

Extension of Interim Control By-law for Consumers Employment Area

Date:	July 15, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 - Don Valley East
Reference Number:	File No. 09 172371 NNY 33 OZ

SUMMARY

This report recommends an extension to Interim Control By-law 889-2009 for a one year period to complete the study of the policies and regulations pertaining to places of worship in the Consumers Employment Area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Interim Control By-law 889-2009 substantially in accordance with the proposed By-law attached as Attachment 2 to extend by one year the period of time which the By-law is in effect.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the By-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.



DECISION HISTORY

City Council, at its meeting of October 1, 2009 enacted Interim Control By-law 889-2009 for the Consumers Employment Area for a period of one year. The By-law prohibits new places of worship from locating in the Consumers Employment Area. The staff report recommending the Interim Control By-law is available at the following web link:

<http://www.toronto.ca/legdocs/mmis/2009/mm/bgrd/backgroundfile-23984.pdf>

ISSUE BACKGROUND

The Consumers Employment Area has experienced pressure to convert employment lands to sites for places of worship. Conversion such as this can undermine the City's competitive advantage by creating land use instability while limiting the potential to create new jobs within *Employment Areas*. City Council directed that a study be undertaken to review the existing regulations pertaining to places of worship, determine if new policies and standards are required, and if so to bring forward new policies and zoning regulations for places of worship in this area.

COMMENTS

Section 38(2) of the *Planning Act* authorizes City Council to amend an interim control by-law to extend the period of time which it will be in effect, provided the total period of time does not exceed two years from the passing of the interim control by-law. Since the enactment of Interim Control By-law 889-2009, the draft new Toronto Zoning By-law has been introduced for public consultation. A final report outlining changes on the new Zoning By-law was adopted by the Planning and Growth Management Committee on May 19, 2010 (Item PG38.3). The statutory public meeting will be held on August 19, 2010. Places of worship would only be permitted by way of rezoning application in employment-industrial zones.

At the same meeting, Planning and Growth Management Committee adopted a report from the Chief Planner recommending amendments to Official Plan policies pertaining to *Employment Areas* (Item PG38.6). The Committee directed staff to proceed with public consultation.

Among other matters, Planning staff is recommending amendments to Policy 2, Section 4.6 regarding the location of places of worship. The proposed amendment specifies that places of worship may only be located on a major street as shown on Map 3 that also forms the boundary of the *Employment Areas* through the enactment of a zoning by-law. Where a proposal is for lands designated *Employment Areas* on a major street on Map 3 that also forms the boundary of the *Employment Areas*, staff is recommending a zoning by-law amendment application be required, which would enable an evaluation of the proposal's appropriateness in the local context. All existing places of worship legally established within *Employment Areas* before the approval date of the proposed Official Plan Amendment would be permitted. The staff report on the proposed Official Plan Amendment is available at the following web link:

<http://www.toronto.ca/legdocs/mmis/2010/pg/agendas/2010-05-19-pg38-ai.htm>

It is appropriate to amend Interim Control By-law 889-2009 for an additional year. The extension will enable staff to complete the review of the appropriateness of providing for regulations for places of worship in the Consumers Employment Area.

Input from the consultation on the new Zoning By-law and proposed Official Plan Amendment will inform the review of places of worship in the Consumers Employment Area and if required, further public consultation in the Consumers Employment Area will take place.

CONTACT

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SIGNATURE

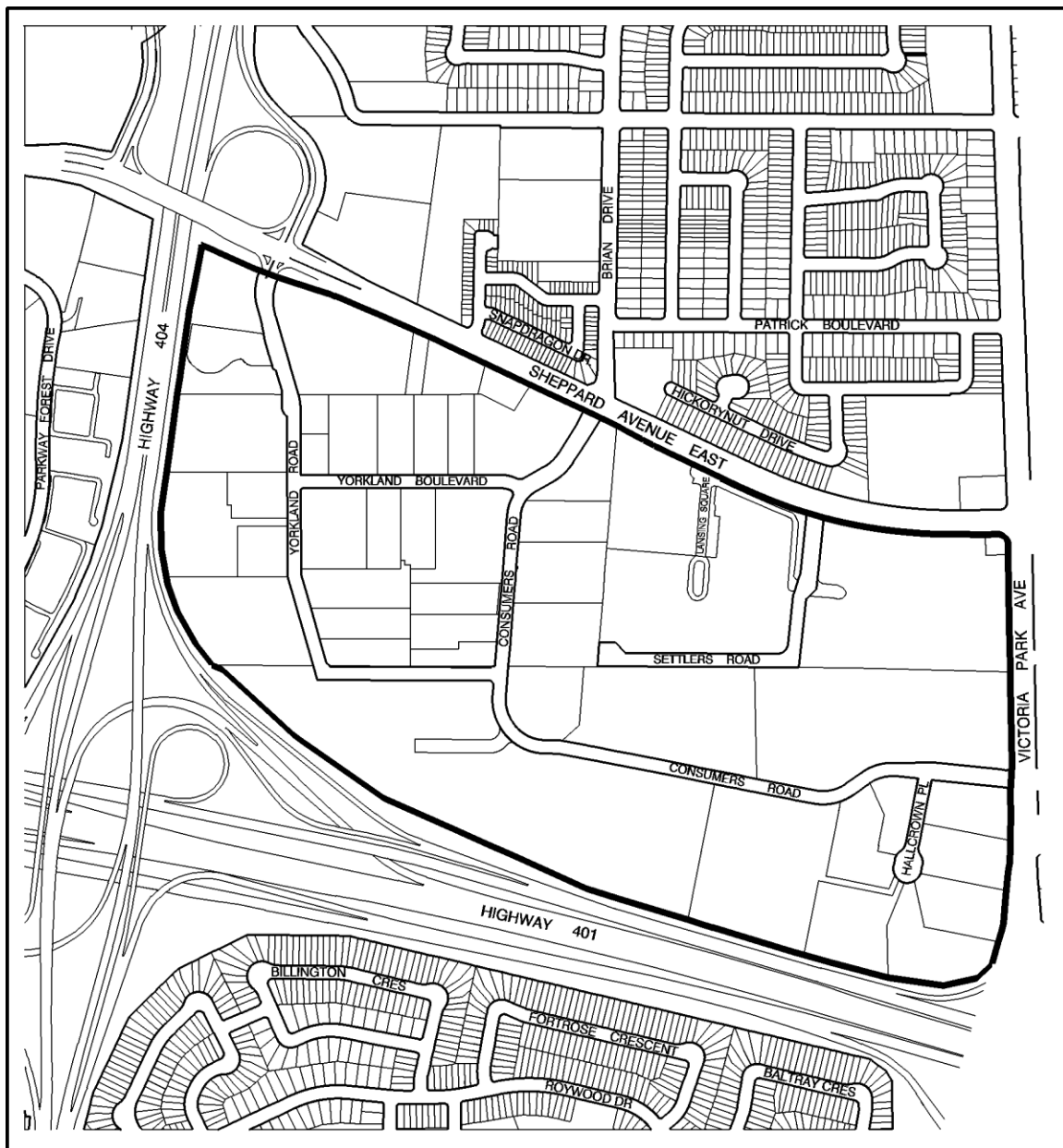
Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Consumers Employment Area

Attachment 2: Proposed Amendment to Interim Control By-law 889-2009

Attachment 1: Consumers Employment Area



Schedule 1

Area of Proposed Interim Control Bylaw

File # 09_172371

Date: 09/25/2009
Approved by: S. Forrester

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Not to Scale

Attachment 2: Proposed Extension to Interim Control By-law 889-2009

Authority: ~

as adopted by City of Toronto Council on ~, 2010

Enacted by Council: : ~, 2010

CITY OF TORONTO

BY-LAW No. ~ 2010

To amend By-law 889-2009 to extend the period of interim control for the lands in the Consumers Employment Area generally bounded by Sheppard Avenue East to the north, Victoria Park Avenue to the east, Highway 401 to the south and Highway 404 to the west.

WHEREAS the Council of the City of Toronto has, by adopting Motion MM40.11 at its meeting of September 30 and October 1, 2009, directed that a review be undertaken of the regulations pertaining to places of worship in the Consumers Employment Area; and

WHEREAS Council at its meeting of ~, 2010 adopted the recommendations of the report dated May 17, 2010 from the Director, Community Planning, North York District recommending an extension of the period of interim control to two years;

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

1. By-law 889-2009 to effect interim control for lands in the Consumers Employment Area is amended by deleting from Section 2 the words “one year” and replacing them with the words “two years”.

ENACTED AND PASSED this ~ day of July, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)