



**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 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

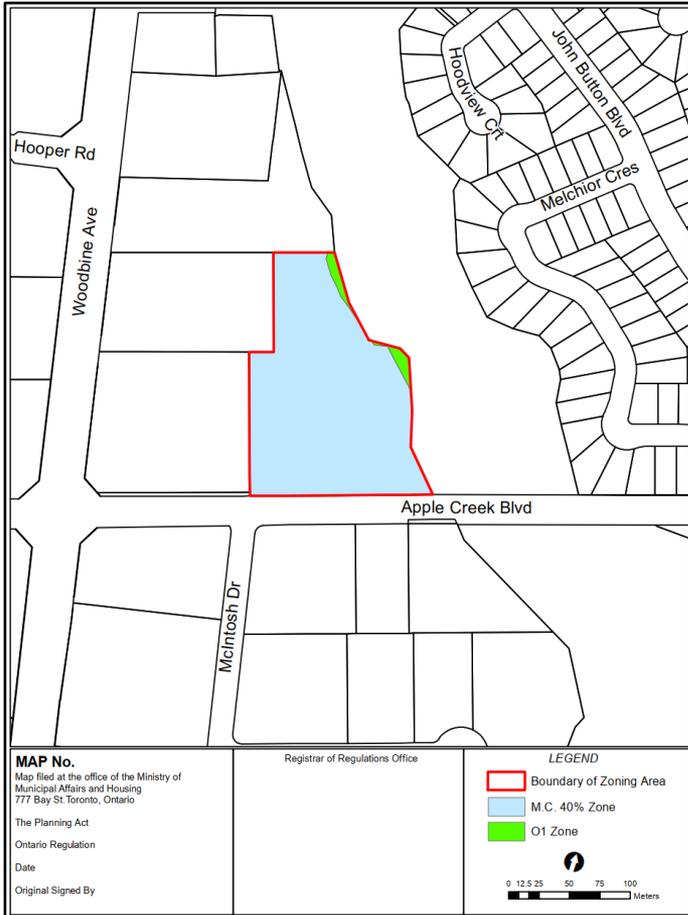
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# Mon Sheong MZO Request 36 Apple Creek Boulevard

- 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 m<sup>2</sup> (566,127 ft<sup>2</sup>)
- 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

