons at the mid-block connection."

Such that K. *Fire Hall No. 30* reads as follows:

K. *Fire Hall No. 30*

Fire Hall No. 30 is located south of the widened Commissioners Street. Munition Street will be shifted eastward. A mid-block connection in the street's current location will be introduced, with the Fire Hall continuing to terminate the view of the connection. An oblique view of the Fire Hall will be visible from Villiers Street, and this view terminus will become more prominent from Center Commons.
From: Villiers Street and Centre Commons at the mid-block connection.

Appendix A – Port Lands Map 3F - Views



Port Lands
Map 3F - Views

Port Lands Area Specific Policy

File # 13-258652 STE 30 OZ

- Port Lands Area Specific Policy Boundary
- ▶ Skylines
- ◆ Prominent and/or Heritage Buildings, Structures and Landscapes
- ◊ Protect view corridor through any redevelopment

↑
Not to Scale
April 2026