

**REGION OF YORK
CLERK'S OFFICE****FILE No. - P07**

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November 25, 2009
File 9-009

ROBERT E. JARVIS Q.C.
Barrister and Solicitor



Mr. Denis Kelly, Regional Clerk
The Regional Municipality of York
17250 Yonge St.,
Newmarket, Ontario, L3Y 6Z1

**Re: Cornerstone Christian Church
and Community Life Centre:
Proposed York Region Official Plan
June 2009 Draft: Notice of Interest and
Request for Notice of all Further Meetings,
Public Deliberations and Notice of Decision**

Dear Sir;

We have been retained by the Cornerstone Christian Church with respect to a proposed Church and Community Life Centre to be located within the Markham Greensborough Planning District on a somewhat isolated promontory of land bounded by the intersection of Donald Cousins Parkway and relocated 9th Line north of 16th Ave. (see attached location map). The lands in question appear to have been designated (Map 1 enlarged) as Urban Area and Regional Rapid Transit Corridor (Map 11). In addition the site has on it an historical building which our client proposes to retain and incorporate into the proposed Centre.

A review of your proposed new Official Plan (June 2009) causes our client some concerns which we believe can readily be addressed with some minor adjustments to the Draft Plan.

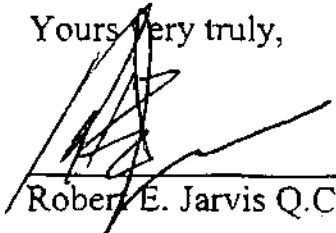
The issues which need to be addressed prior to adoption of the New Plan include:

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- i) Confirmation that the site is designated "Urban Area". The maps attached to the Draft Plan are very difficult to read. We had to blow up Map 1 and then use a magnifying glass to determine that the lands were designated "Urban Area". Given that the new Official Plan is a guide for the public to follow your mapping is inadequate. We still need your confirmation that we have read Map 1 correctly.
- ii) Map 11 designates Ninth Line, Major Mackenzie Drive, and the portion of Donald Cousins Parkway abutting our site as Regional Rapid Transit Corridor. The policies where lands are adjacent to such corridors seem clear, namely, that such lands are to be developed at medium to high density urban standards
- iii) The new Plan should also make it clear that a Church and Community Life Centre is permitted on this site.
- iv) The Draft Plan proposes that Donald Cousins Parkway be widened to 45 metres; is this widening really needed? Has anyone considered the impact such a widening would have on the Church site in terms of access and the ability to build a Church and Community Life Centre? What would happen to the historic building? Did the original transportation planners, just a few years ago, get it all wrong when they built the Parkway and moved the Ninth Line? Why was the Markham Official Plan Amendment 51 approved by the Region? This is another area that needs to be addressed by Regional staff before this Plan goes to Council for approval.
- v) And all other issues which should be addressed prior to adoption of the new Official Plan.

We look forward to being given an opportunity to address the above issues prior to the Draft Official Plan being forwarded to Council. We are also requesting that we be given Notice of all future meetings regarding this matter and Notice of Decision when this matter is dealt with by Council.

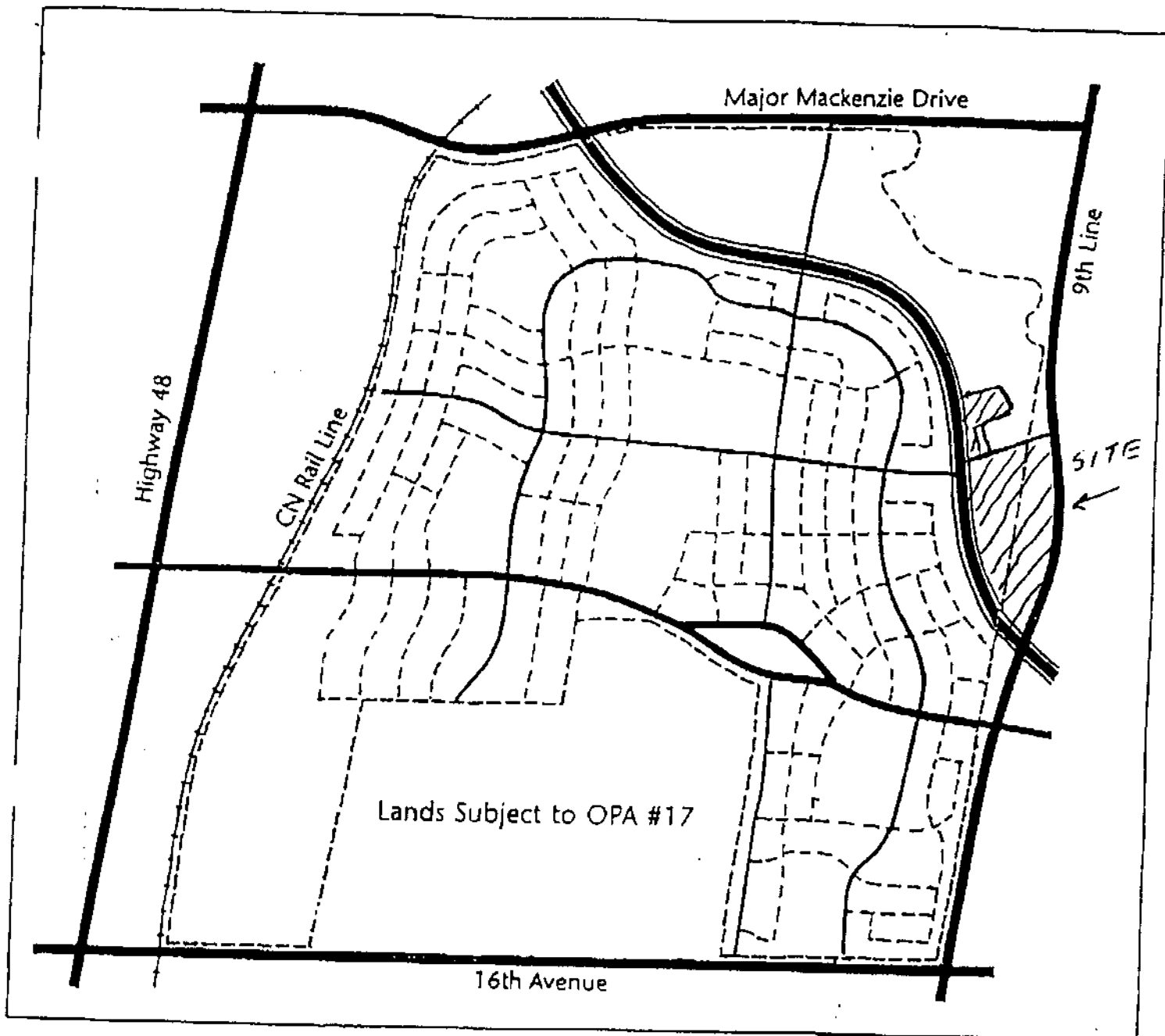
Yours very truly,



Robert E. Jarvis Q.C.

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- cc. Mr. Bryan Tuckey, Commissioner of Planning and Development Services
- cc. Ms. Barb Jeffrey, Manager of Land Use Policy & Environment
- cc. Mr. Ben Quan, Planning Consultant
- cc. Charles Sutherland, Cornerstone Christian Community Church



Schedule 'BB' - Transportation Plan
Secondary Plan for the
Cornerstone Planning District

