

QX4 Investments Limited
Consulting Services

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R.M.Y.
CLERK

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May 14, 2014

Chairman Bill Fisch and Members of Council
Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Attention: Denis Kelly, Regional Clerk

Dear Mr. Kelly,

Re: Markham Official Plan – adopted by City of Markham Council December 10, 2013

Q X 4 Investments Limited has been retained by Power Education Corporation, owner of the 1.35 ha (3.36 ac) property municipally known as 365 Hood Road, City of Markham. The property is a vacant lot which extends easterly through to Warden Avenue, north of Denison Street. The subject property is designated “Business Corridor Area” in the City’s current Official Plan which permits “private schools” and “institutional uses”, uses that my client has proposed for this property under the previous owner’s name St. Cecilia Investments Ltd.. The new Markham Official Plan proposes to redesignate the property to “Business Park Employment”, a designation which prohibits private schools.

The Provincial Policy Statement 2014, at Section 1.3 Employment, states that, “1.3.1 Planning authorities shall promote economic development and competitiveness by: (a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs”.

The City of Markham has grown tremendously over the past decades and as it has matured, the number and type of facilities to educate the population has grown and varied. Traditional planning has always included sites within a community for public and separate schools. Private schools, although they may serve residents within a community, also have students from outside the community and are not permitted within Residential designations. In Markham several sites within Employment Areas, and specifically on land designated “Business Park Area” or “Business Corridor Area” in the existing Official Plan, have been successfully developed with private schools.

In the new Markham Official Plan private school is a prohibited use within these very same designations which permitted the use in the existing Official Plan.

On behalf of my client, I am requesting that the new Markham Official Plan be modified as follows:

1. Section 8.5.2.2: Add "*private school*" as a permitted use in the "Business Park Employment" designation; and,
2. Section 8.5.2.4 (e): Delete "*private school*"

Respectfully submitted,

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

Ben Quan

c.c. Daniel Kostopoulos, Commissioner of Transportation and Community Planning
c.c. Jim Baird, Commissioner of Development Services, City of Markham
c.c. Kevin Xu, Power Education Corporation