

WHEREAS Ivan Franko Homes (IFH) currently operates a retirement home on the subject lands;

AND WHEREAS IFH has made a proposal for a Long Term Care home that is 3 storeys in height and proposes 160 beds and ancillary facilities including dining rooms, kitchen facilities, offices and staff areas, bathing rooms, lounges and multi-purpose rooms;

AND WHEREAS the construction of culturally appropriate Long Term Care facilities supports public health, provides supportive housing, and contributes to the distribution of health facilities, a matter of provincial interest under subsection 2 of the *Planning Act*;

AND WHEREAS the subject property is situated in the Western Business Park Employment Character Area which is a business employment area that is adjacent to an existing low density residential neighbourhood;

AND WHEREAS an Official Plan Amendment and Zoning By-law Amendment that are required to permit this project could take in excess of 9 months, which would place this project at risk of not meeting critical deadlines to bring much needed care services to the community;

AND WHEREAS granting a Minister's Zoning Order (MZO) would not represent a significant deviation from the existing permission in Mississauga Official Plan (MOP) for the subject property;

AND WHEREAS the proposal is a complimentary use to the already existing retirement home that is located on the subject property;

AND WHEREAS in the event the MZO exempts the application of section 41 of the *Planning Act* to the subject proposal, it is reasonable and appropriate that the MZO include a requirement that the owner enter into an agreement with the City to address those matters under ss. 47(4.4) of the *Planning Act*;

AND WHEREAS the City Corporate Report approved by Council on February 3, 2021 recommended that the Province should use an MZO "only when it will provide public benefits including affordable housing, public health improvements and significant job creation";

AND WHEREAS an MZO in this case would provide a clear public benefit, including shortening a process to meet critical deadlines to facilitate the construction of a use that is in the public interest;

THEREFORE BE IT RESOLVED:

That a Council request for a Minister's Zoning Order (MZO) be prepared by staff, based on the rationale provided in this motion, in support of the Ivan Franko Home's Long Term Care Facility proposal. A request should also be made to the Ministry of Long-Term Care to support Ivan Franko's request that the province extend their commitment to provide capital funding subsidy for the Ivan Franko Homes project beyond August 31, 2023. That a copy of this be forwarded to The Honourable Steve Clark, Minister of Municipal Affairs and Housing and copied to The Honourable Christine Elliott, Minister of Health, and The Honourable Rod Phillips, Minister of Long-Term Care.