



Dear Planning & Housing Committee,

Re: 2026.PH27.12 - 1543-1551 The Queensway and 66 and 76 Fordhouse Boulevard - Official Plan Amendment - Appeal Report

The South Etobicoke Community Land Trust provisionally supports the proposed apartment complex at 1543-1551 The Queensway and 66 and 76 Fordhouse Boulevard. Last year, members of the SECLT, other community organizations in south Etobicoke as well as representatives from the applicants: Community Affordable Housing Solutions; consisting of Habitat for Humanity GTA, St. Clare's Multi-Faith Housing and Haven on the Queensway, attended the community consultation for this proposed development.

We all generally supported the proposed apartments, the level of affordable housing provided and the non-residential space for a new Habitat for Humanity ReStore, Haven facilities and day care. We understand the proposed conversion of Core and General Employment Lands to Mixed Use Areas is contentious, especially with other Employment Land conversion items being heard at this upcoming Committee session, two others of which are also in the South Etobicoke Area of Employment. As well, we acknowledge the 80 Queensway route and other TTC service would require substantial augmentation to meet the needs of potential residents at this site.

In this case, the prevalent land use on this site consists of the current Haven building, vacant buildings and a power center hosting ample surface parking at the south end. In context, these uses are not unique to Core and General Employment Lands zoning and we believe that the urgent need for affordable housing in south Etobicoke, the amount being proposed here and the broad support for this redevelopment should be prioritized in this instance.

That said, we are attentive to Employment Lands shrinkage, on this site and others, as a pervasive urban planning issue and hope that the City of Toronto and our fellow

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community organizations can address any unresolved concerns with this site and continue working to obtain affordable housing in south Etobicoke generally.

Sincerely,

Thaddeus W. Sherlock

Board of Directors, South Etobicoke Community Land Trust