

REGION OF YORK
CLERK'S OFFICE

FILE No. -

PC3

QX4 Investments Limited
Consulting Services

17 Bauer Crescent,
Markham, Ontario
L3R 4H3

Phone: 905-477-2005

Fax: 905-479-4517

cell: 416-564-0351

e-mail: ben.quan@rogers.com

J. WALLER
B. GEFREY

May 5, 2010

The Regional Municipality of York,
17230 Yonge St.
Newmarket, ON
L3Y 6Z1

Attention: Mr. Bryan Tuckey
Commissioner of Planning & Development Services



Dear Mr. Tuckey,

Re: Modifications to York Region Official Plan – December 2009

QX4 Investments Limited – Consulting Services has been retained to represent Living Water Faith Fellowship, owner of a 7.9 ac. property municipally known as 18293 Leslie Street in the Town of East Gwillimbury. It is expected that the property will become a part of East Gwillimbury's future employment land inventory.

By letter dated October 6, 2009 we outlined Living Water's concerns in respect of Draft York Region Official Plan – June 2009. Subsequently, by letter dated December 2, 2009, we provided further comment on the evolving new York Region Official Plan and, on February 10, 2010, we met with your staff to discuss my client's proposed use of its property.

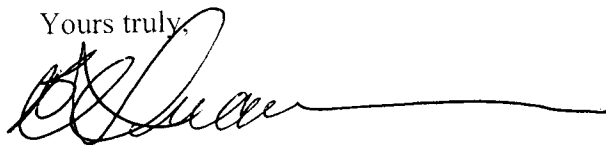
Living Water intends to establish a place of worship use within a mixed-use building which would contain other uses normally found in employment areas. In this regard, this proposed innovative concept envisages a 4-storey office building wherein such non-worship activities as a daycare centre, business and professional offices, a commercial school and a food bank are contemplated. Attached hereto is a more detailed description of the development concept which we submitted to Mr. John Waller following our February 10 meeting.

We understand the thrust of Section 4.3 (Protecting Employment Lands) of the new Official Plan is to prevent non-employment land uses on employment lands. We believe Living Water's proposed development does not detract from the intent of the Official

Plan but rather makes enhanced use of scarce land and infrastructure resources by utilizing an office building for worship and community purposes during evenings and

weekends when employment lands usually sit idle. This innovative approach to development allows for the implementation of such environmentally sustainable concepts as shared parking, off-peak traffic management, off-peak use of servicing infrastructure and, increased security during non-work hours. We submit that such mixed-use proposals maximize efficiency and should be encouraged. Accordingly, we hereby respectfully request that a policy(s) be added to Section 4.3 to promote appropriate mixed-use buildings in employment areas and, that such new policy(s) be forwarded to the Province by staff for approval as a modification to York Region Official Plan – December 2009.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ben Quan', with a long horizontal flourish extending to the right.

Ben Quan

cc: John Waller, Director of Long Range & Strategic Planning
Barb Jeffrey, Manager of Land Use Policy & Environment
Denis Kelly, Regional Clerk ✓
Dan Stone, Manager of Policy Planning, East Gwillimbury
Pastor Johan du Toit

bq/dq

Living Water Faith Fellowship
18293 Leslie Street, Town of East Gwillimbury

Conceptual Requirements:

Overall, this will be a multi-storey building housing both a place of worship on the lower levels, and commercial/professional suites on the upper levels. At this time it is envisaged that the building will be comprised of four stories to optimize the usage of available parking space.

1. The church (Living Water Faith Fellowship) will occupy the first two floors of the building.
 - a. The first floor will comprise a sanctuary plus associated reception/fellowship area, some administration facilities, and youth and multipurpose spaces to support the usual activities and programs run by a church.

It will have a high ceiling for both the sanctuary area and the entrance lobby.

It is also envisaged that some of the facilities will be adaptable or dedicated for use in community outreach programs, of which a daycare facility might be a prime example. If a daycare facility is provided it would be housed on the first floor.

Washrooms will be provided on the main floor and these will include those needed for the daycare facility.

- b. The second floor would house office space for use by the church staff, as well as classrooms and meeting facilities. A youth venue will also be provided here.
2. The commercial/professional suites on the upper floors will be made available to tenants/owners under either a rental arrangement or as condominium units. Only one of these options will be chosen and is yet to be determined. Note that this type of usage for the upper floors will allow for efficient use of shared parking space since the church activities usually take place in off-business hours.

At this time at least 2 commercial/professional floors are envisaged. It is understood at this time that there are no restrictions on overall height.

3. As architectural work progresses, it may be deemed necessary and feasible to incorporate a basement area which could be configured as an alternative fellowship area (rather than on the ground floor) with additional related uses. It could also house utility rooms and storage space. An adjacent kitchen would be required.
4. An elevator will be provided to service both the second floor (church) and the commercial floors. If a basement is incorporated into the design, the elevator will service it as well.
5. The commercial units will be sized appropriately. If the condominium option is chosen, unit owners will be able to provide input into the size and configuration of their properties.
6. The outer appearance of the building will not resemble a traditional church building. It will be the architect's responsibility to create a design that will minimize energy use, provide proper sound in the sanctuary and be esthetically pleasing to the immediate location.
7. The building will be managed by a company distinct from the church and with appropriate expertise in the field.