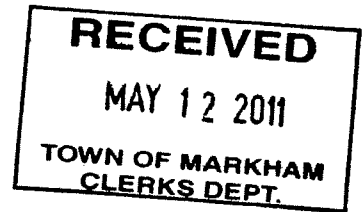


The Clerk's Department
The Corporation of the Town of Markham
101 Town Center Blvd
Markham Ont L3R 9W3



Dear Sir/Madam:

Re: Application for Redevelopment of 378 Steeles Ave. East

I am a very close neighbour of 378 Steeles Ave. East, and I oppose to their request to get a permit to build a new flat-roof building with at-grade parking beneath the structure.

Sincerely yours,
V. Wong

Carroll, Judy

From: Burke, Valerie
Sent: June 8, 2011 8:02 AM
To: Carroll, Judy
Subject: FW: 378 Steeles Ave. East redevelopment

Judy

Please add to the public record.

Thank you.

Valerie Burke

Councillor

Ward One

Town of Markham

905-479-7747

 *Please consider the environment before printing this email.*

From: Peter Yung [mailto:]

Sent: Tuesday, June 07, 2011 11:14 AM

To: Burke, Valerie

Cc:

Subject: 378 Steeles Ave. East redevelopment

Hi Valerie: I write to voice the concern and opposition against the redevelopment of the above address. Changing a residence to any religious worship structure is never a good idea.

We had the very bad experience of a residence converted to a Buddhist temple on our street (Sydnor Road) a few years ago. That was a nightmare to the entire neighbourhood. Councillor Shiner is quite familiar with the whole process. Cars parked everywhere on an otherwise quiet residential street. Worshippers from all over the city descended to the quiet street. Litters increased many folds. The worst are the uncontrollable traffic that created many problems for the residents around, and the appearance of so many strangers on quiet residential streets. That was a nightmare that no residents in the area would like to live through again!

At this stage when the redevelopment is not approved yet, I think it is important not to let it happen, rather than having the whole neighbourhood fighting it afterwards. To these worshippers, it is only an occasional place for worship. To the neighbourhood, this is their home. I am dead set against the redevelopment.

Please voice our concerns!

Peter Yung

Carroll, Judy

From: Burke, Valerie
Sent: June 13, 2011 6:23 PM
To: Carroll, Judy
Subject: FW: Zoning Amendment Application - 378 Steeles Avenue East -Town of Markham

Judy

Did you receive this email for the public record?

Valerie Burke

**Councillor, Ward One Thornhill
Town of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9W3
T 905-479-7747
F 905-479-7763
www.markham.ca**

Help save paper. Do you really need to print this email?

--- On Wed, 6/8/11, phy wong <

> wrote:

From: phy wong
Subject: Fw: Zoning Amendment Application - 378 Steeles Avenue East -Town of Markham
To: jheath@markham.ca, "joeli@markham.ca" <joeli@markham.ca>, "achiu@markham.ca" <achiu@markham.ca>, "alan.ho@markham.ca" <alan.ho@markham.ca>, "lkanapathi@markkham.ca" <lkanapathi@markkham.ca>
Cc: "Councillor_Shiner@toronto.ca" <Councillor_Shiner@toronto.ca>,

Received: Wednesday, June 8, 2011, 11:10 PM

Dear Deputy Mayor and Councillors,

On behalf of the residents who live on the south side of Steeles and Laureleaf, we are writing this letter to strongly object the zoning amendment application at 378 Steeles Avenue East. Many of the residents do not read English or they are new immigrants and only learned of the rezoning application by word-of-mouth from their neighbours. We had the opportunity to attend the recent two town hall meetings in Markham City Hall re: zoning amendment application -378 Steeles Avenue East.

The issue of traffic congestion is a problem. We do not need more traffic nor parking problem nor noises from the new temple at 378 Steeles Avenue. With the new LCBO, the new kung fu school, Shopper's Drug Mart, Royal Bank, Second Cup and the gas station in the plaza in the south east side of Steeles and Laureleaf, plus the

school south of the plaza; we certainly have enough traffic issues already. Laureleaf Road is the only signalized intersection to access Steeles for over 500 homes in our Willowdale neighborhood . A lot of nearby residents and customers from the plaza rely on the traffic light at Steeles and Laureleaf to make left turns. The intersection at Steeles and Laureleaf is already busy enough.

Fung Loy Kok, the new temple will certainly increase the traffic congestion on Steeles Avenue. According to 2005-2006 City of Toronto 24 Hour Traffic Count, just over 40,000 vehicles pass 378 Steeles Avenue East on a daily basis. Traffic congestion has grown worse since the traffic count was taken five to six years ago. We personally are experiencing the pain of traffic congestion on Steeles Avenue on the way from home to work and on the way from work to home i.e. twice a day and at least five days per week. We don't want to suffer more pain from the potential increase of traffic from the new temple.

Fung Loy Kok offers regular tai chi classes i.e. 6 to 7 days per week between the hours 9am to 9:30pm (more than 12 hours a day). This will certainly added to the existing traffic congestion six to seven days a week and throughout the day. This type of daily operation is not suitable for a residential neighbourhood. The lack of parking space in the proposed site will certainly create serious parking problem on Laureleaf Road and the nearby roads. As the result the traffic congestion on Laureleaf Road will be getting worse. We have to point out that Laureleaf Road is the only signalized intersection to access Steeles in our neighbourhood.

Moreover, as far as we know, all of Fung Loy Kok's eleven Greater Toronto Area sites are located in commercial and industrial areas, not residential neighbourhoods like 378 Steeles Avenue East.

Again, we strongly object to the zoning amendment application - 378 Steeles Avenue East. Certainly, we, the residents in North York need your strong support to object the zoning amendment application.

'A residential site should remain a residential site.'

Sincerely,
Chau Sheung WONG
Mei Ling WONG

Standard Letter - Petition against redevelopment, received June 8, 2011
1 (17 received) Sample attached

Maurice Rose
Ken Ku
Horace & Maria Vaz
David Wulfis
M. Williams
Audrey Langon
Lucia Devaney
William Chiang
Haeja Park
Sabrina Moskovitz
P. Geropoulos
Min Cao
Ann Baczynsky
Yue Ai Wu
Penny Rubin
Bruce Mandell
Doreen Resnick

Standard Letter - Petition against redevelopment, received June 8, 2011
2 (71 received) Sample attached

Maine Pan
(name not legible)
Simon Tse
In Sook Koh
Rebecca Ma
Susanne Wu
Chen Jiaxiong
Narjes Majdabadi
(name not legible)
D. Lam
(name not legible)
Nai Yan Zhang
Shan He
(name not legible)
Julie Wang
Yizhang Yang
Tak Yan Lau
Laureen Chu
Wei-kang Chen
Joyce Lau
Glen Takeda
Garry M. Chong
Majjal Ghansar

Hui Lian Ou
Mary J Spiteri
C.S. Teng
Yuk Cheong Yuen
Wendy Wong
Henry Ng
Mr. & Mrs. Mikesten
Shahab Rahmani
(name not legible)
Ronda Zabaneh
Fanny Lau
K Yuen
Rita Chu
Salvatore Pecchia
Yun Li
Jean Wong
James Wong
Takana Starostina
Sandi Silverman
Marian Francisco
Dong-Dong Dong
Maria Situ
Anthony Ho
Hollander
Paul Soong
Hwang Iu Pgung
Judith Wilson
Dennis Tang
Alvin Chan
Ligang Tang
(name not legible)
Kwok
Jesa Easan
Agnes Chung
Michael Thon
Chuck Lam
Nathan Krezman
Cheung Wai Tai
Honey Agar
Steve Ho
Mehrnovsh Ahmadi
Shahpar Davari
Kung Lan Che
Ruth Chow
Wayne Wong
Joanna Wong & Darren Tong
Robert Liu

1
(17 RECEIVED)

Petition Against Redevelopment of 378 Steeles Ave. E
(Laureleaf Rd. & Steeles)

Name H. MAURILE ROSE

Signature: H. M. Rose

Address: _____

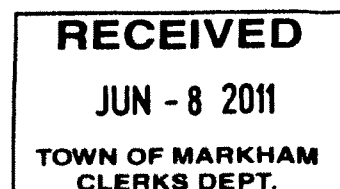
Dear Neighbour:

The Fung Loy Kok Institute of Taoism has applied for an amendment to Zoning By-Law 1767 to permit a place of worship. The applicant is proposing to demolish the existing dwelling and build a new flat-roof building. The proposed eight-metre high building will be elevated by supports and cantilevered to accommodate at-grade parking beneath the structure. An open-air elevated terrace will be located on the east side.

If you sign the above, leave it in your mail box and I will come and pick it up to-morrow and deliver to our councilor Valerie Burke.

Thank you,

Mary



2
(71 RECEIVED)

Petition Against Redevelopment of 378 Steeles Ave. E
(Laureleaf Rd. & Steeles)

Name: _____
Address: _____
Signature: _____
Date: _____

Dear Neighbor:

We are asking you to join us, your Thornhill neighbors, and sign a petition in opposition to the Fung Loy Kok Institute of Taoism's request to the Town of Markham to rezone 378 Steeles, Avenue, East, a single family residential property to a place of worship. The applicant is proposing to demolish the existing residential home and build a new flat-roof building. The proposed eight-metre high building will be elevated above ground level by supports and cantilevered in order to provide, beneath the structure, ground-level parking spaces for up to 30 cars. An open-air elevated terrace will be located on the east side. We will be presenting the petition to Town of Markham Ward Councillor, Valerie Burke and to City of Toronto, Ward 24 Councillor, David Shiner.

Implications if this rezoning request is approved by the Town of Markham:

1. Inappropriate redevelopment of a single family residential lot will set a pattern for future non residential development in our neighborhood.
2. Morning, afternoon and evening class/services will be offered 5 to 6 days per week adding to traffic congestion on Steeles Avenue. Turning onto Steeles Avenue from Laureleaf Road due to place of worship traffic will be difficult.
3. Traffic safety concerns of safe exit onto Steeles from proposed site. Increase of over flow parking on our neighborhood side streets.

*If you wish to add your name to our petition, please sign above and leave it in your mail box. We will pick up the signed petitions to-morrow and present to Councillor Burke and to Councillor Shiner.

* If you wish to share your comments and concerns with Town of Markham Councillor, Valerie Burke, she can be reached at (905) 479- 7747 or at vburke@markham.ca

Thank you for your support,

Bayview Glen Residents Association,

(1 of 6 pages)

June 3, 2011.

Brian Lee, P.Eng
Senior Manager, Development Engineering &
Transportation/Engineering
Markham Civic Centre, 101 Town Centre Blvd.
Markham, Ontario L3R 9W3

Re: Fung Loy Kok Institute of Taoism, 378 Steeles Avenue, East (West of Laureleaf Road)
Poulos & Chung Parking-Traffic Assessment Study
File No ZA08 125376 & SC 08 125397

Dear Brian,

The Bayview Glen Residents Association recently received a copy of a new traffic-parking assessment study submitted by Poulos & Chung in support of the Fung Loy Kok Institute of Taoism's place of worship rezoning request for 378 Steeles Avenue, East.

On behalf of the Association we would like to take this opportunity to make comment and to bring to the Town's attention significant issues that we believe have not been addressed in the current Poulos & Chung Traffic-Parking Assessment Study.

The study is based on assumptions without substantiating data or documentation, ignores operational and safety issues such as potential traffic conflicts, turning volumes generated by through movements (number of movements), question of sufficient spacing between multiple at-grade intersections, volume/capacity ratios at critical signalized intersections (Laureleaf/Steeles) and traffic volumes.

Major shortfalls of the Poulos & Chung Study are:

- The recommendation is incorrectly predicated on one service per day offered four to five days per week. The study ignores Fung Loy Kok's current operating GTA sites, sites that provide three to four daily services over a 12+ hour schedule (9:00am – 9:30pm), operating six to seven days per week. (A list of current GTA Fung Loy Kok site locations with hours of operation has been provided as an attachment)
- The study fails to note that all current Fung Loy Kok GTA sites are located in commercial and industrial zoned areas (see attachment, pages 5-6), not residential areas such as 378 Steeles Avenue, East. Commercial and industrial areas are designed to accommodate the traffic generated by the applicant's daily multiple service schedule.
- The traffic- parking study in support of the application does not promote or support a land use policy that is consistent with safe operational management access of the site or addresses the operational capacity challenges of Steeles Avenue, East and surrounding residential streets.

The Fung Loy Kok (FLK) project is recommended in a neighborhood already dealing with an ongoing problem of over flow parking created by a concentration of three places of worship on Bayview Avenue.

The Town of Markham has not been able to successfully resolve the problem despite introducing restricted parking on several of the neighborhood side streets. The Bayview Glen Alliance Church, 300 Steeles Avenue, East, is located just 750 meters to the west of the applicant's 378 Steeles Avenue, East, proposed place of worship.

As residents have discovered, restricted parking is not a solution to place of worship over flow parking and is not a substitute for good planning and sustainable rezoning development. The current neighborhood

conditions are ignored with no recognition of the potential over flow parking problem or horizon statement in terms of future membership and attendance figures.

There are a number of issues of concern. Those issues are as follows:

- Number of worship services and frequency of worship services/horizon year impact;
- Maximum parking/traffic demand;
- Traffic Volume on Steeles Avenue, East;
- Volume/Capacity ratio at signalized Laureleaf/Steeles intersection, main westbound Steeles Avenue access for Laureleaf Road (South) and Steeles Avenue commercial plaza traffic;
- Proximity of three at-grade traffic intersections on Steeles Avenue; deflection traffic movements and inbound/outbound movements;
- Adequate intersection(s) motorist stopping line of sight distance and setback to 378 Steeles place of worship;
- A left turn into 378 Steeles from eastbound Steeles is unsafe and possibly illegal;
- A left turn out of 378 Steeles onto eastbound Steeles Avenue is unsafe and possibly illegal;

Number of worship services, frequency of services and horizon years: Poulos & Chung statement (page 2), "On average one service is held per day and occurs approximately four to five days per week." This statement is a gross underestimate of the potential scheduled services to be offered at the 378 Steeles site and is not consistent with Fung Loy Kok's current unique worship service patterns that are offered to the general public in commercial and industrial zoned locations across the GTA (i.e. Scarborough, Bathurst Street, Kingston Road, Mississauga and Richmond Hill).

A key factor in determining the traffic impact in terms of operational and safety issues is the frequency in which the services are offered. The service schedule, as currently offered at GTA locations, is available, on average, three to four times per day and scheduled between 9:00 am to 9:30 pm – a 12+ hour schedule of services operating six to seven days per week

There is no horizon statement of impact of increased frequency of services and what the effect will be on the traffic movements and surrounding residential neighborhood with a history of place of worship over flow parking problem, despite the fact that FLK practices an ambitious membership campaign promoted in local print and broadcast media.

Maximum Parking/Traffic Demand: Based on the 378 Steeles site's parking spaces of 30 spots, the site is capable of generating up to 90 cars per day based on current worship patterns (3 services x 30 cars), requiring 180 inbound/outbound movements – traffic movements which will undoubtedly have a negative impact on Steeles Avenue traffic and the Willowdale-Thornhill residential neighborhoods.

The figure of 180 inbound/outbound movements is a conservative estimate and does not account for future growth potential or service demand as is evident by the current Scarborough and Bathurst operations.

Traffic Volumes on Steeles Avenue, East: Poulos & Chung statement (page 1), "Steeles Avenue is designated as an arterial road and is designed to accommodate high volumes of traffic flow at urban posted speed limits." This is a statement reflecting ideal conditions; ideal conditions do not exist on Steeles Avenue East, particularly between Leslie Street and Bayview Avenue.

City of Toronto's most recent (2005) Steeles Avenue, East (Leslie Street to Bayview Avenue) 24 hour average traffic count reported vehicle measurement of 21,259 (north side) and 20,567 (south side).

Steeles Avenue, East, traffic (fronting the 378 Steeles site) exceeds levels found on corresponding east west roadways, such as Cummer, Finch Avenue, Sheppard Avenue, East, and York Mills Road. Traffic volumes on Steeles Avenue, East, are equivalent to volumes experienced in downtown Toronto. The latest York Region/City of Toronto Steeles Avenue Traffic Count Cordon (2006) measured, in a 12 hour period (7:00am – 7:00pm), 1, 012,240 vehicles.

Volume/Capacity ratio of signalized Laureleaf/Steeles Intersection, Laureleaf (South) access: The volume to capacity ratio of traffic at the signalized intersection of Laureleaf and Steeles is ignored in the Poulos & Chung study. Thornhill's Laureleaf Road experiences high level of transient through traffic and is a popular shortcut for motorists wishing to avoid the Bayview and Steeles intersection.

Ignored in the study is the impact on the Willowdale residential neighborhood of 600+ homes; Steeles Avenue is the only major arterial road in and out of the neighborhood. Willowdale's Laureleaf Road is a collector road and the only signalized Steeles Avenue inbound/outbound point for Laureleaf South and surrounding streets. Laureleaf Road South also provides access for much of the traffic exiting/entering the Steeles (commercial) Plaza and Esso Station located on the southeast corner of Laureleaf Road and Steeles Avenue East.

Residents on both sides of Steeles Avenue must often sit through multiple green light cycles before being able to access westbound, Steeles Avenue, which fronts the applicant's 378 Steeles place of worship. What impact, safety and operational, would inbound/outbound traffic for Fung Loy Kok's 378 Steeles worship services contribute to the Laureleaf Road/Steeles Avenue volume/capacity ratio levels ?

Proximity of three (3) traffic at-grade intersections/ deflection traffic movements, north side of Steeles raises operational and safety issues: There are three at -grade traffic intersections within a 200 meter stretch of Steeles Avenue East (Laureleaf Road (N) to Valloncliffe Road) in which the applicant's property is located.

The three traffic intersections are, Laureleaf/Steeles (signalized) four (4) legged intersection, Olive Villa Way/Steeles (new residential subdivision) three (3) legged intersection, and Valloncliffe Road/ Steeles, three (3) legged traffic intersection. All three intersections have an exclusive left turn lane for eastbound traffic exiting Steeles Avenue.

The applicant's property is located between the Laureleaf and Olive Villa Way intersections and approximately 61 meters to the west of the Laureleaf Road intersection (Poulos & Chung Study, page 1, states the distance is 75 m. We believe this figure should be confirmed).

There is no reference to westbound through Steeles Avenue (60 km/h) traffic that must anticipate and react to 378 Steeles outbound/inbound vehicles crossing multiple lanes of westbound Steeles Avenue in order to exit or enter the property. A vehicle travelling at 60 km/h in dry conditions takes approximately 50 m. (@ 164 feet) to come to a complete stop.

Also ignored is the right turn Laureleaf Road traffic accelerating to enter westbound Steeles Avenue traffic stream which would be required to anticipate and react to 378 Steeles east/west, inbound/outbound traffic located a distance of 61 m. from the intersection.

The 378 Steeles Avenue, E., outbound/inbound traffic movements must either cross multiple Steeles Avenue traffic lanes, negotiate eastbound Steeles Avenue Laureleaf Road exclusive left turn lane queuing traffic in addition to anticipating and reacting to oncoming left turn westbound traffic exiting onto Steeles Avenue from Laureleaf South and the Steeles commercial plaza.

What impact will inbound/outbound traffic generated by the daily Fung Loy Kok services have on intersection operational and safety issue guidelines?

Adequate intersection(s) stopping line of Sight: Adequate intersection stopping sight distance and setback has not been addressed in the Poulos and Lee Study. Motorist's line of sight stopping distance in terms of 378 Steeles inbound/outbound traffic should raise question of safety and best practices guidelines. Multiple streams of traffic generated from a concentration of three traffic intersections increases risk of collision with inclusion of inbound/outbound 378 Steeles place of worship traffic flows.

Left turn into 378 Steeles from eastbound Steeles Avenue: Poulos & Chung study (page3) states, "Eastbound left turns into the site are facilitated by the storage and taper length available from the exclusive eastbound left turn lane at Laureleaf Road." The Steeles Avenue eastbound exclusive Laureleaf Road left turn lane would require all queuing traffic to exit onto Laureleaf Road, not 378 Steeles as suggested by the Poulos & Chung study.

Vehicles accessing 378 Steeles from the exclusive Laureleaf Road left turn lane would create collision risk for those Laureleaf (North) Road vehicles making right turns onto westbound Steeles Avenue. A left turn into 378 Steeles from the eastbound exclusive Laureleaf left turn lane would be unsafe and possibly illegal.

Left turn exit from 378 Steeles onto eastbound Steeles Avenue: The Poulos & Chung Study states (page 4), "The existing traffic signal at Laureleaf Road provides with its available signal timing sufficient gaps to assist left turns into and out of the site." Statement cannot be substantiated without Laureleaf/Steeles intersection study to determine volume and capacity at signalized intersection. Exiting eastbound Steeles Avenue, left turn traffic from the 378 Steeles site would be at risk of collision with vehicles queuing in the exclusive Laureleaf left turn lane.

Vehicles exiting eastbound onto Steeles Avenue from the site must cross two westbound Steeles Avenue traffic lanes, an exclusive eastbound Laureleaf left turn lane before able to merge with eastbound Steeles Avenue traffic flow. This traffic maneuver would increase risk of collision and possibly is an illegal turn.

The issue of pedestrian safety is also not addressed. The proximity of multiple traffic intersections and inbound/outbound traffic generated by the applicant's multiple daily services should raise the question of risk to pedestrian safety.

Approval of the Fung Loy Kok rezoning request will set a precedent for incompatible and unsustainable rezoning and development along the residential corridor of Steeles Avenue, East.

On behalf of the Bayview Glen Residents' Association we would like to thank you for the opportunity to comment.

Sincerely,

Toinette Bezant, on behalf of the Bayview Glen Residents Association

cc: Councillor Valerie Burke, Ward 1, Thornhill
 Rino Mostacci, Director of Planning and Urban Design
 Gary Sellars, Senior Planner
 Ralph Levine, Bayview Glen Residents Association
 Louis Koutsaris, Developer, Estates of Bayview Glen, Olive Villa Way
 Brian Finer, Bratty And Partners, LLP

Attachment: Fung Loy Kok, greater Toronto area locations and hours of operation.

Attachment:Fung Loy Kok Institute of Taoism – Greater Toronto Area Locations and Hours of OperationMississauga: 348 Lakeshore Drive, East.

Hours of operation, Monday- Sunday 9:00am-9:00pm

(Commercial Plaza): Also located at 348 Lakeshore Drive, E.;

- Photo Depot
- Travel Innovations
- McGlynn & Sparrow Insurance
- Hairlicious Beauty Salon

Scarborough: 2190 Warden Avenue (near Sheppard)

Hours of operation: Monday – Sunday 9:00am – 9:00 pm

(Commercial Plaza) Also located at 2190 Warden Avenue;

- Globe Biotech
- Cinique Chinese School
- Enterprise Rent-A-Car
- Suzie's Hair Care
- Life Care
- Hi Computers

Toronto: 1430 Kingston Road, (near Warden Avenue)

Hours of operation, Monday – Sunday 10:00am – 9:30 pm

(Commercial area) Also located in immediate area;

- TD Bank (1448 Kingston Rd)
- Emerald Comics and Sports cards (1431 Kingston Rd)
- Planet Dog (1427 Kingston Rd)
- Taylor Memorial Library (1440 Kingston Rd)
- Jessie's Café (1423 Kingston Rd)

Etobicoke: 35 Chauncey Avenue

Hours of operation: Monday – Saturday 9:30 am – 9:30pm

(Commercial/Industrial area) Also located in immediate area;

- Morton Motors (39 Chauncey Avenue)
- Dimpflmeir Bakery (29 Chauncey Avenue)
- Bunning Splicing & Rigging (31 Chauncey Avenue)

Richmond Hill: 371 Ohio Road

Hours of operation: Sunday – Friday 9:00 am- 9:00pm

(Commercial/Industrial area) Also located in immediate area;

- Carcone's Auto Repair (375 Ohio)
- Richmond Hill Squash Club (377 Ohio)

Toronto: 1376 Bathurst Street. Hours of operation: Monday- Sunday 10:00am – 9:30pm

(Commercial) Also located in immediate area;

- Knitomatic (1378 Bathurst)
- The Studio for Movement (1382 Bathurst)
- Tailors Press Shop (1373 Bathurst)
- Ferreira-Wells Immigration Services (1377 Bathurst)
- Alberto's Pizza (1384 Bathurst)

Brampton: 75 Rosedale Avenue: Hours of operation, Monday-Sunday 9:30am-9:30pm
(Commercial plaza) Also located at 75 Rosedale

- BMC Upholstery
- Beyond Kung Fu Studio
- CM Lighting Maintenance
- Bourgeoisie

Markham: 124 Dickson Hill Road, Hamlet of Dickson Hill. Hours of operation (reduced since May 2011) Monday, Tuesday & Wednesday 10:00am – 9:30pm (Commercial- former hotel/restaurant facing Highway 48)

Previous Village of Markham location: 70A Main Street, North (Commercial Plaza-opposite Duchess of Markham))

Whitby: 601 Dundas Street, West: Hours of operation Sunday-Friday 9:30am- 9:00pm
(Commercial plaza) Also at 601 Dundas Street, West;

- Shoppers Drug Mart
- Hi Tek Nail Spa
- Pet Valu
- Mike's Hairstyling

Oakville: 2464 Lakeshore West (Bronte Road) Hours of operation Monday- Tuesday, Thursday, Friday and Saturday, 10:00am – 9:30pm. (Commercial) Also located at 2464 Lakeshore, West;

- Beauty and Nails
- Shades of Home
- Thumbs Up 4 Shiatsu
- Tea and Thyme in a Basket

Toronto (downtown): 134 D'Arcy Street (at Spadina Road) Head Office.

Hours of operation Monday – Thursday, 10:00am – 9:00pm

(Mixed Commercial) Located next door at 138 D'Arcy Street;

- Sun Light Trading Company Ltd.
- New Wing Fong Trading Company (Retail)
- Ontario Chinese Restaurant Food Service Association
- Community Crime Awareness Association