

## **125 The Queensway – Official Plan Amendment – Appeal Report**

Date: January 8, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning and Executive Director,  
Development Review

Ward: 3 - Etobicoke-Lakeshore

**Planning Application Number:** 25 127266 WET 03 OZ

### **SUMMARY**

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On March 28, 2025, an application to amend the Official Plan was submitted to redesignate 125 The Queensway (the “Site”) from *General Employment Areas* to *Mixed Use Areas*.

On October 30, 2025, the applicant appealed the Official Plan Amendment application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the timeframe prescribe in the Planning Act. A Case Management Conference has not yet been scheduled.

This Report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the Official Plan Amendment application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

### **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning and Executive Director, Development Review, recommend that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan Amendment for the lands at 125 The Queensway and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. City Council authorize the City Solicitor and other appropriate City staff to take any necessary steps to implement City Council's decision, including requesting any

conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

## **FINANCIAL IMPACT**

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The City Planning and Development Review confirm that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information presented in the Financial Impact Section.

## **DECISION HISTORY**

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On June 15, 2023, City Council adopted Official Plan Amendment 644, which refused conversion request 022 seeking to convert 125 The Queensway from *General Employment Areas* to *Mixed Use Areas*. A link to the decision history can be found at the following link <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.5>.

OPA 644 was approved by the Minister of Municipal Affairs and Housing and came into effect on January 28, 2025.

On October 20, 2024, the Minister of Municipal Affairs issued the Provincial Planning Statement, 2024 ("PPS 2024"). The PPS 2024 removed the requirement that conversions of employment areas to non-employment uses only be permitted through a Municipal Comprehensive Review.

On May 21, 2025, City Council adopted Official Plan Amendment 804, to align with the Provincial legislative and policy changes related to Employment Areas, including the PPS 2024 and Bill 97. The decision can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.1>.

OPA 804 has been sent to the Minister of Municipal Affairs and Housing for final review and approval.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The Site is located in the South Etobicoke Area of Employment, on the south side of The Queensway, east of Park Lawn Road. The Site is approximately 3.45 hectares in size, with 255 metres of frontage along The Queensway, and currently occupied by a retail and commercial plaza, and surface parking. See Attachment 1 for the Location Map.

## **Surrounding Uses**

North: Immediately north of the Site is the Humber Wastewater Treatment Plant and South Humber Park.

South: Immediately south of the Site is a Hydro and Rail Corridor, and the Gardiner Expressway.

East: The adjacent property to the east of the Site is the Humber Loop at The Queensway.

West: The adjacent property to the west of the Site is the Ontario Food Terminal.

## **THE APPLICATION**

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### **Description**

The application proposes to amend the Official Plan to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*.

### **Reasons for Application**

The Official Plan Amendment is required to permit residential uses on the lands. Zoning By-law Amendment and Site Plan Approval applications will be required if the proposal were to proceed.

## **APPLICATION BACKGROUND**

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The reports and studies submitted in support of this application are available on the Application Information Centre. A link to the materials can be found here:  
[www.toronto.ca/125TheQueensway](http://www.toronto.ca/125TheQueensway)

### **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

## Official Plan

The Official Plan designates the lands as *General Employment Areas*. See Attachment 2 of this Report for an Official Plan Land Use Map. The Official Plan must be read as a whole in order to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

## Zoning

The subject site is zoned Class 1 Industrial (I.C1) in the Former City of Etobicoke Code 11,737. See Attachment 3 of this report for the Zoning By-law Map.

## PUBLIC ENGAGEMENT

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A virtual community consultation meeting was held on September 25, 2025. City Staff and the applicant team gave presentations and answered questions from 75 participants. The following general comments and questions were raised by participants:

- Concerns about losing the existing retail uses,
- Impact of proposed density on public infrastructure and facilities such as roads, transit, schools and healthcare services;
- Questions regarding the Park Lawn Go Station completion date; and
- Concerns about the impact on traffic.

## COMMENTS

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### Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024).

### Official Plan: Land Use

This application has been reviewed against the Official Plan policies. Employment Areas are comprised of two designations in the Official Plan, *Core Employment Areas* and *General Employment Areas*. Employment Areas are areas for clusters of businesses and economic activities, including manufacturing, research and development, warehousing and goods movement, associated retail and office and ancillary facilities.

The site is located within the South Etobicoke Area of Employment, the second largest concentration of land designated Employment Areas in Toronto. Over 1,800 businesses provide over 44,000 jobs in the area, an increase of 5,000 jobs since 2021. This area benefits from strong transportation access for goods movement including proximity to

major highways, Toronto Pearson International Airport, and the downtown core. It accommodates a diverse mix of warehousing, transportation, associated office and commercial, service, and manufacturing uses. Protecting employment lands with strong connections to transportation infrastructure is critical to economic activity and supports the efficient movement of goods.

Adjacent to the site is the Ontario Food Terminal (“OFT”), the only wholesale produce market of its kind in Canada, and one of the four largest wholesale produce markets in North America. The OFT is a central, well-located facility that maintains City-wide, provincial and national importance for farmers, retail/wholesale, and food service industries. It plays a critical role in maintaining food security for Ontario’s residents and is an essential outlet for more than 1,500 Ontario farmers. Inbound and outbound delivery activity occurs overnight and in the early morning hours, with a high concentration of buyers, distributors, and service vehicles accessing the site. Truck volumes are substantial on a daily basis and can increase considerably during peak seasonal periods. If complaints arise regarding noise, lighting, or truck activity, the OFT could be exposed to potential compliance orders, fines, or operational constraints, even when operating lawfully prior to any new residential development.

The Humber Wastewater Treatment Plant is located north of the Site. This facility is the City’s second largest wastewater treatment plant and serves a population of approximately 660,000 people.

The existing supply of *Core* and *General Employment Areas* is finite and should be reserved for existing and future businesses that cannot locate in other areas. Given the increasing number of applications to allow residential uses on lands designated Employment Areas in the South Etobicoke Area of Employment, there is a risk that approval of these applications will diminish the employment land base, create uncertainty for existing and future businesses, and signal the potential for future applications to allow residential uses on employment lands in the Employment Area.

The availability of land and land use certainty are key factors to investment and Toronto’s global competitiveness. The protection of employment lands aligns with broader, multi-government objectives and strategy to invest in and strengthen Canada’s industrial and manufacturing sectors, particularly in response to the shifting policy and trade landscape.

A Compatibility and Mitigation Study prepared by SLR Consulting was provided by the applicant in support of the application. A Peer Review of the study is required to verify the conclusions of the report.

Staff have reviewed the current application and have concerns about the redesignation of the lands from *General Employment Areas* to *Mixed Use Areas*. The introduction of residential uses on the site could negatively impact the overall viability of the *Employment Area*, disrupt a stable operating environment for business operations and economic activities, and limit opportunities to attract businesses to the area.

## **Further Issues**

City Staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff will report back to City Council as necessary.

## **CONTACT**

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## **SIGNATURE**

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Jason Thorne  
Chief Planner and Executive Director  
City Planning

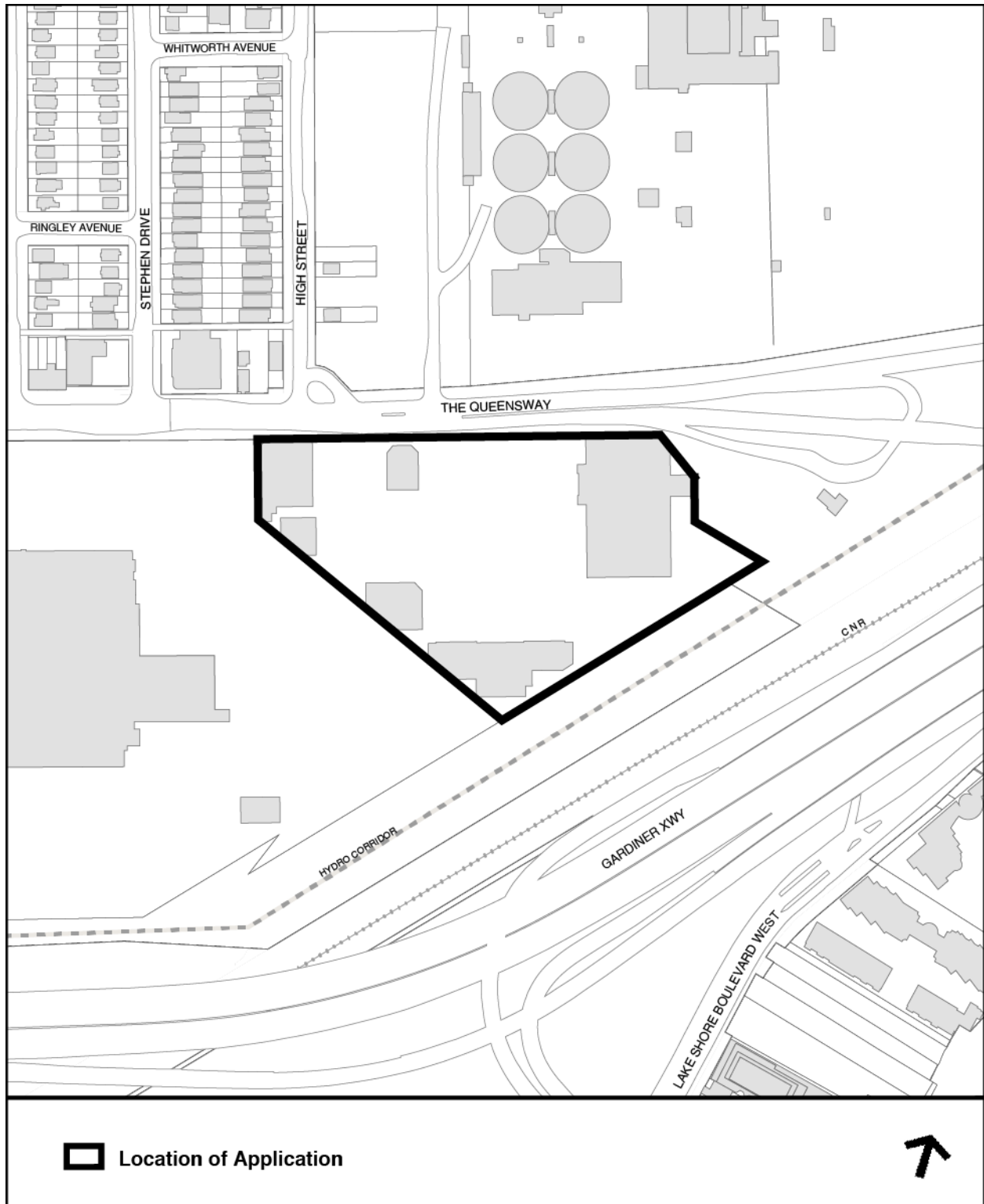
Valesa Faria  
Executive Director  
Development Review

## **ATTACHMENTS**

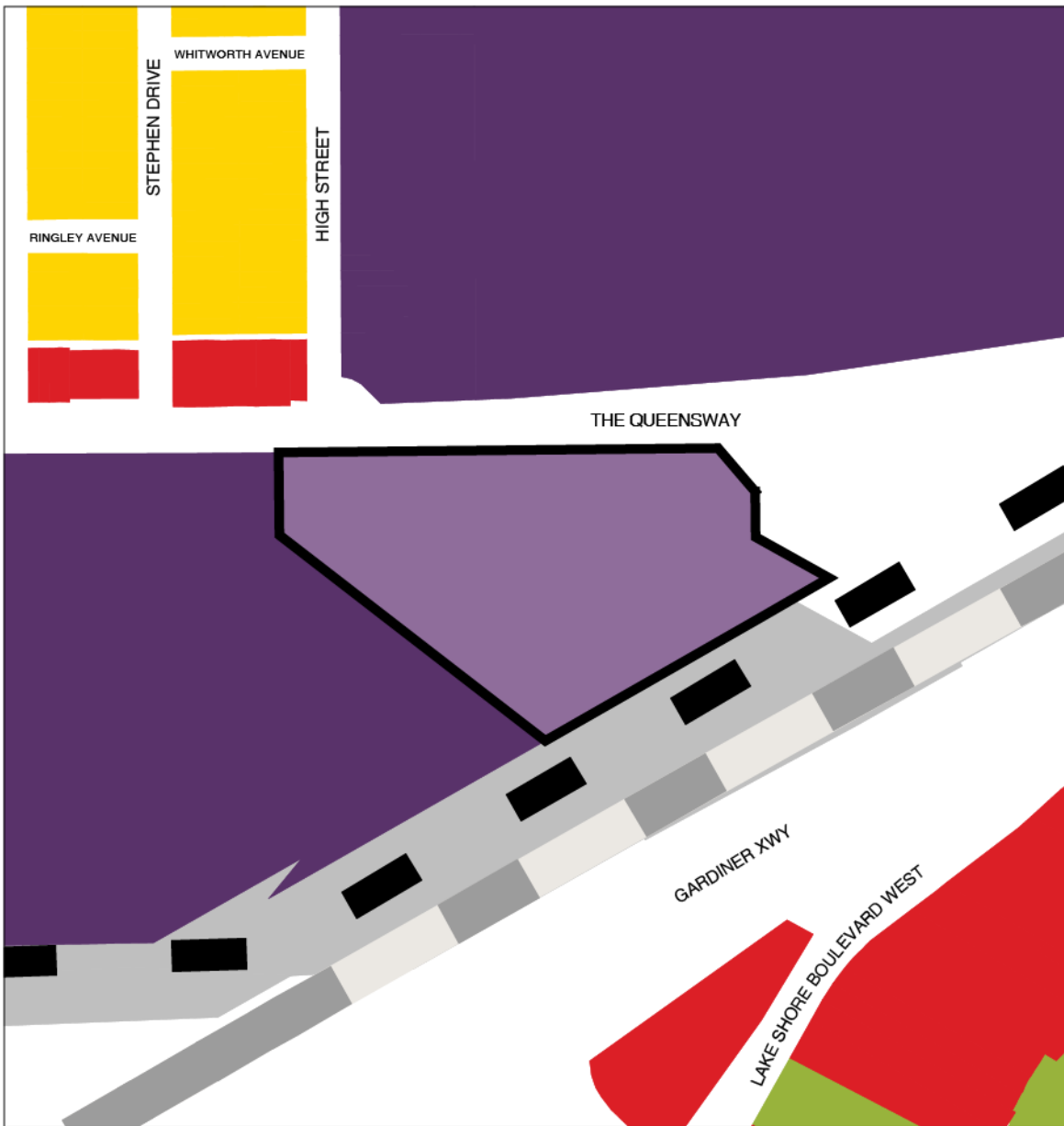
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Attachment 1: Location Map  
Attachment 2: Official Plan Land Use Map  
Attachment 3: Existing Zoning By-law Map

## Attachment 1: Location Map



## Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #15

125 The Queensway

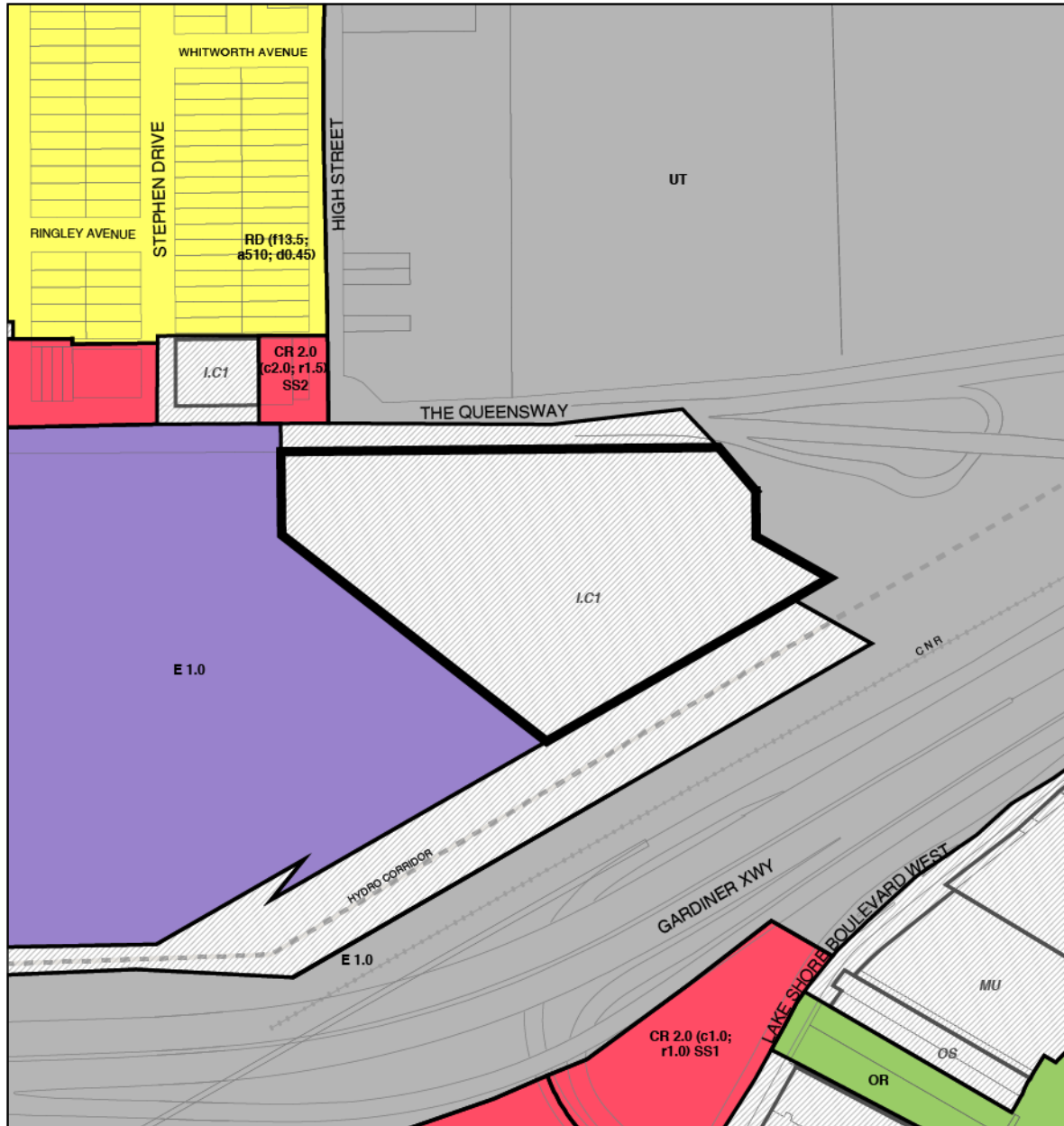
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## Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013

125 The Queensway

File # 25 127266 WET 03 02

Location of Application

RD Residential Detached  
 CR Commercial Residential  
 E Employment Industrial  
 OR Open Space Recreation

UT Utility and Transportation

See Former City of Etobicoke By-Law No. 11,737

OS Public Open Space Zone  
 I.C1 Class 1 Industrial Zone  
 MU Mixed Use Zone



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