



Dear Planning & Housing Committee,

Re: 2026.PH27.11 - 125 The Queensway - Official Plan Amendment - Appeal Report

The South Etobicoke Community Land Trust is not taking a position at this time on the proposed residential housing at 125 The Queensway. While the existing shopping complex represents an inefficient land use that perpetuates the urban heat island effect and unsafe conditions for pedestrians and is generally susceptible to other urban planning issues associated with commercial shopping plazas, we believe the proposed residential use, in its current form, represents an adverse land use on account of the site's adjacency to the Ontario Food Terminal.

The Ontario Food Terminal represents key food sovereignty infrastructure and ensures that grocery stores, whether affordable green grocers or supermarkets, restaurants and other businesses and institutions can provide fresh, nutritious food to people across Ontario. Food access is an ongoing issue in south Etobicoke, with a significant plurality of residents living more than 15 minutes away from a grocery store by foot, bicycle, mobility aid or public transit. It is a key tenet of advocacy from local organizations like The Gardens Lakeshore and the Sundance Commons CLT who participate in urban gardening and farming. We believe the terminal's current operations should not be disrupted.

As well, this development would lead to the closure of the Sobey's currently located on the site. This store serves the eastern part of south Etobicoke (especially residential apartments located on Berry Road and Stephen Drive) and Swansea, both car-dependent communities, and closure would remove a supermarket option from these areas. According to Google Maps estimates, walks to the next nearest equivalent grocery stores, the Metro at 2208 Lake Shore Blvd. W and the No Frills at 748 The Queensway, from 125 The Queensway respectively take 24 and 27 minutes. Transit trips started at an optimal departure time on 80 Queensway or 66 Prince Edward buses

South Etobicoke Community Land Trust
185 Fifth Street
Etobicoke, ON M8V 2Z5

or 501/507/508 streetcars would respectively take 18 and 9 minutes between these locations.

Furthermore, the removal of phasing requirements via Bill 185 means that the applicant is not obligated to communicate whether the Sobey's would have an opportunity to move into the proposed northwest mixed-use parcel, from its present easterly location on the site; allowing it to seamlessly transition operations without discontinuing operations in the community. The planning rationale suggests no proposed order or phasing of construction nor effort to retain present retail tenants and can be read with the assumption that all existing structures are simultaneously demolished, with the proposed structures to be built thereafter.

We favor the retention of the Ontario Food Terminal, the existing Sobey's grocery store and the City's current directions to appeal. If the situation arises where this application is approved at the Ontario Land Tribunal, we hope to then engage in advocacy to secure affordable housing and retail on this site.

Sincerely,
Thaddeus W. Sherlock
Board of Directors, South Etobicoke Community Land Trust