

From: [Planning and Housing](#)
To: [Christine Chandler](#)
Subject: FW: My comments for 2023.PH8.2 on November 30, 2023 Planning and Housing Committee
Date: November 30, 2023 10:55:11 AM

From: Councillor Nunziata <Councillor_Nunziata@toronto.ca>
Sent: November 29, 2023 4:03 PM
To: Planning and Housing <phc@toronto.ca>
Cc: Gregg Lintern <Gregg.Lintern@toronto.ca>; Geno Orsi <Geno.Orsi3@toronto.ca>
Subject: My comments for 2023.PH8.2 on November 30, 2023 Planning and Housing Committee

To the City Clerk:

Please add comments to the agenda for the November 30, 2023 Planning and Housing Committee meeting on item 2023.PH8.14, Directions to Amend Official Plan Employment Area Policies: Proposals Report.

Dear Councillor Nunziata:

I am writing to you on behalf of two places of worship located at 24 Sable St. and 19 Sable St. respectively. I have attached the following communications for your reference:

1. 24 Sable St. – International United Bethel Place of Worship
 - Letter to Councillor Nunziata dated January 21, 2023
 - Sworn Affidavit dated January 21, 2023, Commissioned by Councillor Nunziata
 - Petition in support of existing use as a Place of Worship
 - Building Permit application fee Receipt dated September 28, 2021

2. 19 Sable St. – The Assemblies of the First Born Church in Canada, Ontario
 - Letter to Councillor Nunziata dated January 23, 2023
 - Sworn Affidavit dated January 24, 2023, Commissioned by Councillor Nunziata

I respectfully request that you file these communications with the PHC Secretary on our behalf as they are relevant to the record, it is also important that the attached documents are provided to the Chief Planner's office and City Buildings at the earliest possible time.

For the record, both places of worship strongly oppose the proposed changes to the Official Plan policies for employment areas in Toronto, which are intended to align with the new provincial definition of "area of employment". The new definition would prohibit some uses that are currently permitted in the City's employment areas, such as institutional (Places of Worship), retail and office uses. Moreover, the report seeks the Council's approval of the draft policy direction and authorization to conduct public consultation on the proposed amendments that exclude them -what is the purpose of further consultation...

Thank you for your consideration
Sable Street- Place of Worship



International United Bethel Assembly of Ontario CHURCH OF GOD

24 Sable Street

Toronto, Ontario. M6M 2V8

TELEPHONE (416) 242 5848/647-901 6628 Email: iubaministries2018@gmail.com

**EVANGELIST
VERGEA L. WALKER**
Assistant Over-seer

BISHOP L. READER
Chief overseer for Canada
Host Pastor

PASTOR W. STEWART
Assistant Pastor

PASTOR C. FRENCH
Director for men's department

PASTOR P. ALLEN
Director for women's
department

PASTOR G. BUDDINGTON
Director for youth department

January 21, 2023

Councillor Frances Nunziata
Toronto City Hall, 100 Queen St West
Suite C49, Toronto, ON M5H2N2

Dear Councillor, Nunziata:

was a pleasure meeting you at our Sanctuary on Saturday, October 9th, 2021, and we would like to thank you for the time you took out of your busy schedule to meet with us.

We have been in our community for over 16 years, we move to this area because it was affordable, quiet, and welcoming; most of our parishioners live, work, or play in this area, and we are -your constituents. We are still in shock and in disbelief that Places of Worship won't be allowed under the proposed OPA 591 – after all, this is our place of Worship, our home, and our community.

We were led to believe that the 2013 Municipal Comprehensive Review allowed Places of Worship to stay under a Legal Non-conforming Status; let me assure you, that no one contacted us in person or in writing to let us know that our Sanctuary would not be grandfather under the existing by-laws. unless a building permit was issued in May 2013 or before. By then, No one informed us in writing or otherwise about the application process or building permit application.

We understand the value of employment lands and the sensitivities of land uses. However, we fail to understand, that after 16 years of existence in our community we are facing this bureaucratic nightmare.

We are very mindful of the people we serve in our community, and how much they rely on the church to provide emotional, physical, physiological, love, and spiritual needs.

It is going to be heartbreaking and shocking to our parishioners when they learn that their place of Worship won't be able to operate, if we are not allowed to stay under the legal non-conforming status, leaving us homeless without a place to go

It would be inconceivable to think that our Churches are no longer welcome nor wanted in the city where we belong. Where do we go?

Please find the attached petition, hoping you will give every consideration to it.

Dear Councillor Nunziata, we need your help, we are collectively appealing to your good judgement and sense of compassion and ask you to intercede for us,

we are your constituents, our children go to local schools, and we work in the area, and it is unfair and unjust to be put out in the street without notice,

Please extend the legal non-conforming status that we have. Again, It was a pleasure meeting with you and thank you for the work you continue to do in the community. We look forward to your kind consideration in this matter.

Should you require additional information, please do not hesitate to contact me.

Yours truly,

Bishop L. Reader
Chief Overseer for Toronto, Canada
Reg. # 41986 (91-15)

To Wit:

I, Roger Freckleton, Pastor of The Assemblies of the First Born Church in Canada, Ontario,
 (Full legal name)

in the City of North York in the
 (City/Town etc) (Name of City, Town etc)

Municipality of Toronto, Province of Ontario,
 (County, Regional Municipality etc) (Name of County, Regional Municipality etc)

make oath and say:

Please be advised that the Assemblies of the First Born Church in Canada (Place of Worship), has been in existence at 19 Sable Street, for over 18 years.

I vehemently believe that 19 Sable Street has acquired a Legal Non-Conforming Status over the years, that is, Legal Non-Conforming uses that are governed by Subsection 34(9) of the Planning Act, uses that are lawfully existing in employment areas.

I believe the current Official Plan, and former general zoning by-laws, permit several sensitive uses, such as educational uses, hotels, and, places of worship among other uses in employment areas.

It is clear that the City-wide Zoning By-law 569-2013 predates OPA 231, and permits some sensitive uses and other non-permitted uses in the Employment-Industrial Zones.

We are kindly asking to be recognized and acknowledged as a Sanctuary (Place of Worship) under the Legal Non-Conforming Status, since our existence predates the OPA 231 adopted in 2013.

Places of Worship, play a key role in communities, local neighbourhoods and our city as they serve to holistically develop community members.


Eliminating Places of Worship will negatively impact local families and create undue hardship to hundreds of community members who are served by these Places of Worship.


Sworn before me

at the City of North York
 (City, Town etc) (Name of City/Town etc)

in the Municipality of Toronto
 (County, Regional Municipality etc) (Name of County, Regional Municipality etc)

this 24th day of January, 2023
 (day) (month) (year)


 (Signature of declarant)


 * A Commissioner etc

Frances Nunziata
 a Commissioner, etc., City of Toronto
 While a Councillor of the City of Toronto

* **Commissioner may be:** any individual authorized under the *Commissioners for taking Affidavits Act*.

Print Form

Clear Form



Assemblies of the First Born Church Inc. Canada

19 Sable Street Toronto, Ontario M6M 3K8
Telephone:647-278-8527 Email: afb.sablest@gmail.com

Overseer
Bishop R.Coke

Host Pastor
Pastor R. Freckleton

Officers
Dr. A Mitchell
Minister V. Pennant
Deacon L. Ashmead
Deacon S. Woolery
Bro. R. Green

Treasurer
Evangelist A. Simpson

Secretary
Sis. S. Palmer Nelson

January 23, 2023

Councillor Frances Nunziata
Toronto City Hall, 100 Queen St West
Suite C49, Toronto, ON M5H2N2

**RE: 19 Sable Street -Assemblies of the First Born Church In Canada Inc
-Request to maintain Legal Non-Conforming Status**

Councillor, Nunziata:

I hope this letter finds you well.

It was a pleasure meeting you and Mr. Palacio at our Sanctuary on **Saturday, February 19th, 2022**, to discuss the land-use status of our Place of Worship, and we would like to thank you for the time you took out of your busy schedule to meet with us.

For your information, we bought our place of worship in **October 2005**, the zoning information was received from the zoning department of the City of Toronto, the subject property has an M2 industrial zoning which permits selected industrial including a banquet facility and the current use -a Place of Worship. We bought the building with the intent of using it as our Sanctuary, the purpose of use was clear ever since we registered with the City through MPAC. Please refer to the attached MPAC notice of assessment.

We move to this area because it was affordable, quiet, and welcoming; most of our parishioners live, work, or play in this area, and we are -your constituents. We are still in shock and in disbelief that Places of Worship won't be allowed under the proposed OPA 591 - after all, this is our place of Worship, our home, and our community.

We vehemently believe since we bought our current facility that our Place of Worship is allowed under a Legal Non-conforming Status; let me assure you, since October 2005, no one contacted us in person or in writing to let



Assemblies of the First Born Church Inc. Canada

19 Sable Street Toronto, Ontario M6M 3K8

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Sis. S. Palmer Nelson

us know that our Sanctuary would not be grandfather under the existing by-laws. No one informed us in writing or otherwise about an application process or applying for a building permit in 2013 would validate our current use.

We understand the value of employment lands and the sensitivities of land uses. However, we fail to understand, that after 16 years of existence in our community we are facing this level of uncertainty.

We are very mindful of the people we serve in our community, and how much they rely on the church to provide emotional, physical, physiological, love, and spiritual needs.

It is going to be heartbreaking and shocking to our parishioners when they learn that their place of Worship may not be able to operate, if we are not allowed to stay under the legal non-conforming status, leaving us homeless without a place to go. This is not right!

It would be inconceivable to think that our Churches are no longer welcome nor wanted in the city where we belong. Where do we go?

Dear Councillor Nunziata, we need your help, we are collectively appealing to your good judgement and sense of compassion and ask you to intercede for us, we are your constituents, our children go to local schools, and we work in the area, and it would be unfair and unjust to become homeless.

Please extend the legal non-conforming status that we deserve.

Again, It was a pleasure meeting with you and thank you for the work you continue to do in the community. We look forward to your kind consideration in this matter.

Should you require additional information, please do not hesitate to contact our representative, Mr. Cesar Palacio.

Yours truly,

Pastor Roger Freckleton