



**Comments to Province
on Minister's Zoning
Order request by **Mon
Sheong Foundation** for
36 Apple Creek
Boulevard (Ward 2)
File MZO 21 105377**

Development Services Committee

February 8, 2021



Minister's Zoning Order (“MZO”)

- The *Planning Act* allows the Minister of Municipal Affairs and Housing to zone lands through a Minister's Zoning Order (MZO)
- MZOs are intended to be used to protect or facilitate matters of provincial interest and the Minister's decision is required to be consistent with the Provincial Policy Statement
- MZOs override local official plans and zoning by-laws
- On February 2, 2021, the Ministry requested City of Markham comments on a MZO request by Mon Sheong



Provincial Government Commitment

- In 2020, the Province committed to modernize the long-term care sector
- \$1.75 billion investment
- Create 30,000 long-term care spaces over ten years
- The new spaces would increase access to long-term care



Ministry of Health
Ministry of Long-Term Care



Mon Sheong MZO Request

Policy Context

YORK REGION OFFICIAL PLAN
MAP 1 - REGIONAL STRUCTURE



Subject Lands
Urban Area
Protected Countryside
Parkway West Belt Plan
Regional Corridor

0 100 200 500m



CITY OF MARKHAM OFFICIAL PLAN
MAP 3 - LAND USE



Subject Lands
Greenway System
Transportation and Utility Area
Future Open Space
Residential Low Rise
Residential Mid Rise
Mixed Use Low Rise
Mixed Use Mid Rise
Mixed Use High Rise
Mixed Use Office Priority
Commercial
Secondary Plan Area Specific Policy
Business Park Employment
Business Park Office Priority Employment
Service Employment
General Employment
Unincorporated Area

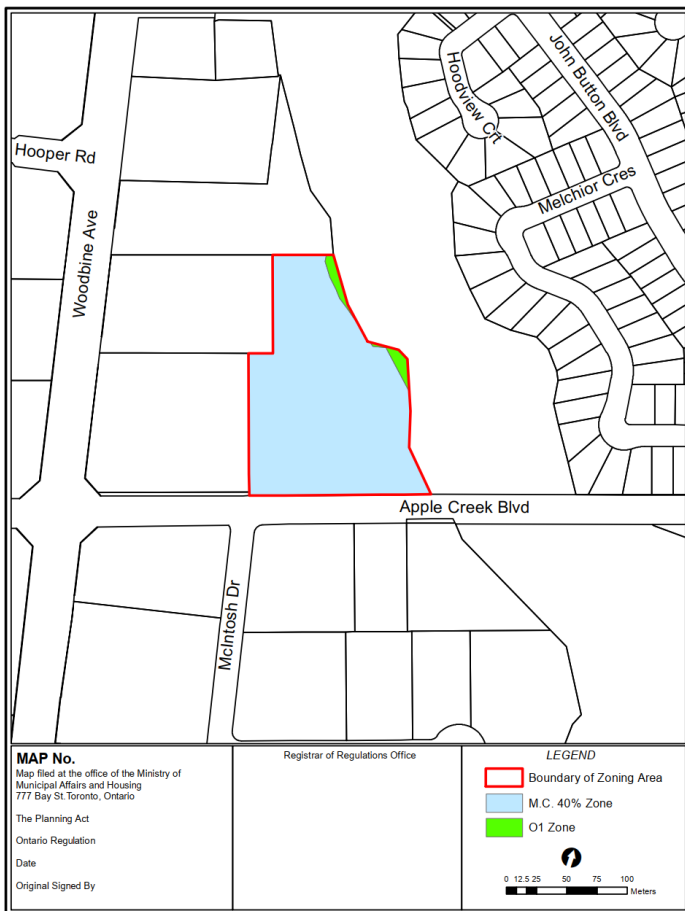
0 100 200 500m





Mon Sheong MZO Request 36 Apple Creek Boulevard

- To permit a long-term care facility within a learning centre and assisted living community
- Within an existing Employment Area – Conversion request to York Region lapsed on November, 29, 2019
- MZO request responds to timing challenges in light of Provincial commitment



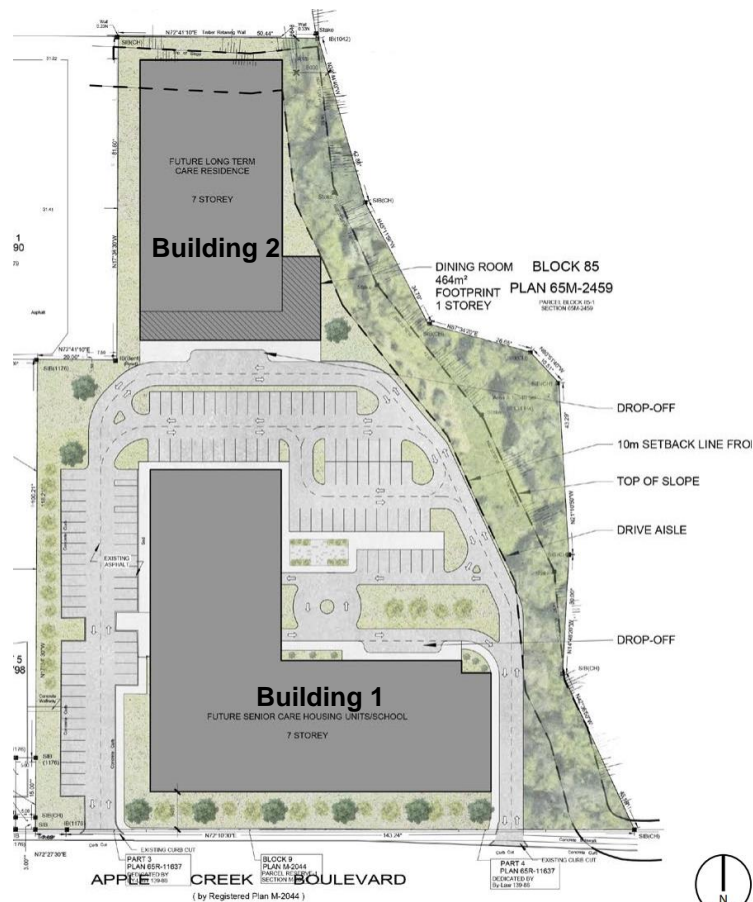


Mon Sheong MZO Request Proposed Development

- Two mixed-use Buildings (seven-storeys)
- GFA: 52,595 m² (566,127 ft²)
- Density: 2.5 FSI
- 112 Parking Spaces

Building 1: 250 affordable units (vocational training, heritage learning, youth immersion)

Building 2: 160 beds LTC (medical, classrooms, common dining)





Mon Sheong MZO Request 36 Apple Creek Boulevard City Recommendation

City of Markham supports the MZO request for the following reasons:

- a) close proximity to the existing low-rise residential area to its east
- b) Subject Lands area distinguished
- c) the Subject Lands are well served with existing infrastructure
- d) other supporting services within a 500 m radius
- e) Proposed Development subject to future municipal Site Plan Approval Process
- f) The MZO request include partial rezoning to Open Space



Mon Sheong MZO Request 36 Apple Creek Boulevard Next Steps

Staff recommend that the February 8, 2021, report be forwarded to:

- a) the Minister of Municipal Affairs and Housing
- b) York Region
- c) the Toronto and Region Conservation Authority



Thank you

