



Cement
Association
of Canada

Association
Canadienne
du Ciment

Toronto, March 23, 2026

Councillor Chris Moise
Members of the Toronto and East York Community Council
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

RE: TE29.14 - 402 and 440 Unwin Avenue - Official Plan Amendment - Appeal Report

Dear Councillors:

The Cement Association of Canada is writing in support of City staff recommendations to oppose the current proposal before the Ontario Land Tribunal that would permit residential redevelopment of the former Hearn Generating Station site.

Toronto's Port Lands represent a critical employment and industrial hub that underpins the construction and infrastructure needs of the entire city. Among its most significant assets is the Concrete Campus and its associated operations, which provide needed cement, ready-mixed concrete, and aggregate materials to infrastructure projects throughout central Toronto. This Campus is essential to meet the city's infrastructure and growth goals.

The long-term viability of these industrial operations would be threatened by permitting residential or other sensitive land uses in the Port Lands. Industrial operations in the area inherently generate noise, dust, industrial odours, and truck traffic. As experience in other jurisdictions has demonstrated, the introduction of residential development in proximity to such uses invariably leads to complaints and land-use conflicts, ultimately pressuring critical employment operations to relocate or cease.

Toronto's employment area designations exist precisely to prevent such conflicts and to safeguard the industries that support the city's continued growth and development.

Toronto has committed to environmental sustainability and low-carbon transportation. The Port holds potential to expand marine-based shipping of construction materials which would align with these goals. In addition, the Concrete Campus also advances sustainable construction by functioning as a recycling hub, processing old concrete and repurposing crushed material in new builds, thereby reducing waste and minimizing truck traffic throughout the region.

For these reasons, the Cement Association of Canada firmly supports opposing the proposed conversion of this strategically important employment area to residential use. Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Auer". The signature is fluid and cursive, with a checkmark-like flourish at the end.

Adam Auer,
President & CEO, Cement Association of Canada