

July 14, 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 – Draft Plan of Subdivision
Application Number 26 161475 STE 14 SB
Planning and Housing Committee Meeting – July 16, 2026
Agenda Item 2026.PH32.2**

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**”).

Our client operates Cherry Beach Sound (“**CBS**”) on the Subject Property, which contains the Queen’s City Foundry (constructed in 1917 as an ammunition factory). The building has been occupied and operated continuously by CBS since 1981 and was listed on the City’s 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 who rely on the Subject Property’s operations, including the on-site parking and vehicular access.

On behalf of our client, we are writing to outline its interest in Waterfront Toronto’s application for draft plan of subdivision approval to create development blocks within the Ookwemin Minising Precinct Plan area (the “**Application**”).

Our client's property includes a long-established parking and service area located on the west side of the building, accessed from Villiers Street:



Figure 1: Context Map

Although CBS' lands are not subject to the Application, the draft plan of subdivision depicts block lines and shows two blocks on the Subject Property: one containing the existing building and a second encompassing the parking area, access, and a portion of the neighbouring property immediately to the west:



Figure 2: Proposed Draft Plan of Subdivision (April 8, 2026)

This configuration appears to reflect the City's long-term objective of extending Foundry Street northward to connect with Villiers Street.

Our client is concerned that the proposed block layout and any future extension of Foundry Street could disrupt ongoing operations at 16 Munition Street, including essential parking, loading, and vehicular circulation relied upon by CBS and its tenants. We understand the Traffic Impact Study (the “**TIS**”) prepared in support of the Application assumes an extension of Foundry Street and does not assess alternative configurations or scenarios that would preserve current access and parking arrangements.

We have been in contact with both City Staff and Waterfront Toronto and understand that they are assessing various options to maintain the Subject Property's access and parking area.

In these circumstances, we respectfully request that any decision to approve the Application include conditions that:

- a) do not disrupt or negatively impact the functionality of CBS's long-standing operations or those of the tenants at 16 Munition Street; and
- b) preserve and protect the existing west-side parking and loading area and vehicular access from Villiers Street.

Our client appreciates the City's objectives for the precinct area and is willing to engage constructively with staff and Waterfront Toronto to identify solutions while maintaining CBS's continued operations.

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