



June 30, 2023

City of Markham
Planning and Development Services
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attn: Mr. Stephen Lue, Senior Development Manager

Dear Mr. Lue,

**Re: Response to Markham Centre Secondary Plan Update - Recommended Development
Concept
28 Main Street Unionville
OnePiece Ideal (MS) Developments Inc.**

Evans Planning acts on behalf of OnePiece Ideal (MS) Developments Inc., the Owner of the property legally described as 'Part of Lot 9, Concession 5, Original Township of Markham, now in City of Markham', and municipally known as 28 Main Street Unionville (the 'subject property').

In an oral decision delivered on December 14, 2022, and confirmed in a memorandum dated March 10, 2023, the Ontario Land Tribunal (OLT) allowed an appeal of Official Plan and Zoning By-law Amendment applications to permit the redevelopment of the subject property with a mixed-use development consisting of two buildings on the western parcel with heights of 37- and 39-storeys (not including the mechanical penthouse) connected by a shared 6-storey podium with a 7th level amenity terrace, and one building on the east parcel with a height of 36-storeys atop a 6-storey podium. In total, the development would include 940 residential dwelling units and approximately 2,222 square metres of non-residential space at grade, along with an aggregate parkland conveyance of 0.562 hectares.

We have reviewed the Staff Presentation outlining the recommended development concept to be endorsed by the Development Services Committee on July 5, and wish to advise that the building massing, height, and density of the approved development is not reflected in the materials. While we have no issue with the endorsement of the recommended plan in order to advance the process to the next stage, we wish to be certain that the basis of the future Secondary Plan Update accurately reflects the correct built form.



I trust the enclosed materials are satisfactory. We request to be notified in advance of all reports, Council/Committee meetings, and decisions in respect of this matter. Should you require any additional information, please contact the writer at your earliest convenience.

Yours truly,

Adam Layton, RPP, MCIP

cc. City Clerk
Markham Development Services Committee
OnePiece Ideal (MS) Developments Inc.
Jason Park, KSDWP LLP

July 4, 2023

MGP File: 20-2868

City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Mayor and Members of Council

**RE: Markham Centre Secondary Plan Update
YMCA of Greater Toronto
101 YMCA Boulevard, City of Markham**

Malone Given Parsons Ltd. (MGP) is the planning consultant for YMCA of Greater Toronto (YMCA), the owner of YMCA Markham located at 101 YMCA Boulevard within the Markham Centre Secondary Plan (YMCA Lands).

YMCA has been participating in the Markham Centre Secondary Plan process since its initiation and most recently, provided comments on the Preliminary Concept Plan through a letter dated May 6, 2022 (see Appendix 1). The letter stated our concern that the Plan did not consider YMCA's long-term vision for its lands. The letter outlined YMCA's long-term vision for the lands which includes planning for some of the most significant height and densities in the order of 40+ storeys, and broadest land use permissions for the YMCA lands, which are well served by existing and planned transit infrastructure.

MGP has reviewed the presentation materials provided for the July 5th Development Services Committee meeting and remain concerned that the Plan still does not rectify or address our issues.

Given that we have seen no changes made to the YMCA Lands since the latest plans were presented, our comments from our previous letter remain valid and is referenced in Appendix 1.

We are concerned that our comments have continually not been taken into consideration for the Secondary Plan. As such, we would like to formally request a meeting with the City staff and the consultant team preparing the Secondary Plan to discuss these issues.

Yours truly,

Malone Given Parsons Ltd.

Lauren Capilongo
Principal

lcapilongo@mgp.ca

cc: Mr. Stephen Lu, Manager, City of Markham
Mr. Todd Pierce, YMCA

APPENDIX 1



Lauren Capilongo
905 513 0170 x112
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May 6, 2022

MGP File: 20-2868

City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Mayor and Members of Council

**RE: Markham Centre Secondary Plan Update
YMCA of Greater Toronto
101 YMCA Boulevard, City of Markham**

Malone Given Parsons Ltd. (MGP) is the planning consultant for YMCA of Greater Toronto (YMCA), the owner of YMCA Markham located at 101 YMCA Boulevard within the Markham Centre Secondary Plan (YMCA Lands).

YMCA has been participating in the Markham Centre Secondary Plan process since its initiation and most recently, provided comments on the Preliminary Concept Plan through a letter dated March 22, 2021 (see Appendix 1). The letter stated our concern that the Plan did not consider YMCA's long-term vision for its lands. It should also be noted that we made a presentation at the December 10, 2020 Unionville Sub-Committee Meeting, where we outlined YMCA's long-term vision for the lands which includes planning for some of the most significant height and densities in the order of 40+ storeys, and broadest land use permissions for the YMCA lands, which are well served by existing and planned transit infrastructure.

The YMCA Lands and its Presence in Markham Centre

YMCA has been a fixture in Markham Centre for over 15 years, when YMCA chose to construct a brand-new purpose-built facility to serve Markham Centre and the broader Markham area. This was done at a time when no community services existed in Markham Centre. YMCA had a vision to establish itself as a community amenity that would serve the planned population and the Secondary Plan area continued to develop and build out over the long term.

YMCA continues to see itself as a key amenity to serve the existing and future Secondary Plan area population and as such, does not have plans to relocate at this time. While YMCA does not have any immediate plans to redevelop, their future vision for the lands includes establishing appropriate land use, heights and densities which are transit-supportive given the site's location adjacent to the GO Station, VIVA Rapidway station and the Proposed 407 Transitway. The establishment of these policies may provide YCMCA with future options for its lands.

Comments on the Markham Centre Secondary Plan Update

MGP has reviewed the latest documents for the Markham Centre Secondary Plan Update including the latest presentation made to Development Services Committee on March 22, 2022 and April 5, 2022. While we acknowledge that staff have endeavored to resolve some of the issues we identified, we still have concerns with the latest Concept Plan. The remaining issues that have not been resolved include:

- **Height and Density** – The February 2021 Preliminary Concept Plan contemplated building heights and densities of 5-30 storeys and density of 7.0 Floor Space Index for the portion of the lands west of the proposed road extension and 5-16 storeys and density of 6.0 Floor Space Index for the lands on the east side of the proposed road.

We recognize that the March 2022 Revised Concept Plan proposes increased building heights to 6-40 storeys for the portion of the lands west of the proposed road extension and 6-35 storeys for the portion of the on the east side of the proposed road with a planned density of 6.0 FSI for both parcels.

We continue to have concerns with the proposed gradation of height and densities planned for the lands adjacent to the Go Station and the YMCA Lands. Of specific concern is the planned density of 9.0 FSI for the approved development north of the YMCA lands whereas the YMCA lands has a planned density of 6.0 FSI. We continue to believe that density on the lands adjacent to the planned Unionville Multi-Modal Station should be planned for greater densities. As such, we continue to believe that the planned density for the YMCA and the broader area adjacent to the planned station should be re-examined and increased which is consistent with Provincial Policies that speak to optimizing and leveraging transit infrastructure investment.

- **Road Network** - The Preliminary Concept Plans shown in the March 22, 2022 presentation) continues to propose an extension of Ravis Road southwardly through the YMCA Lands. If approved, this road extension will run directly through the existing YMCA building effectively severing the YMCA Lands. We are concerned with this scenario for a variety of reasons. Firstly, it will limit YMCA's ability to submit any necessary development applications to expand its existing facility as we expect that at the time of a potential future development application, the City will request the dedication of the road. Secondly, the extension of Ravis Road will have the effect of severing the lands into two smaller parcels, which, on its own, are virtually undevelopable. We would urge the City to evaluate an alternative road alignment for the broader block that eliminates the need to extend Ravis Road through the YMCA lands.
- **Land Use Designations** – While we recognize that it appears that the park and school designations have been removed from the site, which is a positive revision, the Preliminary Concept Plans continue to propose a Mixed Use Office Priority designation on the YMCA Lands. While we support a mixed-use designation for the YMCA Lands, it is our opinion that the Secondary Plan policies should mandate a realistic office employment space component rather than require a "majority" of the space to be office related. By permitting mixed-use development with a smaller office requirement, additional flexibility for transit-oriented developments will be provided, which will attract residential growth and employment investment. In addition, it will also facilitate the City's original vision for people and jobs to be in close proximity to transit.

- **407 Transitway** – We understand that the City is proposing a Preferred Route which would co-locate the Transitway with Hwy 407. YMCA supports this initiative as the current approved alignment of the 407 Transitway is planned to traverse the rear portion of the YMCA Lands. We understand that the City's Preferred Route is not endorsed by Metrolinx. Our hope is that Metrolinx will study this Preferred Route through the Secondary Plan process and conclude that this represents the best alignment.

Conclusion

It is our opinion that the City should modify the proposed development permissions as it relates to the YMCA Lands to permit a high-density development that allows a variety of uses without a restriction on the provision of a 'majority' of office space, nor an unnecessary impediment of a public road/407 transitway traversing the site. The Preliminary Concept Plans limit the possibility for a high-density mixed development that is transit supportive in close proximity to higher-order transit (VIVA BRT, Unionville GO and the planned Highway 407 Transitway). As such, it does not optimize the large investment the Province, Region and City has made in transit infrastructure. It remains our opinion that the opportunity to provide for transit-supportive tall buildings on the YMCA Lands must be enhanced in the Markham Centre Secondary plan update to align with Provincial interests.

We are concerned that our comments have not been taken into consideration for the Preliminary Concept Plan. As such, we would like to formally request a meeting with the City staff and the consultant team preparing the Secondary Plan to discuss these issues.

Yours truly,

Malone Given Parsons Ltd.



Lauren Capilongo

Principal

lcapilongo@mgp.ca

cc: Mr. Stephen Lu, Manager, City of Markham
Mr. Todd Pierce, YMCA

APPENDIX 1



Lauren Capilongo
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March 22, 2021

MGP File: 20-2868

City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Mayor and Members of Council

**RE: Markham Centre Secondary Plan Update
YMCA of Greater Toronto
101 YMCA Boulevard, City of Markham**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for YMCA of Greater Toronto (**YMCA**), the owner of YMCA Markham located at 101 YMCA Boulevard within the Markham Centre Secondary Plan (**YMCA Lands**).

YMCA has been participating in the Markham Centre Secondary Plan process since its initiation and most recently, made a presentation at the December 10, 2020 Unionville Sub-Committee Meeting. At that meeting, we outlined YMCA's long-term vision for the lands which includes planning for some of the most significant height and densities in the order of 40+ storeys, and broadest land use permissions for the YMCA lands, which are well served by existing and planned transit infrastructure.

We have reviewed the Preliminary Concept Plan for the Secondary Plan Area and are concerned that the Plan does not consider YMCA's long-term vision for its lands.

YMCA Location

The YMCA Lands are approximately 1.6 hectares (4.0 acres) and located on the south side of YMCA Boulevard, immediately adjacent to the Unionville GO Transit Station (see Figure 1). The lands are currently occupied by the YMCA Markham facility, a surface parking lot, and a heritage home. The primary access is provided through the adjacent property to the west (owned by the Province) and a secondary/loading access is provided from YMCA Boulevard, just east of Rivis Road.

The YMCA Lands are located immediately adjacent to existing and planned higher-order transit (VIVA Bus Rapid Transit (**BRT**), Unionville GO and future Highway 407 Transitway) and as such are a prime opportunity for redevelopment to implement Provincial, Regional and City policy and optimize/leverage investments made by all levels of government to ensure transit usage viability. A proposal for redevelopment has the potential to integrate with the higher-order transit, which is in accordance with good transit-oriented development principles that have been implemented and encouraged by the City in other instances, and which are clearly stated Provincial objectives and requirements. As such, the opportunity to provide for transit-supportive tall buildings on the YMCA Lands must be enhanced through this update to the Markham Centre Secondary Plan, which is currently not illustrated in the Preliminary Concept.

Figure 1: YMCA Lands

The YMCA Lands and its Presence in Markham Centre

YMCA has been a fixture in Markham Centre for over 15 years, when YMCA chose to construct a brand-new purpose-built facility to serve Markham Centre and the broader Markham area. YMCA sees itself as a key amenity to serve the existing and future Secondary Plan area population and as such, does not have plans to relocate at this time.

While YMCA does not have any immediate plans to redevelop, their future vision for the lands includes establishing appropriate land use, heights and densities which are transit-supportive given the site's location adjacent to the GO Station, VIVA Rapidway station and the Proposed 407 Transitway. The establishment of these policies may provide YCMCA with future options for its lands.

Comments on the Preliminary Concept for the Markham Centre Secondary Plan Study Area

We have reviewed the Preliminary Concept Plan and YMCA has significant concerns with respect to the planned land use, height, density and planned road network. We believe the Preliminary Concept Plan results in a missed opportunity to locate significant density adjacent to the Unionville GO Station. Furthermore, the Preliminary Concept Plan proposes a structure, that in our opinion, is contrary to Provincial policies relating to locating density adjacent to existing transit infrastructure.

The YMCA Lands, as noted in the presentation, is located at the heart of a Primary Transit Node, immediately adjacent to the Unionville GO Station and VIVA BRT. Overall, it is our opinion that the development permissions restrict opportunities to locate significant transit-oriented development on the YMCA lands and does not optimize the large transit infrastructure investment made by the Province, Region and City. It remains our opinion that the opportunity to provide for a transit-supportive tall building on the YMCA Lands must be protected and enhanced.

1. Road Network

The Preliminary Concept Plan proposes an extension of Ravis Road southwardly through the YMCA Lands. If approved, this road extension will sever the YMCA Lands and create two smaller parcels which will limit any future development opportunities. We expect that the extension of Ravis Road will have a right-of-way width of 18.0 metres. These residual blocks will have approximately 70 metres of frontage and are insufficiently sized to accommodate the planned vision for the YMCA Lands.

Secondly, from an overall block perspective, the proposed road provides a duplicate function to the surrounding ring road and in our opinion, does not contribute positively to the comprehensive planning of this larger block. Further and mostly importantly, this planned public road will not be delivered until YMCA vacates their property, which is not planned at this time.

2. Mixed Use Office Priority and Park and School Designations

The Preliminary Concept Plan continues to propose a Mixed Use Office Priority designation on the YMCA Lands. While the detailed designation policies have yet to be released, we expect the policies will be similar to the Mixed Use Office Priority designation policies in the City's Official Plan. YMCA does have concerns with the current Mixed-Use Office Priority designation. We understand that the City's current Mixed Use Office Priority designation permits office employment uses and may also permit multiple unit residential uses and street-related retail and service uses integrated with the office uses. The current policy framework only permits residential development if a majority of the total gross floor area is built for office employment uses.

While we support a mixed-use designation for the YMCA Lands, it is our opinion that the Secondary Plan policies should mandate a realistic office employment space component rather than require a "majority" of the space to be office related.

By permitting mixed-use development with a smaller office requirement, additional flexibility for transit-oriented developments will be provided, which will attract residential growth and employment investment. In addition, it will also facilitate the City's original vision for people and jobs to be in close proximity to transit.

Secondly, it appears that the southeast portion of the YMCA Lands is proposed for park and school. We are concerned that the YMCA Lands is being overburdened by a series of community infrastructure uses which will hinder any future development opportunity.

3. Height and Density

With the proposed road extension severing the YMCA Lands in two, both parcels are proposed with differing height and density permissions. The portion of the YMCA Lands to the west of the proposed road extension is planned with a height permission of 5-30 storeys and density of 7.0 Floor Space Index while the lands on the east side of the proposed road are planned with a height permission of 5-16 storeys and density of 6.0 Floor Space Index.

It is our opinion that the height and density permissions are not reflective of the existing and planned infrastructure that is located adjacent to the YMCA Lands. Densities between 7.0 and 9.0 have been approved elsewhere within Markham Centre for lands that are much further away from key transit infrastructure, not adjacent to the GO Station, not adjacent to VIVA BRT dedicated bus lanes, and also not located in close proximity to the proposed Highway 407 transitway. As the

YMCA Lands benefit from all of the aforementioned infrastructures, it is our opinion that there should accordingly be greater height and density permissions for the lands.

Furthermore, the Preliminary Concept has assigned significant density and height to the GO Transit lands (40 storeys and 10 FSI) which is the location of transit infrastructure key to the development of the Secondary Plan area. Given that the YMCA Lands are immediately adjacent to the GO Station, it is our opinion that the same height and density permissions should be extended to the YMCA Lands and the broader block area.

4. 407 Transitway

The current alignment of the 407 Transitway, as shown in the approved Environmental Assessment Report, is planned to traverse the rear portion of the YMCA Lands. We note that as part of the Secondary Plan process, the City is reviewing the route in conjunction with the Ministry of Transportation. The Preliminary Concept Plan proposes a re-alignment of the 407 Transitway route which will see the Transitway running parallel to the Highway 407, which YMCA is supportive of.

Conclusion

It is our opinion that the City should modify the proposed development permissions as it relates to the YMCA Lands to permit 40+ storeys with a corresponding density permission, in addition to allowing a variety of uses without a restriction on the provision of a 'majority' of office space. The Preliminary Concept limits the possibility for a high-density mixed development that is transit supportive in close proximity to higher-order transit (VIVA BRT, Unionville GO and the planned Highway 407 Transitway). As such, it does not optimize the large investment the Province, Region and City has made in transit infrastructure. It remains our opinion that the opportunity to provide for transit-supportive tall buildings on the YMCA Lands must be enhanced in the Markham Centre Secondary plan update to align with Provincial interests.

We are concerned that our comments have not been taken into consideration for the Preliminary Concept Plan. As such, we would like to formally request a meeting with City staff and the consultant team preparing the Secondary Plan.

Yours truly,

Malone Given Parsons Ltd.



Lauren Capilongo

Principal

lcapilongo@mgp.ca

cc: Mr. Stephen Lu, Manager, City of Markham
Mr. Todd Pierce, YMCA

July 4, 2023

MGP File: 21-2977

City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3**Attention: Stephen Lue, Senior Development Manager****RE: Markham Centre Secondary Plan Update
IBM Canada Limited
8200 Warden Avenue, City of Markham**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for IBM Canada Limited (**IBM**), the owner of the ~32 hectares (77 acres) of land generally located south of Cedarland Drive, west of Warden Avenue, municipally known as 8200 Warden Avenue in the City of Markham ("**IBM Lands**"). The IBM Lands are within the Markham Centre Urban Growth Centre and the Markham Centre Secondary Plan Area.

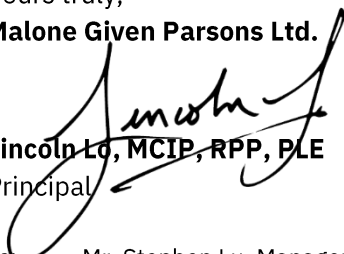
IBM has been participating in the Markham Centre Secondary Plan update process since its initiation and has submitted comments on April 6, 2022 (see Appendix 1) and February 21, 2023 (see Appendix 2). These letters stated our concern that the Secondary Plan Concept did not consider IBM's short and long-term vision for its operation due to the proposed designation of the southwestern portion of the IBM Lands as "Parkland", "Active Recreation Park", "Major Park" and "Major Sports Park" throughout various concept slides (herein referred to as **Subject Lands**).

MGP has reviewed the presentation materials provided for the July 5th Development Services Committee meeting and remain concerned that the Plan still does not rectify or address this issue. The City's meandering approach to planning the IBM Lands has caused a significant amount of stress and frustration to IBM's continued operation.

Given that we have seen no changes made to the Subject Lands since the initiation of this process, we continue to have the same concerns stated in our previous correspondence found in Appendix 1 & 2.

I look forward to discussing our requests with staff. Should you have any questions regarding these comments or would like to discuss further, please feel free to contact the undersigned.

Yours truly,

Malone Given Parsons Ltd.
Lincoln Lo, MCIP, RPP, PLE
Principalcc: Mr. Stephen Lu, Manager, City of Markham
Mr. Clarence Bumstead, IBM Canada Limited

APPENDIX 1



Lincoln Lo
905 513 0170 x107
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February 21, 2023

MGP File: 21-2977

City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Stephen Lue, Senior Development Manager

**RE: Markham Centre Secondary Plan Update
IBM Canada Limited
8200 Warden Avenue, City of Markham**

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IBM has been participating in the Markham Centre Secondary Plan update process since its initiation and has submitted comments on April 6, 2022 (see Appendix 1). This letter stated our concern that the Secondary Plan Concept did not consider IBM's short and long-term vision for its operation due to the proposed designation of the southwestern portion of the IBM Lands as "Parkland", "Active Recreation Park", "Major Park" and "Major Sports Park" throughout various concept slides (herein referred to as **Subject Lands**).

MGP attended the Markham Centre Secondary Plan Update – Public Open House Presentation on February 2, 2023 and have reviewed the materials provided and remain concerned that the Plan still does not rectify or address this issue. The City's meandering approach to planning the IBM Lands has caused a significant amount of stress and frustration to IBM's continued operation.

Comments on Markham Centre Secondary Plan – Public Open House

We have reviewed the presentation materials prepared by the City for the Open House and we have the following comments:

- We note that the planned land use of the Subject Lands continues to be identified on certain slides as a combination of "Parkland", "Active Recreation Park", and "Major Park/Major Sports Park". This type of use restricts IBM's ability and flexibility to expand/pivot as required and introduces security issues to the Software Lab where site security is of paramount importance.
- The designations of the Subject Lands are inconsistent as they are also shown on certain slides as Employment. Despite this designation, they are afforded no proposed height and/or density permissions.
- The proposed "Major Park" on the Subject Lands are located within an employment area away from where the concentration of residential density is proposed, contrary to good planning principles.

Parkland Designation on the Subject Lands

IBM is very concerned with the proposed re-designation of these lands to a parkland designation. We believe that the change in designations amount to a downgrading of the permissions on the property. The City's proposal to locate a park on the Subject Lands negatively impacts IBM's current functionality and prevents the company from re-investing into the site in future growth scenarios. IBM is opposed to any designation which serves to remove the flexibility for future development on the site.

Figure 1: Excerpt of the Preliminary Concept Plan on IBM Lands (Parks & Open Spaces)

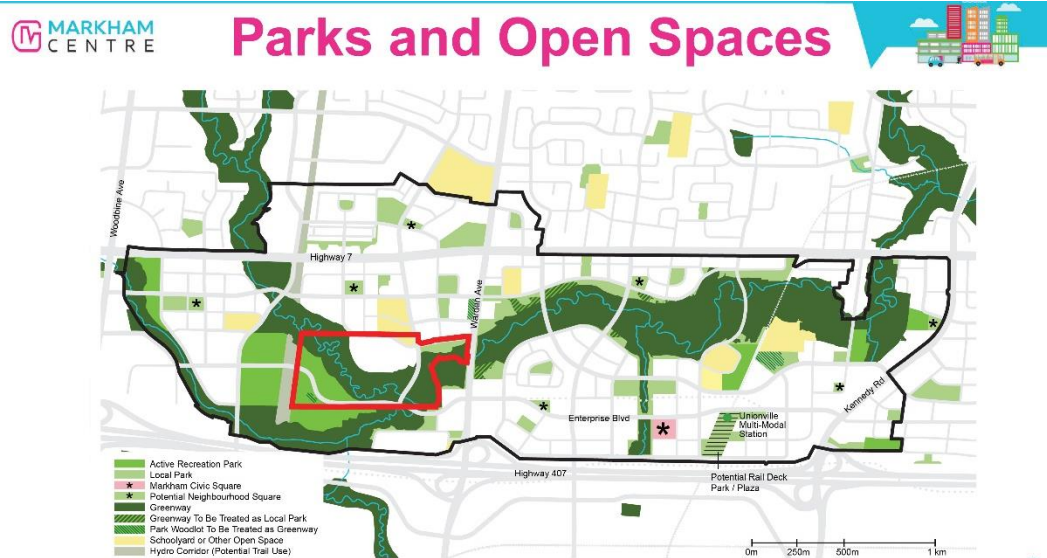
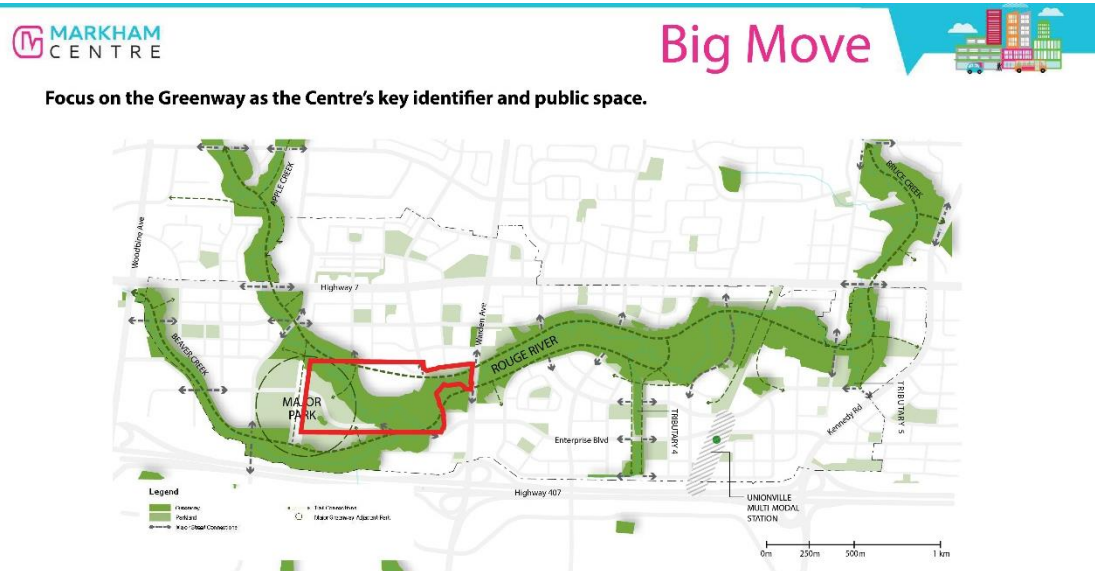


Figure 2: Excerpt of the Preliminary Concept Plan on IBM Lands (Greenway)



As noted in the MGP Letter dated April 16, 2022, IBM intends on remaining within Markham Centre for the long-term and is proud to be one of the largest employers in the City. They are continually assessing the suitability of its facilities to meet their current and future needs. Redesignating the southwestern portion of IBM's landholdings for a public park limits its ability and flexibility to expand/pivot as required and introduces security issues to the IBM Software Lab where site security is of paramount importance.

IBM also has a 99-year lease on a portion of land south of Yorktech Drive. These lands have also been included in the park designations. IBM opposes this re-designation of these lands as well, for all the same reasons.

Inconsistent Designations on the Subject Lands

The Open House presentation material is inconsistent with how it portrays the Subject Lands. While the above examples propose a park designation on the Subject Lands, the below slides (from the same presentation) designate these lands as Employment.

Figure 3: Excerpt of the Preliminary Concept Plan on IBM Lands (Big Move)

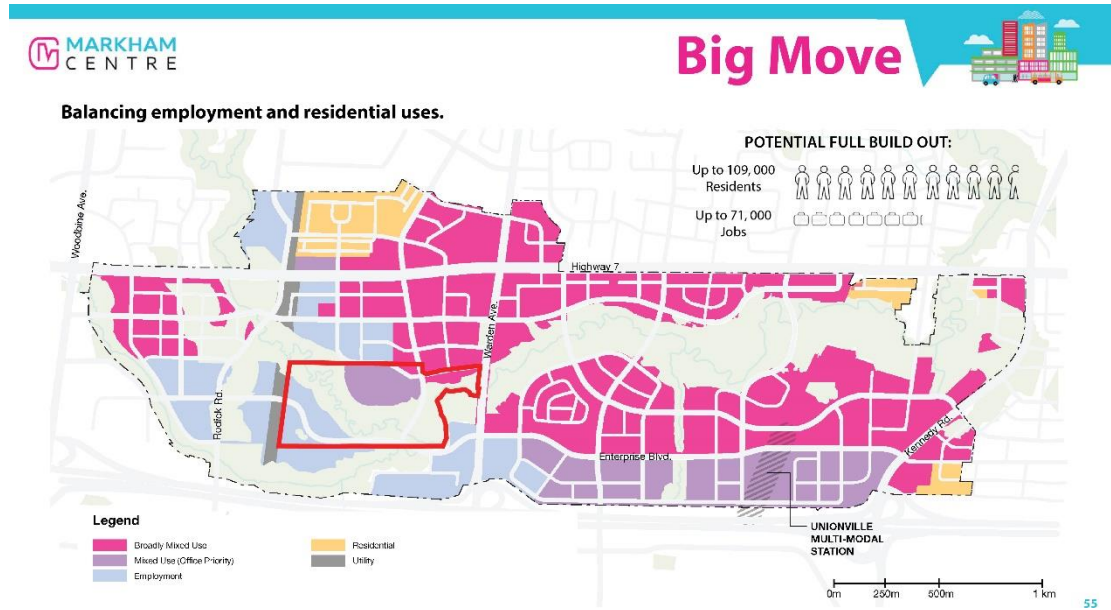
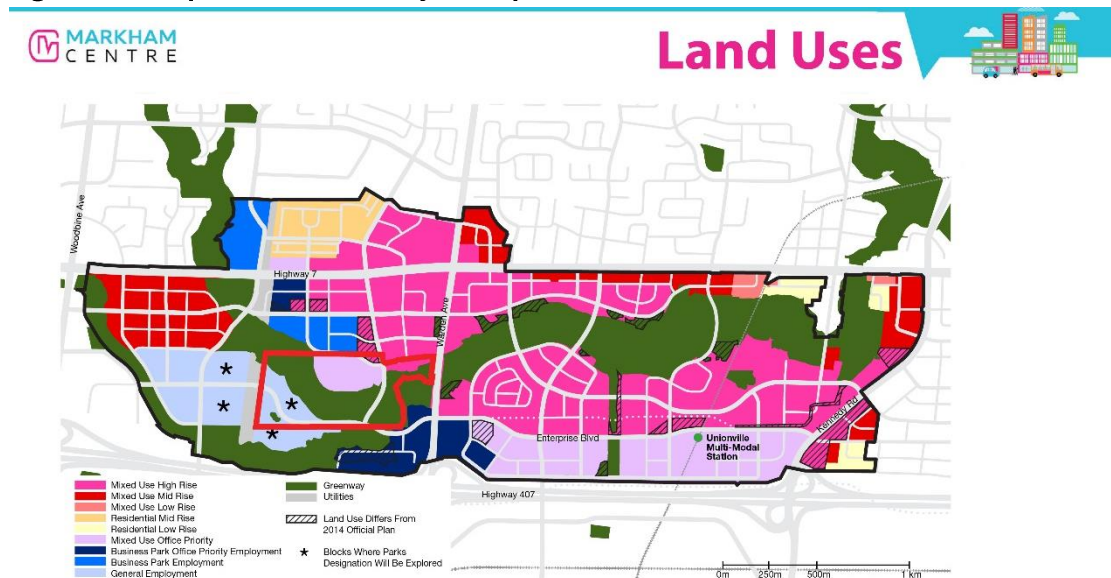


Figure 4: Excerpt of the Preliminary Concept Plan on IBM Lands (Land Use)



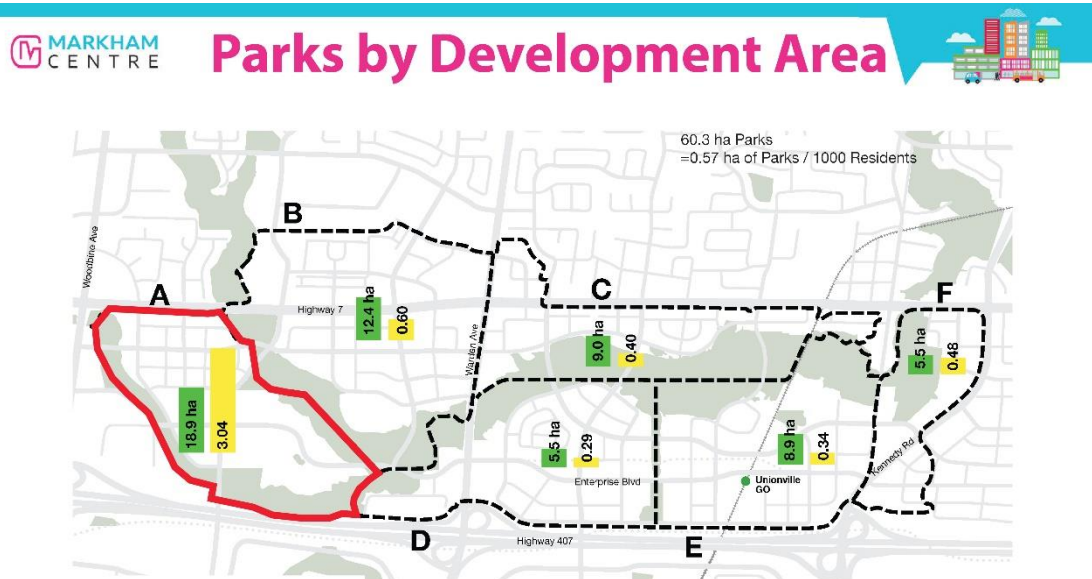
With respect to Land Uses slide, the Subject Lands and the lands immediately to the south and west are the only lands with an overlay indicating “Blocks Where Parks Designation Will Be Explored”.

This overlay is highly concerning and appears prejudicial against the IBM Lands as there are no other lands where park space is proposed (including those proposed on City-owned lands) with the same overlay. Additionally, it is unclear what is meant by a “Parks Designation” as the Markham Official Plan does not provide parks within their own designation in the Land Use schedule. This overlay suggests a deviation from how the parent Official Plan operates and an additional layer of policy that removes employment uses from the Subject Lands.

Parkland is not Located in Proximity to Where Density is Planned

IBM does not support the use of their property as the primary land area to meet the City’s parkland quota. Locationally, this “Major Park” space is within a district proposed to have the lowest residential density and is well over a 10-minute walk from the largest concentration of residential development at Uptown and Downtown Markham to the east. The Secondary Plan is proposing that this district provide 3.04 ha of parkland per capita whereas the far more populated residential areas of the Uptown and Downtown Districts are proposing less than 0.4 ha per capita (see Figure 5).

Figure 5: Excerpt of the Parks by Development Area



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The City should provide greater focus on increasing the parkland in areas that will service the greatest population base instead of locating a large park within an Employment Area that is beyond walking/biking distance to the majority of the Secondary Plan residents and requires crossing over an arterial road.

Conclusion

IBM is seeking modifications to the draft policies to remove the “Parkland” and “Major Park” designation from the Subject Lands (including the IO leased lands) and to retain the same permissions and flexibility afforded to their lands through the *Commercial-Community Amenity Area* and *Business Park Employment* designations provided in the 1987 and 2014 City of Markham Official Plans, respectively.

Thank you for the opportunity to input in the new Markham Centre Secondary Plan process. I look forward to discussing our requests with staff. Should you have any questions regarding these comments or would like to discuss further, please feel free to contact the undersigned.

Yours truly,

Malone Given Parsons Ltd.


Lincoln Lo, MCIP, RPP, PLE
Principal

cc. Mr. Stephen Lu, Manager, City of Markham
Mr. Clarence Bumstead, IBM Canada Limited

APPENDIX 2



Lincoln Lo
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April 6, 2022

MGP File: 21-2977

City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: Mayor and Members of Council

**RE: Markham Centre Secondary Plan Update
IBM Canada Limited
8200 Warden Avenue, City of Markham**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for IBM Canada Limited (**IBM**), the owner of the ~32 hectares (77 acres) of land generally located south of Cedarland Drive, west of Warden Avenue, municipally known as 8200 Warden Avenue in the City of Markham ("**IBM Lands**"). The IBM Lands are within the Markham Centre Urban Growth Centre and the Markham Centre Secondary Plan Area.

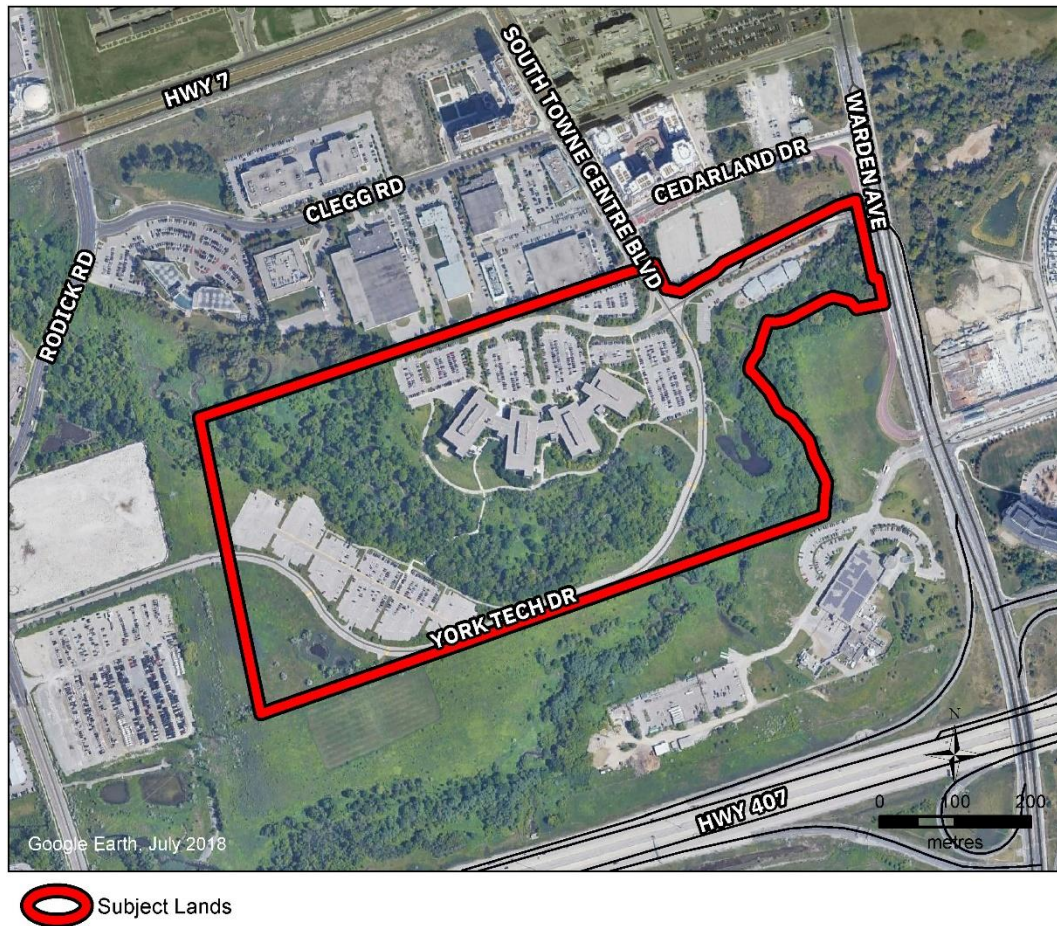
IBM has been participating in the Markham Centre Secondary Plan update process since its initiation. MGP has reviewed the Markham Centre Secondary Plan Interim Update and Discussion and are concerned that the Plan does not consider IBM's short and long-term vision for its lands.

History of IBM in Markham

The IBM Lands are currently occupied by the IBM Software Lab which is currently the largest software development laboratory in Canada. Previously located at 1150 Eglinton Avenue East in the City of Toronto (the former Celestica site), IBM relocated the Software Lab to the City of Markham in September 2001. Since arriving in the City, IBM has been a consistent job generator, representing one of the largest corporations with a head office in Markham and has continuously invested heavily in research and development. Currently, IBM employs more than 2,500 persons at the IBM Software Lab and nearly double that number at the IBM Canada Headquarters at 3600 Steeles and is one of the top employers in the City.

IBM has been a corporate partner to many of the City's business initiatives and expects to be working with the City on future ventures. They see themselves as a long-term fixture within Markham Centre and expect to remain (and potentially expand) in their current location.

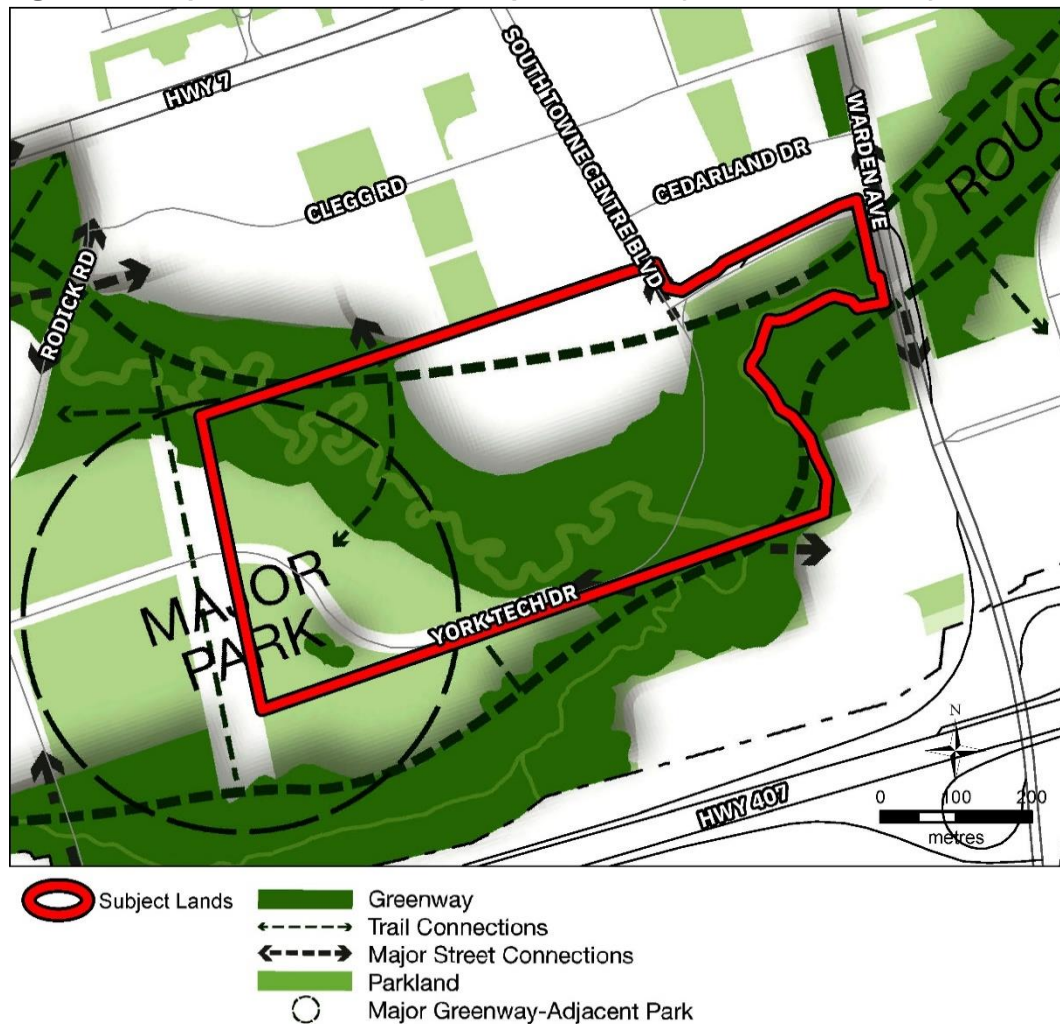
The IBM Software Lab consists of four buildings and associated parking lots. Figure 1 below provides an aerial photo of the Software Lab and the delineation and location of the IBM Lands. Primary access is provided through a controlled flyover accessed from Warden Avenue that connects to a private east-west road south of Cedarland Drive. Secondary access is provided from South Town Centre Boulevard and Yorktech Drive.

Figure 1: IBM Lands

In addition to the landholdings described above, IBM has a lease on a parcel of land located on the south side of Yorktech Drive from Infrastructure Ontario (IO). These lands are currently vacant but are available for IBM to use as expansion lands. The lease was established through a Purchase Agreement between the two parties and IBM has an option to purchase these lands from IO at any time. Currently, the lands have been leased to IBM on a 99-year lease, expiring in 2098.

Comments on Markham Centre Secondary Plan

We have reviewed the Preliminary Concept Plan prepared by the City that was presented to Development Services Committee on March 1, 2022, and IBM has significant concerns with respect to the planned land use of the southwestern portion of the subject lands identified for “Parkland” and “Major Park”, as shown in the figure below.

Figure 2: Excerpt of the Preliminary Concept Plan on Subject Lands (Greenway)

IBM intends on remaining within Markham Centre for the long-term and is continually assessing the suitability of its facilities to meet their current and future needs. While the lands identified as “Parkland” and “Major Park” are being used for employee parking or are vacant, they are strategically important to IBM as they provide the Software Lab with the ability to grow, expand and pivot as needed. The increase in land area, and the flexibility it provides, was an important motivator for IBM to relocate to these lands in the first place.

In addition to the land area, the relative isolation of the IBM Lands, the controlled access and the security that this provides the site were two other contributing factors to IBM’s relocation. The IBM Software Lab is responsible for technology innovation, research and development and site security is of paramount importance. Locating a major park in this location, as proposed by the concept plan, at the doorstep of the Software Lab is of significant concern to IBM.

As noted above, IBM has a 99-year lease on a portion of land south of Yorktech Drive. These lands have also been included in the “Parkland” and “Major Park” designation. IBM opposes this re-designation of these lands as well, for all the same reasons.

The IBM Lands (including the leased lands) are currently designated *Business Park Employment* in the 2014 City of Markham Official Plan and *Commercial - Community Amenity Area* in the in-force 1987 Official Plan. These designations better reflect IBM's current use and future intentions for these lands. IBM is very concerned with the proposed re-designation of these lands from a Mixed-Use/Employment designation to a parkland designation.

We believe that the change in designations amount to a downgrading of the permissions on the property. The City's proposal to locate a park on the IBM Lands negatively impacts IBM's current functionality and prevents the company from re-investing into the site in future growth scenarios. IBM is opposed to any designation which serves to remove the flexibility for future development on the site. Furthermore, it also compromises the ability for IBM to secure the site if this portion of their lands becomes publicly accessible. As noted above, the security the property provides was a main driver of relocating the Software Lab here.

We respectfully request that the parkland designation be removed from the IBM Lands and a Mixed-Use/Employment designation be maintained.

MGP supports the City's continued efforts to update the Markham Centre Secondary Plan. We understand that Markham Centre is the City's downtown, and the City's vision is to develop the area into an integrated and complete city-centre with a mix of uses. We believe that IBM plays a large part of Markham Centre's future as a leading high-quality job generator and top employer. The requested revisions to the City's proposed designations will allow IBM to continue to operate on site unimpeded and will provide the required reassurance that they can grow and expand in Markham Centre as they have been for the past 10+ years.

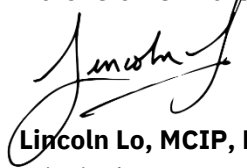
Conclusion

IBM is seeking modifications to the draft policies to remove the "Parkland" and "Major Park" designation from the southwestern portion of the IBM Lands (including the leased lands) and to retain the same permissions and flexibility afforded to their lands through the *Commercial-Community Amenity Area* and *Business Park Employment* designations provided in the 1987 and 2014 City of Markham Official Plans, respectively.

Thank you for the opportunity to input in the new Markham Centre Secondary Plan process. I look forward to discussing our requests with staff. Should you have any questions regarding these comments or would like to discuss further, please feel free to contact the undersigned.

Yours truly,

Malone Given Parsons Ltd.



Lincoln Lo, MCIP, RPP, PLE
Principal

cc: Mr. Stephen Lu, Manager, City of Markham
Mr. Clarence Bumstead, IBM Canada Limited

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**Infrastructure
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July 4, 2023

City of Markham
17250 Yonge Street
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Sent via email to: yourmarkhamcentre@markham.ca; clerkspublic@markham.ca;
kkitteringham@markham.ca

RE: Infrastructure Ontario Comments on the Recommended Development Concept for the Markham Centre Secondary Plan Update (Item 4.1 – Special Development Services Committee – July 5, 2023)

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

The Province currently owns and, through IO, leases lands to IBM that are generally located on the south side of the Yorktech Drive private driveway, west of Warden Avenue and north of Highway 407 (the "Subject Site"), as shown in Figure 1. This is a long-term lease that expires in 2028. IO understands that IBM's Markham Software Lab, which is located north of these lands, currently employs over 2,500 employees and is one of the top employers in Markham. The lands IO leases to IBM are important as they could house a future expansion for IBM or other employment-generating uses and IO wishes to maintain their developability.



Figure 1: Provincial Lands Leased to IBM in Markham Centre

The Recommended Development Concept for the Markham Centre Secondary Plan Update presented at the July 5th Special Development Services Committee identifies a Major Park over the entirety of the Subject Site. IO is concerned with this proposed land use as it would remove future expansion opportunities for IBM, eliminates future employment uses, and does not align with the policy directions for the site from other levels of Government.

Background

At the provincial level, the Subject Site is located within a Provincially Significant Employment Zone (PSEZ) (Figure 2). PSEZ's are areas of high economic output that are critical to the local and provincial economy.

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Figure 2: Provincially Significant Employment Zones (PSEZ) - with Approximate Area of Concern Circled in Red

At the regional level, the 2022 York Region Official Plan (“ROP”) designates the Subject Site as *Employment Area* (Figure 3). Appendix 1 of the 2022 ROP identifies this *Employment Area* zone as the Highway 404 and Highway 407 Employment Area Zone, which has a density target of 100 jobs per hectare. Other portions of the Subject Site are located within the Regional Greenlands System.



Figure 3: Region of York Official Plan 2022 - Map 1A Land Use Designations - with Approximate Area of Concern Circled in Red

At the municipal level, the 2014 Markham Official Plan (“OP”), which is partially still under appeal, designates the Subject Site as *Business Park Employment* and *Greenway* according to their Map 3 – Land Use (Figure 4). The 1987 Markham OP identifies the Subject Site as *Commercial and Community Amenity Area*. The Subject Site is also located within the boundaries of the Markham Centre Secondary Plan. Policy 9.12.4 of the 2014 OP notes that the land use designations for the Markham Centre lands shown on Map 3 shall be used to inform the update of the Markham Centre Secondary Plan.

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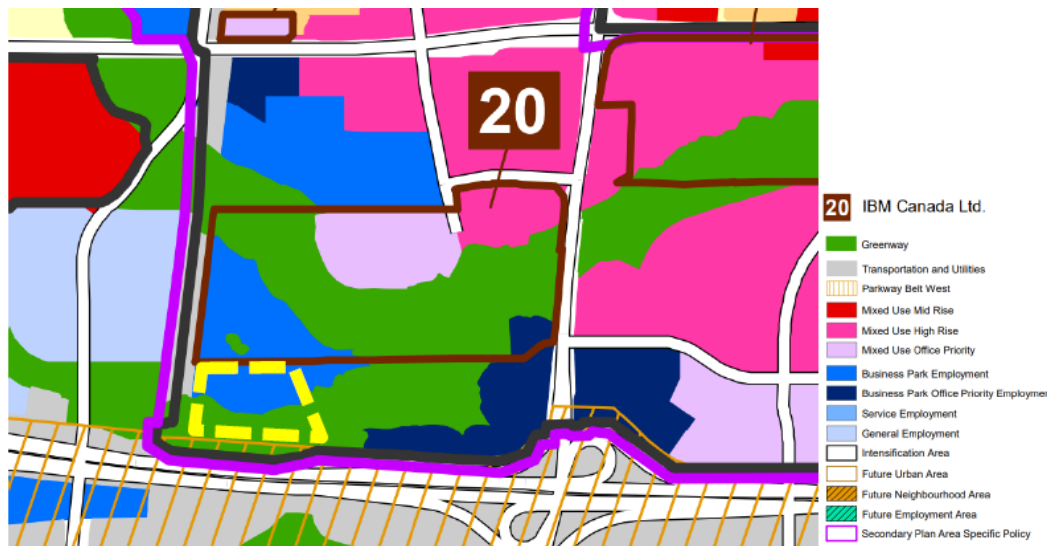


Figure 4: 2014 City of Markham Official Plan Map 3 - Land Use Designations - with Approximate Area of Concern Circled in Red

The Recommended Development Concept presented at the July 5th Special Development Services Committee that is being used to inform the Markham Centre Secondary Plan update identifies a Major Park over the entirety of the Subject Site (Figure 5).



Figure 5: Markham Centre Recommended Development Concept

Based on preliminary calculations, this designation change would remove ~3.66 ha (~9 ac) of employment lands from the Subject Site, in addition to removing an additional 6.61 ha of employment lands from the other lands owned by IBM, which would limit opportunities for employment expansion and other employment outcomes envisioned by the PSEZ and Region of York OP.

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Conclusion

IO is concerned that the City's potential redesignation of the Subject Site to a Major Park will prevent expansion opportunities for IBM, as a provincial tenant and fee simple landowner, as well as other employment-generating uses in Markham. IO is also concerned about the function of the PSEZ in this location as a result of this loss of developable employment lands.

IO supports the City's efforts to update the Markham Centre Secondary Plan, however, we respectfully request that the parkland designation be removed from the Subject Site and that the same permissions on the lands as given through the *Business Park Employment* and *Commercial and Community Amenity Area* designations provided in the 2014 and 1987 City of Markham Official Plans are retained.

We would like to thank Staff for taking the time to carefully consider our comments and request. Please do not hesitate to contact us should you have any questions.

Sincerely,

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

cc: David Macey, IO
John Cimino, IO
Alison Quigg, IO

July 4, 2023

Mr. Stephen Lue, Manager, Markham Centre

Re: Markham Centre Secondary Plan
Comments On Recommended Development Concept
City of Markham

Dear Mr. Lue,

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for Kingdom Development Inc., who own the properties at 4077, 4101 and 4121 Highway 7.

The subject sites are generally located in the south east quadrant of Highway 7 and Warden Avenue in the City of Markham. More specifically, it is located on the south side of Highway 7 and east of Birchmount Road (east of the Whole Foods Commercial Plaza).

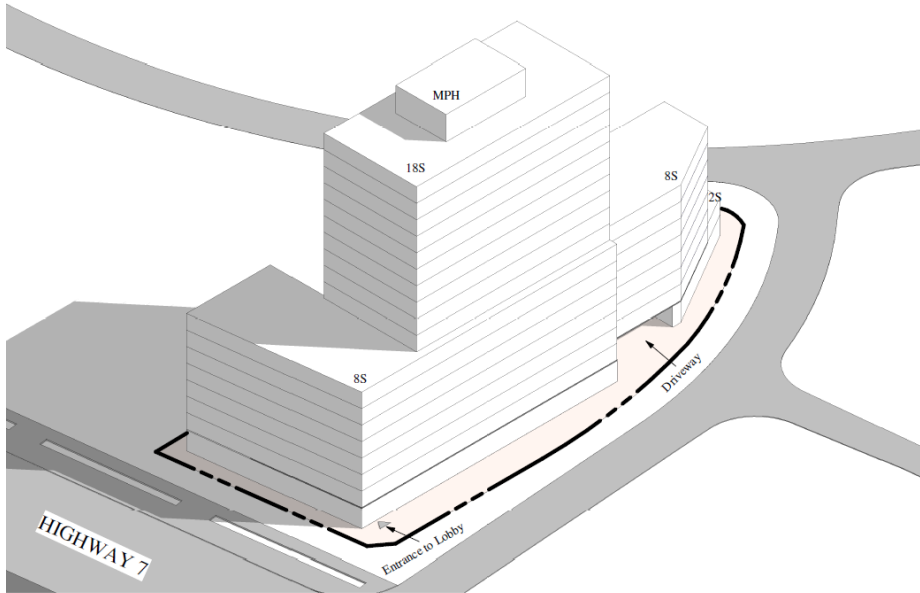
The subject lands are designated 'Community Amenity Area – General' and 'Hazard Land' by the Markham Centre Secondary Plan (OPA 21). In 2014, the City of Markham approved a new Official Plan, the subject lands are designated 'Mixed Use – High Rise', 'Mixed Use – Mid Rise' and 'Greenway' by the new Official Plan. The new Official Plan states that until such time as a new Secondary Plan is approved for Markham Centre, that the policies of OPA 21 shall continue to be in effect.

Kingdom has already received Council approval for Official Plan and Zoning By-law Amendments for 4077 to 4101 Highway 7.

Therefore, the following comments relate only to 4121 Highway 7 (also referred to as Kingdom Phase 4 lands)

The City and consulting team held an Open House on February 2, 2023 to provide an update on the MCSP and provide new information for stakeholder comment. The team is now proposing a Recommended Development Concept to be considered by Development Services Committee, as the basis for a future Secondary Plan.

Phase 4 Concept Plan



Kingdom proposes a concept for Phase 4 which includes an 8 storey podium and an 18 storey point tower. The proposed FSI is approximately 4.1.

Conversely, the Recommended Development Concept proposes a height of 6-8 storeys and an FSI of 3. In addition, the lands at the south end of the property are shown in the Recommended Development Concept as parks/open space. The Land Use Schedule, however, shows the south end of the site as Mixed Use Mid-Rise, while the equivalent lands to the west are shown as Mixed Use High-Rise.

It is our view that the Phase 4 lands can accommodate the proposed concept while still maintaining the objectives of the MCSP, including mid-rise buildings along Highway 7, with taller elements closer to the Rouge River valley. In addition, the parks/open space designation is not appropriate in this location and at no point in our discussions with the City has a park location been requested.

Therefore, it is our recommendation that staff and the consulting team consider an alternative plan for the Kingdom Phase 4 lands, and revise the Recommended Development Concept to better reflect the opportunities present on the site. The concept of a park/open space on the site should be removed and the southern portion of the site should be revised on the land use schedule to Mixed Use High-Rise, similar to the lands to the west.

Kingdom would like to continue to engage in meaningful discussions with the City in this regard. Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal