
Mark Grimes
Toronto City Councillor
Ward 3, Etobicoke-Lakeshore



Toronto City Hall
100 Queen Street West, Suite C48
Toronto, Ontario M5H 2N2

Planning and Housing Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Monday, February 14, 2022

125 The Queenway Conversion Report: Support Retaining these Lands as Employment

Dear Chair Bailão & Committee Members,

As the local City Councillor for the address 125 The Queensway in Etobicoke-Lakeshore, I am writing to ask that you support our staff's preliminary assessment to retain these lands as employment areas.

125 The Queensway – Conversion Request No. 022

Land owners for 125 The Queensway (currently the Sobey's plaza) have requested to re-designate these lands from *General Employment* to *Mixed Use Areas* in order to permit residential uses.

Staff's preliminary assessment state that the lands should be retained as *Employment Areas*, and continue to be designated as *General Employment Areas*.

✓ ***I agree with our staff's assessment to retain these lands as an employment area.***

Staff have identified a long list of issues with this conversion request, including the proximity to the Humber Wastewater Treatment Plant, which staff noted would present an issue given that detectable odour from the Plant would likely occur.

It should be noted the Humber Bay Shores community immediately to the south of this location has seen intense growth, and will be seeing more through the redevelopment of the former Christie's factory lands. The City invested a significant amount of time, energy, and resources into the Christie's Secondary Plan that was adopted unanimously by City Council in May 2021, and the development that could occur from conversion of 125 The Queensway would place unknown pressures on an already densely populated community.

Additionally, staff identified that conversion of 125 The Queensway to *Mixed Use Areas* would present compatibility issues with the adjacent Ontario Food Terminal. The Ontario Food Terminal is Canada's largest wholesale fruit and produce terminal, with over 5,000 businesses buying produce from the Terminal. It is estimated that around 100,000 people rely on the Ontario Food Terminal for employment. In 2019, the Ontario Government recognized the importance of the Ontario Food Terminal and announced that it would be designated as a Provincially Significant Employment Zone – a designation that protects lands that are critically important both locally and to the province for jobs and economic growth.

City of Toronto

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I would ask that you support the staff assessment to retain these lands as employment.

Sincerely,

Councillor Mark Grimes
Ward 3, Etobicoke Lakeshore