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BY E-MAIL & COURIER

November 19, 2013
File No.: 135125.1001

Toronto City Hall
100 Queen Street West, 10th Floor
West Tower
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins, Administrator,
Planning and Growth Management Committee

Dear Ms. Martins:

**Re: Planning and Growth Management Committee Item No. PG28.2
Official Plan and Municipal Comprehensive Reviews: Amendments to the
Official Plan for Economic Health and Employment Lands Policies and
Designations and Recommendations on Conversion Requests
1331 Martin Grove Road**

We are counsel to Assembly of Prayer, the registered owner of the lands municipally known as 1331 Martin Grove Road in the former City of Etobicoke (the "Property").

Assembly of Prayer

The Assembly of Prayer is a Christian-based church founded in 1993 and has flourished from a handful of people to a continuously growing number of members. The Assembly of Prayer has expanded to Guyana through its broadcast ministry and continues to be focused on growth in and outside of the church. In addition to its main worship service, the Assembly of Prayer offers programs for kids and youth, providing a safe and educational learning environment.

Background relating to the Property

On April 17, 2013, the Assembly of Prayer entered into an agreement of purchase and sale to acquire the Property for the purposes of retrofitting the existing building into a place of worship. A minor variance and site plan application is currently being prepared to facilitate the proposed place of worship.

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The Property is designated as an *Employment Area* under the current Official Plan. Policy 2 under chapter 4.6 of the current Official Plan provides that places of worship may be located on major streets. The Property fronts onto Martin Grove Road, which is a major street as shown on Map 3 of the current Official Plan.

Issues with the Proposed *Core Employment Area* Designation and Policies

The proposed Official Plan Amendment No. 231 (the "**Proposed OPA**") designates the Property as a *Core Employment Area*, which would permit a variety of business and industrial uses. The *Core Employment Area* designation does not permit places of worship, notwithstanding that other sensitive land uses, such as hotels and trade schools, are permitted within the *Core Employment Area* designation.

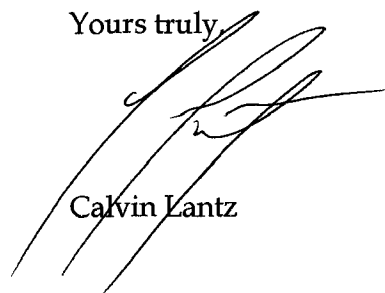
We note that, in its November 5, 2013 report to the Planning and Growth Management Committee, city planning staff recommends the granting of the conversion request at 2781 Markham Road to permit a place of worship through a Site and Area Specific Policy "as the congregation purchased the lot on a major road where the current Official Plan would permit a place of worship." The Assembly of Prayer purchased the Property also recognizing that the current Official Plan would permit a place of worship. We request that a similar Site and Area Specific Policy apply to the Property to permit a place of worship.

Additionally, there are many existing places of worship in the area surrounding the Property, including those located at 230, 306, 312 & 326 Rexdale Boulevard and 1245, 1274, 1344 & 1357 Martin Grove Road. As such, in considering the potential for future compatibility issues, sensitive land uses have already been established in close proximity to the Property and any proposed place of worship on the Property would not create any additional or unacceptable land use incompatibilities.

Please provide us with copies of all staff reports, notice of any public meeting and copies of all decisions of City Council or its committees with respect to the Plan.

Thank you for your attention to this matter.

Yours truly,



Calvin Lantz

CWL/mc

cc. William Subryan, *Assembly of Prayer*
Councillor Doug Ford