

City of Mississauga Corporate Report



Date: December 23, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 21-10 W6
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: January 24, 2022

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 6)

Rezoning application to permit an 18 storey retirement residence and a 13 storey life lease building linked by a 7 storey podium in addition to the existing 5 storey long term care home

5510 Mavis Road, southwest corner of Father D'Souza Drive and Mavis Road

Owner: Yee Hong Centre for Geriatric Care

File: OZ 21-10 W6

Recommendation

That the report dated December 23, 2021, from the Commissioner of Planning and Building regarding the application by Yee Hong Centre for Geriatric Care to permit an 18 storey retirement residence and a 13 storey life lease building linked by a 7 storey podium in addition to the existing long term care home, under File OZ 21-10 W6, 5510 Mavis Road, be received for information.

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

An application for an official plan amendment to increase the permitted height to allow an 18 storey senior's apartment dwelling, a 13 storey retirement dwelling/senior's apartment dwelling, to retain the existing five storey long-term care dwelling, and to increase the floor space index (FSI) to 2.40 was previously approved by Council through the adoption of OPA #99 on October 23, 2019. The general permissions were sought first in the official plan, prior to making a separate application for rezoning.

PROPOSAL

This rezoning application is required to permit an 18 storey retirement residence and a 13 storey life lease building linked by a 7 storey podium. The applicant is proposing to amend the zoning by-law from **RA2-24** (Apartments, Exception) to **RA4-Exception** (Apartments, Exception) to implement this development proposal.

During the ongoing review of this application, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located at the southwest corner of Mavis Road and Father D'Souza Drive within the East Credit Neighbourhood Character Area. The site is currently occupied by a five storey long term care home and surface parking lot.



Aerial image of 5510 Mavis Road



Applicant's rendering of the proposed 18 storey retirement residence and 13 storey life lease building linked by a 7 storey podium

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and

requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 6.

Engagement and Consultation

No community meetings were held on this rezoning application, and one written submission has been received to date expressing concern with height and waste.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of proposed zoning standards, and ensuring compatibility of new buildings within the site and neighbourhood.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

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