

June 1, 2023.

**Planning & Housing Committee,
c/o Nancy Martins, secretary,
10th floor, West Tower, City Hall,
100 Queen St. W.,
Toronto, ON. M5H 2N2
phc@toronto.ca.**

**PH4.5 (10:00 AM) Our Plan Toronto: Recommendations on Forty-Five Employment Area Conversion Requests - Final Report (Ward All - Statutory: Planning Act, RSO 1990)
Final Assessment of Conversion Request No.022 - 125 The Queensway**

Dear Chair and Committee Members,

We are writing to you on behalf of the Mimico Lakeshore Community Network (MLCN), which represents a number of community groups as well as engaged individuals. We note with dismay that plans for a rezoning of the Sobeys' Plaza at 125 Queensway Blvd. W. and echo the concerns expressed by companies affiliated with the Ontario Food Terminal, which is right next door to that plaza.

The Food Terminal is not only the second largest fresh food distribution facility in North America, but is also a major employer in the Mimico area and was designated a Provincially Significant Employment Zone (PSEZ) in October 2019. The terminal, which independent grocers, restaurants and others including Daily Bread Food Bank and Second Harvest rely on for food availability and food security, employs about 5,000 employees directly at the terminal and also supports 170,000 people who have direct or indirect employment affiliated with the terminal.

The site, 125 The Queensway, where the conversion request to mixed use from employment lands is immediately adjacent to the Queensway entrance to the Terminal. Traffic is already a problem in that area and would only become worse if 125 Queensway is redeveloped as residential. Added to that would be complaints about noise from the trucks using the Terminal, particularly given the very early hours much of the business is transacted.

We are somewhat surprised by the conversion request for 125 The Queensway since that site is directly opposite the Humber Sewage Treatment Plant, which can be quite odoriferous at times, especially in the summer when residents of the proposed residential area could reasonably be expected to want to be outside on their balconies.

We note also that the Transportation Master Plan for the nearby Park Lawn/Lakeshore area has yet to be completed. Furthermore, South Etobicoke has lost major employment areas in recent years and continues to do so. Given that fact, would it not be more desirable to bolster employment on that site by for example adding more retail or providing space for offices or light industrial.

For the above reasons, we urge the city to deny the conversion request and retain 125 Queensway as an employment area as city staff have recommended in their final assessment.

Sincerely,

Les Veszlenyi and Angela Barnes, co-chairs of the Mimico Lakeshore Community Network

cc: Jeff Cantos, City Planning Division, Jeffrey.cantos@toronto.ca

Councillor_Morley@toronto.ca