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File No. *701524*

September 10, 2013

By E-Mail to *pgmc@toronto.ca*

City of Toronto  
Planning and Growth Management Committee  
Toronto City Hall  
100 Queen Street West  
10<sup>th</sup> Floor, West Tower  
Toronto, Ontario  
M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator

Dear Ms. Martins:

Re: City of Toronto Employment Lands Review (Item PG26.6)  
Scarborough Chinese Baptist Church  
3223 Kennedy Road, Toronto

We are counsel to the Scarborough Chinese Baptist Church (the "Church"), which is located at 3223 Kennedy Road in the City of Toronto (the "Property").

By way of background, the Church currently has a congregation of more than 2,000 members and is growing. The church building on the Property is more than 7,000 sm and opened in September 2007, following the approval of a Site Plan Control application by the City. Although no further application has been filed, there is potential for future expansion of the church building and related facilities on the Property.

As you will appreciate, the relatively recent construction of the Church represents an investment of millions of dollars and provides a vitally important resource for worship and other community services in this portion of the City.

As constructed, the church building occupies the westerly (front) portion of the Property, with surface parking to the east (rear portion of the Property). In October 2012, the City expropriated a 23 metre wide north-south parcel of land through the middle of the Property for the proposed extension of Redlea Avenue, having the effect of splitting the Property into two separate parcels and creating a



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situation where the majority of the parking spaces for the Church are physically separated from the church building by a proposed new road.

The Property is currently designated *Employment Areas* in the City's Official Plan, which expressly identifies places of worship as a permitted use within *Employment Areas* where they are located on major streets as shown on Map 3 (Policy 4.6.2). Kennedy Road is identified as a major street on Map 3 of the Official Plan and, accordingly, the development of the Church on the Property clearly implemented the City's Official Plan objectives in relation to its *Employment Areas* and the appropriate location for new places of worship.

On behalf of our client, we have been monitoring the City's ongoing review of its employment lands policies, including the most recent report of the City's Chief Planner and Executive Director, City Planning Division, dated August 20, 2013, which we understand will be considered by the Planning and Growth Management Committee at its meeting on September 12, 2013 (Item PG26.6).

Although not intended to be an exhaustive list of our client's concerns with staff's proposed policy modifications and redesignations, the Church is extremely concerned with staff's failure to recognize existing places of worship within *Employment Areas* and its statement that "[t]he grandparenting of existing places of worship to facilitate their future expansion is not recommended".

In our view, there is no justification for failing to recognize the existing use of both the front and rear portions of the Property for a place of worship use. It appears that staff's rationale for its recommendation to no longer permit places of worship within *Employment Areas* and to not recognize existing places of worship for potential future expansion is related to the Ministry of the Environment's identification of places of worship as a "sensitive" land use. However, even if this is so, that does not justify the proposed failure to recognize "existing" places of worship, as the existing uses would clearly need to be considered as part of any compatibility assessment associated with industrial uses in the vicinity, with or without any future expansion of the place of worship.

At minimum, we request that staff be directed to recognize a place of worship as a permitted use on both the front and rear portions of the Property, and that such permission not restrict the potential for future expansion of this use.

We thank you in advance for your anticipated consideration of this submission.



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Kindly ensure that we are notified of any decision(s) made by the Committee and/or City Council in respect of this item, as well as any further staff report(s) and/or public meeting(s) pertaining to the City's ongoing employment lands review.

Yours truly,  
DAVIES HOWE PARTNERS LLP

Mark R. Flowers  
Professional Corporation

copy Client  
Councillor Mike Del Grande