



Gatzios Planning + Development Consultants Inc.

File No: 65MA-1405

May 14, 2014

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

Attention:

**Regarding: 2013 CITY OF MARKHAM OFFICIAL PLAN, PART 1
REPORT No. 1 OF THE COMMISSIONER OF TRANSPORTATION
AND COMMUNITY PLANNING
REGIONAL COUNCIL MEETING MAY 15, 2014**

**Submission on behalf of: HONDA CANADA INC.
180 HONDA BOULEVARD
404 NORTH BUSINESS PARK**

Dear Regional Chair and Members of York Region Council:

I write as planning consultant to Honda Canada Inc. regarding its head office campus in Markham at 180 Honda Boulevard, in the 404 North Business Park, being part of the 404 North Secondary Plan.

Honda Canada owns a total of 21 hectares (52 acres) of land on the west side of Honda Boulevard upon which they operate their Canadian head office. An expansion is being considered by Honda Canada for the southern section of their property in the near future.

The property is flanked on its western edge by Highway 404, on its northern edge by future employment lands under several ownerships, on the east, across the street from Honda Boulevard, by future employment lands under several ownerships and by the Enbridge Gas Distribution Inc. facility, and on its southern edge by future employment lands owned by Rice Commercial Group.

We have reviewed the above-noted staff report recommending Regional Council approval of the Markham 2013 Official Plan, Part 1, and wish to advise Council of the following two areas of concern regarding the 2013 Official Plan, Part 1:

1. Proposed Modification 86 re: Section 9.10 HIGHWAY 404 NORTH (EMPLOYMENT)

Policies 9.10.3 and 9.10.4 as proposed to be modified pose a concern to Honda Canada with respect to the nature of the 404 North Business Park contemplated by the land use designations illustrated on Map 3 – Land Use. The modified language places additional and unwarranted emphasis, in our opinion, on the land use designations illustrated on Map 3 – Land Use in comparison to the existing land use designations in the 404 North Secondary Plan. In combination with the deletion of the sentence in policy 9.10.3 which states: "*Major changes in land use are not contemplated through this conformity process.*" the proposed changes cause concern for the future character and development of the 404 North Business Park.

The current 404 North Secondary Plan designation of 'Business Park Area' is preferred to the potential designation of 'General Employment' as shown on Map 3 – Land Use, and these proposed policy changes further undermine the current overall policy direction for the 404 North Business Park as expressed in the existing 404 North Secondary Plan.

As such, Honda Canada is opposed to the land use direction indicated by these modified policies.

2. Proposed Modifications 149, 150, 154 & 155 re: Map 10 – TRANSPORTATION and associated proposed modification 170 re: Appendix D – Cycling Facilities

The proposed modifications to Map 10 – Transportation and associated modification to Appendix D – Cycling Facilities are not acceptable to Honda Canada as they pose significant and serious negative impacts to its current operations and to its expansion plans on the southern portion of its property.

In March 2014 several landowners in the 404 North Secondary Plan area were notified by the City of Markham that City staff were preparing a report to their Development Services Committee on recommended modifications to Map 10 – Road Network and Appendix D – Cycling Facilities for the 404 North Secondary Plan area. Discussions with the landowners were held, however the City did not receive nor consider any staff recommendations or proposed modifications on these matters.

Honda Canada attended meetings with staff from both the Region and the City and voiced its concerns with the potential mapping proposed by City staff for Map 10 which illustrated a Mid-Block Crossing of Highway 404 and a Major Collector Road across the southern portion of its property.

At that time, City staff also provided mapping which illustrated potential changes to Appendix D, which included removal of a Cycling Facility from the area west of Honda Boulevard. This potential change to Appendix D was acceptable to Honda Canada,

however it was not brought forward to Markham Council and it is not what is now being proposed to Regional Council.

Honda Canada does not support a Mid-Block Crossing of Highway 404 nor a Major Collector Road as shown in the above-noted staff report. Given the existing significant investment and the economic importance of both Honda Canada and Enbridge Gas in this Business Park and indeed in the City of Markham, Map 10 – Transportation and Appendix D – Cycling Facilities can not and should not be supported given they pose significant negative impact and serious consequences to these businesses.

It is understood that the Region continues to undertake a Class Environmental Assessment Study for a road crossing of Highway 404 between Elgin Mills Road and 19th. Avenue. The Study is not complete and no alignment has been determined by that Study. Therefore, the identification in the City of Markham's Official Plan of the Mid-Block Crossing of Highway 404 and the identification of the Collector Road is not supported by a complete EA process, especially not in such a precise and determinative manner as shown on Map 10.

Honda Canada requests that both Map 10 and Appendix D be amended to remove the Mid-Block Crossing of Highway 404, the Major Collector Road, and the Proposed Cycling Facilities from their currently depicted location.

I trust the above is satisfactory and will be attending tomorrow's Regional Council Meeting in the event there are any questions regarding this submission.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Barry Holt, Vice President, Honda Canada Inc.
Ms. Karen Whitney, Director of Community Planning, York Region
Ms. Marg Wouters, Senior Manager Policy & Research, City of Markham