



City of Mississauga Council June 26, 2024

Request for an Enhanced Minister's Zoning Order
VMSA Long Term Care Facility
The Church of the Virgin Mary and St Athanasius
("VMSA")

1699 Dundas Street East

VMSA Long Term Care Facility

- February 7, 2022, the Province announced 128 new long-term care beds and building a new long-term care home, VMSA-Mississauga at 1699 Dundas Street
- This announcement was part of the Province's \$6.4 billion commitment to build more than 30,00 net new beds by 2028 and 28,000 upgraded long-term care beds across the province

Ministry of Long-Term Care Construction Funding Subsidy Extension

- The construction funding subsidy first introduced in 2022, helping to get shovels in the ground for 67 Long-Term Care projects across the province, including Ivan Franko Homes' 160 bed Long-term Care Home at 3058 Winston Churchill Boulevard.
- On April 23, 2024, the Province committed \$155.5 Million in 2024 for the construction of new or redeveloped long-term care homes through the extension of the construction funding subsidy
- Eligible projects that are approved to construct by **November 30, 2024** will receive an additional construction subsidy of up to \$35 per bed, per day for 25 years.
- In addition, eligible not-for-profit applicants will be able to convert up to \$15 of the supplemental funding into a construction grant payable at the start of construction, to help increase the project's up-front equity and make it easier to secure financing.

Zoning Order Framework

- The Province's Zoning Order ("MZO") framework states that requests must meet at least one of the following two thresholds:
 - requests that deliver on a provincial priority that is supported by a minister (for example, long-term care, hospitals, transit-oriented communities, educational facilities, housing priorities, economic development, manufacturing, etc.)
 - requests that are supported by a single-tier or lower-tier municipality (for example, through a municipal council resolution or a letter from a mayor where the municipality has been designated with strong mayor powers)

Council Request for an MZO in support of VSMA's LTC Facility

- With respect to the Province's Zoning Order Framework, although a request can be made directly to the Minister of Municipal Affairs and Housing, as the proposed LTC delivers on a provincial priority, the Owner is committed to working with the City of Mississauga to obtain a City Council resolution supporting the MZO request.
- On August 20, 2023, VMSA engaged the City of Mississauga Development Application Review Committee (DARC)
- On March 31 and May 13, 2024, Councillor Fonseca hosted Community Consultation meetings for VMSA to introduce the proposed LTC Facility to neighbourhood residents
- On June 3, 2024 VMSA submitted a request for a MZO

Aerial Photo Site Context

St. Mina & St. Kyrillos
Coptic Orthodox Church

Saint Mary's
Food Bank

Chapel

**SUBJECT
SITE**

Nawbrook Rd

Knob Hill

Treadwells Dr

3rd Ave W

2nd Ave W

1st Ave W

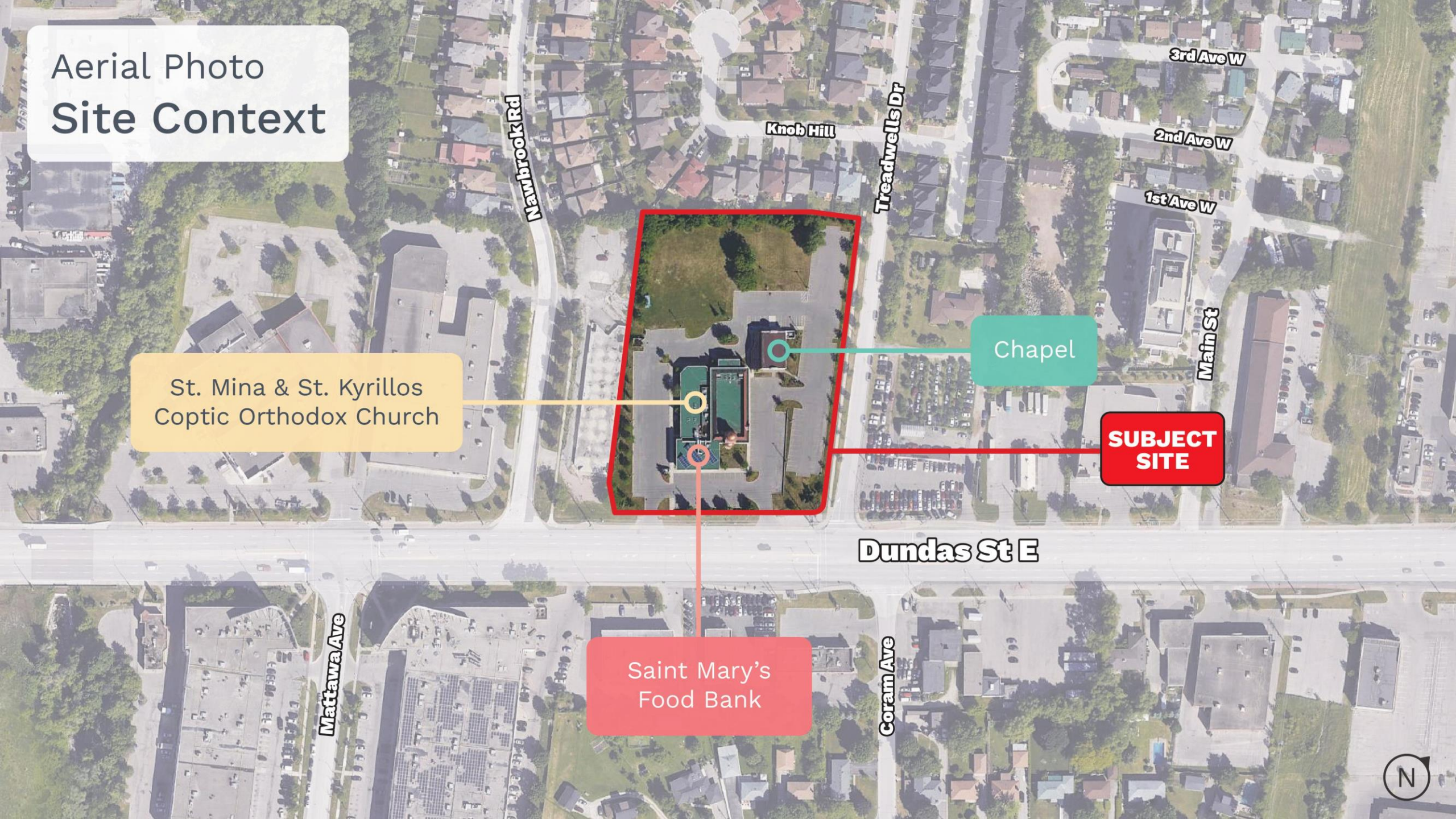
Main St

Dundas St E

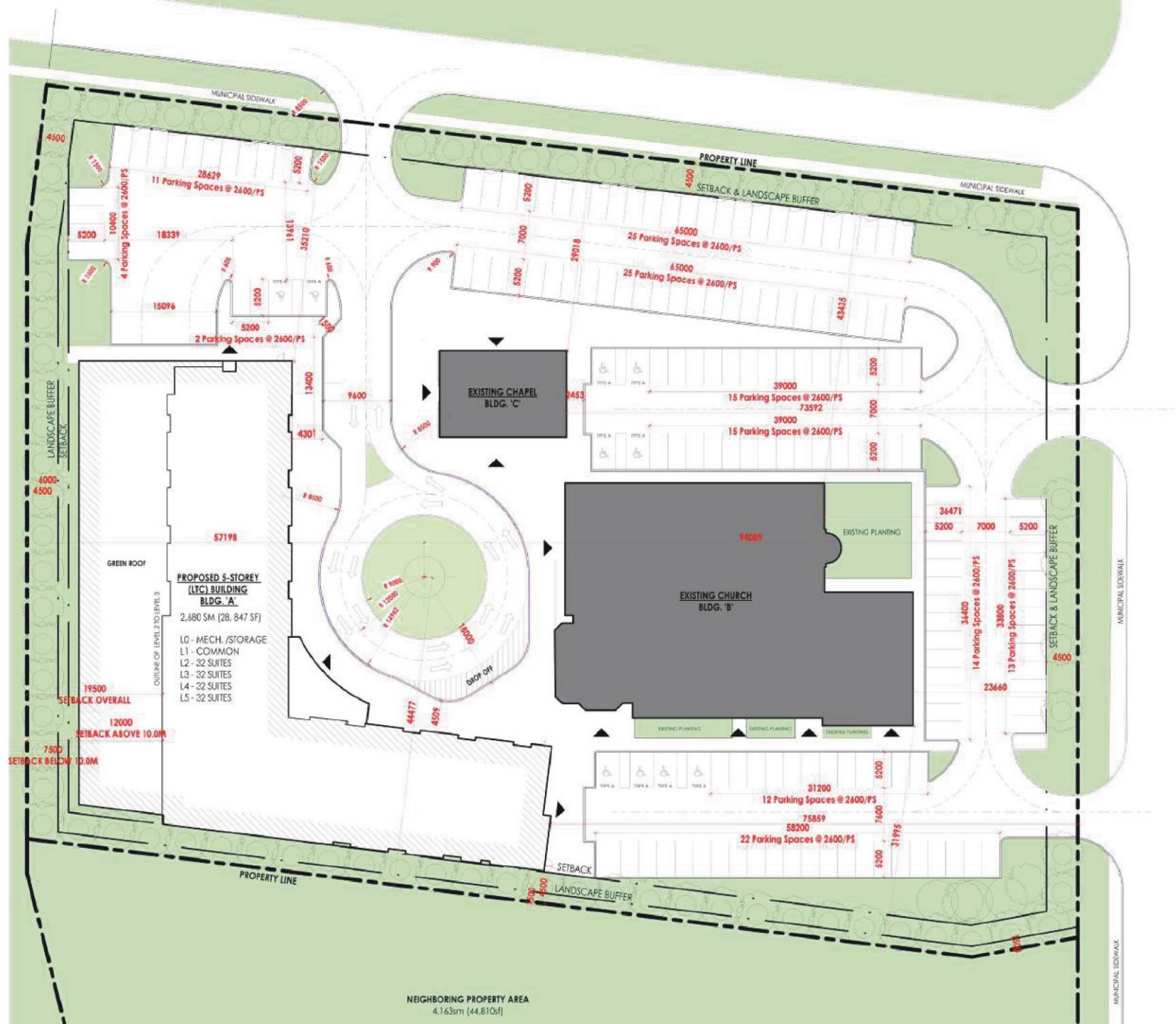
Mattawa Ave

Coram Ave

N



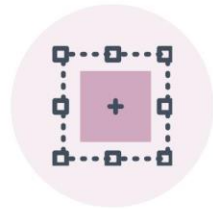
Site Plan



Proposal Overview



Total
Gross Floor Area (GFA)
97,579 m²



Site Area
16,430 m²



Building Height
5 Storeys



Proposed LTC Home
12,788 m²



Total LTC Bed
128 units (100%)



Vehicular Parking
170 spaces



Existing Building - Church
1,620 m²



Existing Building - Chapel
225 m²



Accessible Spaces
10 spaces

VMSA LTC Facility MZO

- The MZO would facilitate the infill development of the subject site with a 5-storey LTC facility, containing 128 LTC beds, while maintaining the existing Place of Worship. The MZO would expedite the development approval process of the LTC, which is critical due to the November 30, 2024 construction funding subsidy deadline and required occupancy of the LTC Facility by 2028 with the Province's .

Next Steps

- The Ministry of Municipal Affairs and Housing will assess requests for zoning orders that meet at least one of the intake thresholds
- The minister will provide public notice of requests for zoning orders that have met the zoning order framework requirements through a minimum 30-day posting on Ontario's Environmental Registry, except where the request for zoning relief is deemed time sensitive
- VMSA will continue to work with the City of Mississauga to refine the LTC facility proposal in preparation of the submission of Building Permit application
- The City of Mississauga will review the Building Permit application concurrent with the Ministry's



Thank you

Questions / Comments?