

Amendments to Ookwemin Precinct Plan
Integrate 65 Ookwemin Street (Formerly 309 Cherry Street) Into Precinct Plan

1. Amend Section 3.6.4.2, Tall Building Separation of the 2017 Precinct Plan, to add underlined text as follows:

“Providing minimum distances between tall buildings helps to limit negative impacts on the public realm, and provides for sunlight, sky view and privacy.

To maximize sky view and light penetration, tall buildings will be separated by a minimum of 40 metres (excluding balconies). For Block 13B, a tall building of up to 20 storeys in height is permitted to be separated from another tall building by less than 40 metres to a minimum of 27 metres.

This separation distance will ensure that tall buildings are well spaced from each other and do not become the dominant element in the skyline.

In addition, tall buildings will also be staggered on each block. This will ensure that tall buildings do not directly face another building.”

2. Amend Section 3.9.4.5 of the 2024 Precinct Plan, amending Section 3.6.4.6 of the 2024 Precinct Plan, Tall Building Height Strategy, to delete “P09 and P13: Private blocks to be determined through Ontario Land Tribunal decision” and replace with:

P09 (west tower): 30 storeys
P09 (east tower): 45 storeys
P13 (west tower): 20 storeys
P13 (east tower): 32 storeys

3. Amend the following figures to incorporate the 65 Ookwemin Street massing as reflected in Confidential Appendix “A” and amend title or figure text to reflect that 65 Ookwemin Street lands have been integrated into the Precinct Plan:

Figure Number/Title	Figure Update	Text Amendments
2 - Amended Villiers Island Massing model with maximum tower heights on publicly-owned lands	Add 65 Ookwemin Street massing	Delete “on publicly owned lands” from title.
5 - Updated massing diagram with heights and densities on public lands	Add 65 Ookwemin Street massing and density, by block.	Delete “on public lands” from title. Remove “Private Blocks – Out of Scope”.

7 - Updated Community Services and Facilities Plan	<i>Remove shading</i>	Remove "Private Blocks – Out of Scope".
13 - Notional mid-block pedestrian connections	Add 65 Ookwemin Street mid-block connections, remove 65 Ookwemin shading	Remove "Private Blocks – Out of Scope".
14 - Existing Conditions - cultural heritage resources	Remove 65 Ookwemin Street shading	Remove "Private Blocks – Out of Scope".
15 – Land Use Plan	Remove 65 Ookwemin Street shading	Remove "Private Blocks – Out of Scope".
16 – Priority Retail Streets and Frontages	Remove 65 Ookwemin Street shading	Remove "Private Blocks – Out of Scope".
17 – Updated Community Services and Facilities Plan	Remove 65 Ookwemin Street shading	Remove "Private Blocks – Out of Scope".
19 – Low-rise, base, and mid-rise building heights and locations	Add 65 Ookwemin Street massing	Remove "Private Blocks – Out of Scope".
20 and 21 - Diagram illustrating the maximum base and mid-rise building heights in a conceptual north-south cross section of the Island	Add 65 Ookwemin Street massing	Remove "Private Blocks – Out of Scope".
23 - Old Cherry Street Diagonal Plaza	Add 65 Ookwemin Street massing	Remove "Private Blocks – Out of Scope".
24 - Old Cherry Street Section	Add 65 Ookwemin Street massing	Remove "Private Blocks – Out of Scope".
25 - Centre Street Section	Add 65 Ookwemin Street massing	Remove "Private Blocks – Out of Scope".
26 - Conceptual Tower Locations	Add 65 Ookwemin Street Massing	Remove "Private Blocks – Out of Scope".
27 – Tower Stepbacks	Add 65 Ookwemin Street Massing	Remove "Private Blocks – Out of Scope".

30 – Density and Development Block Plan	Add 65 Ookwemin Street densities, remove 65 Ookwemin shading	Remove “Private Blocks – Out of Scope”.
31 – Sun Exposure Diagram	Remove 65 Ookwemin shading	Remove “Private Blocks – Out of Scope”.