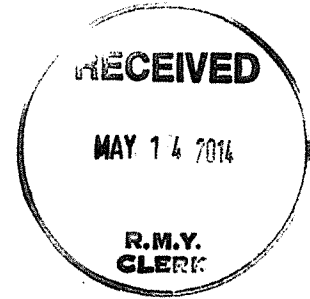


QX4 Investments Limited
Consulting Services

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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 HS Nouvel Developments Inc., owner of the 1.92 ha (4.74 ac) property municipally known as 235 & 265 Hood Road, City of Markham. The property extends easterly through to Warden Avenue, north of Gibson Street. The subject property is designated “Business Corridor Area” in the City’s current Official Plan which permits a comprehensive Business Centre comprised of employment uses complemented by commercial support uses and services. The new Markham Official Plan proposes to redesignate the property to “Business Park Employment”, a designation which greatly curtails the commercial support uses and services essential to a balanced employment district.

We note that the new Official Plan no longer uses the term “Business Corridor” but rather replaces it with the similar designation of “Service Employment”, a designation that would facilitate my client’s proposed Business Centre use. We believe this is the appropriate designation for the subject property. 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 Riseborough neighbourhood to the east, both conveniently and effectively.

On behalf of my client, I am requesting that the new Markham Official Plan be modified by designating the subject property “Service Employment” or Map 3-Land Use.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben Quan". The signature is fluid and cursive, written over a horizontal line.

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. Chen Liang, HS Nouvel Developments Inc.