



Toronto Wholesale Produce Association
Ontario Food Terminal
165 The Queensway Suite 205
Toronto ON M8Y 1H8
T 416 259 7827 F 416 259 8521

January 19, 2026

Planning and Housing Committee
Toronto City Council
100 Queen Street West
Toronto, ON M5H 2N2
phc@toronto.ca

RE: PH27.11 - 125 THE QUEENSWAY - OFFICIAL PLAN AMENDMENT - APPEAL REPORT

Dear Chair and Committee Members:

On behalf of the Toronto Wholesale Produce Association (TWPA), the 21 fruit and vegetable wholesalers operating at the Ontario Food Terminal, I am writing regarding the January 22nd meeting of the Planning and Housing Committee. In particular, I am writing regarding the committee's agenda item PH27.11. TWPA endorses the recommendation of City Staff that the City Solicitor and appropriate City staff should attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan Amendment for the lands at 125 The Queensway.

TWPA previously opposed the conversion request made by the owners of 125 The Queensway, and applauded the Planning and Housing Committee and Council for rejecting it at the time. Similarly, TWPA opposes the subsequent (March 28, 2025) application to amend the Official Plan to redesignate 125 The Queensway from General Employment Areas to Mixed Use Areas. We oppose this application because the interests of employment lands and other uses need to be balanced, and the application does not strike an appropriate balance because it is adjacent to the entrance to the Ontario Food Terminal, which was identified as a Provincially-Significant Employment Zone in 2019.

The Ontario Food Terminal and its surrounding lands are major direct and indirect employers in Ontario. On any one day, approximately 5,000 employees work at the Terminal, and the Terminal indirectly employs tens of thousands more throughout the province. These operations begin every morning as early as 4:00AM, with hundreds of trucks loading and unloading goods to sellers at the market. The trucks, cars, and forklifts working to move food around the terminal cause unavoidable noise, as well as odour from the handling of food. Moreover, the lands surrounding the Ontario Food Terminal are just as significant to employment as the lands on which the Terminal is located; many employees work for wholesalers or food processors in the agri-food network of businesses in Etobicoke nearby the Terminal. That is why the City has continuously recognized that the Ontario Food Terminal and the surrounding lands play a pivotal role in the provincial agri-food network; for years, the City supported the designation of the Terminal as a Provincially Significant Employment Zone.

The Ontario Food Terminal is relied on by independent grocers, restaurants and many others – and ultimately regular Torontonians – throughout the City of Toronto. The Terminal plays a large role in permitting smaller businesses to compete against much larger or chain businesses. It allows residents of Toronto to access a wide variety of fresh fruits and vegetables within walking distance of where they live.

Furthermore, because the Terminal is used by organizations such as the Daily Bread Food Bank and Second Harvest, it plays a fundamentally important food security and equity role. That is why the

committee heard broad opposition to the earlier municipal conversion request made by the owners of 125 The Queensway, as well as opposition from the local Ward Councillor, at the time. In addition to TWPA, those organizations included: Second Harvest; the Toronto Farmers' Alliance (TFA); the Ontario Produce Marketing Association (OPMA); the Ontario Greenhouse Vegetable Growers (OGVG); and the Ontario Fruit and Vegetable Growers Association (OFVGA).

A major residential development proposed to be adjacent to the entrance of the Terminal – at 125 The Queensway – would adversely impact the operating environment for nearby businesses at the Ontario Food Terminal and the viability of the surrounding Employment Area. Pressures on traffic and anticipated complaints by residential neighbours about the facility, for example, could harm the long-term sustainability of these essential employment lands. This introduction in residential use is not compatible with the early morning noise necessary for movement goods at the Terminal, as well as the traffic which results from those operations.

Thank you for your consideration. Once again, we recognize the need for more affordable housing in Toronto, but we also know that residents of Toronto need to work and eat, too. As a result, we are asking you to oppose the Official Plan Amendment application made by the owners of 125 The Queensway.

Sincerely,



Paul Scarafale
President

CC: Mayor Olivia Chow
Deputy Mayor Amber Morley
councillor_perks@toronto.ca
councillor_bradford@toronto.ca
councillor_myers@toronto.ca
councillor_nunziata@toronto.ca
councillor_matlow@toronto.ca
councillor_crisanti@toronto.ca
mayor_chow@toronto.ca
councillor_morley@toronto.ca
Mustapha@rubiconstrategy.com