



Kim Mullin | B.A., LL.B.

T. 416.203.5633

E. kmullin@woodbull.ca

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By Email to teycc@toronto.ca

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto ON
M5H 2N2

Dear Members of Community Council :

**Re: Toronto and East York Community Council - Item TE34.60
324 Cherry Street and 429 and 455 Lake Shore Boulevard East
Statutory Public Meeting, July 9 2026
Amrize Canada Inc. Submission**

We are counsel for Amrize Canada Inc. ("**Amrize**"), formerly known as Lafarge Canada Inc. Amrize is the owner and operator of the Cement Terminal at 54 Polson Street (the "**Cement Terminal**"), which is a major facility which receives cement by ship and distributes cement throughout the Greater Toronto area.

We have been closely following the planning process for the proposed development (the "**Proposed Development**") at 324 Cherry Street and 429 and 455 Lake Shore Boulevard East (the "**Site**"). We understand that an Official Plan Amendment and a Zoning By-law Amendment (together, the "**Applications**") will be considered by Toronto and East York Community Council on July 9, 2026. We have reviewed the Applications and supporting materials and provide this letter to ensure that land use compatibility between the Proposed Development and the Cement Terminal is adequately addressed.

Land use planning decisions made by municipalities must be consistent with the Provincial Planning Statement, 2024 (the "**PPS**"). The PPS policy 3.5.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and to ensure the long-term operational and economic viability of major facilities. Further, policy 3.5.2 states that where avoidance is not possible, planning authorities shall protect the long-term viability of existing major facilities that are vulnerable to encroachment by ensuring that the development of proposed adjacent sensitive land uses is only permitted if potential adverse effects of the proposed sensitive land use are minimized and mitigated, and potential impacts to major facilities are minimized and mitigated.



WOOD BULL LLP

65 Queen Street West, Suite 1400, Toronto, Ontario M5H 2M5

T. 416.203.7160

woodbull.ca

Amrize, then known as Lafarge Canada Inc., was a party to the 2017 Ontario Municipal Board settlement which resulted in the approval of the current Official Plan policies and Zoning By-law for the Site. As part of that settlement, that Zoning By-law includes provision for the applicant to seek a Class 4 Noise Area under Ministry of the Environment Environmental Noise Guideline NPC-300, if necessary for land use compatibility, prior to the removal of the 'H' Holding Symbol.

The 'H' Holding Symbol was subsequently removed from Block 1, a portion of the Site, by By-law 2022-131 passed in 2022 to permit the construction of a commercial office building. At that time, Council did not pass a resolution classifying the Site as Class 4, and the corresponding staff report did not address the land use compatibility issue.

The Applications now under Council consideration would amend the Official Plan and Zoning By-law to intensify the previously approved Master Plan. The Applicant, through its noise consultant HGC, has worked with Amrize to assess land use compatibility for the Applications. HGC has concluded that, with a Class 4 Noise Area Classification, the Proposed Development would be compatible with the Cement Terminal. Further, HGC recommends that the buildings be constructed with windows that have a minimum rating of STC-33 to protect against ship noise.

Amrize does not oppose the Applications, provided that Council passes a resolution classifying the lands as a Class 4 Noise Area under NPC-300 and that the Applicant commits to installing windows with a minimum STC rating of 33, which may be secured through conditions of site plan approval. These measures are necessary to ensure the long-term compatibility of the Proposed Development with the continued operation of the Cement Terminal and to ensure that Proposed Development is consistent with the PPS.

Please provide us with notice of any Committee or Council decision relating to this matter.

Yours very truly,

WOOD BULL LLP

A handwritten signature in blue ink, appearing to read "Kim Mullin".

Kim Mullin
KM

cc: Client