

NOTICE OF MOTION/MOTION WITHOUT NOTICE

Comments on the Request for a Minister's Zoning Order (MZO) to maintain lands in the City of Toronto as employment lands to protect the Ontario Food Terminal; 125 The Queensway

Moved by: Councillor

Amber Morley

Mayor Chow

Seconded by: Councillor

SUMMARY:

This motion is to express support in principle for the intent of the provincial government's proposal to ministerially zone the lands known as 125 the Queensway ("the Site") to maintain the existing zoning for the property and prevent the introduction of incompatible land uses (e.g., residential).

The motion also reaffirms City Council's longstanding position on the protection and preservation of employment lands across Toronto.

The Ontario Food Terminal Board, with the support of the Minister of Agriculture, Food and Agribusiness, has requested an MZO in order to safeguard the continued operational viability of the Ontario Food Terminal (OFT). The site is directly adjacent to the OFT, a key employer in Toronto's west end that supports 2,500 direct jobs and contributes to the employment of approximately 168,000 people indirectly, including farm workers and the operations of 5,000 registered buyers. Currently the Site is occupied by a retail and commercial plaza with surface parking.

An application was submitted on March 28, 2025 to redesignate the Site from General Employment Areas to Mixed Use Areas to permit residential uses. On October 30, 2025, the application was appealed to the Ontario Land Tribunal due to Council not making a decision within the timeframe prescribed in the Planning Act.

The proposed MZO is consistent with City Council's February 4, 2026, adoption of an appeal report (PH27.11) for 125 The Queensway, which recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the current application.

The OFT is a critical distribution centre for independent grocers across the Greater Toronto Area and plays an essential role in maintaining food security. Allowing residential uses near the site could lead to complaints, constrain operations, and create a precedent that threatens the long-term viability of the OFT. Maintaining the employment use of the Site will help ensure stability for the

terminal and protect the significant economic and community benefits it provides to Toronto and the surrounding region.

More broadly, maintaining the employment use of the Site supports the City's policy framework for Employment Areas and helps avoid land use conflicts that could constrain existing operations. Bringing Official Plan Amendment 804 into force would further strengthen this framework and provide greater certainty for the long-term protection of employment lands across the city, including sites experiencing conversion pressures.

RECOMMENDATIONS:

1. City Council supports in principle the intent of the proposed Minister's Zoning Order for 125 The Queensway, being the protection of the Ontario Food Terminal from encroaching residential and other sensitive uses.
2. City Council reaffirms its support for the protection and preservation of employment lands within the City of Toronto, including encouraging the Province to bring Official Plan Amendment 804 into force to align the City's employment area policies with the provincial policy framework and provide greater certainty for the protection of employment lands.

April 22,23,24, 2026