

October 30, 2012

# PG19.12.2

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



Dear Ms. MacDonald:

Re: Proposed New City-wide Zoning By-Law

We represent Congregation Kahal Avreichim, the registered owner of 2919 Bathurst Street, an active synagogue. We also represent Rabbi Jacob Sofer and Reizl Sofer, who are the registered owners of 488 Coldstream Avenue, and 490 Coldstream Avenue. We have received notice that the report on public consultation for the Proposed New City-wide Zoning By-Law was held on October 12, 2012 at Planning and Growth Management Committee. We request that this correspondence be sent to PGMC members, and staff involved in the New Zoning Project.

City of North York Zoning By-law No. 7625, which is currently in effect, zones 2919 Bathurst Street as RM4, which permits a range of residential housing types including apartments up to 0.85 FSI and 11.5 metres in height, plus religious institutions. The site is presently occupied by a 453.5 m<sup>2</sup> (4,882 square feet) (main floor area) synagogue with a partially finished basement, related surface parking and landscaping. The synagogue has been operating for approximately 10 years in an existing building on the site, which was previously used as a retail establishment.

By-Law No. 7625 zones 488 Coldstream Avenue and 490 Coldstream Avenue as Residential R6, which permits single detached dwellings and places of worship. The sites are each occupied by a single detached house.

490 Coldstream Avenue was purchased in December 2006, and 488 Coldstream Avenue was purchased in July 2009 to allow for the construction of a new synagogue, along with an associated residential development generally on the lands at 2919 Bathurst. The lands were assembled with the full understanding that a place of worship was permitted on all the lands, and that the 2919 Bathurst portion of the lands could also be developed for more intensive residential purposes. No applications have been filed with the City to date, as we are currently working with Congregation Kahal Avreichim to develop the building program for the project.

The new version of the proposed By-law only has provisions to recognize legal places of worship. Even though this issue was raised through the consultation process with the first version of the City-wide Zoning By-law, the newly proposed by-law does not allow places of worship on the Coldstream lands purchased for that purpose, and with the understanding that a place of worship was a permitted use.



We request that a site-specific policy be added to Chapter 900 allow a place of worship on the lands at 488 & 490 Coldstream Avenue for the as-of-right expansion of the synagogue on the Bathurst lands.

Yours truly,

**PMG Planning Consultants**

A handwritten signature in black ink, appearing to read "Hessie Rimon", written over a horizontal line.

Hessie Rimon  
P.Eng., M.Sc., MCIP, RPP  
President

c.c. Mr. Joe D'Abramo, Director, City Planning  
Councillor Karen Stintz  
Rabbi J. Sofer  
B. Feintuch, LLP