

**40 Reading Court – Official Plan and Zoning By-law
Amendment Application – Preliminary Report**

Date:	March 15, 2013
To:	Planning and Growth Management Committee
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward 2
Reference Number:	P:\2013\Cluster B\PLN\PGMC\PG13025 12 298665 WET 02 OZ

SUMMARY

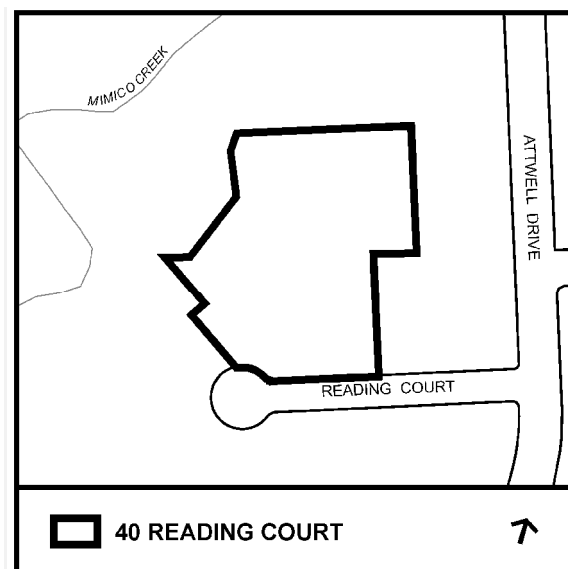
This application proposes to amend the Official Plan and Zoning By-law to permit a place of worship at 40 Reading Court which is located to the north and west of the intersection of Highway #27 and Dixon Road. The application proposes a 4-storey, 12,030 m² place of worship with ancillary uses (ie: offices, café, bookstore and rectory).

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's direction on further processing of the application and on the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to review the application concurrently and in the context of the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review.
2. The Chief Planner and Executive Director, City Planning, upon completion of the Municipal Comprehensive Review, be directed to:



- i. Schedule a community consultation meeting for the lands at 40 Reading Court, together with the Ward Councillor.
- ii. Provide notice for the community consultation meeting to landowners and residents within 120 metres of the site.
- iii. Provide notice for the public meeting under the *Planning Act* according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Section 26 of the *Planning Act* requires the City to review its Official Plan policies, including the designation of lands as areas of employment and the removal of land from areas of employment, every five years. This statutory review is now underway. The Municipal Comprehensive Review for employment areas referred to in the Provincial Growth Plan is being undertaken concurrently with the Five Year Review of the Official Plan as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The link to the decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>

On March 20, 2012, Etobicoke York Community Council adopted a Motion from the Ward Councillor requesting City Planning staff to prepare the necessary Official Plan and Zoning By-law amendments to permit a place of worship on the lands at 40 Reading Court, and City Planning staff to issue Notice for the Public Meeting of the *Planning Act*, to be given according to the regulations under the *Planning Act*.

At its meeting on April 10, 2012, City Council adopted a Motion by the Ward Councillor to withdraw the original Motion. The link to the decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY14.27>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the submission of the application. Staff informed the applicant that the proposed place of worship is not allowed under the Official Plan *Employment Areas* designation and the Etobicoke Zoning Code, under site specific By-law 1981-358, which only permits business and professional office uses.

ISSUE BACKGROUND

Proposal

The preliminary development concept submitted with the Official Plan and Zoning By-law Amendment application proposes a 4-storey, 12,030 m² place of worship, with an accessory

office component, a café, bookstore and rectory. The proposal results in a density of approximately 0.6 times the area of the lot.

Site and Surrounding Area

The subject site is 2.1 hectares in area with approximately 100 metres of frontage on Reading Court. The site is currently vacant. This portion of Reading Court terminates in a cul de sac.

The surrounding land uses include:

North: a parking lot associated with a commercial building fronting Attwell Drive, as well as the Royal Woodbine Golf Course.

South: across the street is a vacant lot with three, 6-storey office buildings beyond and a 10-storey hotel.

West: a 15-storey hotel and the Royal Woodbine Golf Course located behind the hotel.

East: a 1-storey commercial building fronting Attwell Drive.

Planning Act Requirement for 5 Year Review of the Official Plan

Section 26 of the *Planning Act* requires the City to review its Official Plan within 5 years of the Plan coming into effect. As the Toronto Official Plan came into effect in June 2006, the City of Toronto began its Official Plan Review in May 2011. The *Planning Act* requires that, as part of this Official Plan Review, the City review the Official Plan policies and designations for areas of employment. This work is underway and a Final Report on *Employment Area* policies and designations is targeted for a Planning and Growth Management Committee meeting in the Fall of 2013.

This application cannot be assessed in isolation from this Official Plan Review since the policy framework and designations may be proposed to be altered at that time. Therefore, this application will be addressed and reported out in the context of the Five Year Review of the Official Plan. The Municipal Comprehensive Review referred to in the Growth Plan for the Greater Golden Horseshoe is being carried out concurrently with the Five Year Review of the Official Plan.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. City Council's planning decisions are required to be consistent with the PPS.

The PPS requires the City to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long term needs;

- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving *employment areas* for current and future uses; and
- d) ensuring the necessary *infrastructure* is provided to support current and projected needs.

The PPS defines *employment areas* as those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Section 1.3.2 of the PPS states that the City may only give consideration to converting lands within employment areas to non-employment uses when a comprehensive review has met the following two-part test:

- i. the land is not required for employment purposes over the long-term; and
- ii. that there is a need for the conversion.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses in order to accommodate the employment growth forecasts of the Plan. The Plan requires municipalities to promote economic development and competitiveness by:

- a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving *employment areas* for current and future uses; and
- d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

The definition of an *employment area* in the Growth Plan is the same as that used in the PPS.

Municipalities may permit conversion of lands within employment areas to non-employment uses only through a Municipal Comprehensive Review. The Growth Plan clarifies and strengthens the application of the PPS as it applies to employment lands, in particular by clarifying the definition of Municipal Comprehensive Review as: "an Official Plan review, or an Official Plan

Amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Plan". Consistent with the PPS, the Growth Plan limits such conversions only where it has been demonstrated through the Municipal Comprehensive Review that it meets a number of criteria.

The PPS and Growth Plan require municipalities to promote economic development and competitiveness by planning for, protecting and preserving employment areas for current and future employment uses. Approval of the subject application without first undertaking a Municipal Comprehensive Review would be contrary to the *Places to Grow Act 2005* which requires that all municipal planning decisions conform with the Growth Plan and would be premature.

Official Plan

The site is identified as *Employment Districts* on Map 2 – Urban Structure Map of the Official Plan. This map and the associated policies in Chapter 2 of the Plan set out a policy framework and strategy for managing Toronto's growth. In keeping with the relevant policies, lands within *Employment Districts* are identified as locations targeted for future growth to meet the Plan's employment goals. It is a key policy directive of the Official Plan to protect and promote *Employment Districts* to:

- a) maintain and grow the city's tax base;
- b) attract new and expand existing employment clusters that are key to Toronto's competitive advantage;
- c) develop quality *Employment Districts* that are globally competitive locations for national and international business and offer a wide choice of sites for new business;
- d) nurture Toronto's diverse economic base;
- e) provide a good overall balance between population and employment growth by creating job opportunities for Toronto residents;
- f) provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile; and
- g) create and sustain well-paid, stable and fulfilling employment opportunities for all Torontonians.

The subject site is designated *Employment Areas* on Map 15 - Land Use Map of the Official Plan. Lands designated *Employment Areas* are intended for a wide range of employment uses including offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area business and workers.

Section 4.6.2 of the Official Plan allows places of worship in *Employment Areas* if they are located only on major streets as shown on Map 3 of the Plan. Reading Court is not identified as a major Street on Map 3.

A small portion at the northwest corner of the subject site is designated *Other Open Space Area*.

TRCA Regulation Limit

A portion of the lands are located within the Toronto and Regional Conservation Authority Regulation Limit.

Zoning

The subject lands are zoned CL– Limited Commercial and are subject to three site specific by-laws, 1981-358, 1984-84 and 1997-169 under the former City of Etobicoke Zoning Code. Under Site Specific By-law 1981-358 the lands were rezoned from I.C2 – Class Two Industrial to CL– Limited Commercial to permit business and professional office buildings only, subject to specific provisions. Under Site Specific By-law 1997-169 a public parking area was permitted.

Site Plan Control

The lands are within an area of Site Plan Control. A site plan application was submitted concurrently with the Official Plan and Zoning By-law Amendment application.

Reasons for the Application

An Official Plan Amendment is required as the Official Plan only allows places of worship to be located in *Employment Areas* if they are located on major streets as shown on Map 3. A Zoning By-law Amendment is required as the current site specific zoning does not permit places of worship.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale and Preliminary Development Concept
- Stage 1 and 2 Archaeological Assessment
- Traffic Impact and Parking Study
- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Preliminary Environmental Impact Statement
- Arborist Report
- Aeronautical Review

Planning Act/Five-Year Review

In May 2011, the City Planning Division commenced the statutory Five-Year Review of the Official Plan, which includes a Municipal Comprehensive Review as set out in the Growth Plan. Until these reviews are complete, refusal or approval of the subject

application would be premature. It is therefore recommended that the application be reviewed concurrently and in the context of the Five-Year Review of the Official Plan and the Municipal Comprehensive Review.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

Land Use Issues

- The appropriateness of a place of worship as part of the Municipal Comprehensive Review.
- The need to preserve limited employment lands for business purposes.
- Does the proposal conversion meet the criteria established by the Municipal Comprehensive Review.

Area Wide Issues

- Ensuring the proposal fits into the existing and planned context for the area.
- Transportation impacts on the street network within the surrounding area.
- Impact upon businesses in the employment area of establishing a sensitive use land use.

Site Specific Issues

- Requirement for two driveways to provide vehicular access.
- Location of parking spaces in the front yard.
- Not providing the required number parking spaces on site.
- Inadequacies in the submitted Traffic Impact Study.
- Circulation of traffic on site.
- Improved elevation and building designs to enhance building façade and incorporate additional landscaping.
- Meeting Toronto Green Standards for landscaping in parking area.
- Identifying and providing information on how existing public and private trees will be protected and/or preserved.
- Provision of large growing shade trees on public and private lands.
- Providing safe pedestrian movement within parking lot and to the main building.
- Providing the required amount of bicycle parking under the requirements of the Toronto Green Standard.

Additional issues may be identified through the Municipal Comprehensive Review, the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan

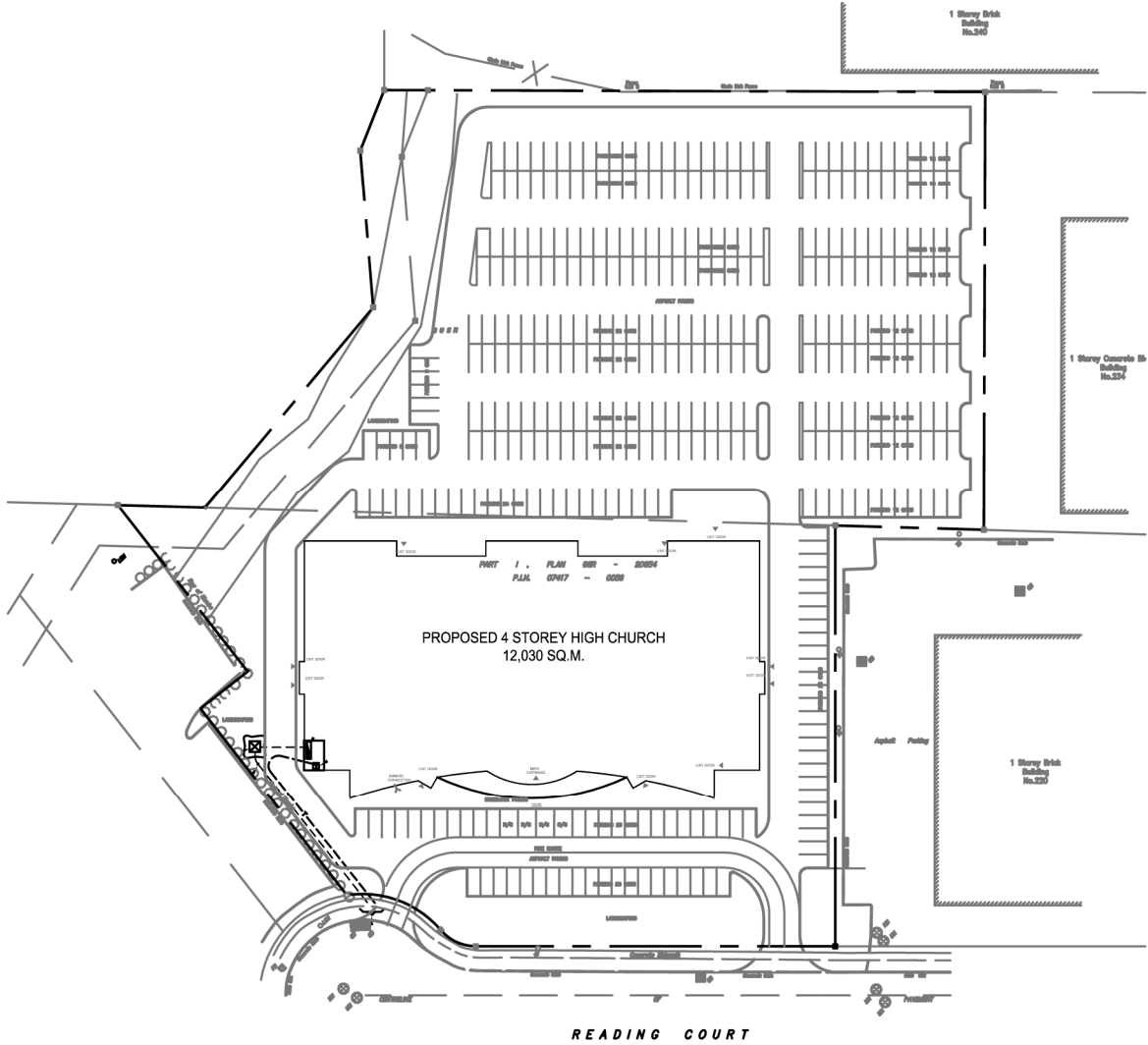
Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

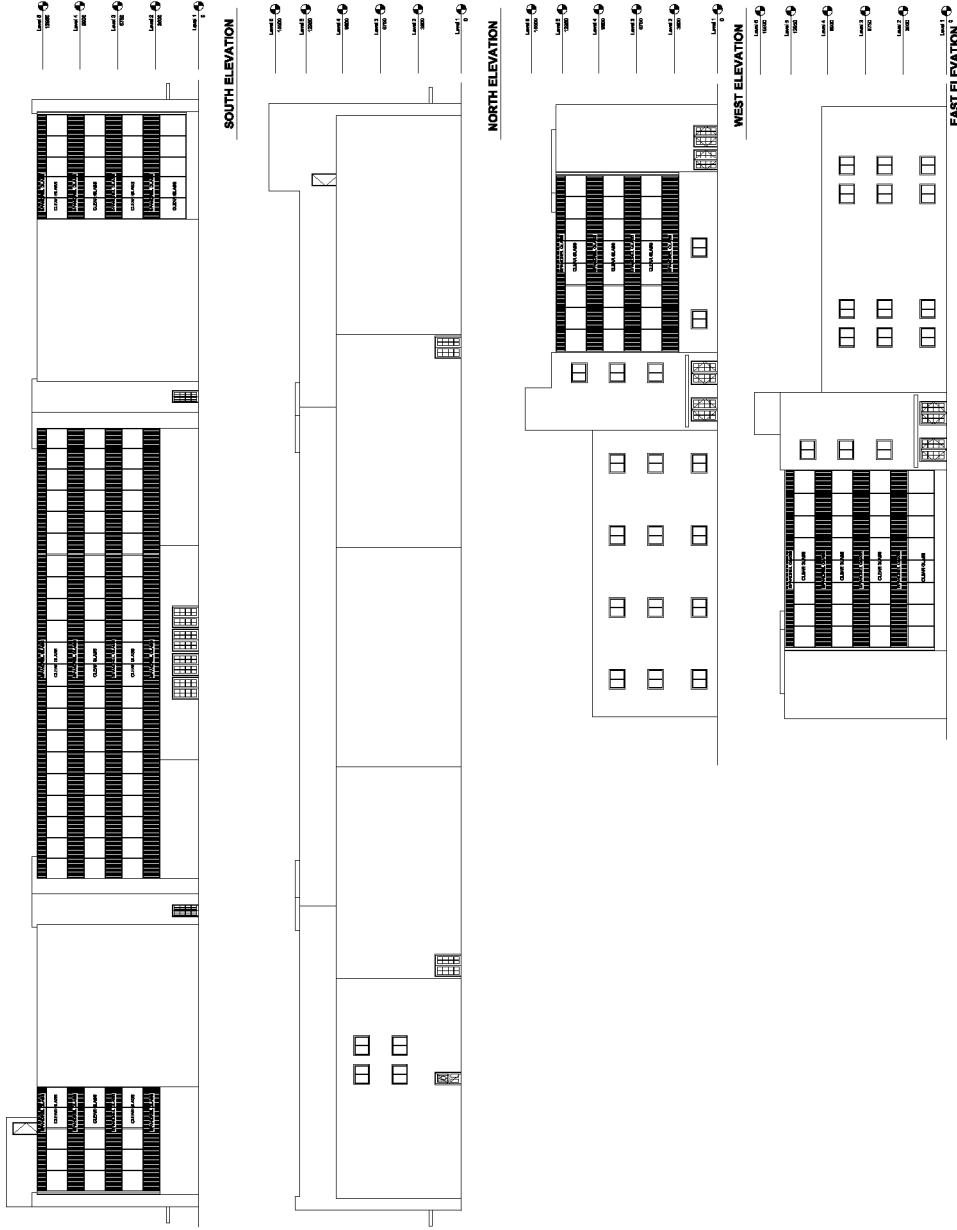
40 Reading Court

Applicant's Submitted Drawing

Not to Scale 
03/05/13

File # 12 298665 WET 02 0Z

Attachment 2: Elevations



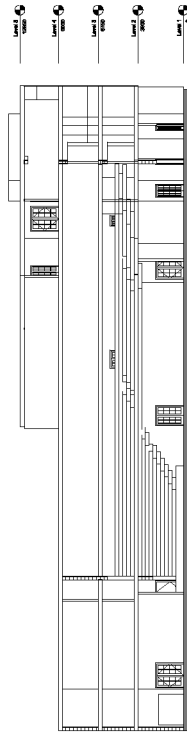
Elevations

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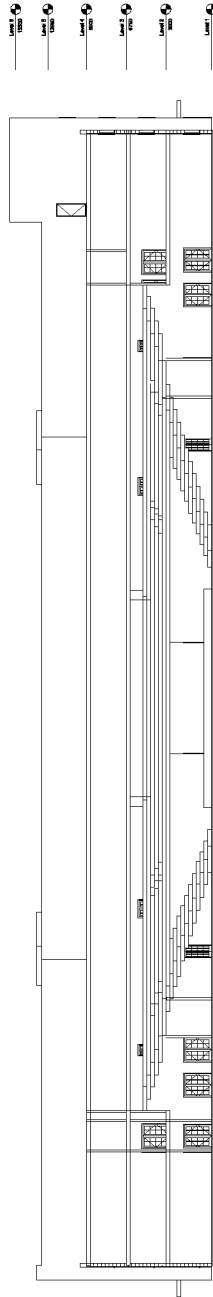
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BUILDING SECTION #1
SCALE 1:150



BUILDING SECTION #2
SCALE 1:150

Elevations

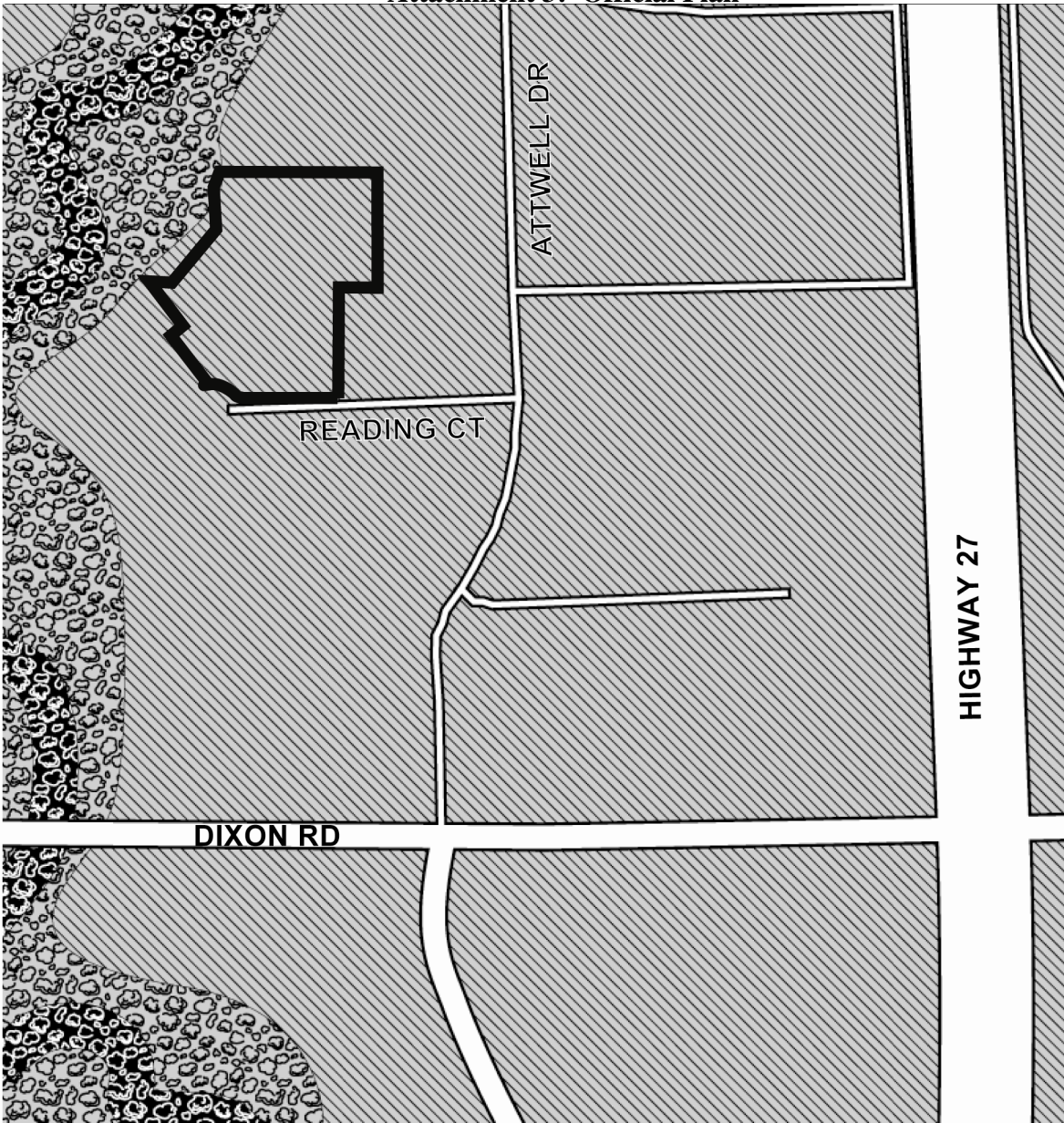
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Attachment 3: Official Plan



Toronto City Planning
Official Plan

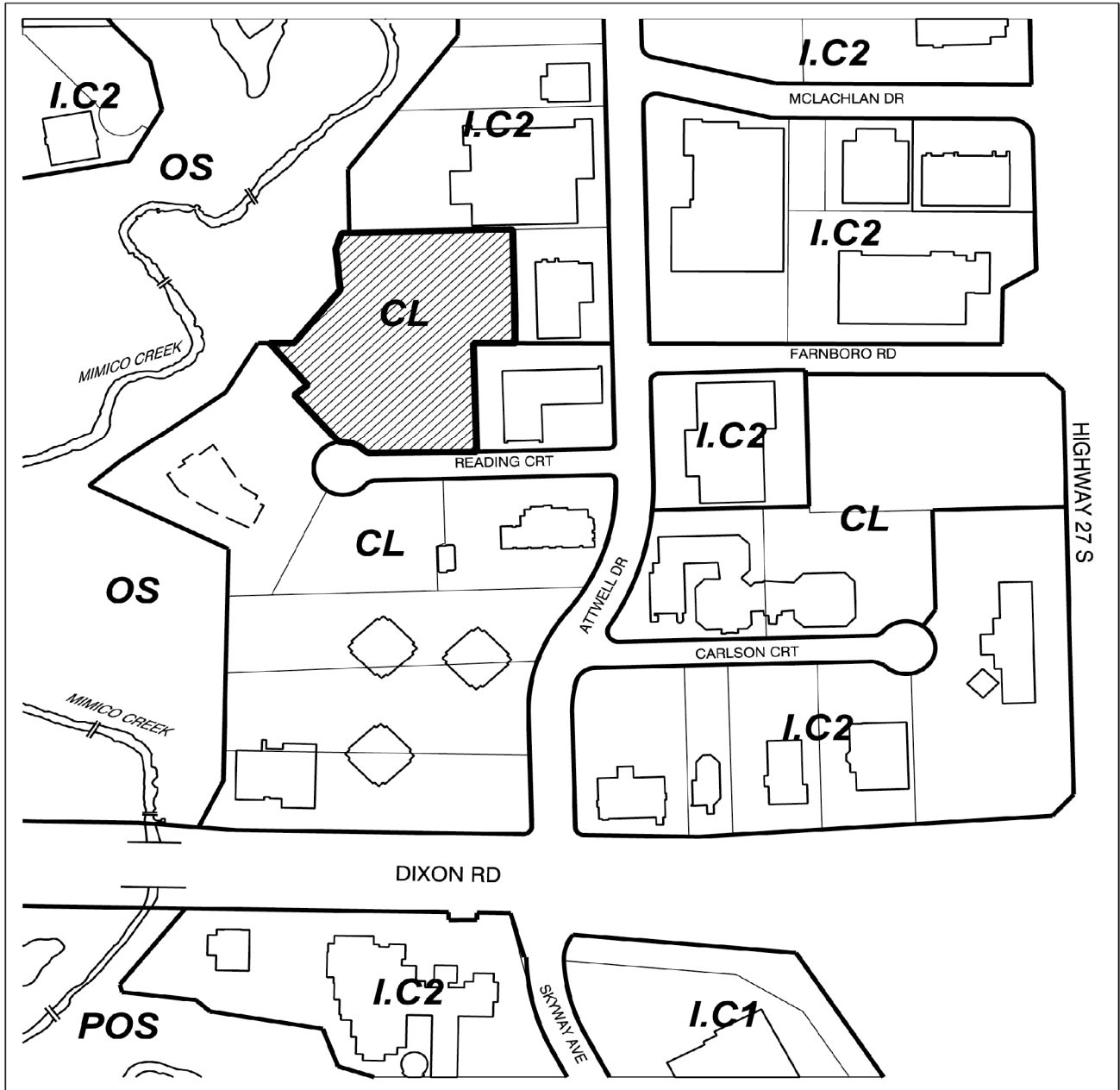
40 Reading Court

File # 12 298665 WET 02 0Z

- | | | | |
|---|--|--|---|
|  Site Location |  Employment Areas |  Parks & Open Space Areas |  Natural Areas |
| | |  Other Open Space Areas | |


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 Not to Scale
 03/05/13

**Attachment 4:
Zoning**



40 Reading Court
File # 12 298665 WET 02 0Z

- I.C.1 Industrial Class 1
- I.C.2 Industrial Class 2
- CL Commercial Limited
- OS Public Open Space
- POS Private Open Space


 Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 03/05/13

Attachment 5: Application Data Sheet

Application Type Official Plan Amendment & Rezoning Application Number: 12 298665 WET 02 OZ
 Details OPA & Rezoning, Standard Application Date: December 31, 2012

Municipal Address: 40 READING CRT
 Location Description: CON 3 FTH PT LOTS 22 AND 23 RP 66R20654 PARTS 1 AND 2 **GRID W0206
 Project Description: Proposal to construct new place of worship.

Applicant:	Agent:	Architect:	Owner:
STIKEMAN ELLIOTT LLP			HOUSE OF PRAISE-THE REDEEMED CHRISTIAN CHURCH OF GOD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	1981-358, 1984-359 & 1997-169
Zoning:	CL	Historical Status:	no
Height Limit (m):		Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	20922	Height:	Storeys:	4
Frontage (m):	100		Metres:	15.5
Depth (m):	170			
Total Ground Floor Area (sq. m):	4182			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	392 surface
Total Non-Residential GFA (sq. m):	12030		Loading Docks	0
Total GFA (sq. m):	12030			
Lot Coverage Ratio (%):	1.9			
Floor Space Index:	0.57			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	12030	0
Total Units:	0			

CONTACT: **PLANNER NAME:** **Ellen Standret, Planner**

