



20 November 2013

Committee of Adjustments  
Councilor Glenn DeBaeremaeker

To Whom It May Concern:

I write this letter to request that the property located at 1250 Markham Road, Scarborough, Ontario, M1H 2Y9, be considered for a zoning change allowing for mixed-use residential.

Global Kingdom Ministries, previously known as Scarboro Gospel Temple, was founded in Scarborough at the north west corner of Markham Road and Greenbrae Circle in 1957.

In 2006, Scarboro Gospel purchased just over 11 acres of property located on the west side of Markham Road at Tuxedo Court – 1250 Markham Road – to construct a new church facility.

All conditions were met with the city, including a transfer of 5 acres of land to the city, running along the Highland Creek bed. In spring of 2008, we officially opened our new church facility, a 55,000 square foot building, built to meet the needs of our local congregation and local community. We quickly became a centre for many community events running alongside our own church events. Due in large part to our increased community involvement, we were fortunate to construct phase 2 of our building in 2011 – a 25,000 square foot addition, housing a full size gymnasium with stage and change room facilities, kitchen facilities and additional meeting rooms and offices. Today, we offer space to a local community organization – Community Outreach. They further reach into the community offering programs, such as ESL, for community events and gatherings, and have even launched a hot soup program whereby community residents in need can receive a hot bowl of soup at no charge.

We are in the midst of now planning our 3<sup>rd</sup> phase of expansion to the church facility to meet our growing needs. Part of this expansion is to begin to plan for the construction of a separate stand-alone residential building that would offer non-assisted, but affordable condominium style "Life-Lease" housing for seniors. As Global Kingdom Ministries has grown, and as the community around matures, we have seen a need for seniors' housing. As we have only begun to explore what options, if any, were available to us for the construction of such a building, we have had very preliminary discussions with our local city councilor – Councilor Glenn DeBaeremaeker. It was through these discussions that we have just been told of the upcoming moratorium on any zoning changes away from employable industrial/commercial lands to

other zoning permissions, including residential. As we are a church facility, not involved in the commercial development of lands, we were not aware of such a change occurring. However, given what our plans are for the future for the local church body and local community at large, we feel it prudent to ask the committee to consider for such a zoning change.

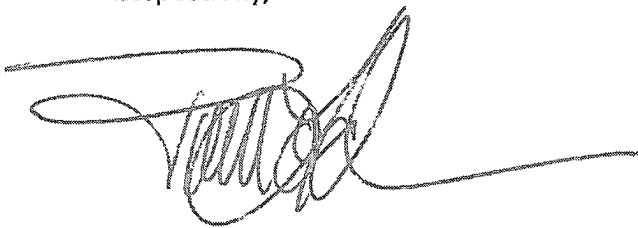
It is therefore our wish that this letter be considered such a request.

Global Kingdom Ministries located at 1250 Markham is constructed on M1 Industrial lands, which allow for a place of worship. The lands were previously an unused old farm property with an untended apple orchard on it. To the immediate south, is a mixed-use development property, today housing light industrial, commercial, medical and retail buildings and units. To the immediate north of us is a McDonald's restaurant, which is located south of Progress Avenue. Across Markham Road at Tuxedo Court, to both the north and south of Tuxedo Court, are apartment buildings and condominiums, which make up one condominium, Ontario Housing Assisted building and privately held buildings. There is also a small grocery and a Tim Horton's fronting Markham Road just to the north of Tuxedo Court. There is a plaza south of these buildings, which has recently applied for and received (to our knowledge) approval of a mixed-use residential/commercial site development for the future.

As Global Kingdom Ministries is not a commercial developer for profit, we are looking to internally develop a non-assisted living complex for seniors that would focus on the church congregation and local community. This would offer a community-based living style for seniors, offering community and activities at the local church, and other various community-based activities. It is important to note that we would not only be looking for a residential allowance, but also a commercial component. As a development geared towards seniors and a seniors' living community, we would in fact create employment, where otherwise as a church property alone, we would not create employment. By this we mean that at the street level of such a development, we would wish to create retail opportunities, thereby creating new employment opportunities through the retail offerings, catering to the seniors living on the premise as well as to the local community. The envisioned retail and services could be the likes of a coffee shop, drug store, convenience store, healthcare and dental provider, etc... These facilities, along with the seniors' living facilities will also become tax-based revenue for the city.

In summary, we would ask the Committee to consider the above letter and the purposes of Global Kingdom Ministries, to build community both within the church community and local community, with the granting of a mixed-use residential and retail development zoning permission for the property located at 1250 Markham Road, Scarborough, Ontario M1H 2Y9.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tom Lodu', with a long horizontal line extending to the right.

Tom Lodu  
Secretary  
Global Kingdom Ministries, Inc.

**GLOBAL KINGDOM MINISTRIES**  
**1250 MARKHAM ROAD**  
 SCARBOROUGH, ONTARIO PROJECT NO. 13022

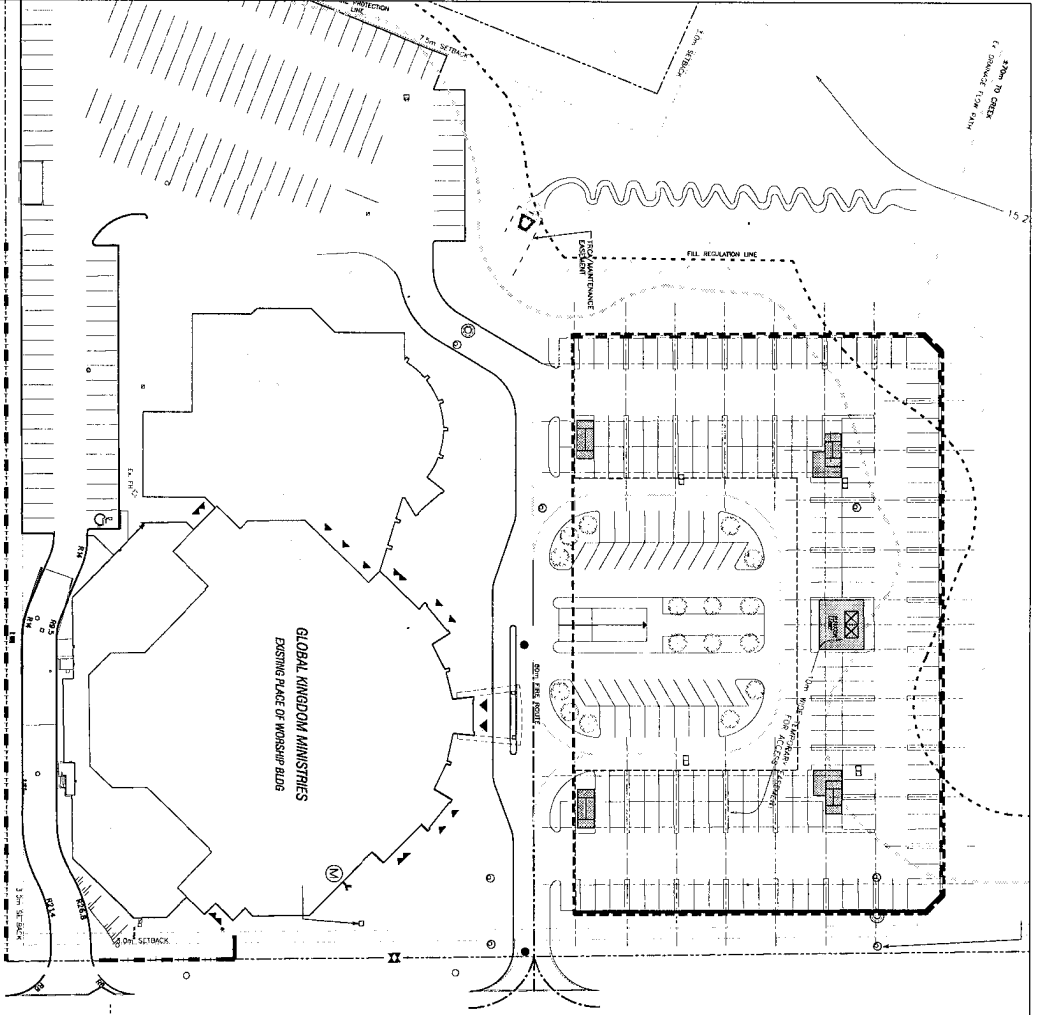
**PROPOSED LIFE LEASE DEVELOPMENT**

DATE NOV. 19 2013  
 SCALE 1:400



**SP1**

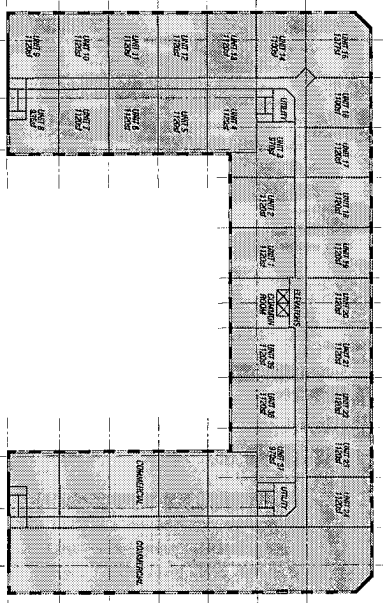
**GRADE LEVEL PARKING PLAN (1 LEVEL PARKING BELOW GRADE EXTENT SHOWN DASHED)**



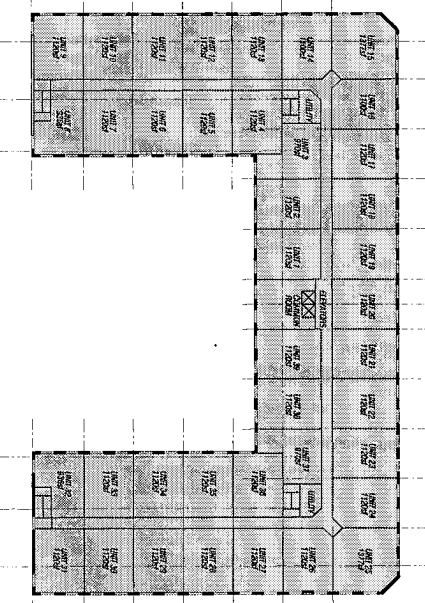
**MARKHAM ROAD**

**ROAD**

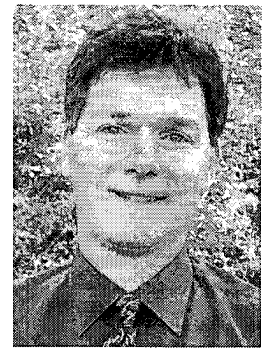
**FIRST FLOOR PLAN (COMMERCIAL ACCESS FROM MARKHAM ROAD)**



**TYPICAL FLOOR PLAN (BASE FLOOR PLAN CONCEPT)**



 **TORONTO** **Glenn De Baeremaeker**  
*City Councillor - Ward 38, Scarborough Centre*



November 20, 2013

**Re: Request for City staff to review Global Kingdom Ministries  
Conversion Request, 1250 Markham Road**

Dear Planning Committee Chair and Members:

Please accept this letter as my request for committee to pass the following motion:

**That Committee request staff to review the conversion request by Global Kingdom Ministries, 1250 Markham Road, and report to Council as part of item #PG28.2**

I recently met with representatives from Global Kingdom Ministries who outlined their wish to add residential units (seniors housing) to their church property. Their proposal includes building seniors housing on their existing parking lot.

While I am aware City staff are the end of a very long employment land study, I am requesting that City staff review the merits of this proposal. As the local City Councillor I am supportive of this proposal and believe housing on this church site will create jobs where none exist today.

Residential development on this site would not appear to destabilize any employment lands for the following reasons:

- The church site is surrounded to the north and west by a large Highland Creek ravine system of over 20 acres of greenspace.
- The church is abutted by greenspace to the north; and then a McDonald's restaurant, a road, a gas station, the Highway 401 off-ramp, and then the highway itself; but no industrial land.
- The church is abutted by greenspace to the west; with the closest industrial area separated by a large ravine system and which is not connected to the church site in any way.
- The church is abutted by Markham Road to the east and then a high density residential community; but no industrial land.
- The church is abutted by a stable retail, commercial, office and light industrial use property to the south that is subject to a 99 year lease; making it virtually impossible to change land use.

Should you have any questions or concerns please feel free to contact myself or Sujanthi Manivannan at 416-392-0204.

Cheers,



Glenn De Baeremaeker  
Toronto Councillor  
Ward 38, Scarborough Centre