

City of Mississauga
Corporate Report



<p>Date: March 11, 2022</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: OZ 21-10 W6</p>
	<p>Meeting date: March 23, 2022</p>

Subject

RECOMMENDATION 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

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 21-10 W6, Yee Hong Centre for Geriatric Care, 5510 Mavis Road to change the zoning to **RA4-Exception** 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, be approved in conformity with the provisions outlined in Appendix 3.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

Executive Summary

- The application is to change the zoning by-law to allow 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
- The applicant has made minor revisions to the requested zoning exceptions regarding a reduced front yard setback and maximum canopy projection
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the application be approved
- Should Council approve the application, the Zoning By-law will be withheld until the applicant addresses outstanding technical requirements including entering into a Development Agreement and Section 37 Community Benefits

Background

A public meeting was held by the Planning and Development Committee on January 24, 2022, at which time an Information Report (Item 5.1 at [Planning and Development Committee - January 24, 2022 \(escribemeetings.com\)](#)) was received for information. Recommendation PDC-0006-2022 was then adopted by Council on February 2, 2022.

PDC-0006-2022

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, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.



Aerial Image of 5510 Mavis Road

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made the following minor modifications to the proposed zoning standards:

- minimum front yard setback of 7.5 metres (24.6 ft), regardless of building height; and
- maximum canopy projection of 3.0 metres (9.8 ft) outside of the buildable area.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) of the site were notified of the application on December 23, 2021. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

No community meetings were held for the subject application. No comments were made at the public meeting and one written submission was received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is not required through this application as one was previously approved by Council through the adoption of MOPA #99 on October 23, 2019 as part of file OZ 19/001 W6.

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.

Strategic Plan

The application is consistent with the Belong pillar of the Strategic Plan by providing a range of affordable and accessible housing, with transit and service options and supports aging in place through the provision of alternative housing types, designs and tenures in the neighbourhood.

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

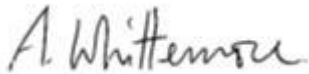
In summary, the proposed development has been found to conform to the Official Plan given the special site policy approved by Council on October 23, 2019 with MOPA #99. The proposed

zoning standards are appropriate to support the intended development. The proposed rezoning is acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: Summary of Zoning Regulations



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

Prepared by: Jonathan Famme, Development Planner