

May 7, 2026

By E-Mail Only to phc@toronto.ca

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

Attention: Nancy Martins, Administrator

Dear Ms. Martins:

**Re: Written Submissions of Natalie & Guerrieri Containers Ltd.
Ookwemin Minising – OPA, ZBA, and Precinct Plan Update
Planning and Housing Committee Meeting – May 7, 2027
Agenda Item 2026.PH30.1**

We are counsel to Natalie & Guerrieri Containers Ltd., the owner of the land municipally known as 16 Munition Street (the “**Subject Property**”), in the City of Toronto (the “**City**”).

On behalf of our client, we are writing to outline our client’s interest in the City-initiated Official Plan and Zoning By-law Amendment and Precinct Plan update for Ookwemin Minising, formerly known as Villiers Island.

Our client operates Cherry Beach Sound (“**CBS**”) on the Subject Property. Since 1981, CBS has operated out of the Queen’s City Foundry, a former ammunition factory constructed in 1917 on Munition Street. The City listed the building on its Heritage Registry in July 2003. The facility houses two state-of-the-art recording studios, and CBS has established itself as Toronto’s premier audio production house with an international reputation. In addition to CBS, the building also houses 22 tenants from the film, TV, music, and broadcasting industry.

Under the Port Lands Planning Framework, the Subject Property is located within the Villiers Island Precinct Plan (the “**Precinct Plan**”), which provides detailed land use and built form direction for the area. The Land Use Plan (Figure 15) in the Precinct Plan designates the Subject Property as a “Heritage Structure”, with an “Employment/Commercial” land use designation. The building is also recognized as a Cultural Heritage Resource in the Precinct Plan.

We understand that the City proposes to introduce Foundry Street, a new local one-way street immediately west of the Subject Property. CBS currently relies on the parking area

on the western portion of the Subject Property, accessed from Villiers Street, to support its day-to-day operations.

Our client asks that the City ensure approval of the Official Plan Amendment, Zoning By-law Amendment, and Precinct Plan update does not disrupt or negatively impact CBS's operations or those of its tenants. It is critical, not only with these amendments and update, but also in future planning for Foundry Street, to preserve and protect both the existing parking area on the west side of the property and its vehicular access from Villiers Street.

Please provide us with notice of any decision of the Committee in this matter. Should you have any questions please do not hesitate to contact us.

Yours truly,
DAVIES HOWE LLP



Samantha Lampert

SL:LV

copy: Erika Ivanic, Waterfront Project Manager
Client