



Weston Consulting Group Inc.

'Land Use Planning Through Experience and Innovation'

April 29th, 2008
File No. 4127

Corporate Services Department
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

ATTENTION: Denis Kelly
Regional Clerk

Dear Mr. Kelly:

Re: Planning and Economic Development Committee – April 30th, 2008
Item No. D-9: Strategic Employment Corridors and ROPA 52
The Church of Pentecost Canada
12000 Jane Street, City of Vaughan
Region of York

Weston Consulting Group Inc. (WCGI) is the planning consultant representing the Church of Pentecost Canada. The Church of Pentecost Canada is the owner of 12000/12020 Jane Street in the proposed 400 North Employment area. They will be maintaining the existing main resident and pond presently on the site and they are currently proposing to construct a place of worship with a capacity of approximately 2500 seats.

We have reviewed the proposed recommendations contained in the staff report dated April 24th, 2008 regarding Regional Official Plan Amendment No. 52 (ROPA 52). The Pentecost Church supports the proposed expansion of the Region's Urban Boundary to include the lands as outlined in the City of Vaughan's Official Plan Amendment No. 637 (OPA 637).

Concerns Regarding the Staff Report

1. Potential Amendments to OPA 637

OPA 637 proposes to designate lands on either side of Highway 400 between Jane Street and Weston Road north of Teston Road as an employment area. These lands would be included in the City of Vaughan's OPA 450, which designates employment lands. In addition to employment uses, OPA 637 proposes to designate for residential a small residential area abutting an existing residential subdivision, natural heritage uses and institutional uses.

Part B of OPA 637, Section A(8) as adopted by Vaughan Council states the following:

"e) In the Highway 400 North Employment Area on Schedule 2D, the following shall apply in all land use designations, other than the Greenbelt Natural System Area designation:

- Institutional uses including major educational facilities and hospital/health care facilities shall be permitted;"

We note, however, that the staff report states the following with regards to the ultimate approval of OPA 637:

"Regional approval of OPA 637 will build on the work described above (related to population and infrastructure requirements) to expand the City's urban area, and establish detailed land uses, staging and timing for the new employment area. OPA 637 will need to establish, at a minimum, the following:

- Designations and policies that protect for the GTA East West Transportation corridor.
- Land use designations and policies that limit development to employment uses only."

The Pentecost Church proposes to construct a large scale institutional facility that would be permitted under the adopted OPA 637. The language in the staff report implies that consideration may be given to not permitting institutional uses within OPA 637. Preliminary discussions with staff have indicated that this is not the intent of the ultimate approval of ROPA 52 and OPA 637 and that institutional uses are still anticipated to be permitted. We request however, that the subsequent approval of ROPA 52 and OPA 637 allow for *"institutional uses including places of worship, major educational facilities and hospital/health care facilities."*

2. The Proposed Regionally Significant Employment Area Designation

The staff report proposes to introduce a new land use designation into the Region of York Official Plan. The new "Regionally Significant Employment Area" will be utilized to designate employment lands beyond the existing urban boundary of the Region, particularly for lands adjacent to 400 – series highways. The staff report states that staff will report back to the committee with parameters for such a designation. We request that as part of those parameters that institutional uses, including places of worship, be allowed within these significant employment areas.

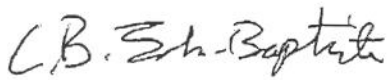
Conclusion

Places of Worship are an important part of the fabric of any community. They have traditionally located in a variety of areas including employment lands with little conflict provide that they are designed appropriately and considered as part of the overall development of the area. The points above are intended to ensure that this continues into the future. We thank Regional Planning and Economic Development Committee for their consideration of this matter. We request to be notified of any further meetings regarding ROPA 52 and OPA 637.

Yours truly,

Weston Consulting Group Inc.

Per:



Chad B. John-Baptiste, BES, MCIP, RPP
Senior Planner

Cc: Wayne McEachern, Manager, Policy Planning, City of Vaughan
Sean Hertel, Senior Planner, Region of York
Heather Konefat, Director of Community Planning, Region of York
Pastor Alex Agyei-Gyamera, Church of Pentecost Canada
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