

City of Mississauga
Corporate Report



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

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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Yee Hong Centre for Geriatric Care

5510 Mavis Road

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1. Proposed Development

The applicant proposes to develop the property with an 18 storey retirement residence and a 13 storey life lease building linked by a 7 storey podium, and retaining the existing long term care home. A rezoning application is required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal	
Application submitted:	Received: August 17, 2021 Deemed complete: September 9, 2021 Revised: December 9, 2021
Developer/ Owner:	Yee Hong Centre for Geriatric Care
Applicant:	Yee Hong Seniors Living Inc.
Number of units:	250 retirement dwelling units 250 apartment dwelling units (life lease) 500 total new units proposed (plus the 200 beds in the existing long-term care building)
Existing Gross Floor Area:	17 667 m ² (190,166 ft ²)
Proposed Gross Floor Area:	35 622 m ² (383,432 ft ²)
Height:	18 storeys / 58 m (190 ft.) - retirement 13 storeys / 41 m (135 ft.) - apartment
Floor Space Index:	2.40
Landscaped Area:	34 %
Amenity Area	3 014 m ² (32,442 ft ²) – exterior 1 992 m ² (21,442 ft ²) – interior 5 006 m ² (53,884 ft ²) – Total

Development Proposal		
Anticipated Population:	1,095* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	349	435
visitor spaces	76	76
Total	425	511
Green Initiatives:	<ul style="list-style-type: none"> energy efficient LED exterior lighting; majority of parking located underground to reduce urban heat island effect of surface parking lots high efficiency toilets and water reducing fixtures tri-sorter system on each floor for separation of recyclables and waste materials installation of permeable pavement where feasible to promote water infiltration 	

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

- Concept Plan
- Underground Parking Plans
- Elevations
- 3D Model Perspective

- Site Grading and Servicing Plans
- Landscape and Streetscape Plans
- Tree Inventory and Preservation Plan Report
- Utility Plan
- Parcel Register
- Sustainable Initiatives & Low Impact Design Features
- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Noise Feasibility Study
- Shadow Study
- Wind Study
- Phase One Environmental Site Assessment
- Traffic Impact Study
- Waste and Recycling Management Plan
- Survey Plan
- Draft Zoning By-law Amendment

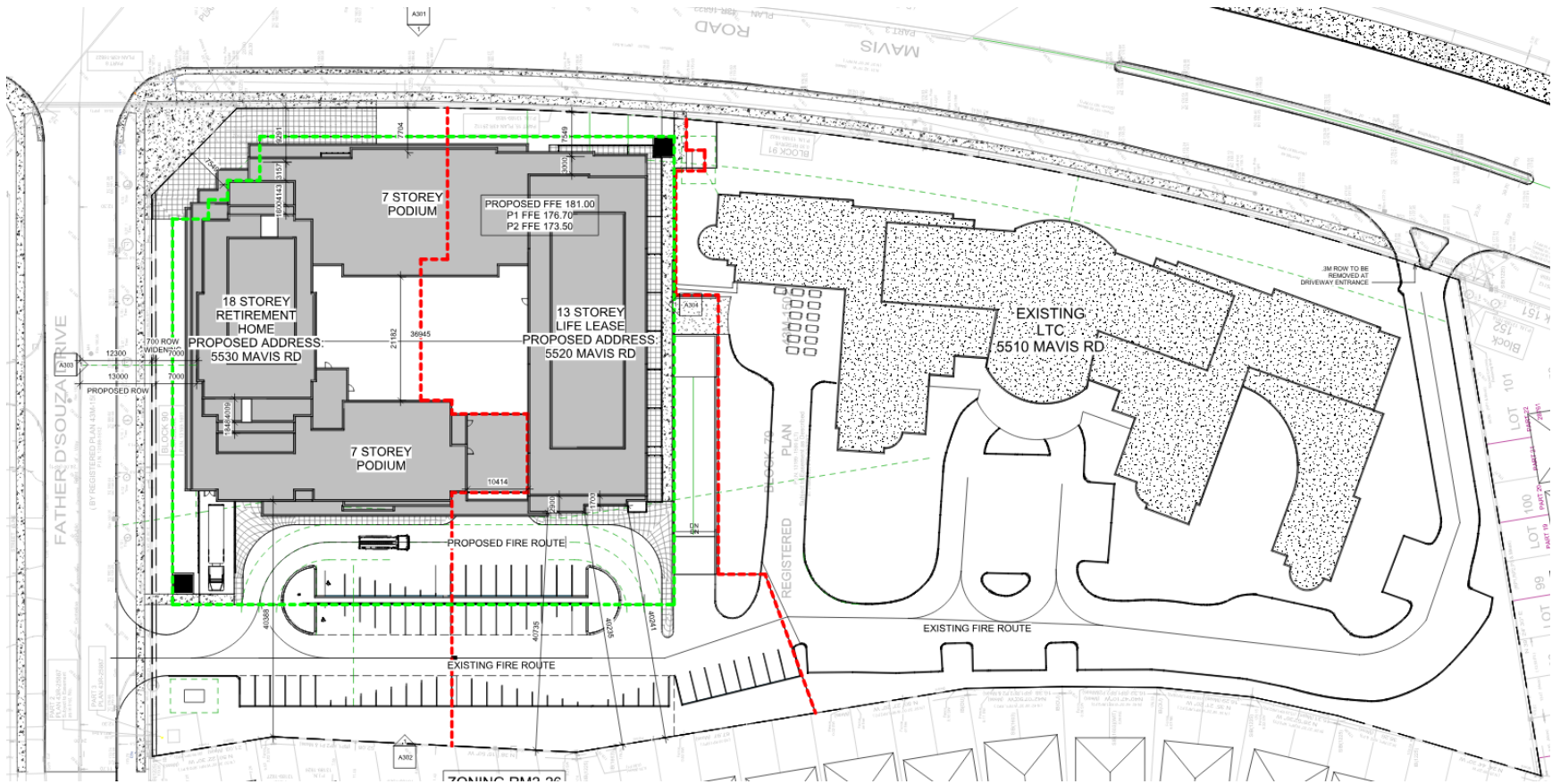
Application Status

Upon deeming the application complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 6 of this appendix and are to be addressed in future resubmissions of the application.

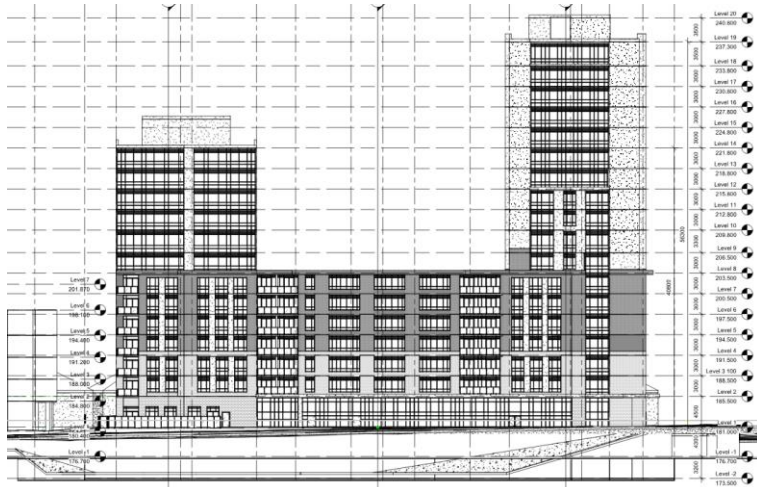
No community meeting was held for this rezoning application given the previous consultation on the official plan amendment application in 2019 under file OZ 19/001 W6. Refer to Section 6 of this appendix for a summary of written submissions received about the application.

Concept Plan, Elevations and Renderings

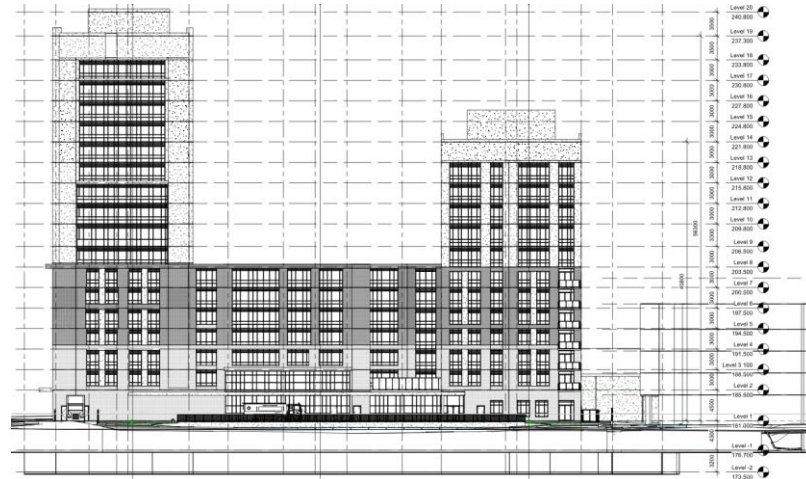
Concept Plan



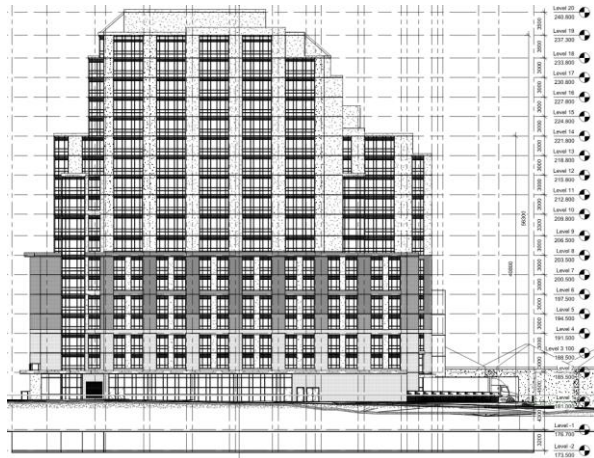
Elevations



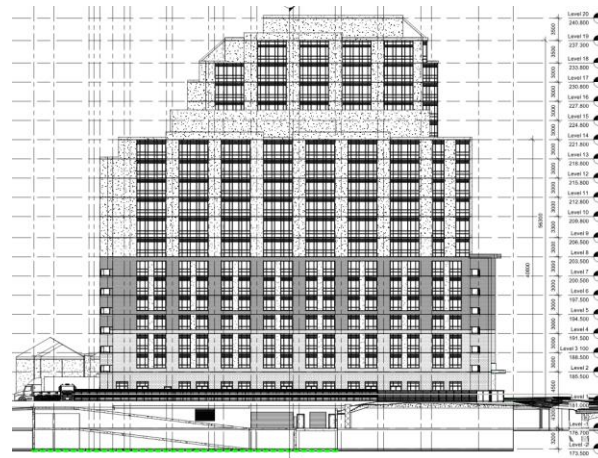
East Elevation (Mavis Road)



West Elevation



North Elevation (Father D'Souza Drive)



South Elevation

Applicant's Rendering



2. Site Description

Site Information

The property is located at the southwest corner of Father D'Souza Drive and Mavis Road in a residential neighbourhood containing detached and semi-detached dwellings, and townhomes on the east side of Mavis Road within the East Credit Neighbourhood. A place of religious assembly is located on the north side of Father D'Souza Drive. Heartland Town Centre is located two blocks to the north, north of Matheson Boulevard West. The site is currently occupied by a five storey seniors' long term care building and surface parking lot.



Aerial Photo of 5510 Mavis Road

Property Size and Use	
Frontage:	227.95 m (747.87 ft.)
Depth:	110.16 m (361.42 ft.)
Gross Lot Area:	2.23 ha (5.51 ac.)
Existing Uses:	5 storey long term care home



Image of existing conditions facing southwest (Mavis Road)

Site History

- August 15, 2001 – Official Plan Amendment and Rezoning, under File OZ 00/047 W6, were approved for a five storey long term care facility with maximum of 200 beds and a six to nine storey seniors' apartment building with a maximum of 212 units
- January 14, 2002 – Site Plan application for a five storey, 200 bed long term care facility approved under File SP 01/121 W6

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-24** (Apartment Dwellings)
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated Residential High Density, Site 7 East Credit Neighbourhood
- October 23, 2019 – Official Plan Amendment under File OZ 19/001 W6, was approved (OPA 99) to increase the permitted height to allow an 18 storey senior's apartment dwelling, 13 storey retirement dwelling/senior's apartment dwelling, retain the existing five storey long-term care dwelling and to increase the maximum floor space index (FSI) to 2.40. This is the same proposal subject to this rezoning application, however the general permissions were sought separately first in the Official Plan (now in force and effect).

3. Site Context

Surrounding Land Uses

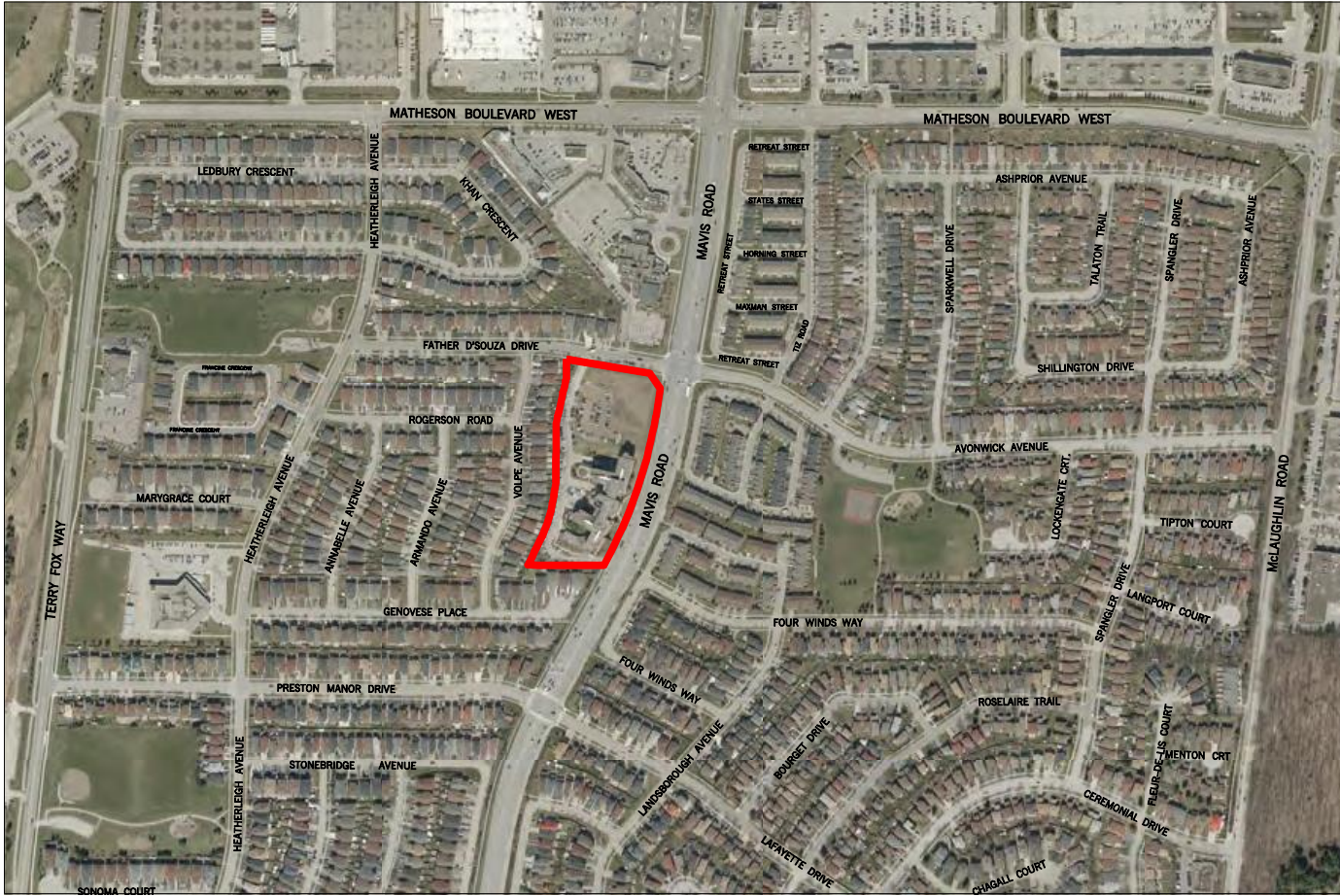
Immediately north of the property, on the north side of Father D'Souza Drive, is a place of religious assembly (St. Francis Xavier Church) and detached dwellings. To the west and south are semi-detached dwellings. The east side of Mavis Road is comprised of condominium townhomes with no direct access to Mavis Road.

The surrounding land uses are:

North: St. Francis Xavier Church, detached dwellings
 East: Townhomes
 South: Semi-detached dwellings
 West: Semi-detached dwellings

Neighbourhood Context

The subject property is located in the East Credit Neighbourhood Character Area, an area that was established in the 1980s and 1990s. The surrounding neighbourhood contains a mix of detached, semi-detached, townhomes, and retail commercial uses including the Heartland Town Centre located 320 m (1,050 ft.) to the north. The Yee Hong long term care facility has been located on the lands since 2003. The facility contains 200 beds.



Aerial Photo of 5510 Mavis Road

Demographics

Based on the 2016 census, the existing population of the East Credit Neighbourhood area is 65,920 with a median age of this area being 39 (compared to the City's median age of 40). 72% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 12% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 70,900 and 71,600 respectively. The average household size is 4 persons with 5% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 15,140 units (84%) owned and 2,820 units (16%) rented with a vacancy rate of approximately 0.9%*. In addition, the number of jobs within this Character Area is 5,711. Total employment combined with the population results in a PPJ for East Credit Neighbourhood of 45 persons plus jobs per ha (18.21 ppj/ac).

Other Development Applications

A development application is under review for the northeast corner of Matheson Boulevard West and Terry Fox Way to permit retail commercial uses, the existing warehouse/distribution centres and gas recovery building under file OZ 13/003 W6 (Orlando Corporation and Stevron Holdings).

Community and Transportation Services

This application will have minimal impact on existing services in the community.

The proposed development is located 210 m (689 ft.) west of Four Winds Hollow Park which contains a community play site, a parking lot, soccer field and two tennis courts. Highland View Park is located 267 m (876 ft.) to the west from the proposed development and contains a community play site and parking lot. Braeben Golf Course is located 561 m (1,841 ft.) west of the proposed development.

There is bus service via route 61 on Mavis Road which connects to the City Centre Transit Terminal.

There is an existing multi-use trail running along the east side of Mavis Road. As part of the Cycling Master Plan there is a cycle track proposed for Matheson Boulevard West to the north and a shared route proposed for Preston Manor Drive to the south of the subject lands.

4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. Only key policies relevant to the application have been included. The

table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
Region of Peel Official Plan (ROP)	The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development application was circulated to the Region, however there is no official plan amendment proposed and this rezoning is exempt from Regional approval. The Region provided additional comments which are discussed in Section 8 of this Appendix.	The ROP identifies the subject lands as being located within Peel's Urban System. General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conforms to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

Existing Designation

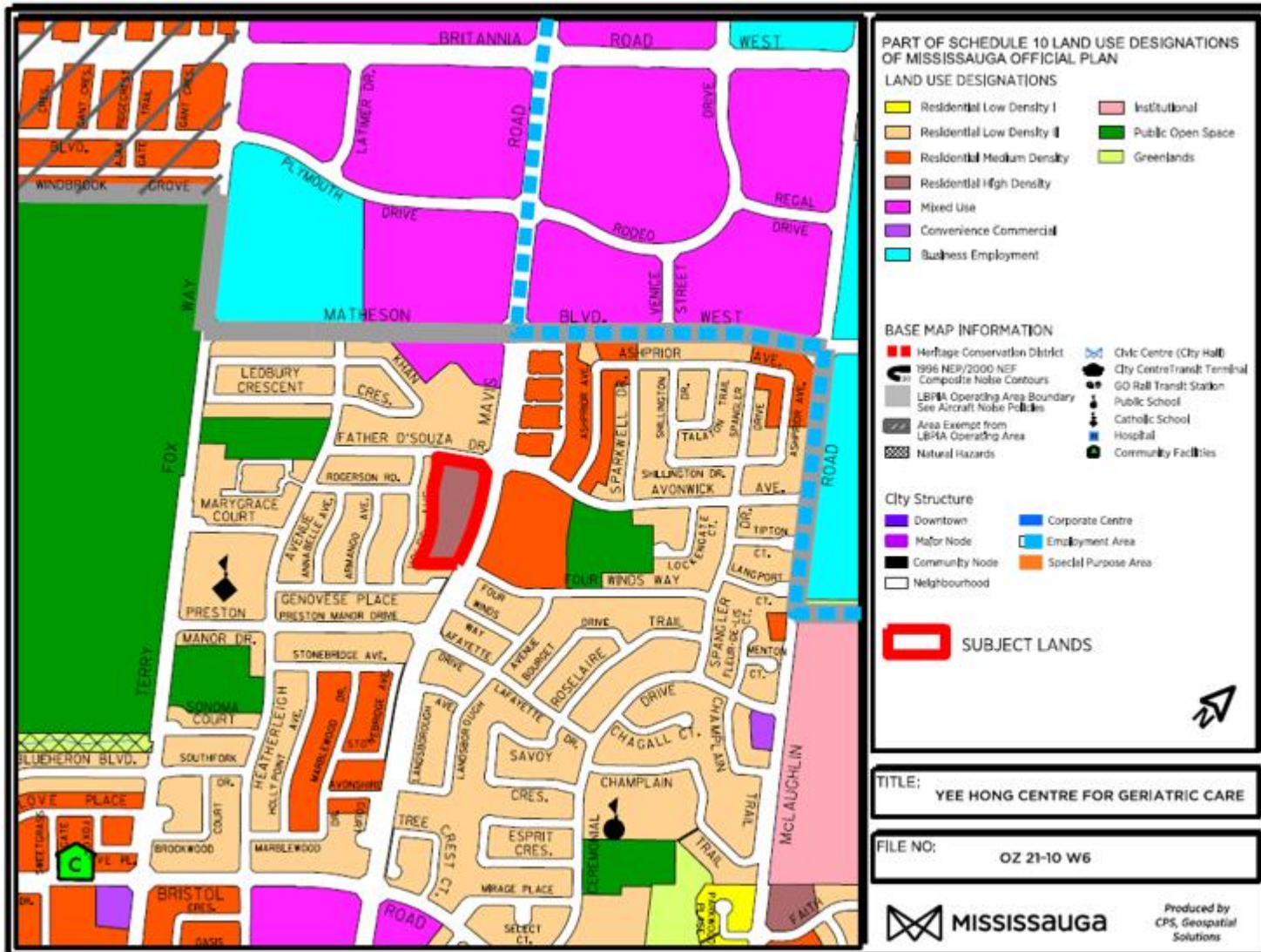
The lands are located within the East Credit Neighbourhood and are designated **Residential High Density – Special Site 7**. The **Residential High Density – Special Site 7** designation permits development at a maximum floor space index (FSI) of 2.40, one building with a maximum height of 18 storeys, provided that the building is located at the northeast corner of the site and any portion of the development above 13 storeys consists of one single building with a maximum floor plate of 750 m² (8,073 ft²), one building with a maximum height of 13 storeys and permits accessory offices, personal service establishments and retail

store.

The subject property is not located within a Major Transit Station Area (MTSA).

Proposed Designation

The applicant is not proposing any changes to the **Residential High Density – Special Site 7** designation or the Official Plan. The applicant will need to demonstrate consistency with the intent of MOP.



Excerpt of East Credit and Hurontario Neighbourhood Character Areas

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of this application. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate location, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>City Structure</p> <p>The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development. The City Structure is the basis of the following urban hierarchy:</p> <ul style="list-style-type: none"> • Downtown will contain the highest densities, tallest buildings and greatest mix of uses; • Major Nodes will provide for a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the City; • Community Nodes will provide for a similar mix of uses as in Major Nodes, but with lower densities and heights; • Corporate Centres will provide for employment uses at densities and heights similar to Major Nodes or Community Nodes; • Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities; • Special Purpose Areas are unique areas of the city with densities, building heights and mix of uses related to the unique role these areas play within the city. (Section 5.3) <p>Neighbourhoods</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. (Section 5.3.5.2)</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. (Section 5.3.5.3)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p>

	<p>General Intent</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. (Section 5.3.5.7)</p> <p>Corridors</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. (Section 5.4.4)</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transition in height, built form and density to the surrounding lands. (Section 5.4.5)</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit. (Section 5.4.7)</p>
<p>Chapter 7 Complete Communities</p>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
<p>Chapter 9 Build A Desirable Urban Form</p>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>The city vision will be supported by site development that:</p> <ol style="list-style-type: none"> a. respects the urban hierarchy;

	<p>General Intent</p> <p>b. utilizes best sustainable practices; c. demonstrates context sensitivity, including the public realm; d. promotes universal accessibility and public safety; and e. employs design excellence. (Section 9.1.10)</p> <p>Non-Intensification Areas</p> <p>Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved. (Section 9.2.2.1)</p> <p>Tall buildings will generally not be permitted. (Section 9.2.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3) <p>Development on Corridors will be encouraged to:</p> <ol style="list-style-type: none"> a. Assemble small land parcels to create efficient development parcels; b. Face the street, except where predominate development patterns dictate otherwise; c. Not locate parking between the building and the street; d. Site buildings to frame the street; f. Support transit and active transportation modes; h. Provide concept plans that show how the site can be developed with surrounding lands. (Section 9.2.2.6) <p>Site Development and Buildings</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p>
<p>Chapter 11 General Land Use Designations</p>	<p>In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:</p> <ol style="list-style-type: none"> a. residential dwelling; b. accessory office for physicians, dentists, health professionals and drugless practitioners; c. home occupations; d. special needs housing; and e. urban gardening. (Section 11.2.5.2) <p>Lands designated Residential High Density will permit the following uses:</p> <ol style="list-style-type: none"> a. apartment dwelling. (Section 11.2.5.6)

	General Intent
	<p>Special needs housing will be in a built from consistent with the dwelling forms permitted by the residential designation. (Section 11.2.5.9)</p> <p>In addition to the uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that:</p> <p>a. it forms an integral part of the ground floor of the building; and</p> <p>b. is oriented to pedestrian use. (Section 11.2.5.11)</p>
Chapter 16 Neighbourhoods	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)

Mississauga Zoning By-law

Existing Zoning

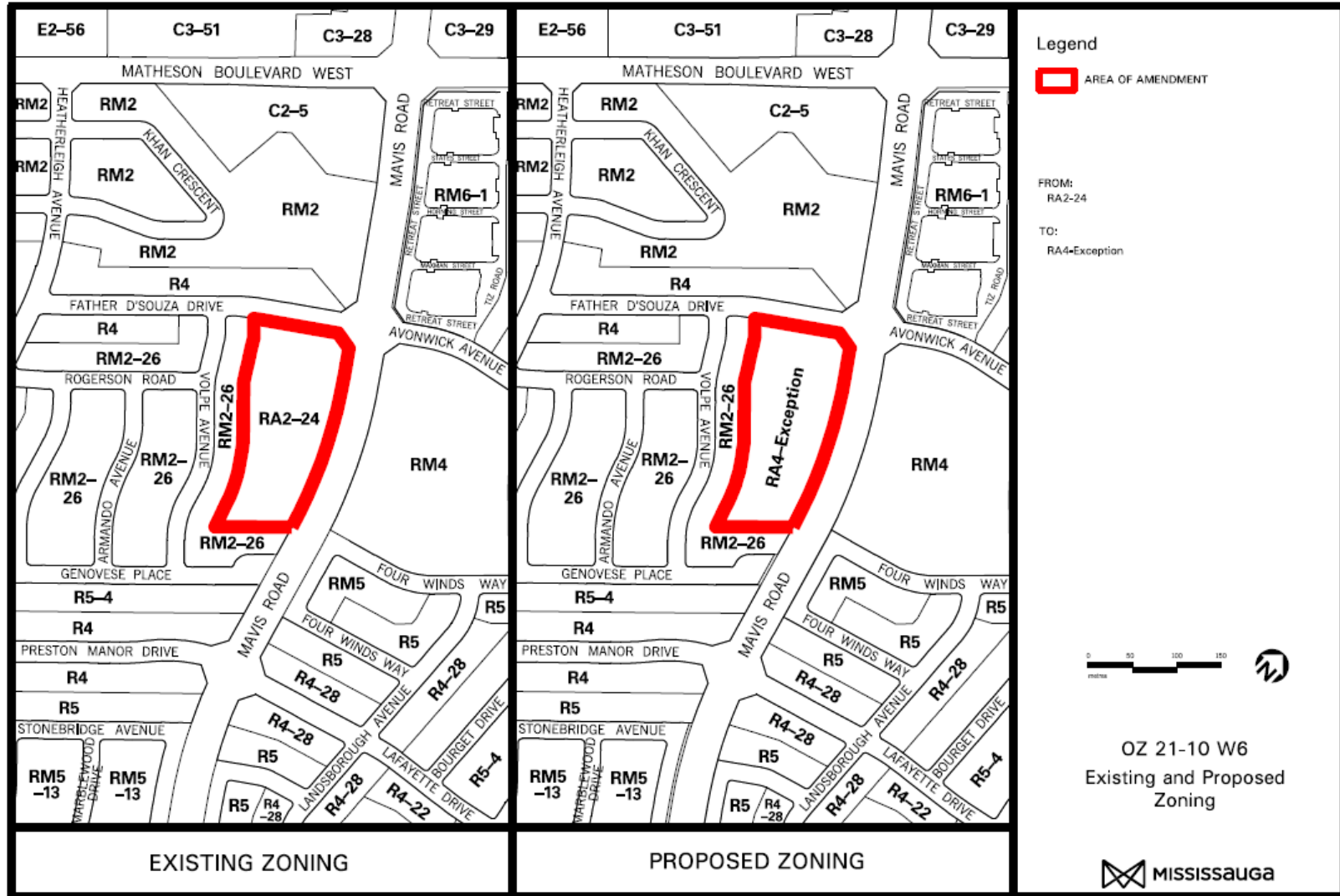
The subject property is currently zoned **RA2-24** (Apartments – Exception), which permits the existing five storey long term care home and a second building ranging in height from six to nine storeys. The maximum floor space index (FSI) is 1.75, with a maximum of 200 long term care beds and a maximum of 212 apartment dwelling units with site specific setbacks and requirements.

Proposed Zoning

The applicant is proposing to zone the property **RA4** –

Exception (Apartments – Exception) to permit the existing five storey long term care home and a new 18 storey retirement building and a 13 storey life lease apartment building linked by a 7 storey podium. The site specific exception zone also proposes to treat the entire lands as one parcel for the purposes of zoning compliance, a maximum floor space index (FSI) of 2.40, with a maximum of 200 long term care beds, a maximum of 250 retirement dwelling units, a maximum of 250 apartment dwelling units and site specific setbacks and requirements.

Through the processing of the application staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map 37W

Proposed Zoning Regulations

Zone Regulations	Existing Zone Regulations RA2-24	Proposed Base Zone Regulations RA4	Proposed Amended Zone Regulations RA4-Exception
Additional Permitted Uses	Accessory day care, beauty salon, pharmacy, and community uses	-	Accessory day care, beauty salon, pharmacy, community uses, offices, personal service establishment and retail store
All lands zone RA4-XX will be treated as one lot for purposes for Zoning requirements	-	-	yes
Maximum number of beds in a long-term care building	200	-	200
Maximum number of apartment dwelling units	212	-	250
Maximum number of retirement dwelling units	-	-	250
Minimum % of apartment dwelling units that are one bedroom	70%	-	60%
Minimum % of retirement dwelling units that are one bedroom	-	-	70%
Maximum Floor Space Index (FSI)	1.75	1.80	2.40
Maximum Height	9 storeys stepping to 6 storeys (as per Exception Schedule) 5 storeys (Existing Long Term Care Home)	56 m (183.7 ft.) and 18 storeys	58 m (190.3 ft.) and 18 storeys (Bldg A) 13 storeys (Bldg B) 5 storeys (Existing Long Term Care Home)

Zone Regulations	Existing Zone Regulations RA2-24	Proposed Base Zone Regulations RA4	Proposed Amended Zone Regulations RA4-Exception
Maximum GFA of long-term care building	18 000 m ² (193,750 ft ²)	-	17 667 m ² (190,166 ft ²)
GFA of a long-term care building shall include the GFA of a day care and community centre within a long term care building	yes	-	yes
Maximum GFA of an apartment building	21 000 m ² (226,042 ft ²)	-	35 988 m ² (387,372 ft ²) (for Building A and B)
Maximum GFA permitted per storey for each storey above 13 storeys for Building A (retirement building)	-	-	750 m ² (8,073 ft ²)
Maximum GFA permitted per storey for each storey above 12 storeys for Building B (apartment building)	-	-	1 150 m ² (12,378 ft ²)
Maximum GFA used for a day care within a long-term care building	645 m ² (6,943 ft ²)	-	645 m ² (6,943 ft ²)
Maximum GFA used for a community centre within a long-term care building	2 955 m ² (31,807 ft ²)	-	2 955 m ² (31,807 ft ²)
Minimum Front Yard	<p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m (85.3 ft.) = 9.5 m (31.2 ft.)</p>	<p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m (85.3 ft.) = 9.5 m (31.2 ft.)</p>	<p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 23 m (75.4 ft.) for Building B = 7.5 m (24.6ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m</p>

Zone Regulations	Existing Zone Regulations RA2-24	Proposed Base Zone Regulations RA4	Proposed Amended Zone Regulations RA4-Exception
	<p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>(85.3 ft.) for Building A = 9 m (29.5 ft.)</p> <p>For portions of building greater than 23 m (75.4 ft.) and less than or equal to 26 m (85.3 ft.) for Building B = 9.5 m (31.2ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) for Building B = 10 m (32.8 ft.)</p>
<p>Minimum Exterior Side Yard</p>	<p>For portions of building less than or equal to 13 m (42.6 ft.) = 7.5 m (24.6 ft.)</p> <p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m (85.3 ft.) = 9.5 m (31.2 ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>For portions of building less than or equal to 13 m (42.6 ft.) = 7.5 m (24.6 ft.)</p> <p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m (85.3 ft.) = 9.5 m (31.2 ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>For any portion of Building A = 7 m (23 ft.)</p>

Zone Regulations	Existing Zone Regulations RA2-24	Proposed Base Zone Regulations RA4	Proposed Amended Zone Regulations RA4-Exception
Minimum Rear Yard	7.5 m (24.6 ft.) plus 1 m (3.3 ft.) for each additional 1 m of height exceeding 10 m (32.8 ft.) to a maximum requirement of 25.5 m (83.7 ft.)	7.5 m (24.6 ft.) plus 1 m (3.3 ft.) for each additional 1 m (3.3 ft.) of height exceeding 10 m (32.8 ft.) to a maximum requirement of 25.5 m (83.7 ft.)	For any portion of Building A or B = 40 m (131.2 ft.) For existing long-term care building – as per exception schedule (ranging 40 m (131.2 ft.) to 20 m (65.6 ft.))
Minimum above grade separation between buildings for that portion of a dwelling with a height greater than 13 m and less than or equal to 20 m	9 m (29.5 ft.)	9 m (29.5 ft.)	7.5 m (24.6 ft.) for Buildings B and C
Maximum encroachment of a patio, staircase or balcony located at the first storey , with or without a foundation or awning, into a required front yard	1.8 m (5.9 ft.)	1.8 m (5.9 ft.)	3 m (9.8 ft.)
Maximum encroachment of an air intake or exhaust shaft located at the first storey , with or without a foundation, into a required front or exterior side yard	-	-	5.5 m (18 ft.)
Maximum encroachment of an air intake or exhaust shaft located at the first storey , with or without a foundation, into a required rear yard	-	-	18 m (59. 1 ft.)

Zone Regulations	Existing Zone Regulations RA2-24	Proposed Base Zone Regulations RA4	Proposed Amended Zone Regulations RA4-Exception
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3 m (9.8 ft.)	3 m (9.8 ft.)	2.7 m (8.9 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10 m (32.8 ft.)	10 m (32.8 ft.)	7 m (23 ft.)
Minimum landscaped area	40% of the lot area	40% of the lot area	34% on all lands zoned RA4-Exception
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	50%	0%
Minimum number of resident parking spaces per dwelling unit in an apartment	0.61	-	0.61
A parking structure constructed completely below grade may project outside the buildable area identified on the exception schedule	yes	-	yes
All site development plans shall comply with the exception schedule	yes	-	yes
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

5. Community Questions and Comments

No community meetings were held, and one written comment was received by the Planning and Building Department raising concern with the proposed height exceeding the existing 5

storey long term care home, and with waste and nuisance (rodents) impacts.

6. Development Issues

The following is a summary of comments from agencies and departments regarding the application:

Agency / Comment Date	Comments
Region of Peel (October 20, 2021)	<p>Waste For the residential units: This site is eligible for front-end collection of garbage and recyclable materials subject to the requirements in Section 2.0 and 4.0 of the Waste Collection Design Standards being met. The following must be shown and labelled on the Waste Management Plan drawing:</p> <ol style="list-style-type: none"> 1. All waste collection vehicle turning movements must be labelled on the revised subsequent submission. A minimum turning radius of 13 metres (42.6 ft.) must be provided on all turns, including the entrance and exit of the site. 2. Overhead clearance at the Collection Point must be labelled (minimum of 7.5 metres (24.6 ft.) from the concrete pad). 3. Since the existing collection point is also the proposed collection point for the 2 proposed buildings, please ensure that the existing collection point can accommodate the Regional requirements and show and label on the subsequent revised submission. <p>Healthy Development Framework While we have no objections to the proposed zoning by-law amendments, we think the site design can achieve closer alignment with the vision of a pedestrian friendly mixed-use community. This can be achieved by considering the following. To support an age-friendly development, please have considerations for promoting physical activity in the open outdoor and any indoor amenity space. Considerations can include design elements which support physical activity, such as an array of visual and sensory experiences and landscaping along the sidewalks and or walking paths. We also recommend the inclusion of pedestrian- scaled lighting, shading and benches along the existing and proposed walkways.</p> <p>Servicing The submitted Functional Servicing Report (FSR) last revised Aug 12,2021 prepared by Greck and Associates Limited is satisfactory. Please note it is the responsibility of the applicant to advise the Region of any changes that are made to the FSR and proposed water/wastewater demands. Any updates or changes to the FSR will require Regional review as additional comments may apply. Connections details will be addressed at the detailed design stage (building permits</p>

Agency / Comment Date	Comments
City Community Services Department – Park Planning Section (October 20, 2021)	<p>stage).</p> <p>In the event that the application is approved, the Community Services Department – Park Planning note the following conditions. In comments dated October 2021, this Department indicated that prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws. Street tree cash contributions are required for the Father D'Souza Drive frontage for every 10m (32.8 ft.) of lot frontage.</p>
City Transportation and Works Department (November 10, 2021)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements. Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater</p> <p>A Functional Servicing and Stormwater Management Report, prepared by Greck and Associated Limited, dated August 12, 2021, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls.</p> <p>The report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. The applicant is proposing to service the site by connecting to existing on-site storm servicing at 5510 Mavis Road. Onsite stormwater management controls for the post development discharge will also be required.</p> <p>The applicant is still required to provide further technical information to:</p> <ul style="list-style-type: none"> • demonstrate the feasibility of the storm sewer outlet and the proposed internal storm sewer connection; • develop an acceptable strategy to accommodate external drainage from the adjacent property, if any; • demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site. <p>Traffic</p> <p>A Traffic Impact Study (TIS), prepared by Tranplan Associates Inc. and dated August 2021, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • an updated TIS addressing all staff comments; • a review of the driveway access to ensure both Father D'Souza Drive and the internal driveway can operate efficiently; • to show the future property line due to the road allowance widening towards the ultimate 26 m (85.3 ft.) right-of-way of Father D'Souza Drive as identified in the Official Plan; and

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • to address any traffic concerns from the community related to the proposed development. <p>Environmental Compliance Based on the Phase One Environmental Site Assessment (file 1-20-0501-41.1), dated January 14, 2021, prepared by Terraprobe, the site is suitable for the proposed use. No further investigation is required at this time.</p> <p>Noise A Noise Feasibility Study prepared by HGC Engineering, dated July 29, 2021 was received for review. The study evaluates the potential impact to and from the development, and recommends mitigation measures to reduce any negative impacts. The applicant is required to provide updates to the noise assessment to confirm the noise mitigation measures that will be required as part of this redevelopment proposal due to transportation sources.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions, in accordance with City standards.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Mississauga Transit (MiWay) - Forestry - Fire - Heritage - Alectra Utilities - Enbridge Gas Distribution - Rogers Cable - Greater Toronto Airport Authority - Canada Post - Trillium Health Partners
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Public Art

Development Requirements

There are engineering matters including: grading, servicing and stormwater management that will require the applicant to enter

into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

8. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Is the proposed development compatible with the existing and planned character of the area given the proposed massing, building height, and site design?
- Are the shadow impacts acceptable?
- Can wind impacts be appropriately mitigated?
- Is there sufficient landscaping within the site and buffers to adjacent lands?
- Are the proposed zoning by-law exception standards appropriate?
- Is the stormwater management design satisfactory to accommodate the proposed development and surrounding area?
- Is there sufficient transportation capacity within the area and internal to the site to facilitate the proposal?
- Are the proposed noise mitigation measures satisfactory?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.