



Gatzios Planning + Development Consultants Inc.

File No: 65MA-1011

June 16, 2010

Ms. Barbara Jeffrey, Manager Land Use Policy & Environment
Planning and Development Services Department
Region of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

**Regarding: YORK REGION ROPA 3 – MARKHAM URBAN BOUNDARY EXPANSION
GRACE CHINESE GOSPEL CHURCH OF NORTH YORK PROPERTY
PROPOSED NEW 'PEOPLES GOSPEL CHURCH' CHURCH FACILITY
5172 MAJOR MACKENZIE DRIVE EAST, WEST OF McCOWAN ROAD
(NORTH SIDE OF MAJOR MACKENZIE DRIVE EAST)
TOWN OF MARKHAM**

Dear Ms. Jeffrey:

As you may be aware, we are the planning consultant for the Grace Chinese Gospel Church of North York (the "Church"), the owners of the above captioned lands in the Town of Markham.

Further to our letter dated April 11, 2010, we have reviewed the draft amendment to the Regional Official Plan (ROPA 3) re the proposed Town of Markham urban boundary expansion and offer the following comments.

The Region's staff report dated June 16, 2010 states that Markham Council adopted the recommended growth alternative to 2031 on May 11, 2010. However, we understand that the size and location of the Town's proposed urban boundary expansion was only adopted by Markham Council as a strategy direction to staff, and did not establish actually confirm a specific urban expansion location or details.

We understand from Markham staff that the Town's Official Plan Review process is ongoing and it is their intention to identify the urban expansion area after additional public consultation and when their new Official Plan is finalized and adopted. Based on this, it is our opinion that the exact size and location of ROPA 3 should await the Town's Official Plan process.

Request for Inclusion in Urban Area

The subject property is immediately east of the proposed expanded 'Urban Area' along Major Mackenzie Drive East, which follows the western edge of the valley corridor associated with Robinson Creek.

It is the intention of the Church to obtain the appropriate land use designation/s to permit a new church facility on this property. To this end, our request to the Town and the Region is to include this property in an Urban Area expansion for specifically Institutional Land Uses.

As you can appreciate, given the demand for residential development in the current Urban Area in the Town of Markham, and given that new places of worship are not at this time pre-identified or pre-zoned, it is often difficult for Church organizations to actually locate, obtain and indeed afford a parcel otherwise destined for residential development in order to accommodate a new church and related facilities.

Inclusion of this property in an Urban Area expansion would afford the opportunity for a new church and associated facilities to be established on this site, subject of course to the additional reports, applications and planning approvals that would be necessary in order to proceed to development.

We are hopeful that the Region and the Town will consider this request for inclusion for a new Institutional facility, and will facilitate the development by including these lands in any future Urban Area expansion.

We would be pleased to discuss any aspect of this submission with you. Thank you very much for your attention to this matter.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'Jeff Greene', with a stylized, cursive script.

Jeff Greene, MCIP RPP

Copy to: Mr. Ken Lee & Mr. K.K. Choong, GCG Church of North York