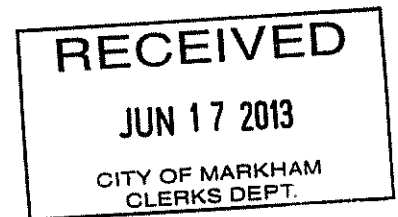


QX4 Investments Limited
Consulting Services

June 17, 2013

Mayor Scarpitti and Members of Council
City of Markham
101 Town Centre Blvd.
Markham, ON L3R 9W3



Attention: Kimberley Kitteringham, City Clerk

Dear Mayor Scarpitti and Members of Council,

Re: Draft City of Markham Official Plan

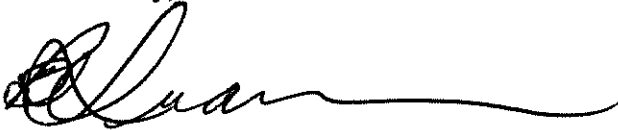
I have recently been retained by Alderview Developments Inc. (Alderview) owner of property municipally known as 235 and 265 Hood Road. The property is located between Gibson Drive and Denison Street and extends east to Warden Avenue. Alderview purchased the property over a year ago for the express purpose of redeveloping it for a comprehensive Business Centre comprised of a multi-storey office building complemented by commercial support uses and services. The commercial uses would include banquet halls, restaurants and other complementary uses such as commercial schools, fitness centre and retail and personal service. The proposal is in conformity with the City's current Official Plan under its Business Corridor designation. It would serve the following functions:

1. provide significant office employment within a multi-storey office building;
2. provide for the business and service needs of nearby companies and employees; and,
3. provide for the commercial, professional consultation and employment needs of the adjacent Risebrough residential neighbourhood.

Since my attendance at the statutory Public Meeting held to consider the City's draft Official Plan I have had an opportunity to review its contents and note that it proposes to redesignate the subject property and other lands along the west side of Warden Avenue from Business Corridor Area to Business Park Employment. This would have the effect of disallowing the Alderview proposal for which a recent rezoning application has been filed.

We note that the draft Official Plan no longer uses the term "Business Corridor" but rather replaces it with the similar designation of "Service Employment". It would appear that the Service Employment designation would not only facilitate Alderview's proposal, it would be appropriate from a planning and public interest point of view. It would maintain the land's existing planned function by servicing the needs of the adjacent General Industrial Area to the west, the nearby Business Park Area to the northeast and the adjacent Risebrough neighbourhood to the east, both conveniently and effectively. Accordingly, we hereby respectfully request that the draft Official Plan be modified so that the subject lands receive a "Service Employment" designation. I would be pleased to meet with staff and or members of Council to further discuss this matter before the new Official Plan is adopted by Council.

Yours truly,

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

Ben Quan
QX4 Investments Limited

cc: Marg Wouters, Senior Manager, Policy & Research
Rino Mostacci, Director of Planning & Urban Design
Jim Baird, Commissioner of Development Services
Alfred Szeto, Architect
Harrison Yang, President, Alderview Developments Inc.

bq/dq