

1543 – 1551 The Queensway and 66 and 76 Fordhouse Boulevard – 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: 24 252593 WET 03 OZ

SUMMARY

On January 8, 2025, an application was submitted to amend the Official Plan to redesignate 1543 – 1551 The Queensway and 66 and 76 Fordhouse Boulevard (the “Site”) from *General Employment Areas* to *Mixed Use Areas*.

On June 3, 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 as prescribed by the Planning Act. The OLT held a Case Management Conference (CMC) on September 11, 2025. A second CMC is scheduled for February 25, 2026.

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

The Chief Planner and Executive Director, City Planning and the 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 1543 -1551 The Queensway and 66 and 76 Fordhouse Boulevard 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

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

On June 15, 2023, City Council adopted Official Plan Amendment 644, which re-designated the southern portion of the site from *Core Employment Areas* to *General Employment Areas* and retained the northern portion of the site as *General Employment Areas*. The decision history can be accessed 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 history can be accessed 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

Description

The Site is located in the South Etobicoke Employment Area, south of The Queensway, east of The East Mall, north of Fordhouse Boulevard, and west of Algje Avenue. The

Site currently contains low-rise commercial, office and surface parking uses. See Attachment 2 for the Location Map.

Surrounding Uses

North: Automobile sales, office and wholesaling, storage and manufacturing uses.

South: Immediately south is the Gardiner Expressway. Uses south of the highway include manufacturing, warehousing, commercial, retail and service uses.

East: Automobile service, office, IKEA Etobicoke, bakery and storage uses and low-scale residential in the form of interspersed houses.

West: Automobile sales, recreation, retail and service uses.

THE APPLICATION

Description

The application proposes to amend the Official Plan to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*. The applicant is proposing a Site and Area Specific Policy (SASP) that would apply to the lands and would require any future development application to provide for a minimum affordable residential gross floor area of 23,600 square metres. The SASP would also require a minimum non-residential gross floor area of 5,000 square metres, of which 4,350 square metres would be dedicated to a public service facility, and 650 square metres would be for a daycare.

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 would also be required if the proposal were to proceed.

APPLICATION BACKGROUND

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/1549TheQueensway

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

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

PUBLIC ENGAGEMENT

A virtual community consultation meeting was held on March 17, 2025. City Staff and the applicant team gave presentations and answered questions from participants. The following general comments and questions were raised by participants:

- Concerns about phasing, and the delivery of community facilities.
- Questions about the details of the proposed affordable housing units.
- Support for housing – particularly affordable housing.
- Questions about potential improvements to transit and road/signalling infrastructure.
- Questions about the proposed amount of parking.
- Concerns about the isolation of the site and how surrounding properties may develop in the future.

COMMENTS

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. Preserving employment lands with strong connections to transportation infrastructure is critical to economic activity and supports the efficient movement of goods.

The southern portion of the site was previously redesignated from *Core Employment Areas* to *General Employment Areas* to allow for a wider range of compatible employment uses. This change supported a coordinated long-term plan for the site and surrounding area by helping to cluster businesses and encourage collaboration.

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 align 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 Gradient Wind Engineering was submitted 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

Liam O'Toole, MCIP, RPP, Senior Planner, Strategic Initiatives Policy and Analysis, City Planning, 416-338-5628, Liam.OTOole@toronto.ca

Romas Juknevicus, MCIP, RPP, Acting Manager, Strategic Initiatives, Policy and Analysis, City Planning, 416-392-6214, Romas.Juknevicus@toronto.ca

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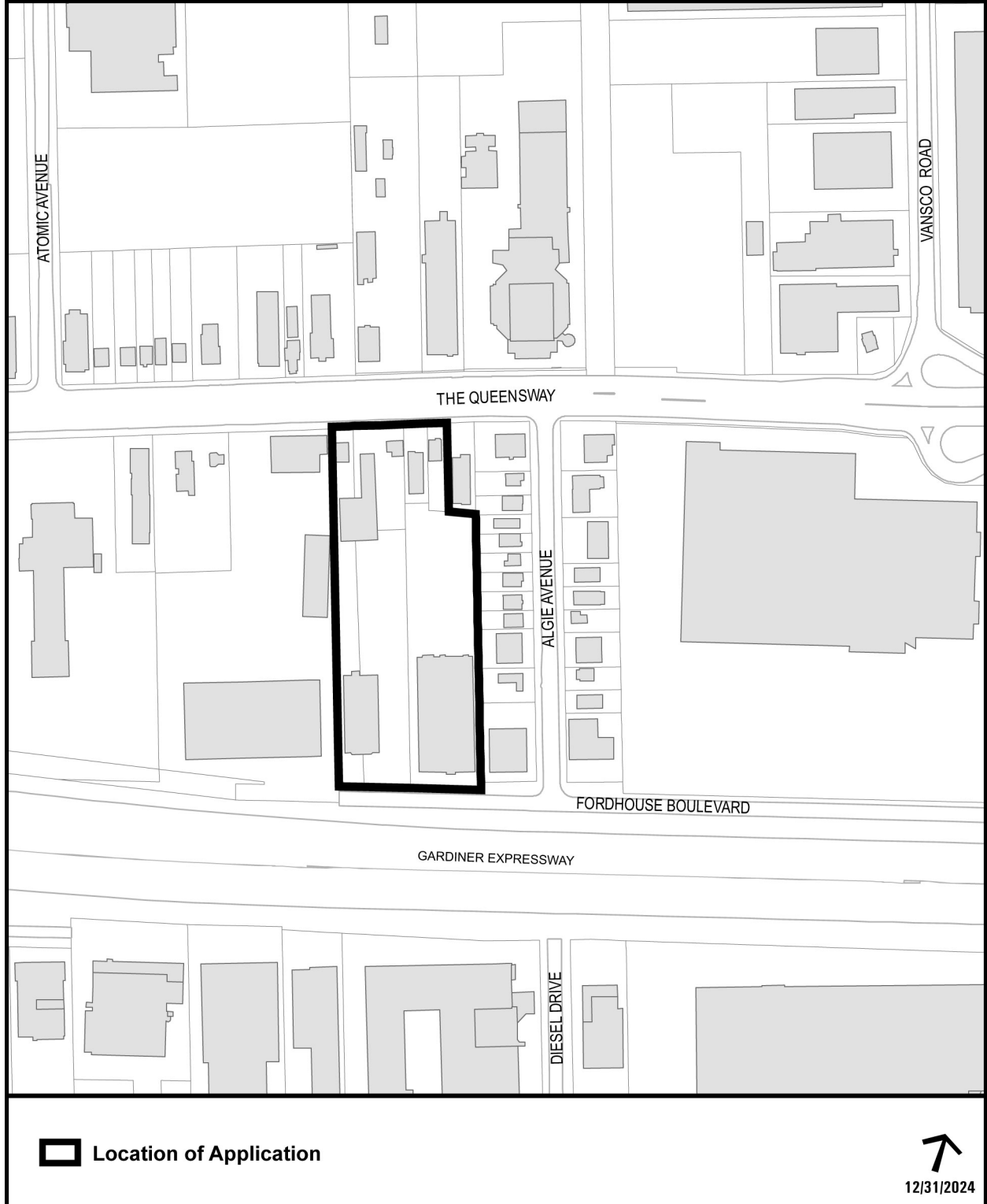
Jason Thorne
Chief Planner and Executive Director
City Planning

Valesa Faria
Executive Director
Development Review

ATTACHMENTS

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

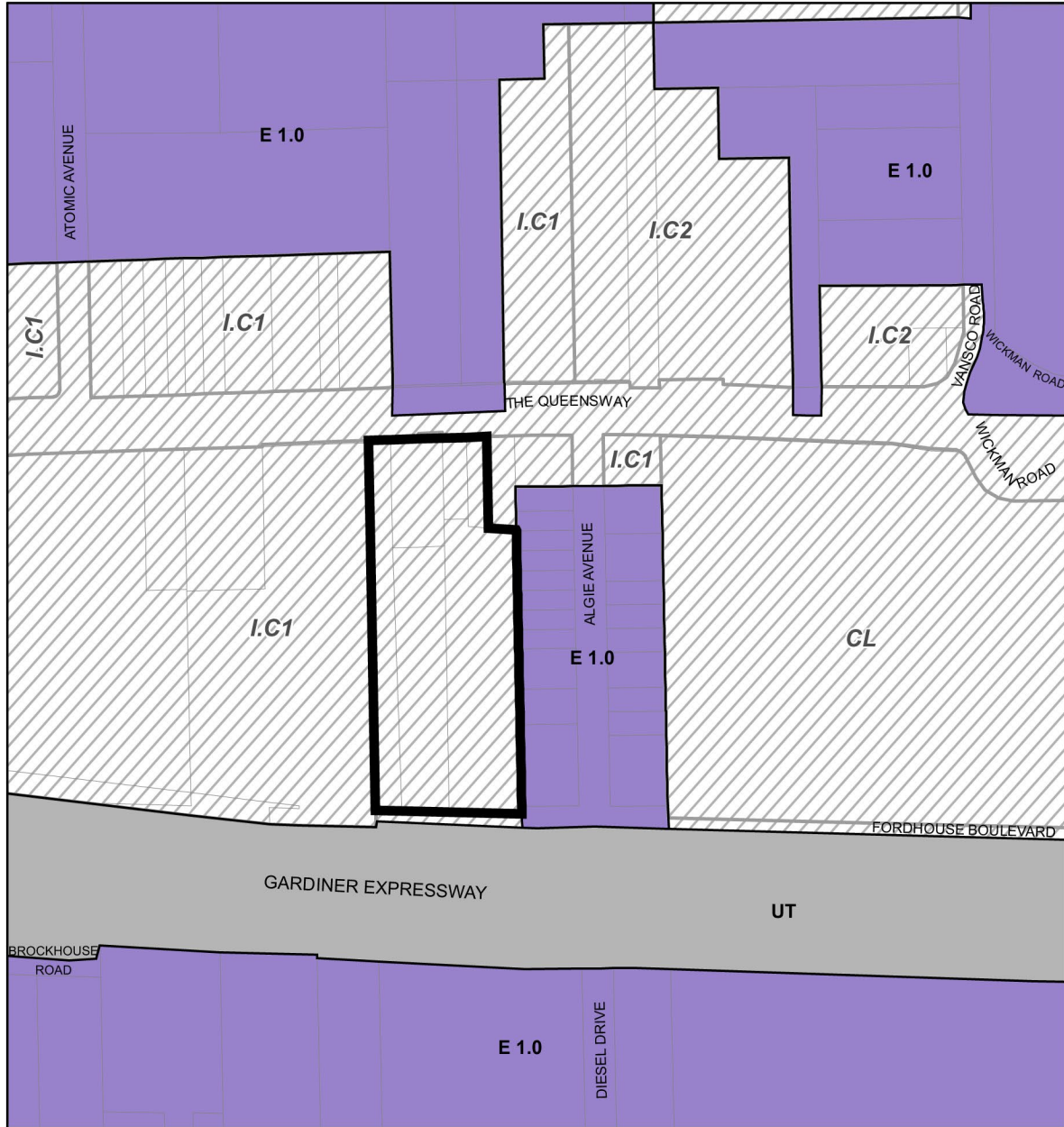
1549-1551 The Queensway

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-  Location of Application
-  General Employment Areas
-  Core Employment Areas


Not to Scale
Extracted: 12/31/2024




Attachment 3: Existing Zoning By-law Map







Zoning By-law 569-2013

1549-1551 The Queensway

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-  Location of Application
-  E Employment Industrial
-  UT Utility and Transportation

-  See Former City of Etobicoke By-law No. 11,737
-  I.C1 Class 1 Industrial Zone
-  I.C2 Class 2 Industrial Zone
-  CL Limited Commercial Zone



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