

January 5, 2026

Our File No.: 252459

Via Email: *etcc@toronto.ca*

Etobicoke York Community Council
250 The East Mall, Toronto
Etobicoke ON M9B 3YB

Attention: Etobicoke York Community Council Members

**Re: Item EY28.2 829 The Queensway, City of Toronto
Official Plan Amendment and Zoning By-law Amendment Applications
Comments of Costco Wholesale Canada Ltd.**

We are counsel to Costco Wholesale Canada Ltd. (“**Costco**”), the owner and operator of the Costco retail warehouse and Costco gas bar at 50 Queen Elizabeth Boulevard (the “**Costco Property**”). The Costco Property abuts 829 The Queensway (the “**Subject Property**”), which is subject to planning applications to permit a 16-storey mixed building (the “**Proposed Development**”). Costco has operated its retail warehouse and gas bar at this location for 30 years. The warehouse is approximately 134,354 square feet in size and employs approximately 480 people. Customer traffic is significant, truck deliveries are frequent and there are regular queues at the gas bar. These activities generate ongoing noise, traffic, and emissions.

Costco supports thoughtful intensification where it is compatible with adjacent employment and commercial operations. Given the immediate proximity to Costco’s high-activity retail warehouse, gas bar, parking, and loading facilities, it is essential that the Proposed Development incorporate robust, secured mitigation measures so that: (i) Costco’s lawful, long-standing operations are not constrained; and (ii) future residents are adequately protected from any potential adverse effects that could result due to the close proximity of these two uses.

Costco has actively engaged in the planning approval process for the Proposed Development. Of note, Costco is currently working with the Applicant to finalize an agreement that will secure necessary noise and odour mitigation measures to better ensure that future residents are protected, the risk of complaints is minimized, and Costco can continue to operate for its intended purpose without undue constraint.

Although the agreement is not yet finalized, Costco intends to complete it with the Applicant before the City Council meeting scheduled to commence on February 4, 2026. Until such time as the agreement is entered into between the parties, approval of the planning applications for the Proposed Development is premature. If the agreement is not executed by the February City Council



meeting, Costco will request that the Proposed Development be deferred until the required mitigation measures have been appropriately secured.

Costco plans to depute at the upcoming Etobicoke York Community Council meeting and will expand on its concerns and the process to address its concerns at that meeting.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to be "Joe Hoffman", written over a light blue rectangular background.

Joe Hoffman

JH/

1397-1979-1642