


AIR PHOTO 2009

APPLICANT: SUNRISE MONTESSORI SCHOOL
180 AMBER STREET

FILE No: ZA10115160(AH)

 SUBJECT LANDS

DATE: 05/12/10



DEVELOPMENT SERVICES COMMISSION

DWN BY: AH

CHK BY: DD

SCALE 1:

FIGURE No.2

BY-LAW 108-81

"AMEND 377-85"

BENTLEY STREET

"AMEND 2010-126"

(H)M

AMBER STREET

M

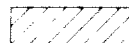
AMEND
58-83

DENISON STREET

AREA CONTEXT /ZONING

APPLICANT: SUNRISE MONTESSORI SCHOOL
180 AMBER STREET

FILE No: ZA10115160(AH)



SUBJECT LANDS

DATE: 09/16/10



DEVELOPMENT SERVICES COMMISSION

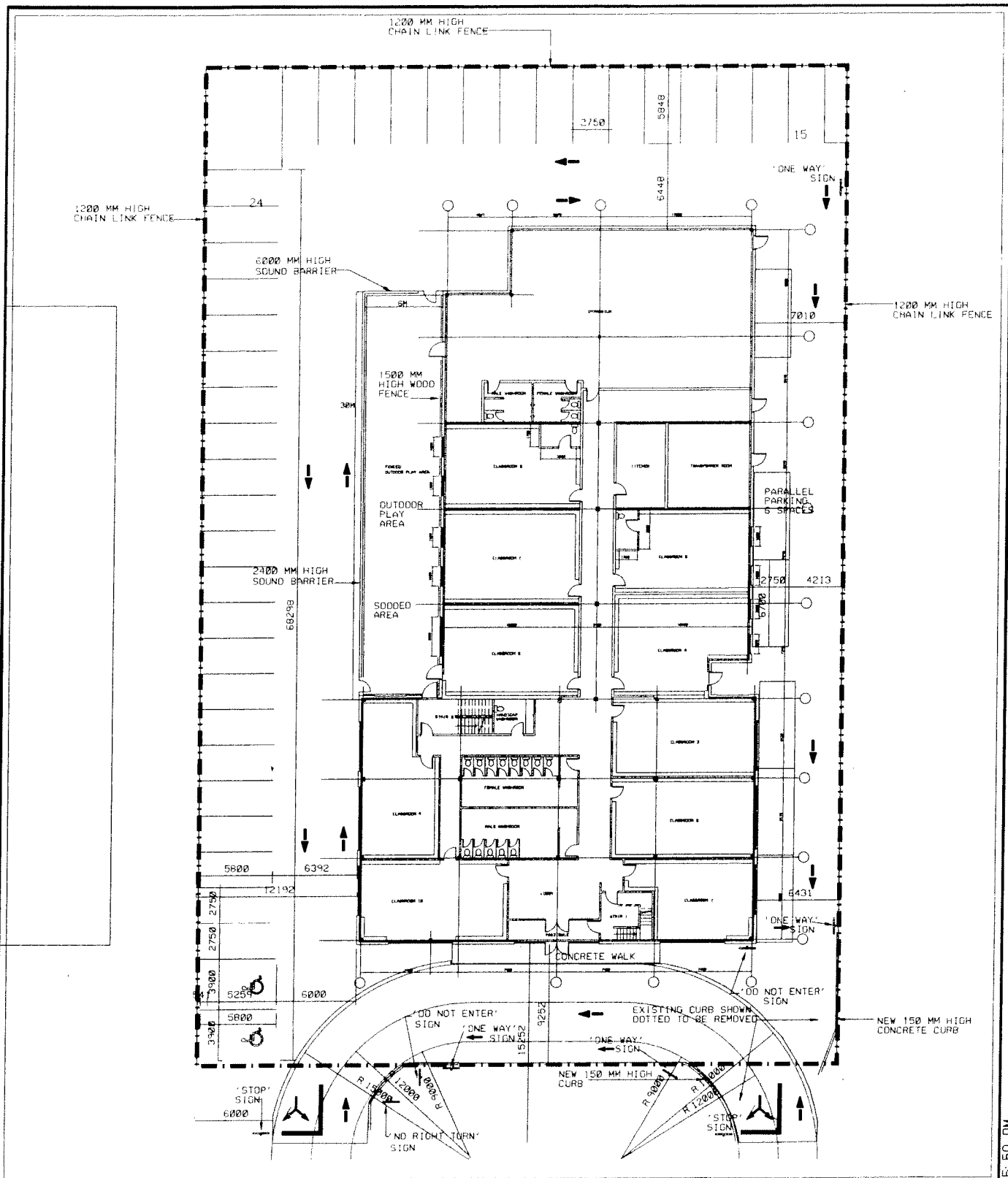
DWN BY: DD

CHK BY: AH

SCALE 1:

FIGURE No.3

ZA10115160.dgn 16/09/2010 3:54:26 PM



SITE PLAN

APPLICANT: SUNRISE MONTESSORI SCHOOL
 180 AMBER STREET

FILE No: ZA10115160(AH)



DEVELOPMENT SERVICES COMMISSION

OWN BY: DD

CHK BY: AH

SCALE: 1:

SUBJECT LANDS

DATE: 09/2010

FIGURE No. 4

ZA10115160 20/09/2010 1:15:59 PM

EXPLANATORY NOTE

BY-LAW NO. 2010-XXX

A By-law to amend By-law 108-81, as amended.
Sunrise Montessori School
180 Amber Street
Markham, ON

LANDS AFFECTED

This By-law applies to the lands (as outlined in Schedule A of this By-law), municipally known as 180 Amber Street, located on the north side of Amber Street, west of Warden Avenue, south of 14th Avenue and north of Denison Street.

EXISTING ZONING

The subject lands are zoned Select Industrial (Hold) [M (H)] under By-law 108-81, as amended.

PURPOSE OF THE BY-LAW

The purpose of this zoning by-law amendment is to remove the Holding (H) provision from the zoning of the subject lands to permit a private school and daycare.

EFFECT OF THE BY-LAW

The Zoning By-law for the subject lands includes a holding provision to ensure the following:

- site plan approval and execution of a site plan agreement with the Town
- submission of traffic, noise and functional servicing studies for review and approval by staff, to the satisfaction of the Director of Engineering;
- submission of an air quality assessment examining air quality levels in the building and general vicinity (including air quality sampling and submission of sampling to an accredited laboratory), consistent with any applicable Ministry of the Environment guidelines/requirements, Ontario Ambient Air Quality Criteria, ASHRAE and/or Health Canada guidelines/requirements, for staff review and approval, to the satisfaction of the Town; and,
- submission of a study addressing the potential impact of the proposed use on the ability of nearby industrial businesses to obtain certificates of approval from the Ministry of the Environment, for staff review and approval, to the satisfaction of the Town.

These conditions have been met to the satisfaction of the Town.

The removal of the holding provision from the zoning by-law will permit the operation of a private school and daycare within the existing building at the subject property.



BY-LAW 2010-XXX

*A by-law to amend By-law 108-81, as amended
(To remove the Holding (H) zoning provision)*

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 108-81, as amended, is hereby further amended as follows:
 - 1.1 By zoning the lands:

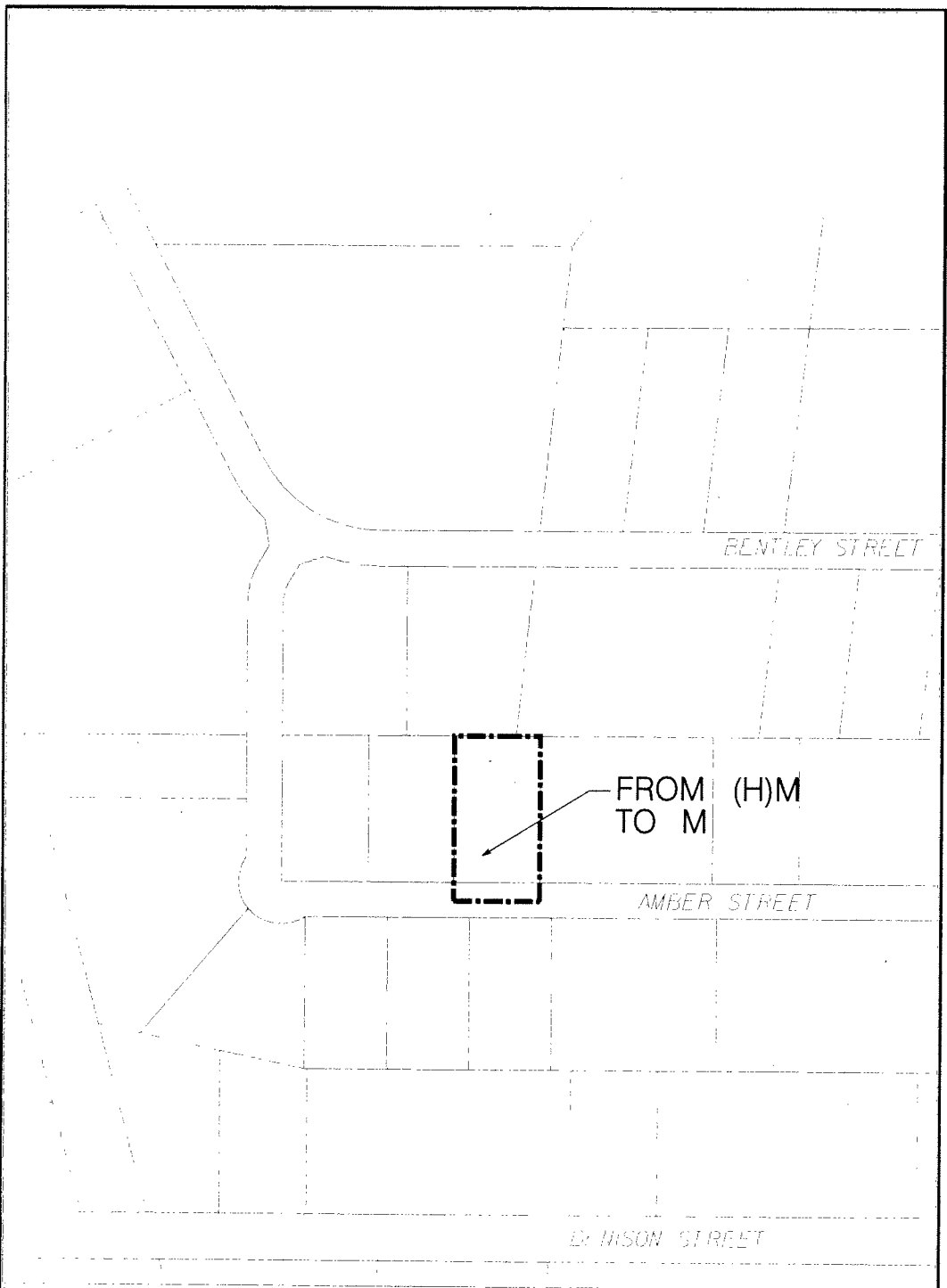
Select Industrial (Hold)[M (H)] to
Select Industrial (M)

as outlined on Schedule "A" herein.
2. All other provisions of By-law 108-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
XXTH DAY OF XXXX, 2010.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 108-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW

☒ M SELECT INDUSTRIAL

☐ (H) HOLDING PROVISION

THIS IS SCHEDULE 'A' TO BY-LAW
PASSED THIS DAY 2010

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: 3000

APPENDIX 'B'
RECOMMENDED CONDITIONS OF SITE PLAN APPROVAL
180 Amber Street (Sunrise Montessori School)

1. That prior to the final site plan approval, the Owner shall:
 - a) Submit a final site plan addressing all outstanding issues, including but not limited to, on-site circulation and pick-up/drop-off, sound barrier fence details, improvement of outdoor play area and green space on site and enhanced pedestrian connections on site, to the satisfaction of the Director of Planning and Urban Design
 - b) Finalize the Traffic Study dealing with on-site circulation issues, for review and approval, to the satisfaction of the Director of Engineering;
 - c) Meet with the Fire Department to finalize the location of connections, hydrants, fire access route and signage to the satisfaction of the Fire Chief;
 - d) That the applicant agree to implement the mould abatement measures as outlined in the Trow Mould Assessment Report dated August 19, 2010, to the satisfaction of the Commissioner of Development Services;
 - e) That the Owner submit a landscape plan, prepared by a landscape architect having O.A.L.A membership, for approval to the satisfaction of the Director of Planning and Urban Design;
2. That the Owner enter into a site plan agreement with the Town of Markham (within 3 months of Hold provision removal), containing all standard and special provisions and requirements of the Town and other public agencies including the payment of all applicable fees, recoveries, cash-in-lieu of parkland contributions and development charges and the provision of a one year monitoring program for on and off site circulation.