

## Gatzios Planning + Development Consultants Inc.

File No: 65MA-1011

April 11, 2010

Ms. Valerie Shuttleworth, Director of Planning & Urban Design  
Development Services Commission

**Town of Markham**

101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**and to:**

Ms. Barbara Jeffrey, Manager Land Use Policy & Environment  
Planning and Development Services Department

**Region of York**

17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Regarding: 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. Shuttleworth and Ms. Jeffrey:

I am writing on behalf of the landowner, the Grace Chinese Gospel Church of North York (the "Church") as planning consultant for their property at the above-noted address in the Town of Markham.

The Church's intention is to obtain the appropriate land use designation/s to permit a new church facility on this property. To this end, our request to both the Town and the Region at this point in time is to include this property in an Urban Area expansion for specifically Institutional land uses.

### **SITE DESCRIPTION**

The site is approximately 13 acres with frontage on the north side of Major Mackenzie, west of McCowan Road, and contains environmental features associated with Robinson Creek which sits at the property's western edge. An Airphoto location map is attached for reference.

The designation in the Town of Markham's current Official Plan is 'Agriculture A1', and as you know the property sits immediately north of the current urban boundary situated on Major Mackenzie Drive.

Attached is a recently published 'Figure 3 – Council Attachment 1" to the March 25, 2010 Regional Staff Report entitled "PRELIMINARY URBAN EXPANSION AREAS IN THE TOWN OF EAST GWILLIMBURY, CITY OF VAUGHAN AND TOWN OF MARKHAM". We note that the subject property is immediately east of the proposed expanded 'Urban Area' along Major Mackenzie Drive East, which at this time follows the western edge of the valley corridor associated with Robinson Creek.

### **CHURCH HISTORY AND THE NEED FOR A NEW CHURCH FACILITY**

The Grace Chinese Gospel Church of North York is a member of the Associated Gospel Churches (AGC) representing over 140 churches, congregations and ministries in Canada. The Church has twenty years of history partnering with municipal, provincial and federal governments in providing services to the community, in addition to the fundamental religious services, such as nursery schools, ESL classes, student enrichment and youth leadership programs, summer camp, coordination and partnering with Hong Fook Mental Health Centre, seniors home visiting programs, EQ parenting courses, etc.

In 2005, the Church started the Peoples Gospel Church (PGC) in Markham to meet the wide range of needs in this growing community, and currently rents space in the Bur Oak Secondary School (near Major Mackenzie Drive and McCowan Road). In the last five years, the number of Markham residents accessing the Church and its services has quickly grown and the rented school space can no longer support the growing needs of this rapidly expanding church community.

In early 2007, the Church purchased the subject property with the hopes that they would be able to obtain the appropriate permissions to construct a new church and related uses facility.

### **BASIS OF INCLUSION REQUEST**

It is our request of the Town and the Region to consider the inclusion of this parcel of land in any Urban Area expansion undertaken in the Town of Markham specifically for the purposes of Institutional land uses, in order to permit a church and related facilities and services on the developable portion of this property.

We note from the March 25, 2010 Region of York staff report that the Town of Markham is expected to require an additional 682 ha of Community Lands in order to accommodate projected growth to the year 2031, and that FIGURE 3 from that staff

report illustrates the location that is currently being contemplated for this community growth in the Town.

We understand that the amount of land area being estimated for 'Community Lands' includes not only residential land uses, but also associated land uses such as Institutional lands to be used for churches and associated facilities, and that it is intended that when the appropriate Official Plan Amendment/s to the Town Official Plan are brought forward, the Community Lands will be detailed with a variety of land use designations, potentially including churches, institutional or places of worship, among others.

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. Given the location of the site on an arterial road, beside the Robinson Creek which would form a natural edge and setting to the Institutional uses, adjacent to the potential new residential development that may take place west of the valleylands, and also of course immediately north of the current urban development in Markham, this site could represent an excellent location for a new church and related facilities.

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. The Church is aware that they may file their own OPA's to the Town and to the Region in order to pursue the appropriate land use designations independent of the current growth management exercise currently underway, however it is our hope that working with the Region and the Town through these current municipal processes would be the most advantageous for the Church, the Town and the Region.

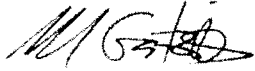
We would be pleased to discuss any aspect of this submission with you, and will be contacting each of your offices shortly to set up a meeting to investigate opportunities for inclusion of this site in an urban land use designation.

In the meantime, would you kindly ensure that we are provided with notification of any Regional or Town meetings, reports or consultations regarding potential urban area expansions or places of worship or related matters.

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 'MGatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to:       -   Mr. Ken Lee & Mr. K.K. Choong, GCG Church of North York  
                  -   Ward 4 Councillor Carolina Moretti

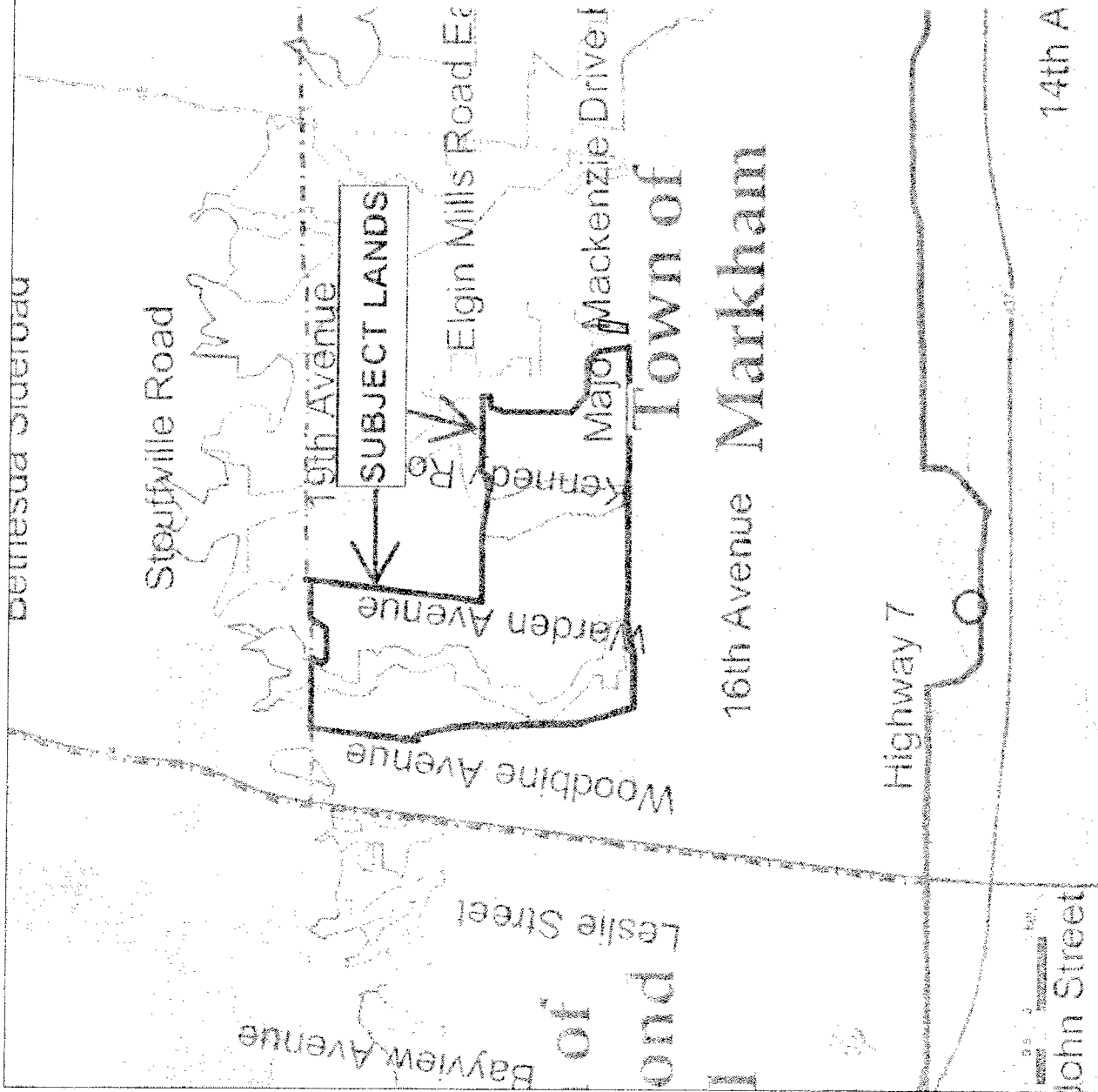


**GRACE CHINESE GOSPEL CHURCH OF NORTH YORK PROPERTY**

**PROPOSED LOCATION OF NEW PEOPLES GOSPEL CHURCH FACILITY**

**5172 Major Mackenzie Drive East**

**Town of Markham**



EXCERPT FROM MAP A

REGIONAL STRUCTURE

- Regional Centre
- Major Employment Area
- Major Industrial Area
- Major Retail Area
- Major Office Area
- Major Residential Area
- Major Community Area
- Major Park Area
- Major Water Area
- Major Transportation Area
- Major Environmental Area
- Major Cultural Area
- Major Historical Area
- Major Agricultural Area
- Major Forested Area
- Major Wetland Area
- Major Protected Area
- Major Heritage Area
- Major Archaeological Area
- Major Scientific Area
- Major Educational Area
- Major Health Area
- Major Social Area
- Major Recreational Area
- Major Entertainment Area
- Major Religious Area
- Major Government Area
- Major Military Area
- Major Defense Area
- Major Security Area
- Major Intelligence Area
- Major Information Area
- Major Communication Area
- Major Transportation Area
- Major Infrastructure Area
- Major Utilities Area
- Major Energy Area
- Major Environmental Area
- Major Cultural Area
- Major Historical Area
- Major Archaeological Area
- Major Scientific Area
- Major Educational Area
- Major Health Area
- Major Social Area
- Major Recreational Area
- Major Entertainment Area
- Major Religious Area
- Major Government Area
- Major Military Area
- Major Defense Area
- Major Security Area
- Major Intelligence Area
- Major Information Area
- Major Communication Area
- Major Transportation Area
- Major Infrastructure Area
- Major Utilities Area
- Major Energy Area

GRACE CHINESE  
GOSPEL CHURCH  
OF NORTH YORK  
PROPERTY

PROPOSED LOCATION  
OF NEW PEOPLES  
GOSPEL CHURCH  
FACILITY

5172 Major Mackenzie Drive East  
Town of Markham

Proposed  
Church Lands

Council Attachment 1  
Figure 3

Gatzios Planning +  
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