



**Ready Mixed Concrete Association of Ontario**

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February 18, 2026

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

**EMAILED:** [teycc@toronto.ca](mailto:teycc@toronto.ca)

**Attention: Ms. Catherine Regan**

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

Dear Councillor Moise and Community Council Members:

The Ready Mixed Concrete Association of Ontario (Concrete Ontario) 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 remain a vital employment and industrial area that supports the construction and infrastructure needs of the entire city. Of particular importance is the Concrete Campus and related operations, which provide essential ready-mixed concrete, cement and aggregate materials for projects across central Toronto.

Concrete is a time-sensitive, perishable construction material that must be produced near its point of use. The Concrete Campus plays a critical role in supplying major city-building priorities, including:

- New housing & condo construction
- Transit expansion and rehabilitation
- Road, bridge, and municipal infrastructure renewal
- Critical provincial infrastructure such as hospitals and schools

In addition, the Concrete Campus supports sustainable construction practices by serving as a hub for recycling old concrete and reusing crushed material in new projects, reducing waste and truck traffic across the region.

Introducing residential and other sensitive land uses into the Port Lands would jeopardize the long-term viability of these essential industrial operations. Concrete production and related port activities have unavoidable impacts, including noise, dust, heavy truck movements, and industrial odours. Experience has shown that once residential development is permitted nearby, complaints and land-use conflicts increase, putting pressure on critical employment uses to relocate or shut down.

Toronto's employment areas are designed to prevent these conflicts and ensure that industries supporting the city's growth can continue operating safely and efficiently.

Furthermore, Toronto has committed to environmental sustainability and low-carbon transportation. The Port has significant potential to expand marine-based shipping of construction materials, which can reduce congestion, lower emissions, and strengthen Toronto's supply chain resilience.

For these reasons, Concrete Ontario strongly supports the City's position in opposing the proposed conversion of this strategic employment area to residential use.

Thank you for your attention to this important matter.

Sincerely,

Bart Kanters, President  
Concrete Ontario