



## MEMORANDUM

DATE: June 24, 2014

TO: Mayor and Members of Council

FROM: Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P.  
Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P.  
Manager, Central District

RE: **Hold Removal By-law  
Mon Sheong Foundation  
1, 2, 20 & 21 Sun Yat Sen Avenue  
Part of Lot 1, Concession 6**

**Planning File: ZA 13 124959**

A handwritten signature in black ink, appearing to read 'Jim Baird', written in a cursive style.

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The applicant has submitted a site plan application to permit the development of four seniors' buildings located northeast of the intersection of Old Kennedy Road and Steeles Avenue east, municipally known as 1, 2, 20 & 21 Sun Yat Sen Avenue.

The zoning by-law includes holding provisions to prohibit construction until certain conditions have been met, including City approval of a Traffic and Servicing Study, execution of a site plan agreement, and submission of a release letter from the Trustee for the Milliken Main Street Landowners Group, amongst other things. Council endorsed the project on June 18, 2013 and most of the conditions of hold removal have been satisfied or are underway, including the preparation of a site plan agreement. However, it is unlikely that the site plan agreement will be executed in time to fully satisfy the conditions for hold removal before Council breaks for the summer.

To avoid delaying commencement of construction until September, staff support removing the holding provision at this time. The applicant has provided an Undertaking agreeing not to compel the City of Markham to issue a full building permit for the subject lands until the site plan control agreement has been fully executed and registered on title.



## **EXPLANATORY NOTE**

### **BY-LAW 2014-**

**A By-law to amend By-law 177-96, as amended**

**Mon Sheong Foundation  
1, 2, 20 & 21 Sun Yat Sen Avenue  
Part of Lot 1, Concession 6**

#### **Lands Affected**

The proposed by-law amendment applies to approximately 1.47 ha. (3.6 ac.) of land located northeast of the intersection of Old Kennedy Road and Steeles Avenue East.

#### **Existing Zoning**

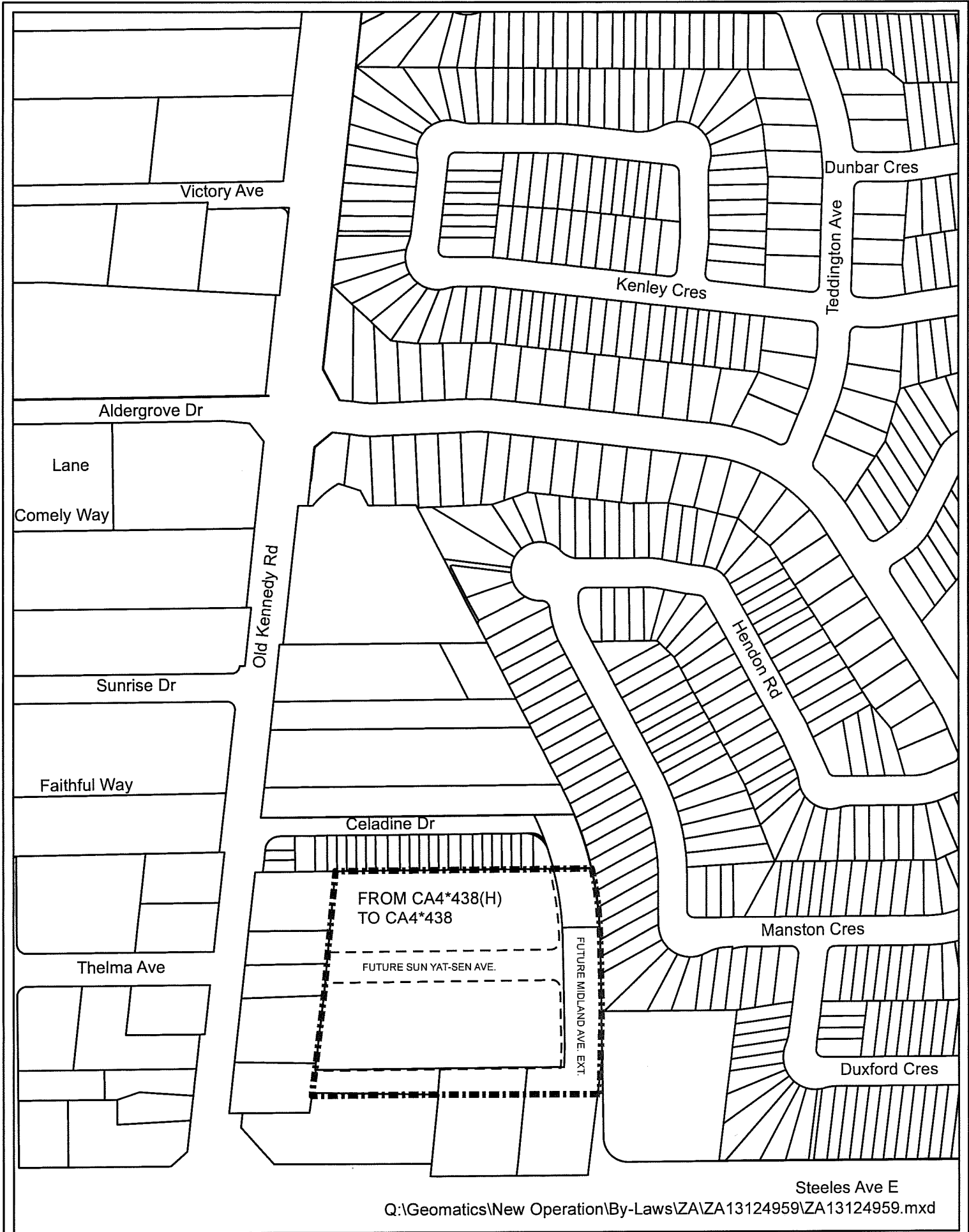
The lands are presently zoned Community Amenity Four (Hold) [CA4\*438(H)] under By-law 177-96, as amended.

#### **Purpose and Effect**

The purpose of this by-law is to rezone the lands from Community Amenity Four (Hold) [CA4\*438(H)] to Community Amenity Four (CA4\*438) in order to remove the Holding zoning provision from the subject lands.

The effect of this by-law is that the construction of four seniors' buildings will be permitted.





# **BY-LAW SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 177-96 DATED**



**-----** BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

CA4 COMMUNITY AMENITY FOUR
 (H) HOLDING PROVISION
   
\*(No) EXCEPTION NUMBER

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office