

# Amber Morley

**CITY COUNCILLOR, ETOBICOKE-LAKESHORE**

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Planning and Housing Committee  
10th Floor, West Tower, City Hall  
100 Queen Street West  
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Thursday, June 1, 2022

## **Employment Area Conversion Request No. 022: 125 The Queensway**

Chair Bradford and Committee members

I am writing to you as the local City Councillor for Ward 3, Etobicoke-Lakeshore and to express my support and concurrence with City Planning staff's recommendation to retain the lands at 125 The Queensway in Etobicoke-Lakeshore as Employment Areas.

The owners of the property at 125 The Queensway, are requesting a re-designation of these lands from Employment Area to Mixed use, in order to allow for residential uses. City Planning have provided significant rationale for maintaining these lands and the very real likelihood for deleterious impacts. Staff considerations included (*taken from the Attachment #2 of report*):

### **Direct Proximity to the Ontario Food Terminal**

*The lands are located in the interior of the Employment Area, and directly abuts the Ontario Food Terminal (OFT) to the east. The OFT is a publicly owned wholesale fruit and product distribution facility. The terminal maintains City-wide, provincial and national importance, as a significant component to the farm, retail/wholesale and food service industries. It plays a critical role in maintaining food security for Toronto's residents. In terms of employment, there are 5,000 people directly employed at the terminal which extends to 170,000 people who have direct or indirect employment through the terminal*

*OFT operations begin at 4:00 a.m. when delivery trucks are unloaded, and trucks line up on the OFT lands well in advance of 4:00 a.m. The trucks line up along the eastern edge of the OFT lands, which directly abuts the subject conversion request lands. Permitting residential uses adjacent to this location may lead to issues with complaints and constrain operations of the OFT, due to potential noise, light, traffic and safety concerns...Converting lands directly abutting the OFT has the potential to create undesirable land use conflicts*



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### Direct Proximity to the Humber Wastewater Treatment Plant

*In addition, locating sensitive land uses directly to the south of the Humber Wastewater Treatment Plant may create future compatibility issues. Staff have concerns regarding potential emission impacts on the lands from the plant. Toronto Water staff have indicated a risk of odour complaints, noise, visual and evening lighting impacts should residential uses be developed on the lands*

### Poor Access to Higher Order Transit

*There is currently no convenient access to higher order transit from the lands that would support the proposed introduction and intensification of residential uses. The planned Park Lawn GO Station will be located approximately a 2,100 metre walk from the lands.*

### Will Not Create a Complete Community

*The proposal for residential uses in this location does not support the achievement of a complete community as it would not provide residents with convenient access to community services and facilities, such as libraries and schools. The nearest Toronto District School Board ("TDSB") school is located approximately 1.2km away, and the closest recreation centre is located approximately 2.5km away. Access to both of these facilities require the crossing of a major road*

It is also important to consider the fact that immediately to the south of this location resides the Humber Bay Shores community, which has seen intense growth and will undergo further intense development at the former Christie's factory lands. The development that would occur from conversion of 125 The Queensway would place unknown pressures on an already densely populated community.

In closing, it is because of the issues above that I ask you to support the recommendation made by City Planning staff and **retain these lands as Employment Areas**. Until such time as the area has in place sufficient physical, transit and social infrastructure in place, I am not in support of conversion of these lands.

Sincerely,



**Councillor Amber Morley**

Ward 3, Etobicoke-Lakeshore



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