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January 12, 2024

BY EMAIL AND REGULAR MAIL

Honourable Minister Paul Calandra, MPP Markham-Stouffville
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3
MMAH zoningorders@ontario.ca

**Re: Joint Submission of Times Group Corp. and Pacifica Ventures relating to Markham
O. Reg. 599/21 (Markham One Minister's Zoning Order for 3143 19th Avenue in the
City of Markham)**

Dear Minister,

Please accept this letter as a joint response from Times Group and Pacifica Ventures relating to a December 13, 2023, request by the Ministry for comments relating to a Minister's Zoning Order issued on August 27, 2021, pursuant to O. Reg. 599/21 (hereafter the "**One Markham MZO**").

By way of background, in 2019 the City of Markham set aside 1,920 hectares of land in the northwest corner of the municipality with the vision of creating the Markham Innovation Exchange: a master planned employment zone intended to attract high-tech innovators and creators to Markham. When realized, the size and scope of the Markham MIX plan would create one of North America's largest high-tech hubs here in Ontario.

In this context in 2020, the One Markham project was proposed to the City and the Ministry by its former owner Tung Kee Investment Canada ("**Tung Kee**"). The proposal included twelve state-of-the-art sound stages, animation studios, creative commons, and complementary institutional, retail, and other employment uses.

To deliver the film studio and production uses, Tung Kee offered Pacifica Ventures ("**Pacifica**") an opportunity to acquire the studio lands portion of One Markham. Pacifica, based in Los Angeles, California, is an industry leading sound stage construction and management company with over 15 years of building and managing some of the most iconic and well-known studios in the United States. The intention was that Pacifica would deliver the studios while Tung Kee would hold and develop the balance of the lands for the other complementary uses.

The project was divided into phases, due to the overall development size as well as the prioritization of commercial commitments. The first phase of the project (the easternmost phase at Blocks 4 & 5, see Annex A) was expected to proceed immediately as a single site plan complex, with private/on-site water, storm, and sanitary services, while the balance of the development was to proceed when municipal services were in place.

Following the issuance of the One Markham MZO in 2021, in 2022 Tung Kee and Pacifica completed key developmental milestones. Firstly, in Spring 2022, the group obtained the pre-consultation Site Plan Approval checklist from the City of Markham and applied for a Site Alteration Permit. With this checklist in hand the project consulting team, lead by CXT Architects and Masongsong Engineering secured approvals for the sound stages from Markham's chief building official and various environmental and conservation groups including the Ministry of the Environment/Conservation & Parks and the TRCA. Finally, in Fall 2022, arrangements with Alectra were made to pay for and secure the necessary hydro service and hydro polls were installed in sensitive areas (i.e. along the creek) fronting on 19th Avenue.

In addition to development approvals, Pacifica has successfully secured from the IATSE Local 873 Executive Board an important exemption which will treat the studio, once completed, as being within the "Studio Zone" (as defined by Article 7(b) of the IASTE 873 Term Agreement). This exemption allows One Markham to be considered and treated as an urban studio vis-à-vis the union despite its location 4km outside of the studio zone boundary. This inclusion within the studio zone allows operators at One Markham to pay standard day rates for union workers working at the studio.

In 2023 Tung Kee was no longer able to retain ownership of the One Markham project and the project was sold to Times Group Corporation ("**Times**") pursuant to a power of sale and vesting order. Times, one of Markham's largest and most experienced developer/builders, was aware of the One Markham MZO and acquired the property in order to carry forward its plans. Times closed on the property on November 15, 2023, and immediately engaged with Pacifica and the City of Markham to re-initiate the development work associated with the One Markham MZO understanding that time was of the essence.

Since November 15, 2023, Times has retained CXT Architects Inc. and Masongsong Engineering to lead the remaining development work associated with the One Markham MZO. In addition, Times has held a number of meetings with Pacifica Ventures and the City of Markham to discuss a sale of the studio lands so Pacifica can continue with building permit applications to construct its eight soundstages. These discussions are ongoing and are progressing well.

As the development work continues at the City and among Times Group and Pacifica to bring the One Markham project forward, we the undersigned respectfully request that the Ministry maintain the One Markham MZO for at least 12 months. During this period, we will undertake to provide updates on key milestones and demonstrate to the Minister's satisfaction that the One Markham MZO is a necessary application of the Minister's authority and is being implemented as intended.

Thank you for your kind consideration. We remain available to discuss the above and the attached at your convenience.

Sincerely,

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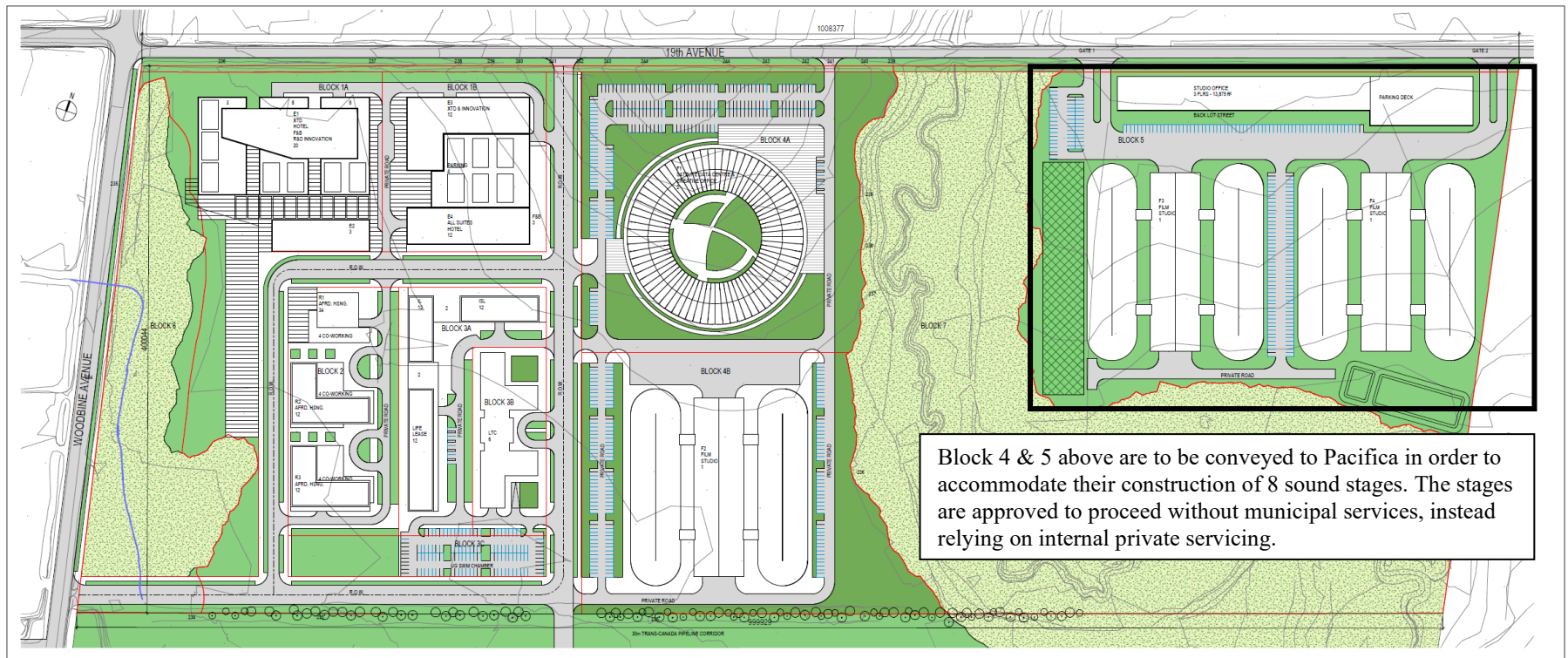
Hessam Ghadaki
Times Group Corp.

A handwritten signature in blue ink, consisting of a series of fluid, connected loops and a long horizontal line extending to the right.

Dana Arnold
Pacifica Venture

ANNEX A

ONE MARKHAM DRAFT MASTER PLAN



Block 4 & 5 above are to be conveyed to Pacifica in order to accommodate their construction of 8 sound stages. The stages are approved to proceed without municipal services, instead relying on internal private servicing.