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May 6, 2026

Chair Gord Perks and Members of the Planning and Housing Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of the Planning and Housing Committee:

**Re: PH30.1 – Ookwemin Minising - City-Initiated Official Plan and Zoning By-law Amendment, and Precinct Plan Update**

On behalf of the Toronto Port Authority (TPA), I am writing with respect to item PH30.1 – Ookwemin Minising City-Initiated Official Plan and Zoning By-law Amendment, and Precinct Plan Update – Decision Report.

Toronto Port Authority appreciates the considerable work undertaken by the City to advance a comprehensive planning framework for Ookwemin Minising. We recognize the importance of delivering new housing supply, including increased density in appropriate locations, and support the City’s objective to accommodate growth in a manner that contributes to a complete and vibrant waterfront community. Specifically, TPA has no objection to the OPA and ZBL amendments being put forward in the Staff report.

As development on Ookwemin Minising progresses, we encourage the City to continue considering the area’s proximity to existing and long-established marine and aviation operations associated with the Port of Toronto and Billy Bishop Toronto City Airport (BBTCA). These activities are essential to the economic function of the waterfront and will continue to generate operational noise, including from ship and aircraft movements, loading activities, and associated equipment.

In this context, we respectfully recommend that the City ensure that appropriate mitigation measures are incorporated into the planning and implementation framework for new development as this moves forward through the development process. Such measures should include, but are not limited to:

The Toronto Port Authority owns and operates:  
L'Administration portuaire de Toronto possède et exploite :

AÉROPORT DE TORONTO  
**BILLY  
BISHOP**  
TORONTO CITY AIRPORT

PORT OF  
TORONTO

OUTER HARBOUR  
DE L'AVANT-PORT  
**MARINA**

Canada



- Designing and constructing new residential buildings with appropriate acoustic performance standards (e.g., enhanced Sound Transmission Class (STC) ratings for building envelopes);
- Providing for mechanical ventilation and air conditioning to allow windows to remain closed where necessary to achieve indoor environmental performance targets; and
- Including clear warning clauses in agreements of purchase and sale and/or lease, and securing such notices through registration on title, to inform prospective residents of the presence of nearby marine and aviation operations and the potential for associated noise impacts.

These types of measures are standard practice in areas where sensitive land uses are introduced in proximity to established employment, transportation, and infrastructure uses. Their inclusion will help support compatibility between new residential communities and ongoing port operations, while minimizing the potential for future land use conflicts.

Toronto Port Authority requests that it continue to be notified of all subsequent planning approvals, including site plan applications, and any future amendments, to ensure ongoing coordination related to marine and aviation operations.

Toronto Port Authority remains committed to working collaboratively with the City and other stakeholders to ensure that the waterfront continues to evolve as a dynamic, inclusive, and economically productive area. We look forward to continued engagement as planning and implementation for Ookwemin Minising advances.

Thank you for considering our comments.

Sincerely,

A handwritten signature in black ink, appearing to be "RJ Steenstra", written over a thin horizontal line.

RJ Steenstra  
President & Chief Executive Officer  
Toronto Port Authority