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June 14, 2022

The Regional Municipality of York
Attention: Regional Clerk
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Sent via email to: regionalclerk@york.ca; futureyork@york.ca

RE: Infrastructure Ontario Letter of Support on the Draft York Region Official Plan Update – Item H.2.1

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.

IO currently leases lands within the General Real Estate Portfolio (“GREP”) to IBM that are generally located on the south side of the Yorktech Drive private driveway, as shown in Figure 1 below. This is a 99-year lease that expires in 2008. These lands are important to IO and IBM as they could house a future expansion for IBM, who are a major employer in the City of Markham, and IO wishes to maintain their developability.



 GREP/IBM Leased
Lands

Figure 1: Approximate Location of IO and IBM Lands in Markham Centre

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The Draft York Region Official Plan (“ROP”) released near the end of 2021 proposed for these lands to be designated as *Employment Area*. IO was supportive of this proposed designation, as it was consistent with the site’s location within a Provincially Significant Employment Zone (“PSEZ”) and its designation as *Business Park Employment* according to the 2014 Markham Official Plan.

In April of this year, the City of Markham requested to the Region that the lands be designated as *Community Area* instead of *Employment Area*, which the Region originally planned on supporting. IO was against this request and submitted comment letters to the Region requesting that the *Employment Area* designation remain on IO’s leased lands to IBM.

According to Attachment 2 of Item H.2.1, which lists the additional changes to the proposed ROP since May 2022, the Region of York recommends reinstating the employment designation on the Markham Centre lands subject to IBM and IO’s submissions. IO is pleased to see that the Region of York recognizes the importance of these lands remaining as *Employment Area* and is supportive of the recommended change to reinstate the employment designation on these lands.

While the current Map 1A of the ROP shown in Attachment 1 of Item H.2.1 does not currently show IO and IBM’s lands as being designated *Employment Area*, IO understands that if Council endorses Attachment 2 without editing that item, the intent would be to update Map 1A of the ROP and Appendix 1 (Employment Area Zones and Densities) to show the GREP/IBM leased lands as *Employment Area*.

We would like to thank Staff for taking the time to meet with us and carefully consider our request, as well as members of Committee for considering our comments and recommendations. Please do not hesitate to contact us should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Emm', with a long, sweeping tail extending to the right.

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

cc: David Macey, IO
Michael Coakley, IO
Alison Quigg, IO