

Attachment 7: Amendments to Ookwemin Precinct Plan

Amendments to integrate the “Development Concept Plan: A Plan for Increasing Housing Opportunities on Ookwemin Minising” into the “Ookwemin Minising Precinct Plan.” ([Approved December 2017](#) and [Amended June 2024](#) and [July 2025](#)).

1. Section 2.4. Structuring Moves replaced by Development Concept Plan pages 4 to 6 “Growing Streets Vision and Values” and “Leading with Landscape: The Five Layers.”
2. Section 2.6. Character Areas replaced by Development Concept Plan pages 12 to 16 “Ookwemin Minising Characters.”
3. Section 3.1.3. Public Realm: Inspired by Nature amended with addition of the subsection Space for Nature pages 22 to 29 in the Development Concept Plan
4. Section 3.2. Mobility, Transportation, and Access replaced by Development Concept Plan pages 30 to 37 “Everyday Mobility.”
5. Section 3.3.1 Parks and Open Space Network replaced by Development Concept Plan pages 17 to 21 “A Diverse Open Space Network,” except that Section 3.3.1.4 Villiers Park is retained.
6. Section 3.4.1 Amendments to Section 3.3.1.5 Mid Block Connections and replaced by Development Concept Plan page 59 “Mid-Block Connections”
7. Section 3.4.1.2. Cluster Approach, Heritage and Development replaced by Development Concept Plan pages 7 to 11 “Living Legacy” and 57 to 58 “Heritage Corridors.”
8. Section 3.9.1 Amendments to Section 3.6.1 Built Form Principles replaced by Development Concept Plan pages 38 to 44 “Strategic Density” and pages 51 to 52 “A Variety of Buildings.”
9. The following sections are deleted and replaced by Development Concept Plan pages 45 to 49 “The Illustrative Roof Plan” and “The Illustrative Ground Floor Plan” and Pages 53 to 56 “Built Form:”
 - a. 3.9.2 Amendments to Sections 3.6.2 Low Rise Buildings and 3.6.3 Base Buildings and Mid Rise Buildings
 - b. 3.9.3.1 Amendments to Sections 3.6.3.1 North South Streets and 3.6.3.3 Commissioners Street, North Side Park Edge Streets
 - c. 3.9.3.2 Amendments to Sections 3.6.3.2 Old Cherry Street, 3.6.3.4 Villiers Street South Side, 3.6.3.5 Centre Street and 3.6.3.6 Old Munition Street Pedestrian Link
 - d. 3.9.3.3 Amendments to Sections 3.6.3.1 North South Streets
 - e. 3.9.4.1 Amendments to Section 3.6.4.1 Tall Building Locations
 - f. 3.9.4.5 Amendments to Section 3.6.4.6 Tall Buildings Height Strategy

- g. 3.9.4.3 Amendments to Section 3.6.4.4 Tall Building Stepback to Heritage Structures
 - h. 3.9.7.1 Amendments to Section 3.6.6.1 Sun and Shadow
 - i. 3.9.5.3 Amendments to Section 3.6.5.3 Setbacks
10. Section 3.6.3. Views replaced by Development Concept Plan page 60 Key Views.
 11. Section 3.9.6. Amendments to Section 3.6.8. Density and Development and replaced by Development Concept Plan page 50 “Block Plan.”
 12. Amend a portion of Section 3.7.1 of the 2024 Precinct Plan, amending Section 3.5.4 of the 2017 Precinct Plan, Affordable Housing Strategy, to delete ” This equates to roughly between 2,200 and 2,700 units, Island wide on both public and private lands, depending on unit sizes” and replace with:

“This equates to up to 3,000 units, across Ookwemin Minising, on both public and private lands”
 13. The “Amendments to Ookwemin Precinct Plan - Integrate 65 Ookwemin Street (Formerly 309 Cherry Street) Into Precinct Plan” (CC32.12 - CONFIDENTIAL APPENDIX "C" - made public on July 30, 2025) are not amended by Amendments 1 to 12 above.
 14. Amend the 2024 Precinct Plan Amendment and 2017 Precinct Plan to delete “Villiers Island,” and replace with “Ookwemin Minising,” delete “Promontory Park” and “River Park” and replace with “Biidaasige Park,” delete “New Cherry Street” and replace with “Cherry Street,” and delete “Old Cherry Street” and replace with “Ookwemin Street.”
 15. Amend the 2024 Precinct Plan Amendment and 2017 Precinct Plan to permit stylistic and technical changes that do not alter the intent or policy direction of the Plan but are required to a compile a consolidated 2026 Ookwemin Minising Precinct Plan.