

333 Bay Street, Suite 2400
Bay Adelaide Centre, Box 20
Toronto, Ontario, Canada M5H 2T6

416 366 8381 Telephone
416 364 7813 Facsimile
1 800 268 8424 Toll free



Neil Smiley
Direct 416 8655122
nsmiley@fasken.com

June 11, 2014
File No.: 275575.00003

By fax and email

Members of Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Regional Clerk

Dear Sirs/Madams:

Re: Regional Council Meeting-June 12, 2014 Report No. 1 of the Commissioner of Transportation and Community Planning, dated May 12, 2014 Re: City of Markham Official Plan, Part 1
Our Client: Seneca College of Applied Arts and Technology, City of Markham

We act for Seneca College of Arts and Technology ("Seneca") in respect of their lands located at 8 The Seneca Way, in the City of Markham (the "Property"). It has come to our attention that the City of Markham Official Plan being considered for approval by York Region Council on June 12, 2014 will have potential impact on the subject Property, being Seneca's Markham campus. (the "Markham Campus").

Between 2010 and 2012 Seneca embarked upon and completed a lengthy and comprehensive master campus planning program for its Markham Campus in order to recognize its needs to accommodate future growth. We understand that City of Markham staff actively participated in the process and are well aware of Seneca's Master Campus Plan and the development potential and built form that is anticipated.

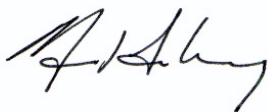
While we have not had the opportunity to fully review the City of Markham New Official Plan and recommended amendments, it would appear that the plan is void of any reference to Seneca's Master Plan, the desired intensification contemplated and the proposed built form for Seneca's Markham Campus.

We also note that in addition to the lands being within the proposed Business Park Office Priority Employment designation, the lands are also subject to area and site specific

policies of the proposed Woodbine/404 employment district. This designation is also of potential concern for Seneca since the specific policy area does not recognize the future development and intensification contemplated by Seneca's Master Campus Plan. In addition, the proposed access road connection shown in Section 9.20.5 of the Official Plan may severely prejudice Seneca's development plans as envisioned by its Master Campus Plan.

We ask that the Region of York consider the deferral of the Markham Official Plan as it relates to the Seneca's Markham Campus Property to allow further discussions with City of Markham and Region staff. We hope to initiate such discussions in the immediate near future. We also request that we receive any notice of decision or of future meetings or other deliberations in respect of this matter.

Yours truly,



Neil Smiley

NMS/kh
Encls.

cc. Angelo Miranda, Director-Major Capital Projects, Seneca