

O'Connor/Bermondsey Business Area Study and Interim Control By-law – Supplementary Report

Date:	April 4, 2008
To:	Planning and Growth Management
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 31 – Beaches –East York Ward 34 – Don Valley East
Reference Number:	(p:\2008\Cluster B\pln\pg080023)

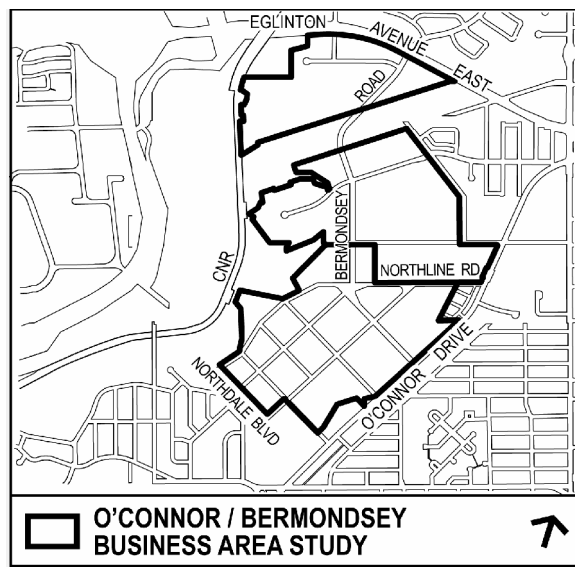
SUMMARY

City Council on May 23, 24 and 25, 2007 directed the Chief Planner and Executive Director to undertake a study for all lands within the O'Connor/Bermondsey Business Area that are designated as *Employment Areas* on Map 20 in the Official Plan. The purpose of the study was to review and analyze the existing conditions, zoning regulations and planning policies as they relate to Places of Worship within the O'Connor/Bermondsey Business Area, and to determine if new policies and standards are required.

At that same meeting, City Council enacted an Interim Control By-law to prohibit Places of Worship on all lands within the O'Connor/Bermondsey Business Area for a period of one (1) year. The Interim Control By-law will expire on May 23, 2008.

This report supersedes the report dated March 25, 2008 which is before Planning and Growth Management Committee on April 10, 2008.

This report recommends that the Interim Control By-law be extended to September 26, 2008 to allow the City Clerks Division to give proper Notice of Public Meeting



under the requirements of the *Planning Act*.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a By-law to extend the term of the Interim Control By-law No. 490-2007, to September 26, 2008, in accordance with the draft By-law attached as Attachment 1; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its May 23, 24 and 25, 2007 meeting, Council directed the Chief Planner and Executive Director to undertake a study for all lands within the O'Connor/Bermondsey *Employment District* that are designated *Employment Areas* on Map 20 in the Official Plan. The purpose of the study is to review and analyze the existing conditions, zoning regulations and planning policies as they relate to Places of Worship within the O'Connor/Bermondsey Business Area, and to determine if new policies and standards are required.

At that meeting, City Council also enacted an Interim Control By-law that prohibits Places of Worship until the completion of a planning study. The staff report is available at: <http://www.toronto.ca/legdocs/mmis/2007/cc/bgrd/m58.pdf>

Ontario Municipal Board Appeals

On July 16, 2007, the owner of 20 Curity Avenue appealed the Interim Control By-law to the Ontario Municipal Board.

A pre-hearing conference before the Ontario Municipal Board with respect to the Interim Control By-law appeal has been scheduled for May 1, 2008.

COMMENTS

To date, the study has been completed and proposed Official Plan and Zoning By-law Amendments have been prepared. A Final Report was scheduled to be before the Planning and Growth Committee on April 10, 2008 for a statutory public meeting under the provisions of the *Planning Act*. Due to the City's failure to give proper Notice of that meeting under the requirements of the *Planning Act*, the public meeting cannot take place on April 10, 2008, and the Interim Control By-law must be extended.

The extension is necessary in order to ensure that the statutory public meeting has been held in accordance with the requirements of the *Planning Act* and to ensure that sufficient time has been provided to enact the proposed Official Plan and Zoning By-law Amendments. The proposed extension to September 26, 2008 will provide sufficient time to complete the process.

Ontario Municipal Board Hearing

City Legal will request an adjournment of the May 1, 2008 pre-hearing conference.

CONTACT

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SIGNATURE

Gary Wright
Acting Chief Planner and Executive Director
City Planning Division

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ATTACHMENTS

Attachment 1: Draft By-law to extend Interim Control By-law No. 490-2007

Attachment 1: Draft Zoning By-law

Authority: Planning and Growth Management Committee Clause No. ~, as adopted by City of Toronto Council on ~, 2008

Enacted by Council: ~, 2008

CITY OF TORONTO

Bill No. ~

To amend City of Toronto By-law No. 490-2007 being a By-law to designate the lands within the O'Connor/Bermondsey Employment District as an Interim Control Area

WHEREAS authority is given to Council by Section 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law, for a period of time which shall not exceed one year from the date of passage of the By-law, and

WHEREAS Council on May 23, 2007 passed By-law 490-2007 to effect Interim Control for the O'Connor/Bermondsey Employment District for a period of one year from the date of its passing; and

WHEREAS authority is given to Council by Section 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to extend the period of time during which an Interim Control By-law is to be in effect, provided the total period of time does not exceed two years from the date of the passing of the Interim Control By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That Section 3 of City of Toronto By-law No. 490-2007 is amended by deleting the words "one year from the date of its enactment by Council" and replacing them with the words "on September 26, 2008".

ENACTED AND PASSED this ~ day of ~, AD 2008

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)