



Ontario Food Terminal Board

165 the Queensway

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Nancy Martins
City of Toronto Committee Administrator
Planning and Housing Committee
Meeting # 31, Item PH31.7

Via email: phc@toronto.ca

On behalf of the Ontario Food Terminal Board, I would like to express our concerns with the land use conversion request application, from employment use to non-employment use, by the adjacent property owner at 125 The Queensway.

We urge the Planning and Housing committee to reject the proposed conversion.

The Ontario Food Terminal, a priceless hub in Ontario's food supply chain, is owned and operated by the Ontario Food Terminal Board under the authority of the Ontario Food Terminal Act. It is a not-for-profit board governed agency of the Ontario Ministry of Agriculture, Food and Rural Affairs, whose object and mandate is to operate a wholesale fruit, produce, and agricultural products distribution centre that serves Ontario growers, fruit and produce wholesalers, office tenants and over 5,000 registered agri-food businesses. The terminal is an economic generator for the City and Province, distributing over 2.1 billion pounds of produce annually which is an average of 5.7 million pounds per day with a value of over \$2 Billion in sales. Although the Board operates the facility, the following organizations rely on the terminal, such as the Ontario Fruit and Vegetable Growers Association who have 3,500 members, the Ontario Produce Marketing Association who represent 225 businesses who grow, transport and sell fresh fruits and vegetables in Ontario, The Toronto Wholesale Produce Association who represent the 21 warehouse tenants at the terminal, and the Toronto Farmers Association who represent 400 farmer tenants at the terminal and 40 office tenants that all oppose the land use conversion to non employment use zoning at 125 the Queensway.

The significant proposed residential development at 125 The Queensway adjacent to the Ontario Food Terminal is not compatible and would adversely impact the terminal's operation, nearby businesses and put in question the viability of the surrounding employment area, including:



- The terminal's reliance on the continued existence of employment lands in south Etobicoke for the use by produce wholesalers, food service providers and other businesses that support this facility. The loss of 125 The Queensway employment lands would serve to put pressure on other employment lands in Etobicoke.
- Increased vehicle and pedestrian traffic pressure in the area and anticipated complaints by residential neighbours about the facility, such as the 24 hours a day / 7-days a week operation, noise, lighting, smell, security issues etc.

The Board greatly appreciated the City of Toronto's recognition that the OFT lands and surrounding lands as employment lands and supported the 2019 provincial declaration of the Ontario Food Terminal lands as Provincially Significant Employment Zone (PSEZ). There are about 5,000 employees that work at the OFT daily and indirectly the terminal creates thousands more jobs throughout the province.

The Ontario Food Terminal is a crucial piece of infrastructure in the City of Toronto and Ontario. The fresh food available at the terminal is relied on by independent grocers, food service providers, restaurants and many other agri-food businesses throughout the GTA, Ontario and Canada. The terminal's existence plays a very important role in providing competitive food pricing, food security, diminishes the number of food deserts within the City, supports Toronto's iconic green grocer network within the heart of every local main street neighbourhood and is used by the Daily Bread Food Bank and Second Harvest, among other charities.

The Ontario Food Terminal Board recognizes that there is the need for more housing in Toronto, but we also know that Torontonians need places of employment in Toronto. The Ontario Food Terminal Board requests that the City of Toronto's Planning and Housing Committee reject the land use conversion request of 125 The Queensway in order to protect the City's and Province's safe and reliable food supply infrastructure.

If you have any questions or need more information, please do not hesitate to contact us.

Regards,
Ontario Food Terminal Board

Christy McMullen
Chair