

May 6, 2026

VIA EMAIL - [phc@toronto.ca](mailto:phc@toronto.ca)

Our File No. 135257

Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Chair and Committee Members:

**Re: Agenda Item – 2026.PH30.1  
Ookwemin Minising - City-Initiated Official Plan and Zoning By-law Amendment,  
and Precinct Plan Update - Decision Report - Approval**

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Aird & Berlis LLP represents 2034055 Ontario Limited and 337194 Ontario Inc. (collectively, “CPN”), the owner of 65 Ookwemin Street (formerly 309 Cherry Street, hereafter referred to as the “Site”) within Ookwemin Minising (formerly Villiers Island).

The Site is located within the area subject to the Ookwemin Minising Precinct Plan (the “Precinct Plan”) and the Port Lands Official Plan Modification (the “PLOPM”) made to the Central Waterfront Secondary Plan as amended by Official Plan Amendment No. 409 (“OPA 409”). With the support of the City, the Ontario Land Tribunal approved site-specific Official Plan Amendment and Zoning By-law Amendment applications (the “CPN Approvals”) in principle for the Site in March of this year. OPA 409 continues to apply to the Site where the CPN Approvals did not otherwise amend same.

CPN has reviewed the City-initiated Official Plan Amendment and Precinct Plan Update proposed by the City, and has the following comments:

1. The City-initiated Official Plan Amendment departs from the changes that were endorsed by City Council to the Precinct Plan in July, 2025 in support of the CPN Approvals. Previously, OPA 409 Policy 10.7.3 established a requirement for a minimum separation distance of 40 metres between the tower component of tall buildings is required, **or as determined by precinct planning**. Based on changes endorsed by City Council in July 2025, the Precinct Plan was amended to include a site-specific exemption from the minimum separation distance of 40 metres for Block 13B on the Site, permitting a tall building of up to 20 storeys in height to be separated from another tall building by **less than 40 metres to a minimum of 27 metres**. The draft Official Plan Amendment introduces new Policy 10.7.4 to OPA 409, which states that “**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” [our emphasis], which would have the effect of superseding the deference to precinct planning in 10.7.3 and therefore removing the site-specific exemption for Block 13B in the Precinct Plan. Our client has been in discussions with City Staff on this matter, and is committed to working with Staff on an appropriate resolution.
2. While CPN is generally supportive of the proposed changes to the public realm and

streetscape design for the Precinct, these changes will require a reconsideration of some of the ground floor uses and programming of the approved development on the Site and potentially lead to the need for amendments to the CPN Approvals.

3. Finally, CPN has filed a Draft Plan of Subdivision Application for the Site and is advancing same. The City's proposed changes to the streetscape design and public realm design for Centre Commons and Foundry Street will likely impact the phasing and implementation of the Draft Plan of Subdivision for the Site. These items will require further coordination with the City of Toronto and Waterfront Toronto.

In summary, we request that the City-initiated Official Plan Amendment be revised to address the conflicting policy 10.7.4 noted in first point above. With respect to the concerns raised in items 2 and 3 above, CPN is committed to working with City staff and raises these concerns so as to ensure that the cause and effect of this proposed change to the Site is understood by the City.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Sidonia J. Tomasella  
SJT/NM/ke

cc: Client

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