

February 13, 2026

Steven Barber, Senior Planner
Community Planning, Toronto and East York District
City Planning Division, City of Toronto

Marco Bertoia, Project Director
Strategic Capital Coordination Office
Infrastructure Services, City of Toronto

Cc:
Erika Ivanic, Project Manager, Waterfront
Community Planning, Toronto & East York District
Development Review Division, City of Toronto

RE: 440 Unwin Avenue, City of Toronto
File No. Hearn OPA - 24 253487 STE 14 OZ
Studios of America Corporation

Thank you for providing Hydro One Networks Inc. ("Hydro One") the opportunity to review and comment on the above-noted Official Plan Amendment (OPA) application for 440 Unwin Ave ("Subject Site")

Hydro One operates the Hearn Switching Station ("Hearn SS"), located immediately north of the former Hearn Generating Station ("Powerhouse"). Historically, Hearn SS served as the connection point between the Powerhouse and the 115 kV transmission network. While the Powerhouse is decommissioned, the switchyard remains in active service today, providing a connection for the neighbouring Portlands Energy Centre (PEC) gas-fired generating station to the 115 kV network and functioning as a critical hub within Hydro One's transmission system in the Port Lands (see Appendix 1)). The Hearn SS site contains critical 115 kV transmission assets, including two low-pressure, oil-filled (LPOF) 115 kV underground transmission cables that traverse the northeast corner of the Subject Site.

Hydro One has reviewed the submitted materials and provides the following technical comments for the applicant's consideration:

1. Access & Easements

- Existing access to Hearn SS must remain fully unimpeded at all times.
- Existing Hydro One property boundaries must remain unaffected.
- The main driveway into Hearn SS (east side to Unwin Avenue, next to PEC must allow for uninterrupted 24-hour station access.
- Existing gates within the fencing must remain in place as they are required for emergency egress.

2. Safety Considerations

- Hearn SS's grounding grid is interconnected with the grounding system of the Powerhouse building. Removal or alteration of the Powerhouse grounding grid will require a new grounding study for both sites. The applicant is responsible for all study costs and any required mitigation.
- Metal fence adjacent to the proposed laneway must be replaced with a wooden fence on the Hydro One side of the property line.
- The applicant must propose measures to prevent public access to the station fencing.
- All new structures/equipment must be assessed by a professional engineer specializing in system grounding; mitigation must be implemented before construction.
- Any metal structures (temporary or permanent) must be isolated from the station grounding system due to high touch-potential hazards.
- Construction dust impact may require Hydro One to power-wash station facilities at the applicant's expense.
- Safety and security along all property limits adjacent to Hearn SS must be maintained.

3. Landscaping Requirements

- Landscaping adjacent to Hearn SS (Landscape Areas 4, 7, and 9) must exclude plant materials that shed, spread, or may encroach onto Hydro One property.

4. Loading Area & Vehicle Access

- The shared loading area (Area 9) must accommodate large transport vehicles without impacting Hydro One fencing.
- No parking is permitted along the fence line.
- The proposed laneway north of the Powerhouse must be shifted south to avoid encroachment on Hydro One property.

5. Development Requirements Adjacent to Hearn SS

- No craning over Hydro One property is permitted.
- Zero-lot-line development is not permitted; sufficient setbacks must be provided for construction, operation and maintenance without entering Hydro One property.
- No encroachments (including tie-backs) are permitted.
- Podium-level development facing the station must exclude:
 - Balconies or elevated terraces
 - Operable windows
- Residential towers must be set back a minimum equivalent of a two-lane City right-of-way from Hydro One property. The three proposed towers above the Powerhouse on the north side must be relocated to the south side.

- Podium-top amenities must incorporate tall protective barriers on the station-facing side.
- The applicant must undertake a noise study accounting for station noise; any required mitigation is at applicant's cost, and Hydro One must be consulted before the study is conducted.

6. Underground Infrastructure Protection

- Hydro One cable personnel must be contacted prior to any work near transmission cables.
- Cable locations (two 115 kV LPOF cables) must be confirmed by SUE and daylighting (hand digging only).
- Work must follow Hydro One's High Voltage Cable Precaution Sheet.
- Cables are vibration-sensitive; vibration monitoring is required.
- A minimum 1 metre clearance must be maintained around cables.
- Thermal backfill must remain undisturbed.
- No planting soil/landscaping is permitted within 1m of the cables.
- Cables must remain accessible at all times for inspection, testing, and emergency repairs.

Hydro One requests that these requirements be incorporated into the development application review and reflected in any subsequent revisions by the applicant.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,



Han Zhang

Senior Real Estate Coordinator

Hydro One Networks Inc.

416.996.5874

Han.Zhang2@hydroone.com

Appendix 1 – Hearn SS property

Hydro One Networks Inc.

483 Bay Street
8th Floor South Tower
Toronto, Ontario M5G 2P5

HydroOne.com

