

**Ministry of Municipal  
Affairs and Housing**

**Ministère des Affaires  
Municipales et du Logement**

Office of the Deputy Minister

Bureau du ministre

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7100

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7100



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February 2, 2020

Andy Taylor  
Chief Administrative Officer  
City of Markham  
[ataylor@markham.ca](mailto:ataylor@markham.ca)

Staff at the Ministry of Municipal Affairs and Housing have received a request from the Mon Sheong Foundation asking that the Minister make a Zoning Order under section 47 of the *Planning Act*. The subject lands are approximately 2.15 hectares in size and located just east of the intersection at Woodbine Avenue and Apple Creek Boulevard. The municipal address is 36 Apple Creek Boulevard.

The request proposes to replace an existing 2-storey building with two 7-storey structures. One building would be a mixed-use development of approximately 30,779 sq. m. The primary use would be for seniors' housing, through a life lease model, with secondary uses focused on a multi-purpose training centre. The second building would support a new long-term care facility, with a minimum of 160 resident beds and be approximately 16,382 sq. m in size.

Ministry staff are seeking your input on the proposed development. The attached materials include additional information on the proposal as well as current land use designations, for your reference.

Should you have any questions regarding this matter, please contact Maya Harris, Manager, Community Planning and Development, at 416-585-6063 or [Maya.Harris@ontario.ca](mailto:Maya.Harris@ontario.ca).

Yours truly,

A handwritten signature in black ink that reads "K. Manson-Smith".

Kate Manson-Smith  
Deputy Minister