

Ookwemin Minising – Draft Plan of Subdivision Application – Decision Report – Approval

Date: June 29, 2026

To: Planning and Housing Committee

From: Interim Executive Director, Development Review

Ward: 14 - Toronto-Danforth

Planning Application Number: 26 161475 STE 14 SB

SUMMARY

This report advises that the Executive Director, Development Review, acting under delegated authority, intends to approve the Draft Plan of Subdivision for Ookwemin Minising in accordance with the Council-approved Precinct Plan and implementing policy and zoning. The Draft Plan of Subdivision is for 238, 256 and 312 Cherry Street; 54, 80, 130 and 150 Commissioners Street; 10, 11 and 13 Munition Street; 50, 75 and 80 Ookwemin Street; and 2, 50, 62, 65, 95, 105, 155 and 170 Villiers Street, and include unaddressed lands west of Ookwemin Street created through lakefill.

The Draft Plan of Subdivision includes the publicly owned development blocks in Ookwemin Minising and will proceed in phases. The application is focused on Phase 1 in the western portion of the island, which includes five mixed-use blocks (three for development and two for early activation uses), one water's edge promenade block, and one dock wall block, together with public streets and a portion of Centre Commons. Phase 2 will include an additional nine mixed-use blocks, two water's edge promenade blocks, and four pedestrian access blocks, together with the remainder of the public streets and Centre Commons. Phase 1 is supported by secured funding for enabling infrastructure, while future phases will proceed over time as funding, design, and priorities evolve, ensuring flexible, coordinated infrastructure delivery and complete community build-out.

The approval of the Draft Plan of Subdivision will be subject to conditions that require the transfer of streets and parkland into City ownership, and the provision and construction of municipal services and infrastructure over time to support a complete community and facilitate the orderly development of Ookwemin Minising.

The application is consistent with the Provincial Planning Statement (2024). The application also conforms to the City's Official Plan, Central Waterfront Secondary Plan, and has regard for the criteria in Section 51(24) of the Planning Act, subject to addressing outstanding matters from the ongoing technical review of the application.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision for 238, 256 and 312 Cherry Street; 54, 80, 130 and 150 Commissioners Street; 10, 11 and 13 Munition Street; 50, 75 and 80 Ookwemin Street; and 2, 50, 62, 65, 95, 105, 155 and 170 Villiers Street, and unaddressed lakefill lands west of Ookwemin Street as generally illustrated in Attachment 3 to this report, subject to:

- a. draft approval conditions which must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration;
- b. resolution of outstanding matters arising from the technical review of the application, as set out in this report, to the satisfaction of the City; and
- c. any revisions to the proposed subdivision plan or any additional modified conditions as the Executive Director, Development Review may deem to be appropriate to address matters arising from the ongoing technical review of this development.

FINANCIAL IMPACT

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

City Council has approved capital funding under the Toronto Waterfront Enabling Infrastructure Project, a tri-government initiative jointly funded by the City of Toronto, the Government of Canada, and the Province of Ontario. Each level of government has committed \$325 million for a total investment of \$975 million, which includes enabling infrastructure for Ookwemin Mining Phase 1. The City's one-third share is included in the 2026-2035 Capital Budget and Plan for the Waterfront Revitalization Initiative.

Any future expenditures associated with new community infrastructure and municipal services, including costs related to subsequent phases of development, will be considered through the future budget processes, subject to further tri-government funding discussions.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

Ookwemin Minising Precinct Plan Update (2026)

On May 21, 2026, City Council adopted an updated Precinct Plan and public realm vision for Ookwemin Minising together with implementing amendments to the Official Plan and Zoning By-law. The renewed vision builds on the planning and design foundation established through the approved Precinct Plan, carrying it into a greater level of detail, and informed by further Indigenous and public engagement. This work moves in step with the enabling infrastructure investments now underway, so that planning approvals and design direction are in place as implementation advances. The Council Decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH30.1>

Ookwemin Minising Implementation Update (2025)

Between 2017 and 2025, City Council established and advanced the planning framework for Ookwemin Minising. Council adopted the Port Lands Planning Framework and Precinct Plan in 2017, approved the updated Precinct Plan and implementing Official Plan and Zoning By-law amendments in June 2024, and endorsed Indigenous cultural and naming initiatives in 2024. In December 2024, Council supported enabling infrastructure and early activation. In May 2025, Council approved tri-government funding and adopted the Toronto Builds Policy Framework to guide development of City-owned lands, including affordable housing delivery on the island. In October 2025, Council directed staff, among other things, to work with Waterfront Toronto and CreateTO to advance implementation of Ookwemin Minising Phase 1. The Council Decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.EX26.11>

Next Phase of Waterfront Revitalization

On December 18, 2024, City Council adopted item EX19.2 - Next Phase of Waterfront Revitalization - Update, endorsing the Ookwemin Minising enabling infrastructure project for the development of Blocks 3, 7, 8, 12 and 16, the completion of Biidaasige Park (the northwest portion, which was previously referred to as Promontory Park North), a program of early activation on adjacent future development lands, and portions of future public streets between Trinity Boulevard and Centre Commons. City Council also directed staff to explore opportunities to add additional density on public lands in Ookwemin Minising and adjacent precincts. The Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX19.2>

Ookwemin Minising Precinct Plan Update (2024)

On June 26 and 27, 2024, City Council adopted City-initiated Official Plan (OPA 409) and Zoning By-law (By-law 702-2024) amendments for Ookwemin Minising (then known as Villiers Island) to update the planning framework for the island in response to Toronto's Housing Action Plan, to permit a dense, inclusive, sustainable, and walkable urban community. The City Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.2>

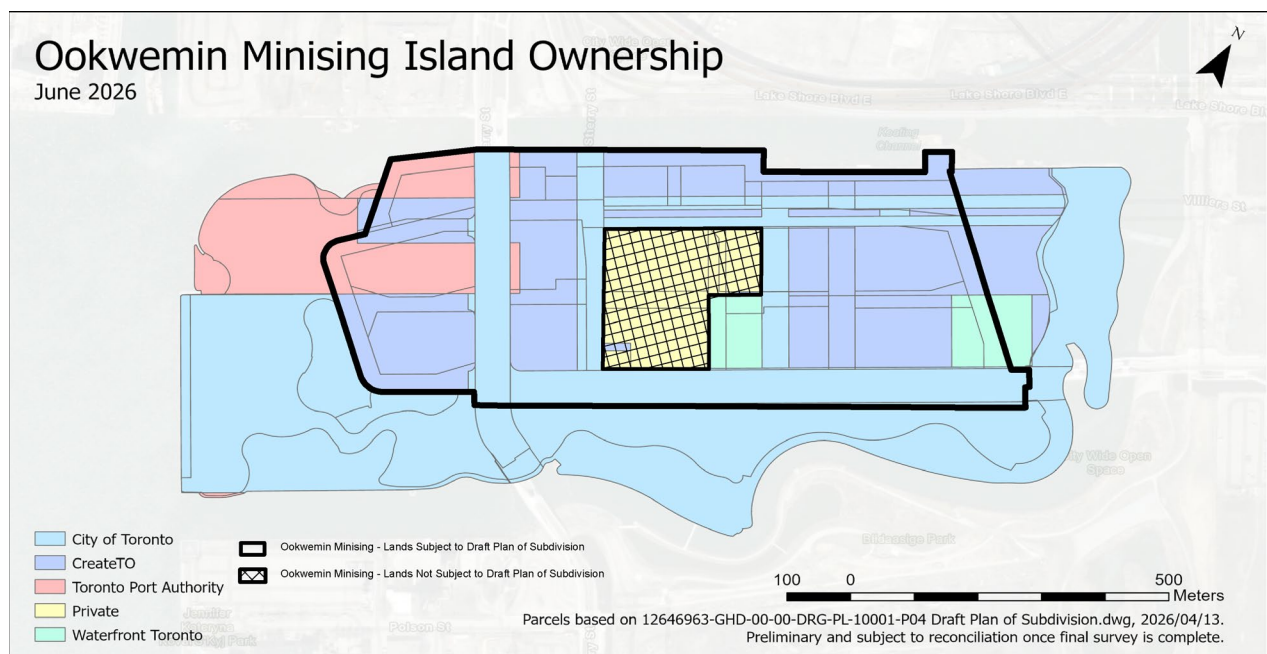
OPA 409 and By-law 702-2024 were approved by the Ontario Land Tribunal through decisions issued on March 4, 2025 and June 1, 2026, and these instruments are in force. The OLT decision is available here: <https://www.omb.gov.on.ca/e-decisions/OLT-24-000835-JUN-01-2026.PDF>

THE APPLICATION

Ookwemin Minising is in the Central Waterfront, in the north-west quadrant of the Port Lands. It is bounded by the Keating Channel to the north, and the Don River and parkland to the west, south, and east. Refer to Attachment 2: Location Map.

The Draft Plan of Subdivision for Ookwemin Minising covers publicly owned developable lands, north of Biidaasige Park. Biidaasige Park and Villiers Park are not included in the draft plan of subdivision. Approximately 80 percent of the developable area on the island is owned by the City of Toronto, CreateTO, Waterfront Toronto, and the Toronto Port Authority, as shown in Figure 1.

Figure 1: Land Ownership Map



Reasons for Application

While a Draft Plan of Subdivision is not required for public lands, the City and Waterfront Toronto determined that this application was an appropriate tool to establish the development blocks for mixed-use development, together with the streets, public spaces and enabling infrastructure. Creating the development blocks through this application provides the certainty needed for Waterfront Toronto to enter into agreements with future development partners. Table 1 describes the subdivision uses and area associated with the use.

Table 1: Subdivision uses and area associated with the use

Type of Use	Area
Mixed Use	8.43 ha
Promenade	1.13 ha
Dock Wall	0.13 ha
Pedestrian Access	0.36 ha
Centre Commons	1.07 ha
Streets	7.23 ha
Total	18.35 ha

See Attachment 3 of this report for the Draft Plan of Subdivision.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, and Draft Plan of Subdivision. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/238CherrySt>

APPLICATION BACKGROUND

The application was submitted on May 22, 2026, and deemed complete on May 26, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: <https://www.toronto.ca/238CherrySt>

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the Draft Plan of Subdivision, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities.

The former City of Toronto Official Plan (1993) is in force for Ookwemin Minising and the Port Lands. The site is designated Regeneration Areas and Parks and Open Space Areas in the Central Waterfront Secondary Plan (CWSP), which was adopted under the former City of Toronto Official Plan.

In the City's current Official Plan, Ookwemin Minising is designated Regeneration Areas and Parks and Open Space Areas. Ookwemin Minising is not within a delineated Protected Major Transit Station Area or Major Transit Station Area.

Although the current Official Plan is not in force for the Port Lands due to outstanding appeals to the Central Waterfront Secondary Plan, it represents City Council's strategic direction for the development of the City. The current and former Official Plans should be read in their entirety and together.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP) identifies that Regeneration Area lands may be subdivided into smaller areas for a wide variety of both public and private development ranging from industries to residential to community services and parks, offices, stores, hotels and restaurants. The CWSP states that the creation and dedication of roads shall normally be created through a Plan of Subdivision for future development blocks unless it can be demonstrated to the satisfaction of the City that a Plan of Subdivision is not required.

The Central Waterfront Secondary Plan identifies 40 metre right-of-way (ROW) widths (including a dedicated streetcar in own ROW) for Cherry Street and Commissioners Street - major streets in Ookwemin Minising. These streets were designed, constructed, and completed as part of the Port Lands Flood Protection Project with additional construction planned as part of the Waterfront East Transit project. The CWSP also identifies New Munition Street, a new major street connecting Ookwemin Minising with the Keating Channel Precinct, with a new bridge over the Keating Channel.

The former City of Toronto Official Plan version of the Central Waterfront Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2025/10/8e30-city-planning-central-waterfront-secondary-plan-port-lands-area-specific-policy.pdf>.

Port Lands Planning Framework and Area Specific Policy

The Port Lands Planning Framework guides revitalization of the Port Lands. The Framework outlines a detailed long-term vision for the Port Lands and provides the planning rationale for the Port Lands Area Specific Policy.

Policies for Ookwemin Minising were updated through OPA 409, which was adopted by City Council in June 2024 and approved by the Ontario Land Tribunal on March 4, 2025, and June 1, 2026. The policies were subsequently updated through OPA 414, which was adopted by City Council on May 21, 2026, to implement corresponding updates to the Precinct Plan.

Lower Don Lands Infrastructure Environmental Assessment (2010 & 2014) and Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) (2017)

The Council-adopted Lower Don Lands Infrastructure Master Plan Environmental Assessment (which satisfied Phases 1 and 2 of the MCEA process), Keating Channel Environmental Study Report (which satisfied Phases 3 and 4 of the MCEA process), and Port Lands and South of Eastern Transportation and Servicing Master Plan (which satisfied Phases 1 and 2 of the MCEA process) established the major street network for Keating Channel, Ookwemin Minising, Polson Quay and South River precincts, as well as the water, sewer and stormwater servicing strategy. The frameworks place an emphasis on cycling, walking and transit as the primary means for moving people.

Phases 3 and 4 of the Municipal Class Environmental Assessment (MCEA) process may be required to be completed in the future for New Munitions Street between Lake Shore Boulevard East and Commissioners Street, including the associated new bridge over the Keating Channel.

Ookwemin Minising Precinct Plan

The Ookwemin Minising (formerly Villiers Island) Precinct Plan was first approved by City Council in 2017, with subsequent updates approved by City Council in 2024 and 2026. The Precinct Plan is anticipated to facilitate the delivery of homes for approximately 21,000 people, including at least 12,000 units over the next 25 years. Up to 3,000 affordable housing units are enabled on publicly owned lands, representing a Council directed target of 30 percent of residential units as affordable rental housing. For Phase 1, the updated Precinct Plan envisions 20 buildings on five blocks. These include nine buildings between 18 and 22 storeys, five tall towers between 25 and up to 41 storeys, and six 12 storey mid-rise buildings.

Toronto Builds Policy Framework

The Toronto Builds Policy Framework was adopted by City Council in May 2025. The Framework establishes a consistent approach to guide the redevelopment of land

owned by the City, its agencies and corporations to build new affordable rental homes. It establishes requirements and targets to ensure projects yield new mixed-income, complete communities that provide a diverse range of housing types affordable to a variety of residents, including rent-geared-to-income, affordable, rent-controlled and market rental homes. The Program has established a consolidated portfolio of approximately 40 City-owned sites to be redeveloped for new housing, including Block 16.

Zoning

The lands within the Draft Plan of Subdivision are zoned CRE Commercial Residential Employment Zone and OR Open Space - Recreation Zone under Zoning By-law 569-2013. The CRE Zone permits residential, commercial activation, light industrial, urban agriculture, entertainment, recreation and sport, office, employment, and home occupation uses. The CRE Zone provides for a maximum floor space index (FSI) and height by block. Holding provisions are included to ensure development proceeds in coordination with the delivery of flood protection infrastructure, servicing capacity, transit, and other conditions.

The OR Zone permits a range of parks, agriculture, recreational, sport, cultural and commercial activation uses, as well as marine terminals or berths for vessels, permitting berthing locations and infrastructure for small ferries and water taxis.

Draft Plan of Subdivision

The Executive Director, Development Review has delegated authority for the approval of Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended. Section 51(24) of the Planning Act outlines the criteria for determining whether a proposed subdivision is appropriate. These criteria include conformity to provincial plans, whether the plan conforms to the Official Plan and adjacent plans of subdivision, the appropriateness of the proposed land use, the dimensions and shapes of the proposed blocks, and the adequacy of utilities and municipal services.

COMMENTS

Provincial Planning Statement

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The proposed Draft Plan of Subdivision will facilitate orderly development that supports the key objectives of the Provincial Planning Statement for building strong healthy communities, wise use and management of land, infrastructure, public services, public investments and mitigate climate change.

Toronto Official Plan Policies and Zoning By-law

The Draft Plan of Subdivision appropriately implements the vision and intent of the Central Waterfront Secondary Plan and the former and current City of Toronto Official Plan. In May of 2026, City Council updated the Ookwemin Minising Precinct Plan and

associated Official Plan Amendment, with a focus on enabling development of Ookwemin Minising Phase 1. The Draft Plan of subdivision is consistent with the streets and blocks framework, development concept, and open space network in the City Council adopted Ookwemin Minising Precinct Plan.

Draft Plan of Subdivision

The Draft Plan of Subdivision has been reviewed against the relevant matters listed in Section 51(24) of the Planning Act.

The Draft Plan of Subdivision creates 14 mixed-use blocks, three promenade blocks, one dock wall block, and four pedestrian access blocks, configured and connected through Centre Commons and a network of existing and proposed public streets.

Streets

The Draft Plan of Subdivision establishes a public street network. The proposed streets are consistent with the City's Official Plan and the Central Waterfront Secondary Plan objectives, facilitating access to future residential, commercial, and park uses, enhancing connectivity to adjacent neighbourhoods, and promoting transit use and active transportation, while maintaining appropriate vehicular access. The Draft Plan of Subdivision includes 1.07 hectares (2.6 acres) for Centre Commons, proposed to be a pedestrian space and a central spine for active transportation.

Draft Plan conditions (Attachment 4) require Waterfront Toronto to deliver all necessary municipal infrastructure, as well as to complete required environmental testing and remediation. The conditions also identify required land conveyances and easements in favour of the City to support the establishment of public streets.

Development Blocks

Fourteen blocks totalling 8.44 ha (20.83 acres) in area are identified for development in the Draft Plan of Subdivision. The block structure provides appropriately dimensioned blocks to create development parcels.

Parkland

The Draft Plan of Subdivision integrates new open spaces in Ookwemin Minising. While no standalone park blocks are identified within this phase of subdivision, approximately 1.13 hectares (6%) is dedicated to promenade areas (public waterfront open spaces), supplemented by 0.36 hectares of pedestrian access blocks and an extensive network of complete streets. It supports a continuous publicly accessible waterfront through the provision of water's edge promenade blocks along the Keating Channel, contributing to the broader "blue-green" park network envisioned for the Port Lands. The subdivision lands are framed by 20.1 hectares (50 acres) of parkland, anchored by Biidaasige Park.

For future phases of development, Block 2a, will need to be redesignated from Parks and Open Spaces and rezoned from OR Open Space Recreation Zone, with an equivalent or greater amount of parkland provided to ensure there is no net loss of

lands designated Parks and Open Spaces. The identification of the replacement parkland will be required as a condition of Phase 2's development as otherwise described in the Draft Plan of Subdivision agreement.

Schools

The Central Waterfront Secondary Plan identifies schools as essential community infrastructure that should be integrated with new development and coordinated to meet the needs of future residents. Phase 2 of the Draft Plan of Subdivision is planned to accommodate an elementary school as identified in the Precinct Plan and implementing policies, in Block 6 or Block 11.

Phasing

The proposed Draft Plan of Subdivision contemplates a phased development framework appropriate to the size and complexity of the area, as well as associated infrastructure delivery requirements. The plan anticipates full build-out occurring through logical and sequential phases, generally progressing from west to east.

Phase 1 represents the initial stage of development and is concentrated in the western portion of the island. This phase encompasses Blocks 3, 7, 8, 12, and 16, and is further subdivided into two sub-phases. Phase 1a ("development blocks") is Blocks 3, 8, and 16, which are strategically located to facilitate near-term development opportunities. Phase 1b ("early activation") is Blocks 7 and 12, intended to accommodate early animation supported by secured tri-government funding commitments. Development phasing is illustrated in Figure 2 - Ookwemin Minising Phasing Plan, with the block planned use and areas summarized in Table 2.

Figure 1: Ookwemin Minising Phasing Plan

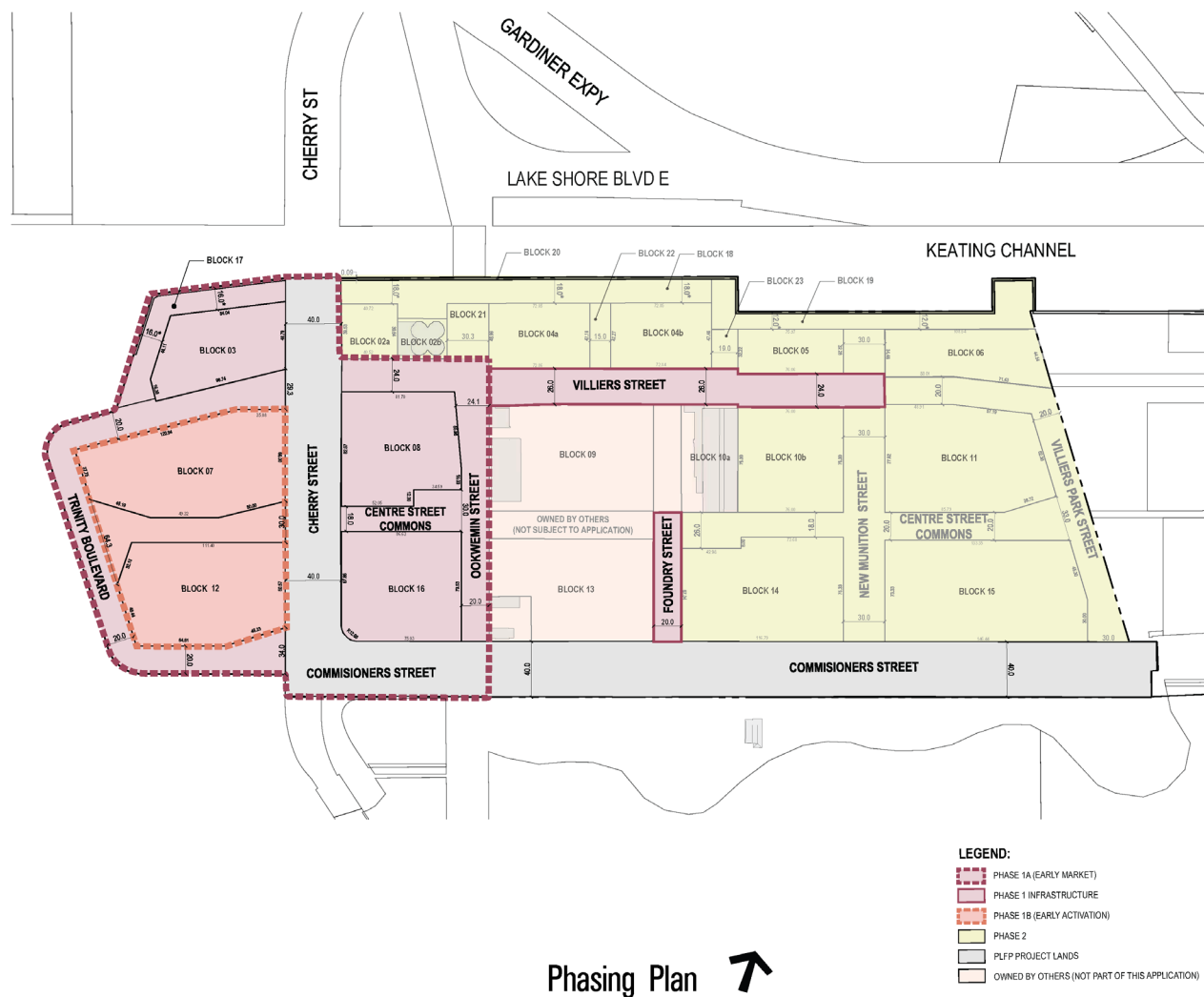


Table 2: Subdivision Blocks, with Phase, Use and Area

Block Number	Area (in hectares)	Phase	Notes
02a	0.16	Future Phase	Land Use: Mixed Use Residential
02B	0.11	Future Phase	Lake Ontario Portland Cement Company Silos (Pedestrian Access)
03	0.50	Phase 1A (Development Block)	Land Use: Mixed Use Residential
04a	0.34	Future Phase	Land Use: Mixed Use Residential

Block Number	Area (in hectares)	Phase	Notes
04b	0.34	Future Phase	Land Use: Mixed Use Residential
05	0.25	Future Phase	Land Use: Mixed Use Residential
06	0.41	Future Phase	Land Use: Mixed Use Residential
07	0.93	Phase 1B (Early Activation)	Land Use: Mixed Use Residential
08	0.66	Phase 1A (Development Block)	Land Use: Mixed Use Residential
09			Private Property (lands not subject to Draft Plan of Subdivision application)
10a			Private Property (lands not subject to Draft Plan of Subdivision application)
10b	0.58	Future Phase	Land Use: Mixed Use Residential
11	0.86	Future Phase	Land Use: Mixed Use Residential
12	0.83	Phase 1B (Early Activation)	Land Use: Mixed Use Residential
13			Private Property (lands not subject to Draft Plan of Subdivision application)
14	0.85	Future Phase	Land Use: Mixed Use Residential
15	1.04	Future Phase	Land Use: Mixed Use Residential
16	0.69	Phase 1A (Development Block)	Land Use: Mixed Use Residential
17	0.26	Phase 1 Infrastructure	Promenade
18	0.50	Future Phase	Promenade
19	0.37	Future Phase	Promenade
20	0.13	Phase 1 and Future Phases	Dock Wall

Block Number	Area (in hectares)	Phase	Notes
21	0.12	Future Phase	Pedestrian Access
22	0.07	Future Phase	Pedestrian Access
23	0.06	Future Phase	Pedestrian Access

Servicing

A Functional Servicing Report and a Drainage and Stormwater Management Report prepared by GTH Ltd. in March 2026, along with a Geotechnical Site Conditions Letter and a Hydrogeological Site Conditions Letter prepared by GHD Limited in March 2026, have been submitted in support of the Draft Plan of Subdivision application. The submitted materials assess the feasibility of servicing, stormwater management, and subsurface conditions for the lands. The proposed servicing strategy provides a plan to deliver adequate municipal services, subject to further refinement through detailed design and subsequent approvals.

Affordable Housing

The proposed Draft Plan of Subdivision is appropriately structured to contribute toward the City's affordable housing objectives, including a target of 30% affordable rental housing on public lands in Ookwemin Minising.

The Draft Plan establishes the development blocks, public street network, and servicing framework necessary to enable future residential development. The size, configuration, and flexibility of the proposed development blocks are considered appropriate to support a range of built forms and housing typologies. This flexibility will facilitate opportunities for the integration and potential securing of affordable rental housing through future planning approvals, consistent with City programs and implementation tools.

Flood Protection

Ookwemin Minising is within an identified floodplain and a Special Policy Area associated with the Don River. It is subject to the Protocol for the Lower Don Special Policy Area, a joint agreement between the City of Toronto, and the Ministries of Municipal Affairs and Housing and Natural Resources and Forestry, to phase land use planning approvals based on the construction of flood protection infrastructure. Flood protection infrastructure in Ookwemin Minising is now complete and City staff will be initiating an Official Plan Amendment to formally remove Ookwemin Minising from the Special Policy Area. The proposal has regard for the criteria of Section 51(24)(h) of the Planning Act.

Urban Forestry

An Arborist Report, prepared by Trophic Design on March 31, 2026, was submitted as part of the application. The report identifies required removals to accommodate infrastructure and development.

Heritage

A Cultural Heritage Evaluation Report and Heritage Impact Assessment (HIA), prepared by Matrix Heritage Inc. in February 2026, were submitted in support of the Draft Plan of Subdivision. Staff have reviewed the reports and are satisfied that the identified heritage impacts and proposed mitigation measures are appropriate and will inform future planning and design considerations.

Ookwemin Minising includes areas of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan. As such, a Stage 1 Archaeological Assessment report was submitted in support of the application, which identifies that portions of the subject properties may retain archaeological potential. Draft conditions are included with respect to archaeological monitoring.

Conclusion

The proposed Draft Plan of Subdivision has been reviewed against the policies of the PPS (2024) and the criteria set out in Section 51(24) of the Planning Act. It is consistent with the PPS (2024) and conforms to the Toronto Official Plan and Central Waterfront Secondary Plan. It addresses the matters of provincial interest listed in Section 2 of the Planning Act, the criteria set out in Section 51(24) of the Planning Act, and is in the public interest. The Executive Director, Development Review, intends to approve the Draft Plan of Subdivision, as generally illustrated in Attachment 3 to this report, subject to conditions in Attachment 4.

CONTACT

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SIGNATURE

Oren Tamir
Interim Executive Director
Development Review Division

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Draft Plan of Subdivision

Attachment 4: Draft Plan of Subdivision Conditions

Attachment 1: Application Data Sheet

Municipal Address: 238, 256 and 312 Cherry Street; 54, 80, 130 and 150 Commissioners Street; 10, 11 and 13 Munition Street; 50, 75 and 80 Ookwemin Street; and 2, 50, 62, 65, 95, 105, 155 and 170 Villiers Street, and include unaddressed lands west of Ookwemin Street created through lakefill.

Date Received: May 22, 2026

Application Number: 26 161475 STE 14 SB

Application Type: Subdivision Approval

Project Description: Draft Plan of Subdivision to create fourteen (14) development blocks of varying sizes and configurations, and nine (9) additional blocks to facilitate new segments of the water's edge promenade and dockwall as well as a variety of publicly accessible open spaces enable development in Ookwemin Minising.

Applicant	Agent	Architect	Owner
GHD Limited on behalf of Waterfront Toronto		SLA (Denmark)	City of Toronto CreateTO TEDCO Toronto Port Authority

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Central Waterfront Secondary Plan
Zoning:	CRE(h) and OR	Heritage Designation:	Yes
Height Limit (m):	Varies - up to 157 m (at grade)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 183,500

Frontage (m): Variable

Depth (m): Variable

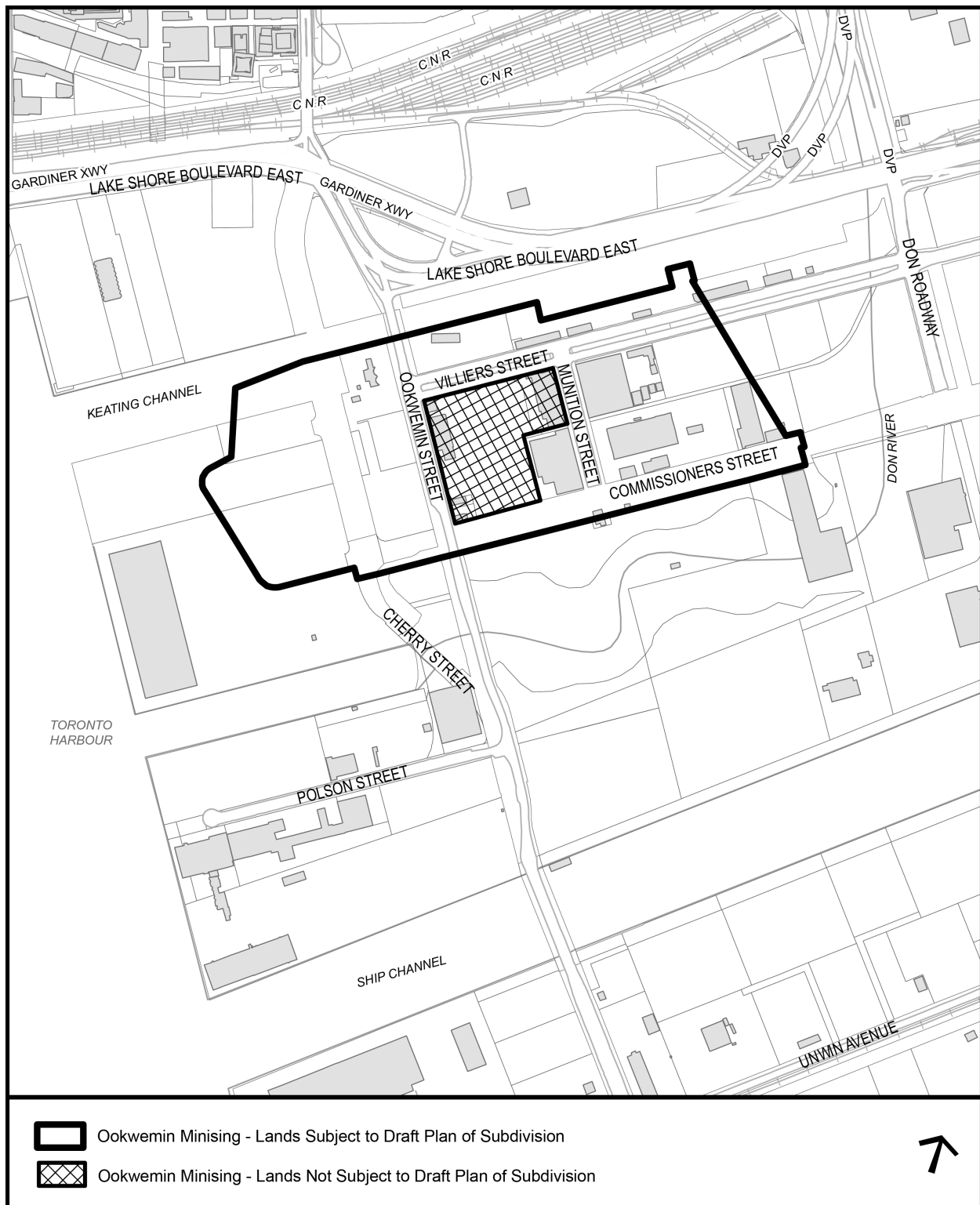
CONTACT:

Ali Meghani, Senior Planner, Community Planning

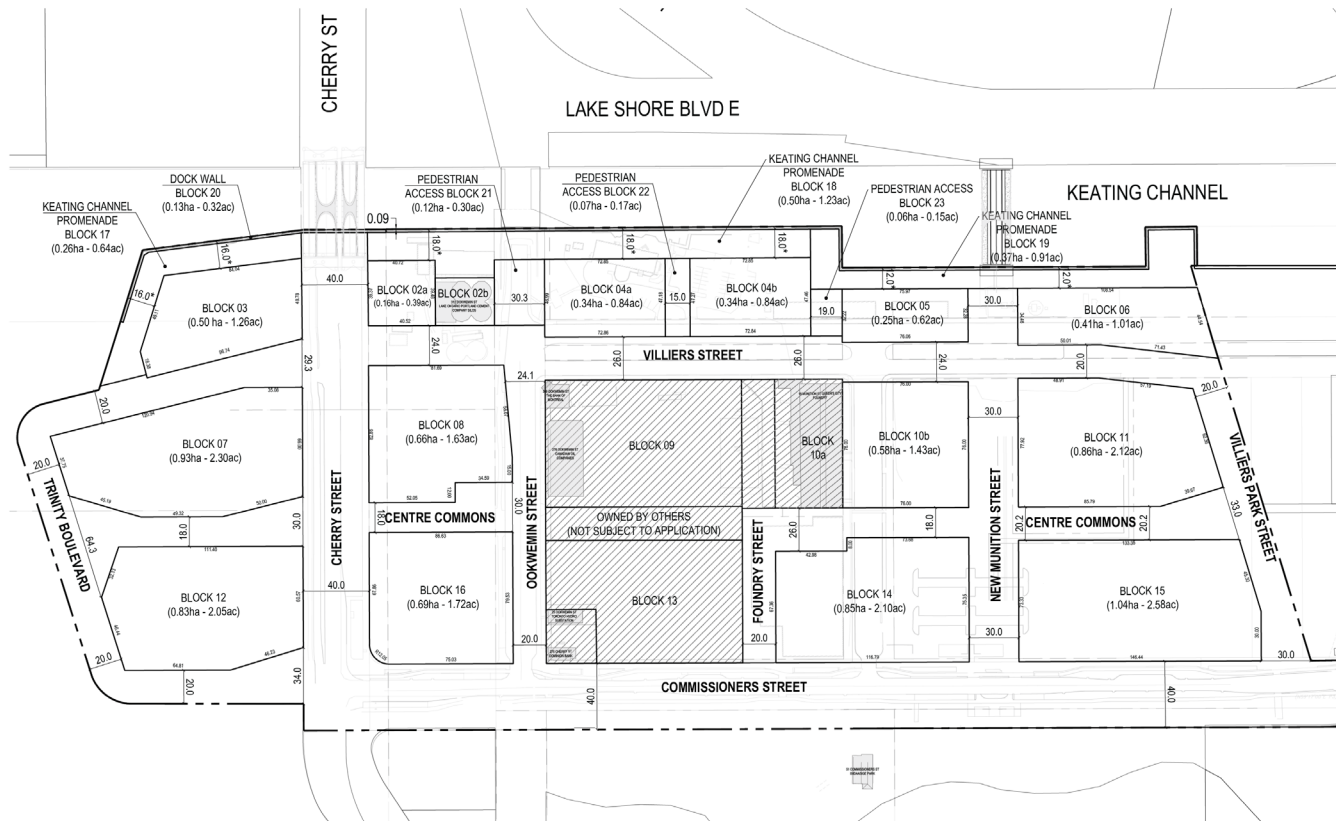
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Attachment 2: Location Map



Attachment 3: Draft Plan of Subdivision



Subdivision Plan

Attachment 4: Draft Plan of Subdivision Conditions

City File No.: 26 161475 STE 14 SB

CONDITIONS OF DRAFT PLAN APPROVAL FOR PHASE 1

Date:	June 24, 2026
File No:	26 161475 STE 14 SB
Owner:	Waterfront Toronto, City of Toronto, Toronto Port Authority, CreateTO
Location:	238, 256 and 312 Cherry Street; 54, 80, 130 and 150 Commissioners Street; 10, 11 and 13 Munition Street; 50, 75 and 80 Ookwemin Street; and 2, 50, 62, 65, 95, 105, 155 and 170 Villiers Street, and include unaddressed lands west of Ookwemin Street created through lakefill.

The following conditions, in addition to the conditions in the City's standard subdivision agreement, apply to the Draft Plan of Subdivision drawing prepared by Waterfront Toronto.

Legal Services

1. Notwithstanding any other provision of this Agreement, the City agrees:

a. to execute or provide any consent, document, instrument or assurance to affect the registration of the Plan of Subdivision, and the registration of any Restrictive Covenants on lands owned by the City within the Lands laid out by the Plan of Subdivision or external to the Plan of Subdivision, or as may be required to comply with this Agreement;

b. to transfer any easements over City-owned Lands as may be necessary to satisfy conditions of draft approval on lands owned by the City within the Lands laid out by the Plan of Subdivision or external to the Plan of Subdivision, or as may be required to comply with this Agreement.

2. Where any provision of this Agreement requires the submission of a Risk Assessment or Record of Site Condition to the Ministry of the Environment, Conservation and Parks for lands owned by the City, the City authorizes the Owner to submit the Risk Assessment or Record of Site Condition on the City's behalf provided that the City has reviewed and is satisfied with such submission.

City Planning - Heritage Planning

3. Prior to the issuance of any Building Permit for any area that has been identified to have archeological potential, including a permit for excavation and shoring the applicant shall:

a. Retain a consultant archaeologist, licensed by the Ministry of Citizenship and Multiculturalism, under the provisions of the Ontario Heritage Act, to carry out any additional archaeological assessment, in accordance with the recommendations of the Stage 1 Archaeological Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project prepared by ASI Archaeological and Cultural Heritage Services, dated November 2007, and Waterfront Toronto's Archaeological Conservation and Management Strategy, dated October 2008. .

b. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Planning Unit as an Acrobat PDF file.

c. Significant archaeological resources and findings will be incorporated into the proposed development through either in situ preservation and interpretation where feasible or will be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

Environment, Climate and Forestry - Urban Forestry

4. Prior to the registration of the plan of subdivision, the Owner agrees to submit an Arborist Report, Tree Preservation Plan and Landscape Plan, to the satisfaction of the Executive Director, Environment, Climate and Forestry.

5. Prior to the registration of the plan of subdivision, the Owner agrees to provide a street tree planting plan, in conjunction with a Composite Utility Plan that indicates the species, size and location of all proposed street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities, to the satisfaction of the Executive Director, Environment, Climate and Forestry.

6. Prior to the registration of the plan of subdivision, the Owner agrees to provide a Composite Utility Plan, indicating the location of all underground and above ground utilities, as well as proposed tree planting locations, to the satisfaction of the Executive Director, Environment, Climate and Forestry and the Chief Engineer and Executive Director of Engineering and Construction Services.

7. Prior to the registration of the plan of subdivision, the Owner agrees to guarantee the planting and maintenance by the Owner of the new street trees for a period of two years after the planting date ("two-year renewable guarantee period"), to the satisfaction of the Executive Director, Environment, Climate and Forestry.

8. Prior to registration of the Plan of Subdivision, the Owner agrees to submit a detailed landscape plan of street tree planting indicating the location, species, size and condition

of all trees proposed to be planted within the road allowance for the approval of Urban Forestry and Engineering and Construction Services.

9. Upon written request from the Owner, Urban Forestry agrees to inspect the newly planted trees and will advise the Owner if the trees are satisfactory. The Owner acknowledges and agrees to maintain the trees for a period of two (2) years after being advised in writing that Urban Forestry is satisfied with the newly planted trees. The Owner acknowledges that, should any newly planted tree require replacement during this guarantee period, the tree shall be replaced immediately and shall have an additional two (2) year maintenance period placed on this new planting. Provided the City is satisfied with the tree planting at the end of the (2) two-year maintenance period, the City will assume responsibility for the maintenance of the trees.

10. Prior to any site work, the Owner agrees to protect all existing trees associated with the Subdivision for which approval to remove or injure has not been granted, in accordance with the approved Arborist Report and Tree Preservation Plan, to the satisfaction of the Executive Director, Environment, Climate and Forestry.

11. Prior to any site work, the Owner agrees to install tree protection barriers and signage for trees to be preserved in accordance with the approved Arborist Report and Tree Preservation to the satisfaction of Urban Forestry and to maintain the barriers in good repair until removal has been authorized by Urban Forestry, on behalf of Executive Director, Environment, Climate and Forestry.

12. The Owner shall agree in the subdivision agreement to notify all builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the Owner to the satisfaction of the Executive Director, Environment, Climate and Forestry.

13. The Owner agrees to notify Urban Forestry prior to commencement of planting trees on City road allowance and on private property or within common areas. The Owner further agrees to plant trees in accordance with the approved Landscape Plan and Composite Utility Plan, to the satisfaction of the Executive Director, Environment, Climate and Forestry.

14. Following the planting of street trees, the Owner agrees to provide a Certificate of Completion of Work and an as-installed plant list in the form of a spreadsheet identifying street trees, as shown on the approved planting plan, by street addresses. The as-installed plant list shall also include tree species, caliper, condition and specific location of the trees by identifying two points of references (i.e., distances in meters from the curb, sidewalk, driveway, utility pole or pedestal).

Development Review - Engineering Review

15. The Owner shall prepare all documents to convey and dedicate all rights-of-way shown on the Draft Plan of Subdivision, to the satisfaction of the Director, Engineering Review, Development Review and the City Solicitor.

16. The Owner shall submit a draft Plan of Subdivision in metric units and integrated into the Ontario Coordinate System with coordinate values shown on the face of the plan, and delineating thereon by separate PARTS the lands to be conveyed to the City for the new public rights-of-way and associated lands, the remainder of the site, and any appurtenant easements, to the satisfaction of the Director, Engineering Review, Development Review, prior to deposit in the Land Registry Office.

17. The Owner shall agree in the subdivision agreement to apply stormwater management techniques in the development of the First Phase Registration Lands and the Second Phase Registration Lands to the satisfaction of the Director, Engineering Review, Development Review.

18. The Owner shall undertake environmental site assessments for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC), and any additional requirements arising from applicable Risk Assessments (e.g., Soil Management Plans, Health and Safety Plans, as-built drawings, and related documentation), unless otherwise approved by the General Manager of Transportation Services.

19. Prior to assumption of services, Owner shall prepared environmental site plan drawings and signed by a Qualified Person, which will describe the Property, placement and quality of all the barriers to site soils to the satisfaction of the General Manager, Transportation Services. Owner shall be responsible for maintenance of risk management measures (RMMs) identified in the risk assessment, including but not limited to semi-annual barrier inspections and barrier repairs.

20. Prior to registration of the Plan of Subdivision for the First Phase Registration Lands, the Owner shall pay for and construct all municipal infrastructure required to service the First Phase Registration Lands and any modifications or alterations required to existing streets, all to the satisfaction of the Director, Engineering Review, Development Review.

21. Prior to the earlier of registration of the Plan of Subdivision for the Second Phase Registration Lands and Release for Construction for Phase 2, the Owner shall design and construct, and financially secure all municipal infrastructure required to service the Second Phase Registration Lands, all to the satisfaction of the Director, Engineering Review, Development Review.

22. Submit additional information to the satisfaction of the General Manager, Toronto Water, including a foundation drainage study, a hydrogeological study based on the City of Toronto Terms of Reference.

23. In conjunction with condition 22, submit a revised functional servicing report to the satisfaction of the Director, Engineering Review, Development Review, if any changes are required as a result of the hydrogeological study or foundation drainage study.

24. Prior to registration of the Plan of Subdivision submit to the Director, Engineering Review for review and acceptance, all revisions and/or updates to the Functional Servicing Report prepared by GHD necessary to address all outstanding concerns.

25. Prior to registration of the Plan of Subdivision for the First Phase Registration Lands, The Owner shall submit a detailed infrastructure phasing plan for the Lands which outlines the necessary municipal services and municipal infrastructure required to service all phases of the Lands, to the satisfaction of the Director, Engineering Review.

26. The Owner shall obtain all necessary permits and approvals to construct the onsite and offsite infrastructure and Services that the Owner is required to construct for the Plan of Subdivision.

27. The Owner shall obtain Environmental Compliance Approvals from the Ministry of the Environment, Conservation and Parks for the construction of all sewer and water infrastructure required to service the Plan of Subdivision and pay all fees under the Consolidated Linear Infrastructure Environmental Compliance Approval program.

28. The Owner shall update the accepted Functional Servicing Report, including the stormwater management strategy, if directed by the Director, Engineering Review, Development Review, in the event that the Director, Engineering Review, Development Review, determines that field conditions are not suitable for implementation of the servicing and storm water strategy recommended in the Functional Servicing Report prior to proceeding to the next development phase.

29. The Owner shall carry out, at their expense, any temporary or permanent, drainage works that may be necessary to eliminate ponding or erosion caused by design or construction deficiencies within the Subdivision to the satisfaction of the Director, Engineering Review. The decision of the Director, Engineering Review as to the required works to be undertaken in this regard shall be final and binding.

30. Prior to earlier of the registration of the Plan of Subdivision or the Release for Construction of Services submit to the Director, Engineering Review, Development Review:

a. Regarding Toronto Hydro-Electric System Limited (distribution group):

- i. copy of "offer to connect" (OTC).
- ii. written confirmation that financial securities have been posted.
- iii. written confirmation that satisfactory arrangements have been made.

b. Regarding Toronto Hydro Energy (streetlight group):

- i. cost estimate of the construction/installation of streetlights, and the hydro inspection fee.
- ii. financial security in amount of 130% of the streetlight cost estimate and inspection fee.
- iii. copy of written confirmation from Toronto Hydro Energy that satisfactory arrangements have been made.

31. The Owner shall construct all utilities required to service the Plan of Subdivision at no cost to the City to the satisfaction of the Executive Director, Development Review.

Transportation Review - Development Review

32. The Owner shall prepare all documents to convey and dedicate all rights-of-way shown on the Draft Plan of Subdivision, to the satisfaction of the Director, Engineering Review, Development Review and the City Solicitor.

33. The Owner shall submit a draft Plan of Subdivision in metric units and integrated into the Ontario Coordinate System with coordinate values shown on the face of the plan, and delineating thereon by separate PARTS the lands to be conveyed to the City for the new public rights-of-way and associated lands, the remainder of the site, and any appurtenant easements, to the satisfaction of the Director, Engineering Review, Development Review, prior to deposit in the Land Registry Office.

34. The Owner shall construct the proposed new public streets and alterations required to existing streets internal and external to the site, and all related transportation infrastructure, in accordance with the Toronto Waterfront Enabling Infrastructure Project between the City of Toronto and Waterfront Toronto, dated March 31, 2025.

35. The Owner shall submit a construction phasing plan and supporting transportation impact assessment for each phase that describes the sequence of development and construction of supporting infrastructure including consideration of interim and final conditions for the review and acceptance of the General Manager, Transportation Services.

36. The Owner shall identify in the Subdivision Agreement the triggers and timing of the construction, dedication and assumption, by the City, of the proposed public highways.

37. The Owner shall submit comprehensive Construction Management Plans (CMP) for each overall phase and stage of the construction process. These plans must illustrate the location of employee and trades parking, heavy truck access points, material storage, construction site fencing and overhead cranes.

38. The Owner shall coordinate the design of Phase 1 Ookwemin Mining infrastructure and development blocks with the design of the Waterfront East Rapid Transit Line, to satisfaction of the General Manager, Transportation Services.

39. Prior to Phase 2 of development, an Environmental Assessment (or the applicable process at that time) for Munitions Street from Lakeshore Boulevard East to Commissioners Street, which will include the bridge over Keating Channel, should be completed. The Owner is to design and deliver Munitions Street bridge and road to support future development phases, to satisfaction of the General Manager, Transportation Services.

Parks and Recreation

40. The Owner is to pay for the costs of the preparation and registration of all relevant documents. The Owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the Keating Channel Water's Edge Promenade blocks (the Public Park / the Parkland) including the associated dockwall infrastructure, otherwise known as Blocks 17, 18, 19, and 20.

41. Prior to the conveyance of the Keating Channel Water's Edge Promenade blocks (the Public Park / the Parkland) to the City, the Public Park shall be deemed to be parkland in respect of the limiting distance requirements of the Building Code Act. The Owner must design Buildings on the Lands to achieve Building Code setbacks related to fire separation on their own site on the portions of any Building that abuts the Parkland. A five (5) metre setback shall apply to any Building located next to the Public Park or, the required setbacks which meet the Building Code for fire separation, whichever is greater. Prior to the issuance of the first Above-Grade Building Permit for the Development, the Owner shall be required to demonstrate that the Building Code requirements have been achieved to the satisfaction of the Executive Director, Development Review, and the Chief Building Official. The City shall not be entering into a limiting distance agreement under the Building Code Act for the Public Park.

42. Prior to conveying the Parkland to the City, the Owner shall:

- a. submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the Owner's Qualified Person describing the lands to be conveyed to the City, and identifying what environmental documentation shall be provided to the City's peer reviewer to support the Parkland conveyance;
 - i. all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer and Executive Director, Engineering and Construction Services (ECS) and copy to the Executive Director, Development Review;
- b. pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City, and submit an initial deposit of \$10,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Chief Engineer and Executive Director, ECS. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer;
- c. submit, to the satisfaction of the City's peer reviewer, all environmental site assessment reports prepared in accordance with O. Reg. 153/04 that describe the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Chief Engineer and Executive Director, ECS;

- d. at the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Chief Engineer and Executive Director, ECS for peer review and concurrence, which states:
- e. In the opinion of the Qualified Person:
 - i. it is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
 - ii. to the extent that the opinion in Section 2.8(d)(i)(A) of this Agreement is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.
- f. Land to be conveyed to the City meets either:
 - i. the applicable Ministry of the Environment, Conservation and Parks, or any such successors, Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
 - ii. the Property Specific Standards as approved by the Ministry of the Environment, Conservation and Parks, or any such successors, for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein;
- g. the Qualified Person's statement, referenced in Section 2.8(d) of this Agreement, shall include a Reliance Letter that is dated and signed by the Owner's Qualified Person confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, insurance requirements or such greater amount specified by the Chief Engineer and Executive Director, ECS.
- h. For conveyance of lands requiring a RSC:
 - i. file the RSC on the Ontario Environmental Site Registry; and
 - ii. submit the Ministry's Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, to the Chief Engineer and Executive Director, ECS and to the Executive Director, Development Review.

43. Prior to conveyance of the Public Park, the Owner shall be responsible for the installation and maintenance of temporary fencing around the Public Park and after the conveyance of the Public Park, and until such time as the Public Park is completed to the satisfaction of the Executive Director, Development Review and the General Manager, Parks and Recreation, the Owner shall continue to maintain the temporary fencing on the Public Park as may be required. This section shall be interpreted so as to provide consent to the Owner to erect, maintain and repair the temporary fencing on the Public Park conveyed to the City.

44. Prior to conveyance of the Public Park, the Owner shall ensure that the grading and drainage of the adjacent development blocks are consistent with the grades of the Public Park to the satisfaction of the General Manager, Parks and Recreation, and the Chief Engineer and Executive Director, ECS.

45. After conveyance of the Public Park, but before the Public Park is accepted by the General Manager, Parks and Recreation, the Owner shall ensure that the grading and drainage of the Public Park is consistent with the grade of the adjacent lands to the satisfaction of the General Manager, Parks and Recreation and the Chief Engineer and Executive Director, ECS.

46. Prior to conveyance of the Public Park, the Owner covenants and agrees, at its sole expense, to construct the Dock Wall Improvements in accordance with the Delivery Agreement.

47. The Owner acknowledges and agrees that Block 03 will include a Community Recreation Centre consistent with the Ookwemin Minising Precinct Plan (as amended). Prior to any further application made to develop Block 03, the Owner will confirm the building program includes and accommodates the Community Recreation Centre use.

48. Blocks 17, 03, and the portion of Block 20 west of Cherry Street will be delivered in coordination with each other and with the lands known as Biidaasige Park Northwest of Block 17.

49. Prior to the development of Block 02, the lands currently designated Parks and Open Space on that Block in the Port Lands Area Specific Policy (Central Waterfront Secondary Plan) will be redesignated to Mixed Use and replacement parkland of an equivalent or greater size and of comparable or superior utility will be identified on Ookwemin Minising, consistent with the Toronto Official Plan.

Toronto District School Board

50. The Owner acknowledges and agrees that Block 6 or 11 will be reserved for the Toronto District School Board as a school site with terms and conditions for such reservation to be detailed in the Subdivision Agreement and/or other required agreement(s) to the satisfaction of the Executive Director, Development Review, the Chief Planner and Executive Director, City Planning, the General Manager, Parks and Recreation, and the Toronto District School Board.