

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
M5G 1Z3

**Infrastructure
Ontario**

April 11, 2022

City of Markham Clerk's Department
101 Town Centre Boulevard
Markham, ON L3R 9W3

Sent via email to: clerkspublic@markham.ca ; alan.ho@markham.ca ; ilee@markham.ca

Dear: Mayor and Members of Council

**RE: Infrastructure Ontario Comments
City of Markham Comments on the Draft York Region Official Plan**

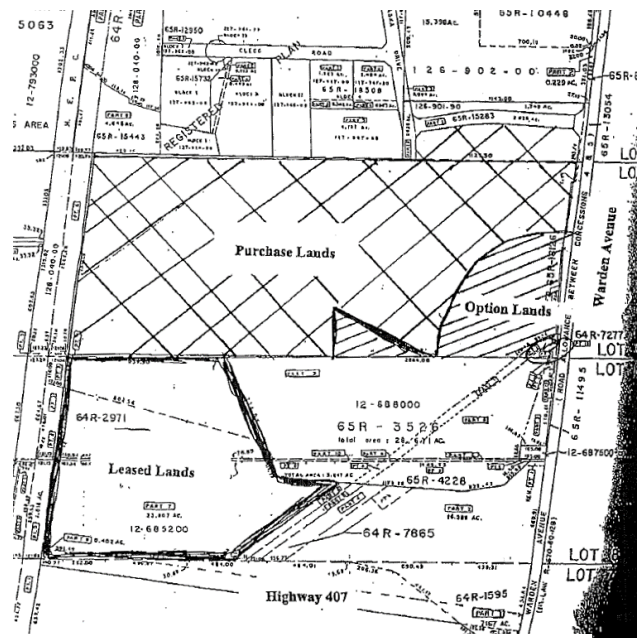
Infrastructure Ontario ("IO") is a crown agency responsible for the strategic management of the provincial realty portfolio on behalf of the Ministry of Government and Consumer Services ("MGCS"). Part of IO's mandate is to protect and optimize the value of the portfolio, while ensuring real estate decisions reflect public policy objectives.

This letter contains our comments regarding Item 9.3 from the Development Services Committee Meeting held on April 11, 2022, anticipated to be brought before Council on April 12, 2022, which speaks to the City of Markham's Comments on the Draft York Region Official Plan ("Draft ROP"). Specifically, IO has concerns with the recommended adjustments to Regional Employment Areas west of Warden Avenue in the Draft ROP.

Background

IO currently leases lands to IBM that are generally located on the south side of Yorktech Drive. This is a 99-year lease expiring in 2028 that was established through a Purchase Agreement between IO and IBM. Three distinct areas of land were identified as part of a Land Exchange Agreement: Purchase Lands, Lease Lands and Option Lands. A map excerpt illustrating the lease in question is shown for reference in Figure 1 ("Leased Lands") and a map illustrating provincial lands of concern regarding the City of Markham Comments on the Draft ROP is shown in Figure 2.

IO and IBM were monitoring the Yorktech Drive extension EA process until its pause due to the commencement of the Markham Centre Secondary Plan. IO has provided comments on the EA as part of the external Technical Advisory Committee (TAC) and has provided comments on the Secondary Plan



Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
M5G 1Z3



**Infrastructure
Ontario**

process through another TAC. IO has been part of the external TAC for the Secondary Plan process since November 2019 and has participated in the external TAC for the Yorktech Drive Extension EA since 2015. In addition, IO has provided written comments on the proposed development concept for the revised Markham Centre Secondary Plan at the March 22nd, 2022 Markham Development Services Committee, as well as verbal comments at a meeting with City of Markham Staff that was held virtually on April 6th, 2022.

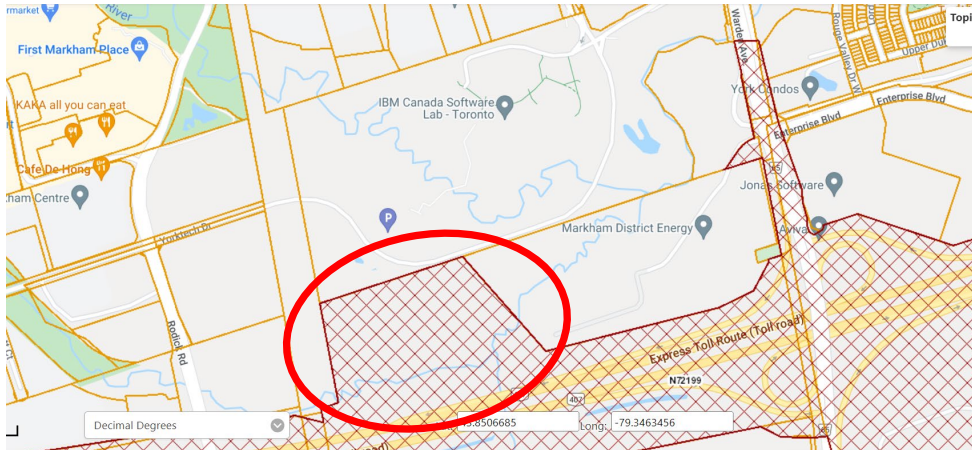


Figure 2: Provincial Lands (currently leased by IBM) within the Markham Centre Secondary Plan Area - Provincial Lands of Concern Circled in Red

IO Comments on Markham's Proposed Revisions to the Draft Regional Official Plan

The IBM leased lands are currently located within a Provincially Significant Employment Zone (PSEZ). PSEZ's are areas of high economic output that are critical to the local and provincial economy. The leased lands are also proposed to be designated as *Employment Areas* on Map 1A of the Draft ROP. This designation is reflective of the *Business Park Employment* in the 2014 City of Markham Official Plan and the *Commercial – Community Amenity Area* in the in-force 1987 Official Plan.

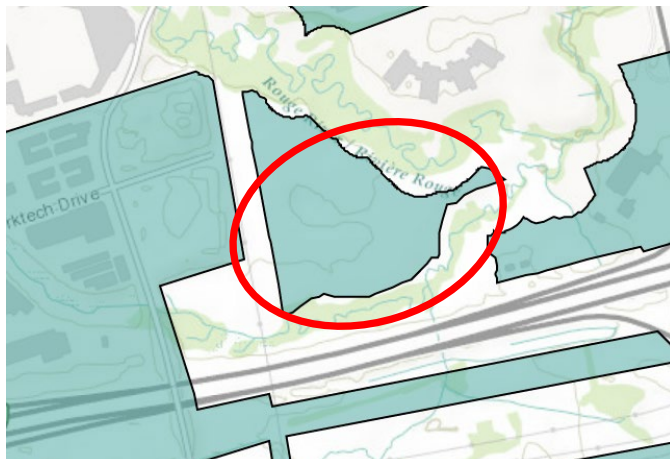


Figure 3: Provincially Significant Employment Zones (PSEZ) - with Area of Concern Circled in Red

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
M5G 1Z3



**Infrastructure
Ontario**

Item 9.3.2.d) on the April 11th Development Services Committee Agenda speaks to Markham's request to the Region of York that the Markham Centre employment area mapping west of Warden Avenue in the draft ROP be amended to reflect the in-effect employment designations of Official Plan Amendment (OPA) 21 to the 1987 Markham Official Plan, as shown in Figure 4 below. IO does not agree with this request as it will essentially downgrade the permissions on IO and IBM's property by redesignating the lands to entirely Open Space. IO is concerned that the proposed revisions will negatively impact IBM and IO's future intentions for the lands as it removes any opportunity to redevelop the lands for new or expanded employment uses. Since IBM's lease expires in 2098, the reality of a park at this location is highly questionable.

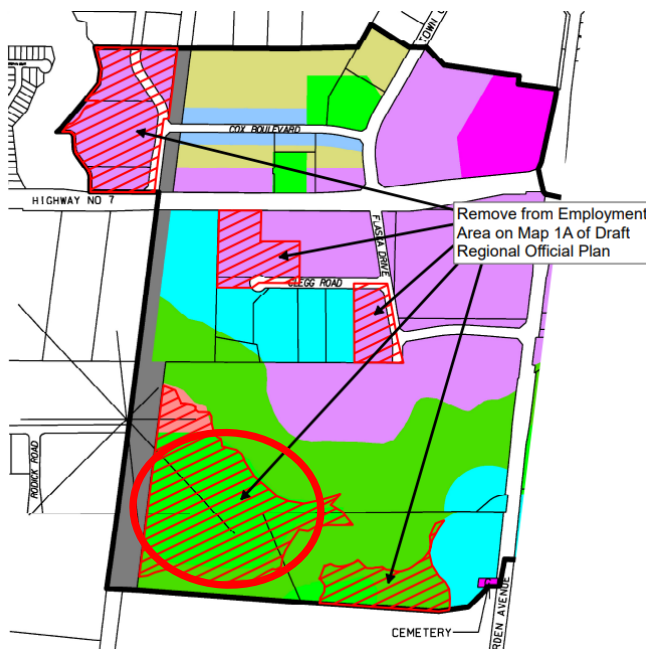


Figure 4: City of Markham Proposed Revisions to the Draft ROP with Area of Concern Circled in Red

The lands in question are also identified on Appendix 1 of the Draft ROP as being within the Highway 404 and Highway 407 Employment Area Zone, which is identified for a density target of 100 jobs per hectare. The proposed revisions circled in Figure 4 above would essentially remove ~28 acres (~11.5 hectare) from the *Employment Area* designation on lands to the east of the Hydro Corridor, surrounding Yorktech Road. This is a potential loss of approximately 1,150 jobs from this area and does not take into consideration other *Employment Area* lands proposed to be redesignated to the west side of the Hydro Corridor through the latest development concept presented as part of the Markham Centre Secondary Plan Update, as shown in Figure 5 below.

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
M5G 1Z3



**Infrastructure
Ontario**

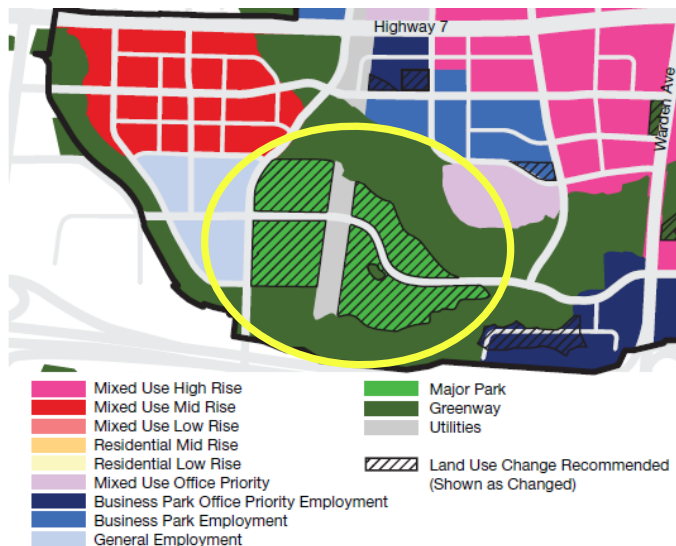


Figure 5: Draft Development Concept presented at the April 5, 2022 Special Development Services Committee with Area of Concern Circled in Yellow.

Markham's proposed revision to the Draft ROP also contradicts the intent of the identified PSEZ on the property. While IO is supportive of parks and open spaces being located within PSEZs, removal of 28 acres (~11.5 hectares) of land from a PSEZ will have a significant impact on the viability of this PSEZ. IO believes that a more equitable distribution of Open Space and Parkland throughout the City and within PSEZs is more appropriate as it would increase the accessibility of these spaces. Furthermore, an equitable distribution of Open Space and Parkland would help to alleviate the disproportionate burden that the City of Markham's proposed revisions places on select landowners, which essentially removes all the potentially developable area from certain landowners.

IO is aware that the current development concept for the Markham Centre Secondary Plan update identifies a Major Park on the IBM leased lands. IO has also provided both written and verbal comments to Staff noting our concerns with this proposed designation and requested that the revised Secondary Plan reflect the 2014 City of Markham Official Plan's designation of *Business Park Employment* shown on the lands. IO will continue to be involved in this Secondary Plan process to ensure that employment development potential remains on the lands.

We hope that the City of Markham and Region of York reconsider this request to identify the lands in question as entirely Open Space in the Draft ROP. We thank Staff and Council for considering our comments and recommendations. Please contact us if you have any questions.

Sincerely,

Amy Emm MCIP RPP
Director, Land Use Planning
amy.emm@infrastructureontario.ca

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
M5G 1Z3



**Infrastructure
Ontario**

CC: John Cimino, IO
David Macey, IO
Michael Coakley, IO
Mark Carafa, IO
Rita Kelly, IO
Alison Quigg, IO