

**PLANNING JUSTIFICATION REPORT  
STAND ALONE OFFICIAL PLAN AMENDMENT APPLICATION**

**YEE HONG CENTRE FOR GERIATRIC CARE  
AT THE HEARTLAND TOWN CENTRE  
MAVIS ROAD, MISSISSAUGA, ONTARIO**



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**1.0 OVERVIEW**

**1.1 Background**

The Yee Hong Centre for Geriatric Care (herein referred to as Yee Hong) currently owns and operates a 200 bed long term care home on an approximate 2.23 ha (5.51 acre) site designated for High Density Residential purposes at 1.75 FSI by the Mississauga Official Plan. The site is located at the south – west intersection of Mavis Road and Father D’Souza Drive at the interface of the residential community with the regional scale Heartland Commercial Centre. The current facility comprises approximately 17,667 m<sup>2</sup> (190,172.2 sq. ft.) of floor area (18,000 m<sup>2</sup> allowed by zoning) in a 5 storey structure built over the southerly portion of the property. The northerly portion of the property has remained vacant since the construction of the long term care facility approximately 15 years ago although a present zoning permission exists for this vacant portion of the site for a second structure in the form of an approximate 21,000 m<sup>2</sup> (226,049.5 sq. ft.) senior’s apartment building to a maximum of 9 stories in height. A total floor space of approximately 39,000 m<sup>2</sup> (419,806 sq. ft) is therefore currently allowed for the site overall at a total FSI of 1.75.

In response to measured community demand and a critical shortage in long term care facilities for senior’s, Yee Hong seeks to revise its building program for this site to essentially allow for a third “retirement home” component to accommodate seniors who are no longer fully ambulatory and need assistance, but who are not yet ready or qualified for full nursing home care. In order to achieve this vision of a fully integrated three stage care facility where partners can progress from one stage of care to another while remaining close to their spouse or loved one, a third separate (but physically connected and integrated) building housing the retirement home function is required. In addition, a modest increase in the ambulatory senior’s component is required to both assist in the funding of the care facility and to broaden the housing available to seniors who have a partner in either the retirement home or the nursing home. For this reason the newly proposed “third” retirement home building will also accommodate approximately 70 additional life lease units in the upper floors of the structure. Yee Hong, as experienced providers of senior care, believe this three stage care model can be successfully delivered to this Mississauga site provided the municipality is able to embrace its development concept.

Permission is also sought to permit a hospice as a 4<sup>th</sup> element of its envisaged “continuum of care” within the density limits applied for should government approval for a number of beds be approved in the future for this location.

Overall, to implement this concept, the total gfa required for the site for the total combined building and service program will be approximately 52,282.86 m<sup>2</sup> (562,786.43 sq. ft.) at an FSI of approximately 2.34 which of course in GTA terms remains extremely modest for a high density residentially designated site.

Also, in order to accommodate the building and service program, it is necessary to alter the currently (as of right zoned) permitted 9 storey built form of the project through an increase in the height of the ambulatory “life lease” building to 18 stories at the direct intersection of the 7 lane cross section of Mavis Road and Father D’Souza Drive and to transition the height of the combined retirement home / life lease component at 13 stories next to the existing 5 story nursing home.

It should be noted that the subject design follows an extensive pre- application community participation process undertaken over a two year period along with staff consultations. This process has led to the redesign of the project from the originally conceived 25 storey concept originally presented to the DARC Committee, to the much reduced slender tower 18 and 13 storey concept that is the subject of this application.

While the main design imperative from the perspective of Yee Hong unquestionably, is the relationship of the physical design to the achievement of the maximum social, environmental, and physical well-being of the seniors under its care, it is also critically aware of the need for its projects to remain sensitive, and contribute positively to the surrounding community. In this vein, we as professional planners in consultation with the project architects ,and urban designers, are satisfied the subject slender tower design is appropriate for this main corridor site given the generous separations to abutting uses offered by the inherent site dimensions, the extremely broad road intersection where the tallest component is directly positioned, the adjacency of the St. Francis Xavier church complex and its unique peripheral location to the larger surrounding residential community.

Moreover, it is our view as planners, that the slender tower concept will result in a striking landmark gateway building to the virtually adjacent Heartland Town Centre creating an enhanced and complimentary mixed use sense of place in the local City structure.

At this very early conceptual design stage the precise unit mix has not been finally determined. However, it is presently anticipated that the life lease building at the corner of Mavis Road and Father D’Souza Drive will accommodate approximately 215 units, 58 of which will be 2 bedroom. The retirement building (between the life lease building and the existing long term care building) is anticipated to accommodate approximately 120 rooms with the number of beds yet to be determined. As noted

previously, floors 8 to 13 of the retirement building will accommodate approximately 70 additional life lease units.

## **1.2 The Need for an Official Plan Amendment / A Stand Alone Application**

It is important to recall that at the time Yee Hong first acquired and initiated development approvals for this property almost 20 years ago, that the site was governed by the 1981 Mississauga (Primary) Plan which designated the site “Residential”. That designation permitted:

*“amongst other uses, housing for the elderly, including, but not necessarily limited to nursing homes, homes for the aged, retirement homes, rest homes, seniors apartments, congregate housing, life-care communities and retirement communities”.*

Such uses were permitted without being subject to maximum density or floor space index (FSI) requirements and these of course are the uses that are now being proposed for the site.

In the wisdom of the City, at the time of the original approval of the Yee Hong project, in order to recognize the then proposed development, the East Credit District Policies of the Plan were clarified as “Residential- High Density 1 – Special Site” at 1.75 FSI. A companion zoning amendment provided a 9 storey height limit maximum for the project which reflected the then submitted site plan.

Subsequent to the construction of the first phase nursing home component of the project, (and unbeknownst to Yee Hong), the City adopted a 4 storey height limit for buildings within the neighbourhood character areas of the City structure. It is understood this limit was intended to provide enhanced site specific control over initiatives for higher height along with the principles adopted for considering higher projects within such boundaries. At the same time, the limit provided conservative low profile, as-of-right intensification potential within lower rise areas.

As the Yee Hong site, despite its peripheral “Neighbourhood” location along a major corridor (Mavis Road) at the interface of what is likely Canada’s largest retail commercial Power Centre, is technically contained within the East Credit Neighbourhood Character Area of the (new) Mississauga Official Plan, any new development beyond the currently approved and zoned 9 story height limit will require an amendment to the new 4 storey provisions of the Mississauga Official Plan.

While the provisions of the Mississauga Official Plan clearly provide for exemptions to be granted to this current 4 storey height restriction subject to review, and while the Yee Hong planners and architects are satisfied that an exemption to allow the 18 and 13 storey structures are fully appropriate and justifiable in this specific land use context, the Yee Hong organization at the end of the day is charitable and funded

primarily by donations. As such, it cannot contemplate the customary and very costly rezoning and site plan process that deals with a myriad of technical issues without having some assurance that the Official Plan blanket height controls can be resolved in this case along with a minor adjustment in site specific Official Plan FSI assignment.

Accordingly, a decision was made by Yee Hong to proceed with a stand - alone Official Plan Amendment, in accordance with Section 19.5 of the Mississauga Official Plan, in an attempt to clarify the matters of density and height prior to undertaking the very costly subsequent and requisite rezoning and site plan process.

It is important to note, that while this Official Plan Amendment application is accompanied with relatively detailed plans that are evaluated herein and within the ambit of companion urban design, wind and shadow studies, that the purpose of these plans and the analyses, are only directed towards the establishment that the proposed height (18 and 13 stories and the proposed density approximately 2.34 ) can be reasonably and satisfactorily approved at the Official Plan level understanding that detailed review that may include City required adjustments will follow in a full rezoning and full site plan review process. Final approval therefore is not being sought or expected, at this time for the detailed plans submitted at this time other than for the purpose of demonstrating that the requested height and density can be accommodated on the site in a satisfactory built form and that same can be reflected in an appropriate Official Plan Amendment.

## **2.0 LOCAL LAND USE CONTEXT**

The subject 2.23 ha (5.53 acre) site is located at the south west intersection of Father D'Souza Drive and Mavis Road just south of Matheson Road which is the southerly boundary of the 185,800 m<sup>2</sup> (2.0 million sq. ft.) (retail gfa) Heartland Town Centre. The site is formally within the Neighbourhood structure limits of the East Credit neighbourhood character area but sharply peripheral to the established low rise residential development pattern in the internal portions of that neighbourhood. The site is already partially developed with a 5 storey nursing home under an existing Residential High Density Official Plan designation (Site Policy #7) clearly setting it apart from any nearby lower density residential lands which are designated Low Density Residential II.

It may be noted that the site is in some respects a "main street" property given its layout along Mavis Road. Unlike many conventional "main street" properties however, this site was planned for high density residential purposes as part of the original subdivision design of the broader community. As such it has a depth of approximately 108 m (354 ft.) whereas traditional main street sites have depths in the 33 m (110 ft.) range in the GTA context. This exceedingly more generous site depth allows for the accommodation of increased heights while respecting adjoining uses.

In this respect, it is noted that lands to the south of the existing built 5 storey nursing home along Mavis Road are developed for lower density residential uses with no direct access being provided to driveways from Mavis Road. Lands to the west of the site along Volpe Avenue immediately adjacent to the site are conventionally developed for semi – detached housing forms. Lands further west extending to Terry Fox Way and the Brae Ben Golf Course are similarly developed primarily for semi-detached housing purposes with some detached housing form clusters.

Lands to the east of the site fronting on Mavis Road both north and south of Avonwick Avenue and lying opposite the development site across Mavis Road, are developed for medium density townhouse uses. A service road concept is employed in these townhouse projects to avoid direct access of units to Mavis Road and to provide increased setback of the units from this major thoroughfare.

To the immediate north of the site across Father D’Souza Drive, lies the St. Francis Xavier church complex and related surface parking lots. Lands further to the north of St. Francis Xavier church are developed for commercial retail purposes extending to Matheson Road and the boundary of the Heartland Commercial Centre. This commercial land use form is known as the “Crossroads Centre”.

Highland View Park at the westerly terminus of Father D’Souza Drive at Heatherleigh Drive, is a short walk from the subject site to the west, and Four Winds Hollow Park on the south side of Avonwick Avenue is a short walk to the east from the site although it is necessary to cross Mavis Road. The Brae Ben Golf course on the west side of Terry Fox Way is within walking distance of the site as is the Carmel Mandarin Mississauga Christian Church on the east side of Terry Fox Way. St. Francis Xavier Church is of course immediately across the road from the site to the north.

### **3.0 THE ENVISAGED SENIORS HOUSING AND CARE PROJECT**

There are two major components of the proposed development consisting of the slender tower 18 storey life lease apartment building for ambulatory seniors at the intersection of Mavis Road and Father D’Souza Drive and the 13 storey retirement home / life lease building to the south and connecting to the existing 5 storey long term care home. At this point, it is expected the 18 storey slender tower life lease building will be constructed in the initial first phase of construction.

The project is designed such that these are separate buildings with a common underground garage that is planned to be phased should that be necessary. There are a series of connecting podiums between the two buildings that envelop a secure courtyard garden between both buildings. For the most part, it is intended that these podiums, especially the lower protected podiums, will for the most part be landscaped and be usable for passive recreation purposes by the seniors.

Both proposed buildings are well set back from the semi-detached residential properties to the west along Volpe Avenue. The 18 storey tower base building is set back approximately 40.7m (134 ft) from the rear property limit of the adjoining residential uses. Further, the building is stepped back with 12 and 4 storey podiums and step backs. The shaft of the 18 storey building is approximately 66.7 m (219 ft.) from the rear walls of the houses to the west or 58.9 m (193 ft.) to the property lines. The tower shaft itself is sculpted and only 27.0 m (88.5 ft.) wide, allowing full sky views from the rear of the westerly residential uses along the open alignment of Father D'Souza Drive and through the 30.0 m (98.4 ft.) wide open courtyard areas between the two proposed structures. A seven storey step back wraps around the tower along Father D'Souza Drive and along the Mavis Road presentation providing a pedestrian scale along the sidewalks of the public domain. A broader one and two storey podium extends from the life lease corner building along the Mavis Road frontage connecting to the retirement home building. These one and two storey podiums along Mavis Road are cut back at the life lease corner building as the street wall approaches Father D'Souza Drive. This cut back creates a very appealing mini corner communal square at the corner of Father D'Souza Drive and Mavis Road that can be equipped with street furniture.

The 13 storey retirement home building is set back approximately 40 m (131 ft.) from the property line of the semi-detached residential properties along Volpe Avenue. The tower above the base building is further set back with an approximate 46.4 m (152 ft.) setback from the property line of the housing to the west. It transitions to the south towards these dwellings with a 7 storey step back, which is in essence the top floor of the retirement home component as well as a 2 storey podium at the far rear of the building. The additional life lease units for ambulatory seniors begins on the 8<sup>th</sup> floor of the building and extends to the 13<sup>th</sup> floor. This top section of the building is very narrow at 19.8m (65 ft.) providing ample sky views through the 30 m (98.4 ft.) central courtyard feature and maintaining full sky views over the existing 5 storey long term care facility.

With respect to the townhouses across Mavis Road, the separation of the protruding front wall of the base of the 18 storey tower is approximately 73m (240 ft.) from the front wall of the townhouses. The presentation of the continuous podiums along Mavis Road and the setback of the tower and main buildings, create a pedestrian scale street wall that joins the face of the existing 5 storey long term care building. This provides an urban quality to the site that should complement the existing development on the east side of Mavis Road while closing a major gap in the development pattern along the streetscape.

All buildings and podiums are set back 7.5 m (25 ft.) from the street lines of Father D'Souza Drive and Mavis Road providing for generous landscaping opportunities for future streetscape enhancements.

#### **4.0 POLICY DIRECTIVES**

The principle policy directives that are applicable to the determination of the suitability and appropriateness of the desired site specific Official Plan Amendment emanate from the Provincial Policy Statement 2014, The Ontario Growth Plan 2017 and the Mississauga Official Plan itself.

#### **4.1 The Provincial Policy Statement**

The Provincial Policy Statement ("PPS") provides policy direction where matters of provincial interest are concerned. All land use decisions made by approval authorities are required to be consistent with the PPS in accordance with Section 3(5) of the *Planning Act*.

Very generally, policies in the PPS encourage efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities.

A number of the policies in the 2014 PPS which came into effect on April 30, 2014 are directly applicable to the subject application for an Official Plan Amendment on the Yee Hong site. These include:

##### **1.1.1**

*Healthy, liveable and safe communities are sustained by:*

*a) promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term;*

*b) accommodating an appropriate range and mix of residential (including --- affordable housing and housing for older persons ----*

*e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

*f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*

The subject project will promote an efficient land use pattern on this key major corridor next to a major regional commercial centre. It includes a range and mix of housing for a variety of housing needs especially for older persons. The project contributes to a cost effective development pattern and minimizes servicing costs.



Additionally, the project improves accessibility for persons with disabilities and older persons by providing them with an integrated senior's community within the project and by providing the project in a location that is immediately accessible to transit and retail and other services.

The subject project meets or exceeds this objective and is highly consistent with this policy..

#### 1.1.3.2

*Land Use patterns within settlement areas shall be based on:*

*a) densities and a mix of land uses which;*

*1. efficiently use land and resources;*

*4. support active transportation;*

*5. are transit-supportive, where transit is planned, exists or may be developed*

The proposed project constitutes a reasonable intensification of land at a density and mix of land uses that are both an efficient use of land and resources and that supports existing and planned transit both locationally and by placing a population of special needs that relies and can be expected to use transit.

The subject proposal is consistent with this policy.

#### 1.1.3.3

*Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated-----.*

The subject site has long been recognized and planned for High Density Residential Development specifically oriented to senior's special care housing in the Official Plan and zoning instruments of the City.

The subject proposal is consistent with this policy.

#### 1.1.3.4

*Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form -----.*

The proposed development standards will facilitate a development that constitutes reasonable intensification and development in compact form while respecting the adjacent development patterns.

The subject proposal is consistent with this policy.

#### 1.4.3

*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

*b) permitting and facilitating*

*1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;*

*d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*

*e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development will meet the social health and well being of current and future residents and in particular, those with special needs requirements and senior citizens with varying levels of need for care. Again, it constitutes reasonable intensification and compact form and both maintains and provides for appropriate levels of public health and safety.

The subject proposal is consistent with this policy.

#### **4.1.1. Conclusions / Findings Provincial Policy Statement**

It is clear upon review of the PPS, that the proposal to provide a modestly and optimally intensified special needs / senior's housing project on a major transit served corridor such as Mavis Road especially in the subject peripheral community location, is highly consistent with Provincial planning interests. It would in fact be my view as a professional planner, that unless severe, measurable, and unusual negative impacts could be shown to result from the proposal relative to adjoining residential uses and land use patterns, especially given the unique position of the land relative to the Heartland Town Centre on a recognized transit served corridor, that a denial of such a proposal on this site would be inconsistent with the Provincial Policy Statement. This does not suggest refinements or alterations of the plans could not be accommodated as more detailed review is conducted through future rezoning and site plan processes to accommodate the wishes of the City or the community.

## **4.2 Growth Plan for the Greater Golden Horseshoe**

The (Province of Ontario) Growth Plan for the Greater Golden Horseshoe, 2017 was released on May 18, 2017 and came into effect on July 01, 2017, replacing the Growth Plan for the Golden Horseshoe 2006. This Plan builds on the principles of the Provincial Policy Statement while focusing on the more heavily urbanized Greater Golden Horseshoe Area. A key tenet of the Growth Plan is that municipalities must focus on the existing built up areas to accommodate new and more intensified development in an effort to create compact, walkable, and transit oriented “complete communities” thereby curbing urban sprawl, unnecessary extensions of costly public infrastructure and reducing reliance on the automobile all while preserving agricultural and environmentally sensitive lands and land use forms. All municipal planning decisions must conform to the Growth Plan. The Guiding Principles of the Growth Plan are as follows:

### **1.2.1 Guiding Principles**

- *Support the achievement of complete communities that are designed to support health and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*

With respect to these guiding principles, it is clear that the subject Yee Hong project that provides for ambulatory seniors, seniors needing some level of support in a retirement home and full seniors assisted living in an existing long term care facility all on the same site allows people in the community to stay in their community and transition through the various stages of aging in place. Having the project in proximity to a neighbourhood comprised of younger people allows both visitation and transition of the younger people as they age.

Placing this facility within an existing High Density Residentially designated site on a major transit corridor and next to a significant regional scale commercial node in the form of the Heartland Centre assures added support of transit viability and efficient use of infrastructure.

The subject proposal conforms to these guiding principles.

### **4.2.1 The Policies**

Prior to reviewing the various policies of the Growth Plan, it is important to understand that much of the Plan is directed towards the creation of “complete

communities". The concept of "complete communities" is formally defined in the Growth Plan as follows:

**"Complete Communities"**

*"Places such as mixed use neighbourhoods or other areas within cities, towns, and settlement areas that offer support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options, and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts".*

Again, it is the essence of this project to provide for the introduction and reinforcement of a range of senior's living capabilities within an existing neighbourhood on a major transit serviced transportation corridor adjacent and within walking distance of a major regional retail and service node. The project intrinsically assists in the implementation of the "complete communities" concept in this broader locale. The subject proposal conforms to this policy.

*2.2 Policies for Where and How to Grow*

*2.2.1 Managing Growth*

*2. Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) The vast majority of growth will be directed to settlement areas that:*
  - i. have a delineated built boundary;*
  - ii. have existing or planned municipal water and wastewater systems;*  
*and*
  - iii. can support the achievement of complete communities.*

This project is fully within a settlement area with a delineated built boundary with full hard services. The project will assist in the creation of a complete community by virtue of the special needs housing provided and the location of that housing at the juxtaposition with the Heartland Town Centre. The subject proposal conforms to this policy.

- c) Within settlement areas, growth will be focused in:*
  - i. Delineated built – up areas;*
  - ii. Strategic growth areas;*
  - iii. Locations with existing or planned transit where it exists or is planned; and;*

*iv. Areas with existing or planned public service facilities.*

Again, this project is located on an existing transit route with urban service headways. Public services are available and can in fact be accommodated on site should that be the desire of various public service agencies. The subject proposal conforms to this policy.

*3. Upper and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:*

*c. provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form.*

Again, this project provides a more compact form along a transit served corridor at the interface of the Heartland Town Centre. The subject proposal conforms to this policy.

*4. Applying the policies of this Plan will support the achievement of complete communities that:*

- a. Feature a diverse mix of land uses, including residential and employment uses and convenient access to local stores, service, and public service facilities;*
- b. Improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes;*
- c. Provide a diverse range and mix of housing options --- to accommodate people at all stages of life, ---*

The subject project specifically provides a diverse range and mix of housing options to accommodate people in the later stages of life with convenient access to stores, public services and facilities while improving social equity and overall quality of life including human health for people at senior stages of life with varying levels of abilities and incomes. The subject proposal conforms to this policy.

**4.2.2 Conclusions / Findings Growth Plan for the Greater Golden Horseshoe**

As planned, this project fully implements and conforms to the fundamental principles and growth policies of the Growth Plan. A review of the plan indicates there are no aspects of the proposal that do not conform to the Plan in any way.

As in the review of the Provincial Policy Statement, I am of the opinion that a decision to deny such a proposal in the absence of unusual, measurable and severe negative impacts on the adjoining community or residential areas would not conform to the Growth Plan. This does not suggest refinements or adjustments to the plans at more

detailed levels of view in the rezoning and site plan processes could not be accommodated if desired by the City or the community.

#### **4.3 The Mississauga Official Plan**

The Mississauga Official Plan approved as updated to August 02, 2017 fully conforms to the Provincial Policy Statement and the Growth Plan both in stated policies and growth strategies and in conditional provisions that for instance provide for site specific official plan reviews to allow increased heights and densities of developments in key locations such as corridors.

Moreover, the Mississauga Official Plan fully implements the “complete communities” objectives and requirements of the Growth Plan. As part of this implementation, the Plan gives considerable regard to the need for seniors housing

##### **Section 7.2**

*“The provision of suitable housing is important to ensure that youth, older adults, and immigrants thrive, which is one of the Strategic Plan pillars”*

Further, under this section it is noted:

*“Much of Mississauga’s housing was built in the last three to four decades and geared to the needs of families with children. As these households mature, the dwelling units and Neighbourhoods that they occupy may no longer meet their needs. Opportunities for aging-in- place or alternative housing within the community will assist households as they move through the lifecycle. This may include introducing alternative forms of housing within Neighbourhoods such as supportive housing and secondary suites.”*

The subject proposal conforms to and implements this policy through providing seniors / special needs housing.

##### **Section 7.2.2(c)**

*“(Mississauga will provide opportunities for): ---the production of housing for those with special needs, such as housing for the elderly and shelters”*

The subject proposal conforms to and implements this policy through providing seniors / special needs housing.

#### **4.3.1 The Mississauga Plan - City Structure - Growth**

As set out in the Vision statement under Section 4.5 of the Plan, the fundamental thrust of the Plan is that:

*“Growth will be directed to key locations to support existing and planned transit and other infrastructure investments. Growth will not be directed to areas of the city that need to be preserved and protected (e.g. stable residential areas, Natural Heritage System and cultural heritage resources”.*

Under Section 5.3 of the Plan, the implementing structure is set out as:

- Downtown
- Major Nodes
- Community Nodes
- Corporate Centres
- Neighbourhoods
- Employment Areas
- Special Purpose Areas

The essence of this structure concept is that the most intensive development will be concentrated in centres and nodes with the highest served levels of transit and where a sense of place is intended to be created. In the converse, it is intended that major development will not generally occur within stable residential areas and these are generally within the “Neighbourhoods” structural element.

In accordance with this overall growth strategy, density ranges and heights are prescribed through figure 5.5 of the Plan.

In the highest order structural element, that being the downtown, there is no height limit on buildings and heights approaching 60 stories have been built in that area lending great prominence to the area. In lesser but “Major Nodes”, heights of 25 stories are allowed. In “Neighbourhood” areas of stable low density residential housing, infill and redevelopment is limited to 4 stories to ensure consistency with the prevailing pattern of development but to allow some internal intensification to occur. Provisions are set out however to allow relief from the 4 storey limit where site context and conditions are appropriate.

The subject proposal conforms to and implements the intent of this policy through the direction of growth to a major transit served corridor at the interface of the community with the Heartland Town Centre. Consideration of higher buildings and densities at this location is warranted.

#### **4.3.2 The Mississauga Official Plan – Structure - Neighbourhoods**

The subject lands lie within the structural “Neighbourhoods” land use element. While a core principle of the Mississauga Official Plan is to preserve the character of stable residential areas, provision is made for higher density uses where appropriate.

##### Section 5.3.5.3

*“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”.*

The subject proposal is located on a corridor on a site that was identified by a local area review and subsequently designated High Density Residential in the Plan and partially developed with an existing 5 story nursing home. Existing zoning provides for up to 9 stories on the vacant portion of the site to a maximum FSI overall of 1.75 as per Official Plan restrictions. It conforms to and implements this policy.

##### Section 5.3.5.5

*“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”.*

The subject proposal enhances the existing and planned development and as per the review of the findings of the companion urban design analysis is compatible in built form and scale to the surrounding developments. It conforms to and implements this policy.

##### Section 5.3.5.6

*Development (within Neighbourhoods) will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale”.*

As per the review of the findings of the companion urban design analysis, the project is sensitive to the existing and planned context and will include transitions in use, built form, density and scale. The subject proposed project conforms to and implements this policy.

#### **4.3.3 The Mississauga Official Plan – Structure - Corridors**

The subject lands also lie within a structural component known as a “corridor” which covers both sides of Mavis Road as a major transit served arterial thoroughfare.



#### Section 5.4.4

*'Development on **Corridors** should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood---.'*

The subject proposed project constitutes compact, mixed use and transit friendly development appropriate to the context of the surrounding neighbourhood. The proposal conforms to and implements this policy.

#### Section 5.4.5

*"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 transitions in height, built form and density to the surrounding lands.*

As per the review of the findings of the companion urban design analysis, the subject proposed development has regard to the character of the Neighbourhoods and provides appropriate transitions in height, built form and density to the surrounding lands. The subject proposal conforms to and implements this policy.

#### **4.3.4 The Mississauga Plan – Urban Form**

The Mississauga Plan provides direction on the broader issues of urban form related to the various structural components that comprise the City fabric.

The subject lands are located in a "Non Intensification Area" as per Section 9.2.2 of the Plan as they are located within a "Neighbourhood" structural classification.

A broadly stated objective for such areas is set out:

#### Section 9.2.2

*"Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods will be required to be context sensitive and respect the existing or planned character and scale of development. -----Where increases in density and a variety of land uses are considered in Neighbourhoods (and Employment Areas), they will be directed to **Corridors**. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required"*

The subject proposal is located on a corridor where increases in density and a variety of land uses are considered in Neighbourhoods. As per the review of the companion urban design analysis, appropriate transitions to adjoining areas have been

incorporated to respect variations in scale, massing and land uses. The subject proposal conforms to and implements this policy.

#### Section 9.2.2.1

*“Heights in excess of four stories will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved”*

As per the review of the findings of the companion urban design analysis, the proposal secures an appropriate transition in height and built form that respects the surrounding context. The subject proposal conforms and implements this policy.

#### Section 9.2.2.2

*“Tall Buildings” will generally not be permitted.”*

Note: The Mississauga Official Plan classifies “Tall Buildings” as per the Glossary 20-9 as follows:

*“Tall Building – means a building having a height greater than the width of the street on which they front. Tall buildings are defining elements in the city structure; becoming icons and landmarks in the skyline and streetscape. They have a greater opportunity and responsibility to contribute towards defining an area’s identity and success. Further, when appropriately sited and designed, tall buildings can accommodate transit supportive densities and facilitate the viability of a successful well used public transit system.”*

As per the review of the companion urban design analysis, the subject proposal incorporates a single slender “tall building” component that modestly exceeds the width of the adjoining road right of way. Notwithstanding, a 45 degree angular plane is observed and secured from adjoining lower density land use patterns. At the same time, the proposal is located at the interface of the Heartland Town Centre and is able to contribute to the establishment of a landmark in the streetscape to assist in the definition of the area’s identity and success all while contributing to the viability of successful transit system. The project therefore warrants an exception to the “general” exclusion of tall buildings in Neighbourhoods by virtue of location, contextual land use relationships and the historic land use designation of High Density Residential that applies to the site.

The subject proposal conforms to and implements the intent of this policy.

#### Section 9.2.2.3.

*“While new development need not mirror existing development, new development in neighbourhoods will:”*

- c. “respect the scale and character of the surrounding area”;*
- d. “minimize overshadowing and overlook on adjacent neighbours”;*
- f. “preserve mature high quality trees and ensure replacement of the tree canopy;*
- g. “be designed to respect the existing scale, massing, character and grades of the surrounding area”;*

As per the review of the findings of the companion urban design analysis, and the companion shadow analysis and wind study, the subject proposal respects the scale and character of the surrounding area, minimizes overshadowing and overlook on adjacent neighbours, offers opportunities to establish a tree canopy and respects the existing scale, massing and grades of the surrounding area.

The subject proposal conforms to and implements this policy.

#### Section 9.2.2.6

*“Development on Corridors will be encouraged to”:*

- 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 and where non-residential uses are proposed to create a continuous street wall”;*
- f. “support transit and active transportation modes”;*

As per the review of the findings of the companion urban design analysis, as a corridor development, the subject proposal will face the street (corridor), does not locate parking between the building and the street (corridor), sites the buildings to frame the street and creates a continuous street wall. The project is transit supportive.

The subject proposal conforms to and implements this policy.

#### Section 9.5.1 (Context)

*“Context addresses how developments demonstrate compatibility and integration with surrounding land uses and vegetation by ensuring that an effective transition in built form is provided between areas of different development densities and scale, and the protection of natural features”.*

As per the review of the companion urban design analysis, an effective transition in built form is provided between areas of different development densities and scale. The subject proposal conforms to and implements this policy.

#### Section 9.5.1.1.

*“Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area”;*

As per the review of the companion urban design analysis, the proposed subject proposal site design is compatible with site conditions, the surrounding context and the landscape of the existing or planned character of the area.

The subject proposal conforms to and implements this policy.

#### Section 9.5.1.2

*“Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements”:*

*f. “continuity and enhancement of streetscapes”.*

*g. “the size and distribution of building mass and height”.*

*j. “views, sunlight and wind conditions”.*

*l. “privacy and overlook”.*

As per the review of the companion urban design, wind and shadow analyses, the subject proposed development is compatible and provides appropriate transitions to existing and planned development having regard to continuity and enhancement of streetscapes, the size and distribution of building mass and height, views, sunlight and wind conditions, and privacy and overlook.

The subject proposal conforms to and implements this policy.

#### Section 9.5.1.3

*“Site designs and buildings will create a sense of enclosure along the street with heights appropriate to the surrounding context”*

As per the review of the companion urban design analysis, the site designs and buildings will create a sense of enclosure along the street with heights appropriate to the surrounding context. The use of podiums and setbacks enhance this sense.

The subject proposal conforms to and implements this policy.

#### Section 9.5.1.5

*“Developments will provide a transition in building height and form between intensification areas and adjacent Neighbourhoods with lower density and heights.”*  
(It is noted the subject lands are not in an “intensification area” but the principle is relevant).

The subject proposal conforms to the intent and principle of this policy.

#### Section 9.5.1.9

*“Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight, and sky views are maintained and that microclimatic conditions are mitigated”.*

As per a review of the companion urban design study, and the shadow and microclimate analyses, compatibility and integration with surrounding uses and the public realm is secured by ensuring adequate privacy, sunlight, and sky views are maintained and that microclimatic conditions are mitigated.

The subject proposal conforms to and implements this policy.

### **4.3.5 The Mississauga Official Plan – Land Use Designations – Neighbourhoods**

The subject lands which carry a “Residential High Density Land Use designation of the Official Plan also lie within a “Neighbourhoods” urban system – city structure demarcation of the Official Plan. As such they are considered to be subject to the General policies for Neighbourhoods set out under Section 16 of the Plan.

#### Section 16.1.1.2

*“Proposals for heights more than four stories or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City’s satisfaction that:*

- a. “an appropriate transition in heights that respects the surrounding context will be achieved”;*
- b. “the development proposal enhances the existing or planned development”*
- c. “the City Structure is maintained; and”*
- d. “the development proposal is consistent with the policies of this Plan”.*

The subject lands are within the East Credit Community Character Area and listed as “Site 7”. As such, they carry a different and special designation in contrast to the adjoining lower density residential lands in surrounding lower density and medium density residential areas. Pursuant to a comprehensive and detailed staff local area review at the time of the original long term care / nursing home – senior’s apartment proposal almost 20 years ago, these lands are designated for “Residential High Density” purposes with a maximum Floor Space Index of 1.75.

As per the review of the companion urban design analysis, the subject proposal’s request to secure heights greater than 4 stories at this location provides for appropriate transitions in height that respects surrounding contexts and enhances the planned and existing development. The proposal maintains and respects the City structure and is consistent with the policies of the plan that permit exceptions to the 4 storey limit in appropriate corridor locations. It further respects the intent of the plan to allocate taller buildings in the vicinity of significant central places in the City structure that are served by transit and that enhance a sense of place in the community.

The subject proposed development conforms to and implements this policy.

#### Section 16.8.3.7.2

*“Notwithstanding the provisions of the High Density Residential designation, development of the (subject) property will be permitted up to a maximum floor space index (FSI) of 1.75.*

As previously noted, this policy is implemented by way of a zoning instrument that provides for a 9 storey height maximum currently on this property.

The subject proposal requires a modest increase in the established FSI of 1.75 for this site to approximately 2.34. The existing standard reflects a historic specific development scenario for the site. The proposed modest increase in FSI is largely insignificant from a planning point of view and remains in the modest range for a High Density Residential site.

The subject proposal is consistent with the thrust of the Official Plan target density controls for this site.

#### **4.3.6 The Mississauga Official Plan Land Use Designations: Key Observations**

The subject lands are located within a “Neighbourhood” structural element and specifically within the East Credit Character Area. From the perspective of site specific land use designation, the lands are subject to a “Special Site 7 Policy” under Section 16.8.3.7.1 and Section 16.8.3.7.2 of the Official Plan. In accordance with this Special Site Policy, the lands are designated “Residential High Density” with a maximum FSI (Floor Space Index) of 1.75. Implementing zoning instruments provide for a maximum height of 9 stories on the property as – of – right. This Official Plan designation permits apartment buildings and senior’s facilities to the prescribed density and height limits set out in the Official Plan and Zoning By-law.

Given this designation and legal zoning development rights, the lands are markedly differentiated in policy and stature from the predominant development pattern throughout the internal portions of the East Credit Character Area which are, in the vicinity of this site primarily designated by the Official Plan for Low Density Residential II Density purposes. This Low Density Residential Density II official plan designation permits single family houses, semi-detached homes, duplex and triplex residential structures and street related townhouses.

However, it is also noted that in the immediate vicinity of the subject site there is another distinct land use designation that is markedly different from the low density “Residential II” classification of the internal low density residential portions of the Character Area. This is the “Mixed Use” designation that begins a few hundred feet to the north of the site, across Father D’Souza Drive along the Mavis Road Corridor at Mavis Road south of Matheson Boulevard. This designation which is quite extensive, accommodates about half of the 2 million square foot Heartland Town Centre that is located within the East Credit Character Area. (The remaining half is located outside the East Credit Character Area east of Mavis Road and is also designated Mixed Use). This “Mixed Use” designation allows a number of commercial retail uses and residential uses (such as apartments) but NOT single family ground related homes such as prevail in large parts of the East Credit Character Area. Lands within this Mixed Use designation are largely built out as part of the Heartland Town Centre or

the Crossroads Centre that lies to the immediate north of the St. Francis Xavier Church site south of Matheson Boulevard.

As such, from an Official Plan perspective, the subject lands are sharply differentiated in both land use policy and existing development pattern from the low density residential areas within the East Credit Character Area and they are strongly linked appropriately and transitionally to the completely different commercial and retail land use patterns prevailing immediately to the north of the site in the Heartland Town Centre and the Crossroads Centre along the Mavis Road Corridor.

#### **4.3.7. The Mississauga Official Plan: Conclusions**

It is clear that the Mississauga Official Plan strongly encourages the development of senior's housing, nursing homes and retirement homes as special needs housing within Neighbourhoods in order that people may remain in their complete communities throughout their entire life cycle. It also recognizes Neighbourhoods as a suitable environment for such facilities. Special needs housing is permitted on sites that are designated High Density Residential by the Mississauga Official Plan.

At the same time it is clear that the Plan generally establishes a four storey height limit in the "Neighbourhood" structural designations to ensure typical low intensity infill and redevelopment is in harmony with the traditional low rise single family home patterns that usually predominate in such areas. This is a typical standard within the larger GTA for internal cohesive single family housing land use patterns where sites are effectively consistently enveloped by one or two storey houses in traditional lotting arrangements along local street systems.

It is equally clear however, that the Mississauga Official Plan provides that exceptions to this standard may be considered not in "general" but in appropriate select corridor oriented locations where more prominent "Tall Buildings" may be appropriate and helpful to overall urban form and supportive of transit initiatives. In considering such situations, the Plan provides that appropriate contextual conditions must exist to allow a taller and higher density project to proceed. Such matters as separation and transition from lower density housing forms, potential shadow impacts, sky view preservation and wind management must be considered and found satisfactory.

Consistent with the principles of the PPS and the Growth Plan, it is recognized by the Mississauga Plan that major Corridors serviced by transit are worthy of examination for various levels of intensification particularly when the cohesive fabric of surrounding low density residential Neighbourhoods can be left largely intact and undisturbed without unacceptable negative impact.

In the case of the Yee Hong site, it is clear that the property differs dramatically from a typical internal residential low density "Neighbourhood" land use pattern in



context, existing built form and function, and in policy. The site was designated for “Residential High Density” purposes pursuant to a comprehensive local area staff review and has remained so designated for close to 20 years. Zoning has similarly recognized a 9 storey potential height for the same period of time.

Physically, the site is presently developed with a significant 5 storey, highly successful long term care facility and this development forms the primary adjoining and integral use. The site is located on a major corridor with a 7 lane cross section at a signalized intersection. The site is also highly peripheral to local lower density residential development patterns in East Credit and adjoining Neighbourhoods and it is positioned at the “Gateway” to the massive Heartland Town Centre.

As such, within the context of the Mississauga Official Plan, this site is worthy of evaluation as a candidate for the proposed development concept for senior’s housing and a retirement home culminating in a full three stage senior’s care facility for Mississauga.

## **5.0 PLANNING EVALUATION**

Following the policy examination, it was concluded that the PPS, the Growth Plan and the Mississauga Official Plan are all supportive of senior’s housing and care facilities. Further, all policies recognize the acceptability and in fact desirability of directing higher density land use forms and functions to major arterials or corridors especially where transit is or can be made available.

At this Official Plan (only) stage of the approval process, there are two distinct matters that remain for assessment and ultimate adjudication by the City.

The first is the matter of the specific proposed density increase being sought for the site from an existing permission of approximately 39,000 sq. m (419,806 sq. ft.) at 1.75 FSI to 52,282.86 sq. m (562,786.43 sq. ft.) at 2.34 FSI or an overall increase of 13,282.86 m<sup>2</sup> (142,980.19 sq. ft.).

The second is the proposed form of the buildings. The principal life lease building is being proposed in an 18 storey structure involving a base building and a slender tower component, while the combined retirement home / life lease building is being proposed at 13 storeys. This form is being proposed to accommodate the specific operational needs of the senior’s care facility and to provide the optimum environment for the seniors who will reside there and be cared for. At the same time, the design concept has been strongly influenced through the feedback from the pre-application neighbourhood public participation program.

The current Official Plan technically limits the height of buildings within the “Neighbourhood” structural component to 4 stories although the prevailing zoning of

the land (that takes precedence) provides for heights of up to 9 stories on the site. In this context it is again noted the subject site carries a High Density Residential Designation in the Mississauga Official Plan as opposed to the Residential Density II designation that applies to the nearby lower density housing. As well, the site differs dramatically from nearby internal “Neighbourhood” low density housing forms given the existing development with a 5 storey nursing home and the principal main corridor frontage of the property along Mavis Road.

While a density of 2.34 is typically viewed as quite modest for a site of this character within Mississauga and the larger GTA, a proper evaluation requires that density be ultimately determined in combination with the particular form of the buildings being proposed. Accordingly, the thrust of the subject planning evaluation will be directed to the assessment of the adequacy of the proposed built form and ensuing density within the overall policy and geographic context of the subject lands.

It should be noted that a comprehensive urban design study has been separately conducted and reported on. This study found the proposed design, density and height limits of the subject proposal to be satisfactory in all respects. While these findings are concurred in from a planning point of view, this analysis is not intended to replicate or serve an urban design purpose but is rather directed towards a response to broader land use policy where it relates to building massing at this location.

### **5.1 The significance of the local structural context**

The Mississauga Plan provides for unlimited building heights in the Square One anchored City Centre and for 25 stories in “Major Nodes” such as the Erin Mills Town Centre which is also anchored by a shopping centre.

Most other areas such as “Neighbourhoods” which are predominantly characterized by low density one and two storey residential housing forms and often buffered by subdivision design from major arterials and corridors are universally assigned a 4 storey limit to ensure consistency with the predominant built form in infill situations. Also, this “cap” presumably provides the key opportunity to provide for site specific evaluation in the event special site characteristics give rise to a feasibility for taller heights in accordance with conditional measures provided in the Mississauga Official Plan such as “Corridor” locations.

In the subject case, the site is located on a “Corridor” within approximately 175 m (574 ft.) of the Crossroads Centre which abuts the Heartland Town Centre. The site more specifically is located within approximately 314 m (1,030 ft.) of the generally recognized defined limits of the Heartland Centre Node which begins on the north side of Mavis Road as a continuum of the Crossroads Centre. The only non-commercial use between this site and the commercial concentration of the Heartland Centre as extended through the Crossroads Centre is the St. Francis Xavier church.

As a land use form, the Heartland Town Centre node is distinct, dramatic and extensive. It comprises approximately 2 million sq. ft. of retail floor area not including the Crossroads Centre over an extensive land area comprising several City blocks. In comparison, the City Centre based Square One centre comprises approximately 2.2 million sq. ft. of retail floor area. The Erin Mills Town Centre which carries a “Major Node” designation permissive of 25 storey heights, comprises approximately 799,000 sq. ft. of retail floor space with less than half the retail prominence of the Heartland Town Centre.

Notwithstanding the stature and prominence of the Heartland Town Centre Node, it carries no special structural designation or recognition in the Mississauga Official Plan as presently written and drafted. It is partially simply included as part of the East Credit Neighbourhood structure with a Mixed Use development permission.

Aside from this lack of recognition in official planning policy documents, from a land use planning perspective, the Heartland Town Centre is real and does exist.

Not only does the Heartland Centre exist, but it exists as a distinct and separate entity and in fact as a “Node” both very different from, and in support of the nearby lower density residential “Neighbourhoods”. As such, the underlying planning notion inherent in the Mississauga Official Plan of allocating higher density forms to such areas has substance and applicability.

In this sense, it is noted the node has retail equivalence to the highest order retail centre in the City and over twice the retail equivalence to the Erin Mills Town Centre “Major Node”. Accordingly, it is suggested that taller buildings in the order of 18 and 13 stories may be appropriate in this context provided of course that localized impacts and contexts are respected. Further, given the “Mixed Use” designation of the Heartland Town Centre, the introduction of an iconic residential building to its own site context may inspire a potentially desirable and warranted Mixed Use evolution within the Centre itself that would be highly consistent with the Policies of the PPS and the Growth Plan.

## **5.2 The local land use context – suitability of 13 and 18 storey heights**

It is proposed that the taller 18 storey life lease senior’s building be erected directly on the portion of the site abutting the south west corner of the broad Mavis Road – Father D’Souza Drive intersection with the 13 storey retirement home / life lease facility transitioning to the south adjacent to the existing 5 storey long term care facility.

Given the generous site dimensions of the property, the wide right of way of Mavis Road at 40 m and the site planning of the townhouses on the east side of Mavis Road

that includes a service road concept the 18 and 13 storey buildings can be well accommodated with generous separations and acceptable impacts on all surrounding land uses.

A shadow study by RWDI consultants has been completed for the project and is submitted in conjunction with this report. The shadow study indicates no breaches of Mississauga shadow policy on private surrounding landowners and finds that shadowing is comparable to the “as of right” permissions of the existing zoning by-law. In both the proposed and “as of right” cases there is some minor public boulevard shadowing observed but this shadowing is largely minor, highly localized and fleeting and represents no negative impact on pedestrian travel from a planning point of view. A final shadow study will of course be required at the final site plan approval stage of the application process.

A wind and microclimate analysis has been completed for this project also by RWDI consultants and is submitted in conjunction with this report. The wind and microclimate study indicates compliance with Mississauga standards and a satisfactory achievable microclimate condition for the building. Final site plan approval of course will be contingent on the incorporation of essential design features from the microclimate perspective. Assurance of this incorporation of key design features is of course fully within the site plan approval jurisdiction of the City of Mississauga in a future approval process.

A companion Urban Design Study has been completed for this project by MSAi (Michael Spaziani Architect Inc.) and has been submitted independently in conjunction with this report. This report, which finds the proposed built form to be satisfactory from the key perspectives of transitions to neighbouring properties, has been reviewed prior to the finalization of the subject planning analysis.

While urban design is generally of greater focus at the future rezoning and site plan stages of the application process, it was considered important to address at this very initial Official Plan level of review to ensure the additional heights and density beyond as-of-right levels could be achieved while ensuring appropriate potential massing transitions from the proposed project and the surrounding land use patterns. The primary finding of the urban design study is that such an appropriate transition can be achieved at the 18 storey and 13 storey height level at an FSI of 2.34 provided the project is ultimately designed substantially in accordance with the design concept evaluated. In this regard, it is noted and anticipated that a future rezoning and site plan approval process will bind the project to performance standards and built forms that substantially reflect the concept presented at this time. It is understood the proponent is fully agreeable to that understanding.

Further, it is being proposed that the site specific Official Plan Amendment being proposed for the site will be specific both in terms of maximum density and

component heights and tower spacing and size. This will ensure subsequent rezoning and site plan applications reflect the concept being evaluated at this time.

From a planning point of view, a review of the submitted plans and the companion urban design study suggest the conclusions of the urban designer are valid and applicable to the fundamental planning evaluation of the project and the satisfaction of the conditions regarding transition set out in the Mississauga Official Plan.

Briefly, the generous distance of the tower shafts from the lower density housing to the west being 66.7 m (219 ft.) for the 18 storey building and 53.9m (176 ft.) for the 13 storey building, combined with the narrow north – south shaft dimensions of both buildings and the 30.0 m (98.4 ft.) wide open courtyard between them allows for minimum visual obstruction and the retention of sky views for these dwellings. Additionally, the position of the 18 storey tower allows for additional open sky views along the Father D’Souza open road allowance for those few dwellings directly behind but well distanced from the narrow 18 storey tower.

Overall, the transition of the project along the Mavis Road corridor from the existing 5 story long term care facility to the 7 storey podium of the 13 storey retirement home / life lease building and then to the 18 storey corner building as a signature iconic structure at the gateway to the Heartland commercial node appears appropriate from the perspective of the Mavis Road streetscape as a major corridor. Consistent setbacks, landscaped pedestrian areas and podium – street wall conditions are all shown to be positive accepting that refinements may be encouraged at the rezoning and site plan stages.

No inappropriate impacts are identified with the design concept presented on the local land use pattern and context.

The proposed density of 2.34 is well deployed throughout the form of the project and presents no untoward impacts on nearby development. A density of 2.34 remains quite modest for a main corridor High Density Residential site.

### **5.3 The comparative merits of the proposal vis a vis existing land use approvals**

The principal advantage to the proposed policy amendment being sought relative to the existing land use controls on the site is that it will facilitate and allow a third seniors care component to be added to the site in the form of a retirement home and it will modestly optimize the housing yield for the ambulatory senior’s function at this key corridor oriented location at the gateway to the Heartland Town Centre.

Quite simply, this concept and special needs housing service could not otherwise be introduced to the site.

Companion studies pertaining to shadow impacts, wind impacts and urban design have further examined the comparative factors of the proposal relative to the existing approvals and have established that relationships remain satisfactory and that any increases in specific impacts are marginal at best.

#### **5.4 Additional studies required at the zoning and site plan stages**

As previously noted, this report pertains to a stand-alone Official Plan Amendment application only and it deals specifically with the suitability of the tower height and density adjustments that are required to the Official Plan documents for further review to proceed. Plans that have been submitted are more detailed than one might anticipate for the general approvals being sought at the Official Plan level but it is appreciated that such plans are required to demonstrate that the basic approvals being sought in height and density are warranted in order that fundamental issues such as shadow and wind impacts can be assessed and deemed feasible and acceptable. It is fully understood more detailed plans and studies will be required at the zoning and site plan review stages.

It is appropriate that any Official Plan document that may be enacted by the City to allow such height and density adjustments to contain specific conditions pertaining to additional studies that must be submitted and approved by the City for the adjusted 18 and 13 story heights and the 2.34 FSI to become operative.

Such conditions can include but not be restricted to such matters as:

- Shadow and Wind and microclimate
- Traffic and parking
- Functional Servicing and Storm Water
- Archaeological investigations
- Green Standards
- Detailed architectural and landscape plans / arborist studies
- Acoustic evaluations
- Conditions as per circulated agencies such as GTAA and Nav Canada
- Construction management
- Updated and process appropriate planning justification analysis
- Final urban design study updates

#### **6.0 CONCLUSIONS AND RECOMMENDATIONS**

The subject three stage senior's care proposal is a socially worthwhile project that is important to the well - being of the City and the local community not to mention the seniors that will be sequentially cared for over many future years. The project is consistent with broad Provincial Policy and Mississauga Official Plan policy to provide optimum senior's care and to create "Complete Communities".

There are no identifiable negative or unusual impacts from this project on the local land use pattern. Arguably, a considerable improvement in the streetscape of Mavis Road will be achieved in a key structurally significant location in the City creating a new “sense of place” for the Heartland Centre area.

With a view to Section 19.5 of the Official Plan regarding site specific Official Plan Amendments the following is concluded:

- a. The proposed redesignation will not adversely impact or destabilize the following:
  - the achievement of the overall intent, goals, objectives and policies of the Plan.
  - The development of functioning of the remaining lands that have the same designation or neighbouring lands.
- b. That a municipal comprehensive review of land use designations or a five year review is not required.
- c. That the lands are suitable for the proposed use, and a planning rationale with reference to the policies of the Plan, other applicable policies, and sound planning principles is provided, setting out the merits of the proposed amendment in comparison with the existing designation.
- d. The proposed land use is compatible with the existing and future uses of surrounding lands.
- e. Engineering services, community infrastructure and multi-modal transportation services are adequate to support the proposed development.

It is my recommendation that this project be considered for approval at the Official Plan level by City Planning staff and Council. It is appreciated future zoning and site plan matters will result in numerous and wide ranging requirements and qualifications being further imposed on the development of this property in the event it is granted approval at the Official Plan level by the City of Mississauga.

A draft Official Plan Amendment is submitted in conjunction with this report in an Appendix. In that Amendment, it is suggested that the density cap for the site be set at 2.40 to provide for minor flexibility in the future should that be necessary and acceptable pursuant to comprehensive zoning and site plan reviews. Additionally, the original Long Term Care facility was somewhat under built relative to its zoning permission and it is hoped in the future that a small hospice can be added to the site either as a part of the “new” north building or possibly, as part of a sensitive addition

to the existing 5 storey south building. Again, any such initiative would be subject to full municipal review and approval.

Respectfully Submitted;

A handwritten signature in blue ink, appearing to read "Barry J. Morrison". The signature is fluid and cursive, with the first name "Barry" being more prominent than the last name "Morrison".

Barry J. Morrison, RPP, MCIP  
President.

*January 10, 2019*



## APPENDIX "A"

### Project Statistics

### Mississauga Yee Hong GFA

Site Area 22,338.00 m<sup>2</sup>

#### Existing Yee Hong GFA

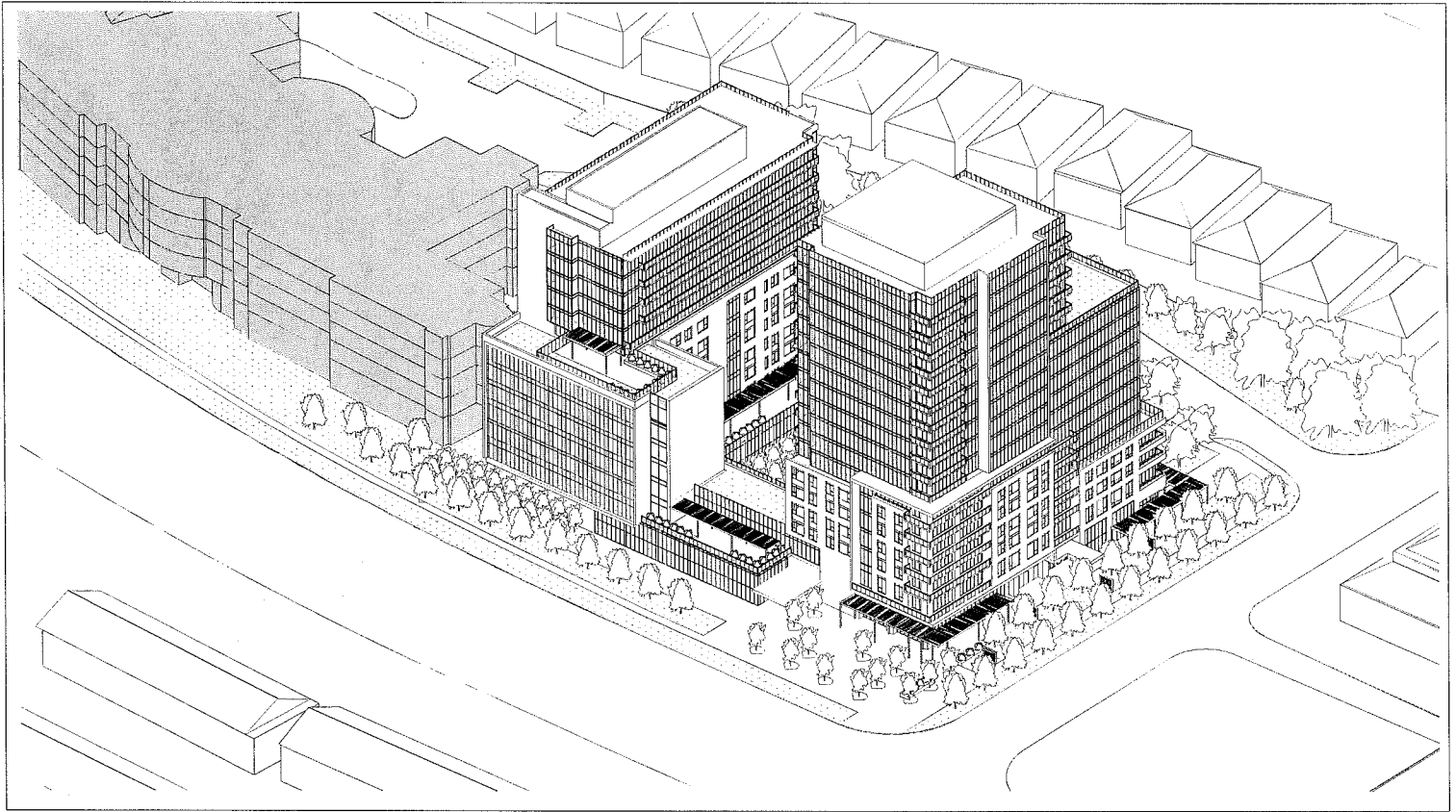
Floors 1-5 17,667.00 m<sup>2</sup>

Existing FSI 0.79

Total GFA			
<u>North Bulding</u>			
Floor Name			
Ground floor	1 X	1,902.83 m <sup>2</sup> =	1,902.83 m <sup>2</sup>
second floor	1 X	1,475.52 m <sup>2</sup> =	1,475.52 m <sup>2</sup>
floor 3-4	2 X	1,561.87 m <sup>2</sup> =	3,123.74 m <sup>2</sup>
floors 5-6	2 X	1,159.05 m <sup>2</sup> =	2,318.10 m <sup>2</sup>
floor 7	1 X	1,120.95 m <sup>2</sup> =	1,120.95 m <sup>2</sup>
floor 8-12	5 X	1,085.03 m <sup>2</sup> =	5,425.15 m <sup>2</sup>
Floors 13-18	6 X	750.00 m <sup>2</sup> =	4,500.00 m <sup>2</sup>
Total	18 storeys	19,866.29 m <sup>2</sup>	
<u>South Building</u>			
Ground floor	1 X	1,737.48 m <sup>2</sup> =	1,737.48 m <sup>2</sup>
Floors 2	1 X	1,524.66 m <sup>2</sup> =	1,524.66 m <sup>2</sup>
Floors 3-7	5 X	1,259.15 m <sup>2</sup> =	6,295.75 m <sup>2</sup>
Floor 8	1 X	705.18 m <sup>2</sup> =	705.18 m <sup>2</sup>
Floors 9-13	5 X	897.30 m <sup>2</sup> =	4,486.50 m <sup>2</sup>
Total	13 storeys	14,749.57 m <sup>2</sup>	
Total Two Buildings		34,615.86	
Total GFA		52,282.86 m <sup>2</sup>	
FSI (new)		1.55	
FSI (existing+new)		2.34	

## APPENDIX “B”

### Conceptual Perspectives



CXT Architects Inc.

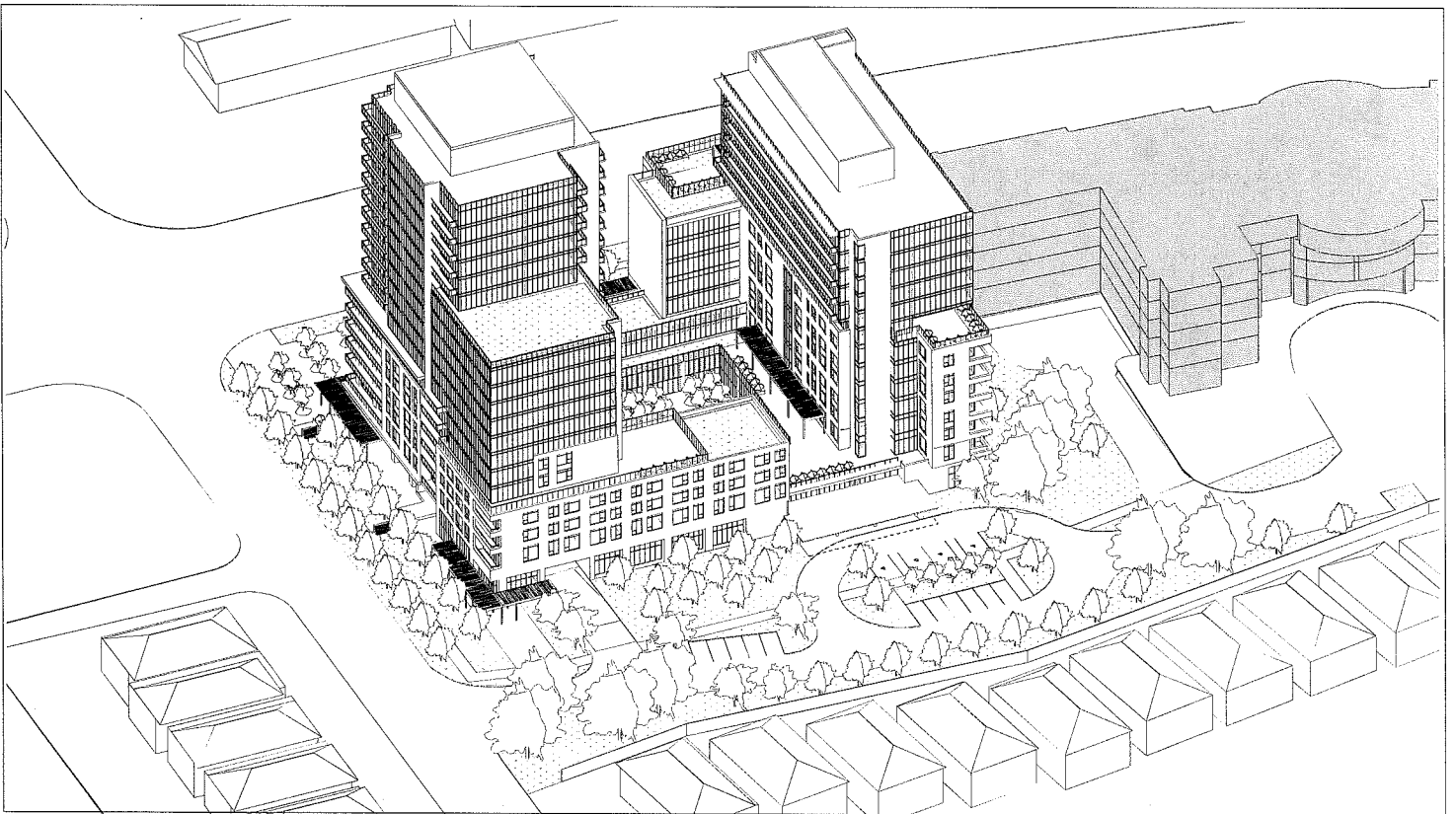
## YEE HONG MISSISSAUGA

5510 MAVIS ROAD,  
MISSISSAUGA, ONTARIO

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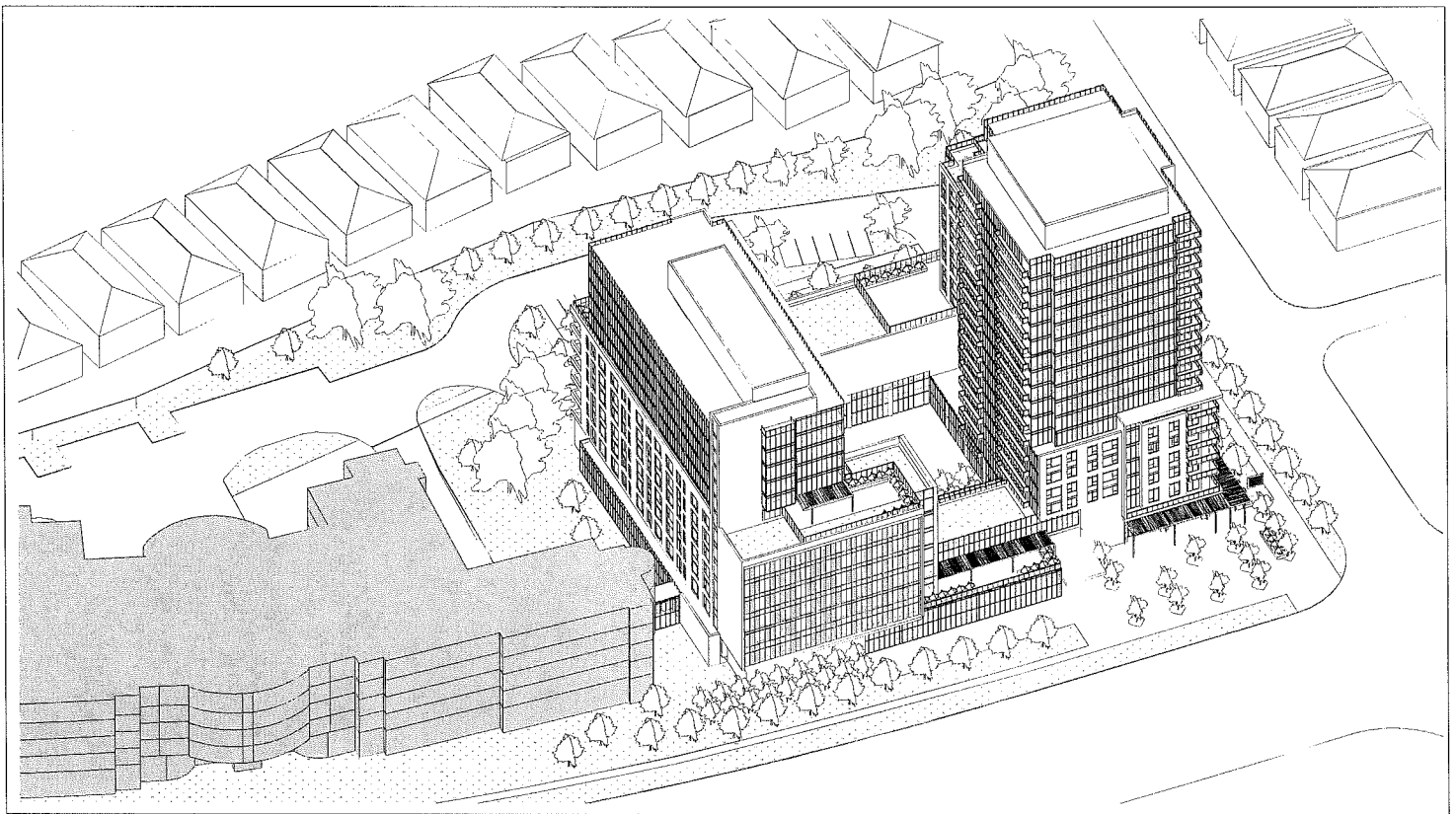
CXT Architects Inc.

## YEE HONG MISSISSAUGA

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MISSISSAUGA, ONTARIO

NORTH WEST BIRDEYE

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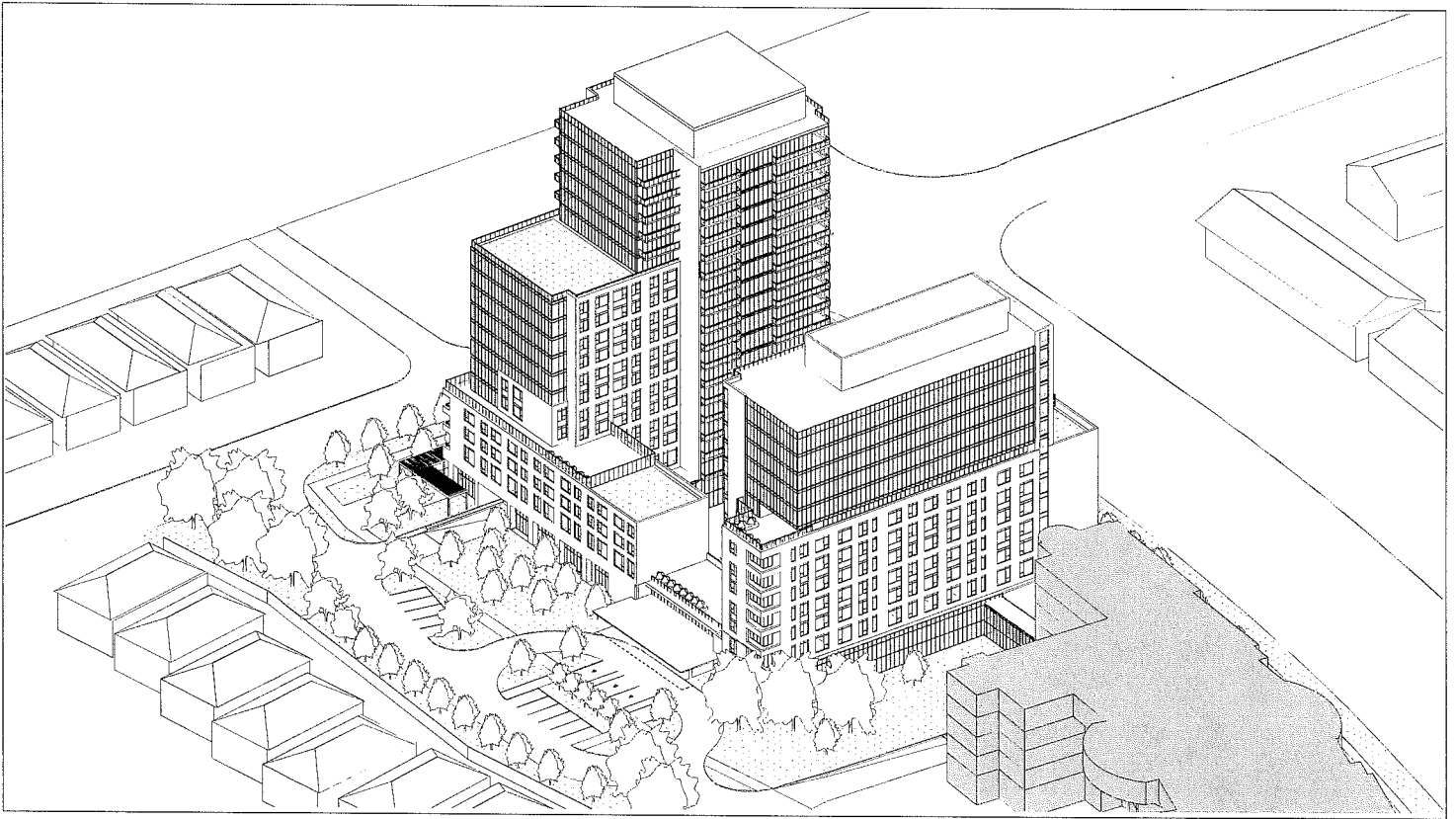
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## YEE HONG MISSISSAUGA

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MISSISSAUGA, ONTARIO

SOUTH EAST BIRDEYE

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CXT Architects Inc.

## YEE HONG MISSISSAUGA

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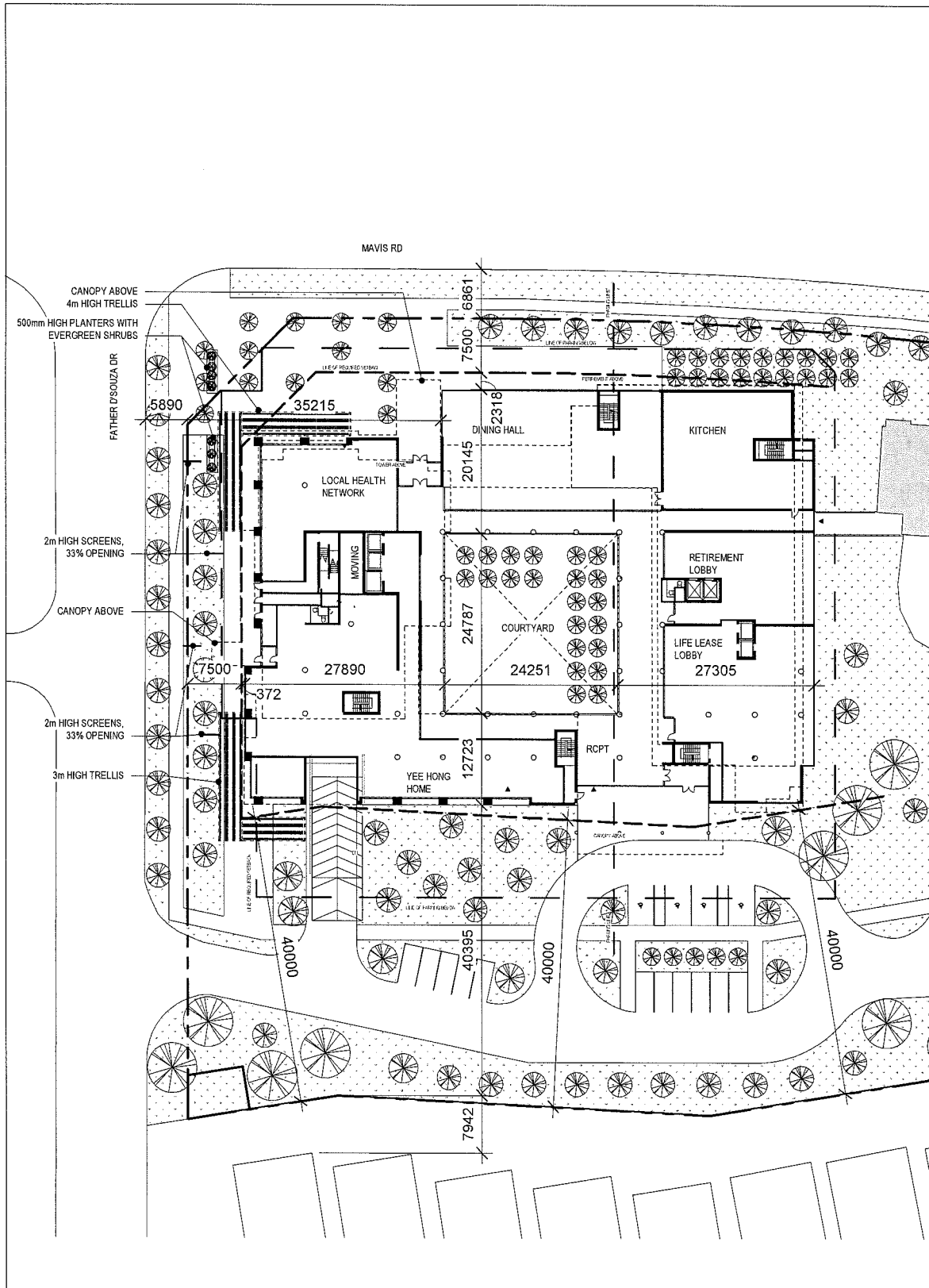
SOUTH WEST BIRDEYE

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## APPENDIX "C"

### Key Floorplans and Site Plan





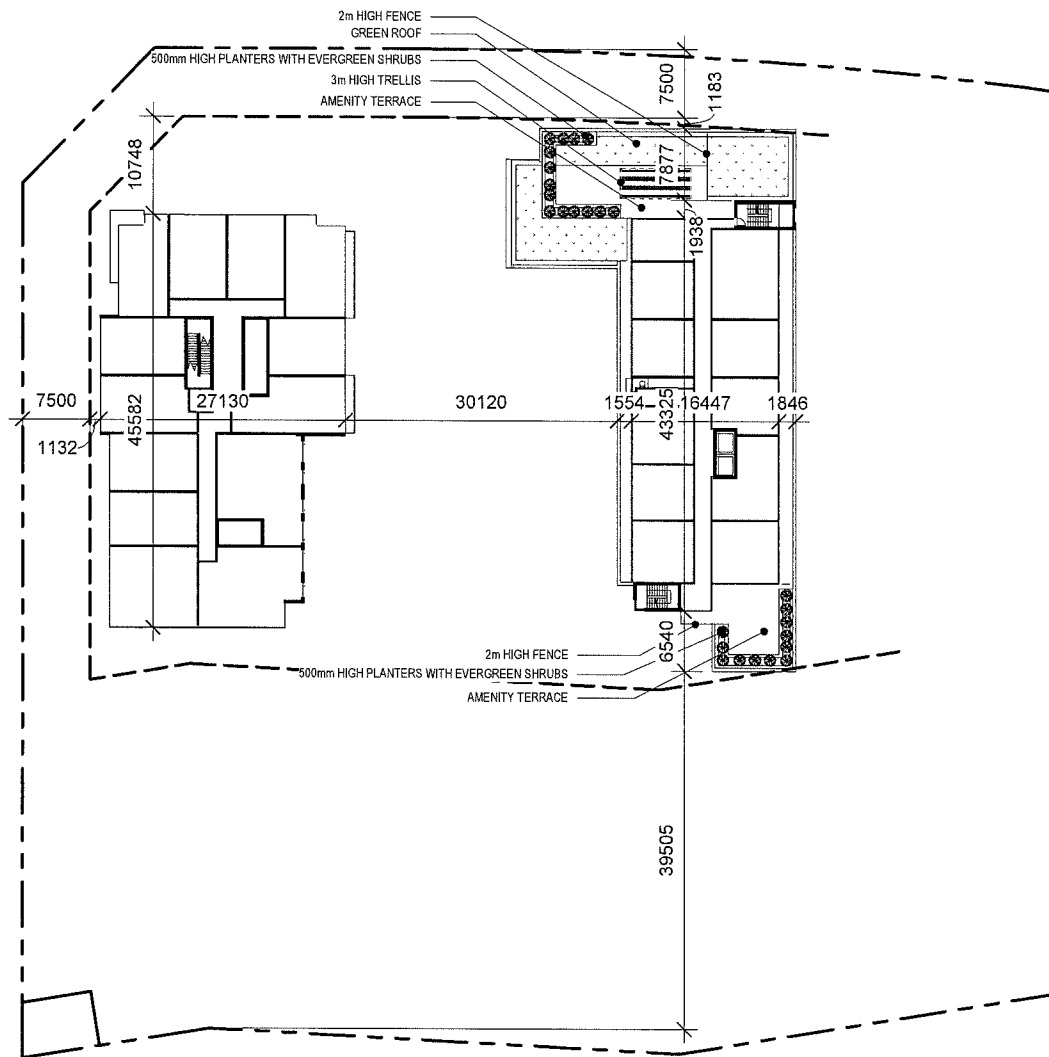
CXT Architects Inc.

## YEE HONG MISSISSAUGA

5510 MAVIS ROAD,  
MISSISSAUGA, ONTARIO  
GROUND FLOOR PLAN

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CXT Architects Inc.

## YEE HONG MISSISSAUGA

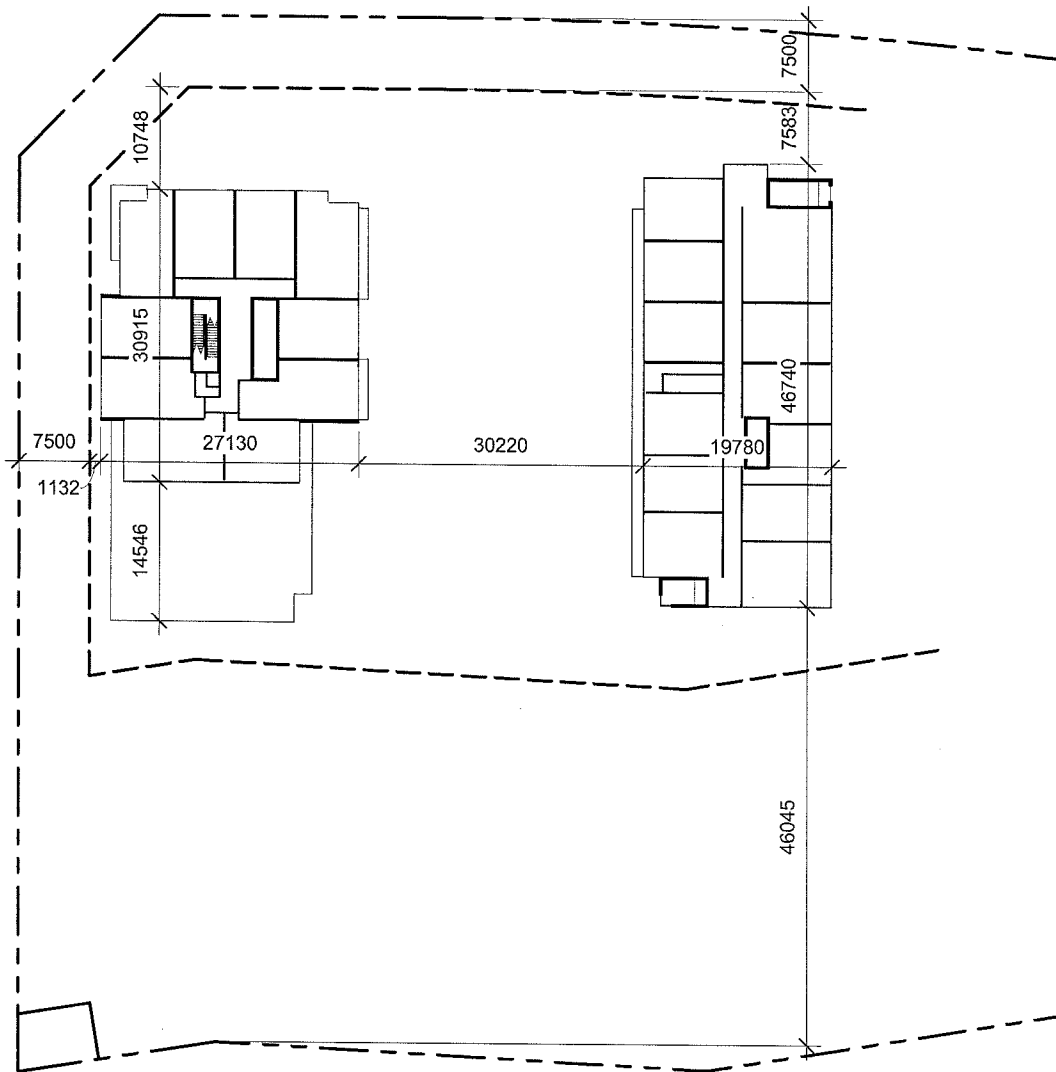
5510 MAVIS ROAD,  
MISSISSAUGA, ONTARIO

8TH-12TH FLOORS BUILDING A, 8TH FLOOR  
BUILDING B

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2018-10-05 3:51:47 PM  
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07



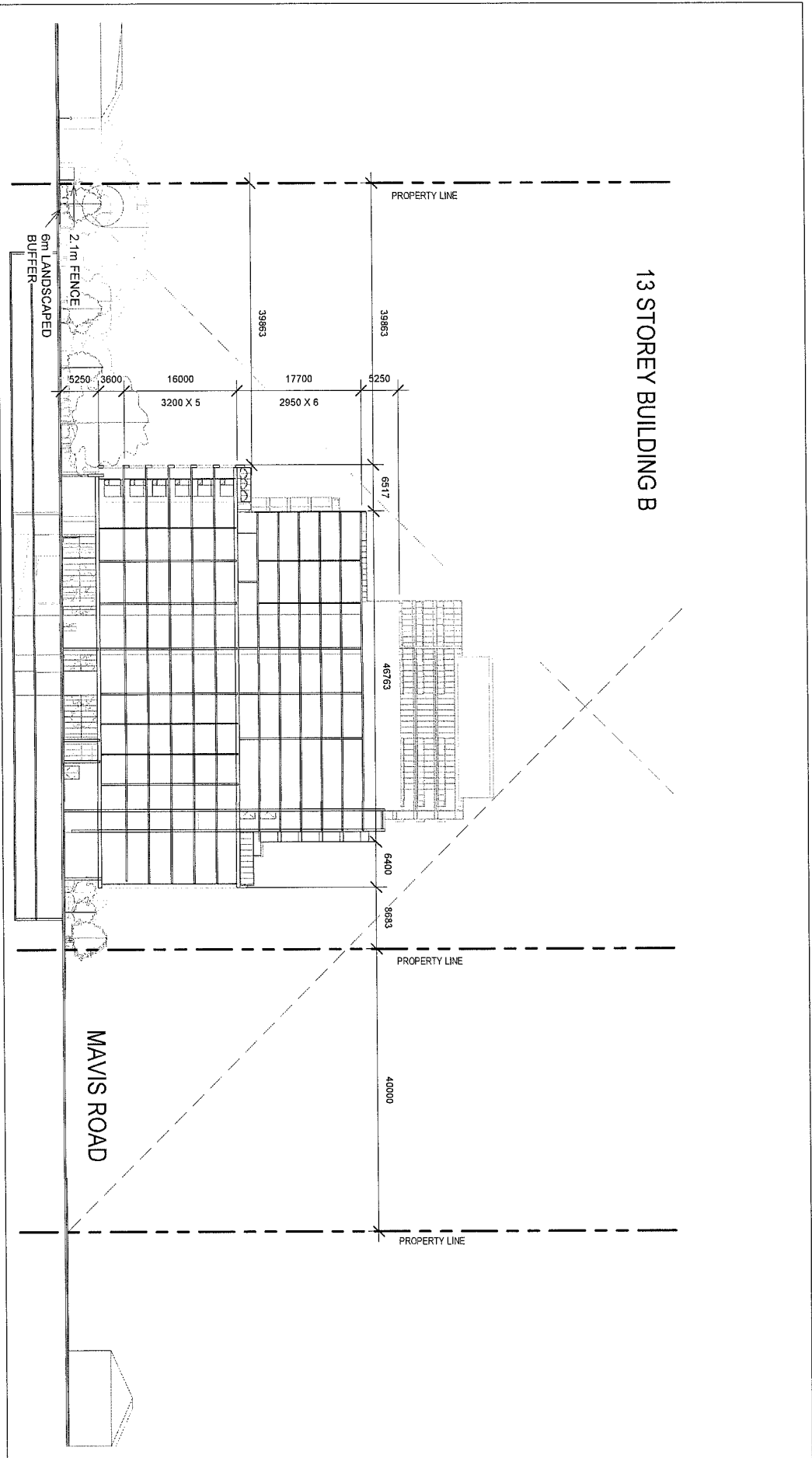
CXT Architects Inc.

## YEE HONG MISSISSAUGA

5510 MAVIS ROAD,  
MISSISSAUGA, ONTARIO  
13TH-18TH FLOORS BUILDING A, 9TH-13TH  
FLOORS BUILDING B

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16470



CXT Architects Inc.

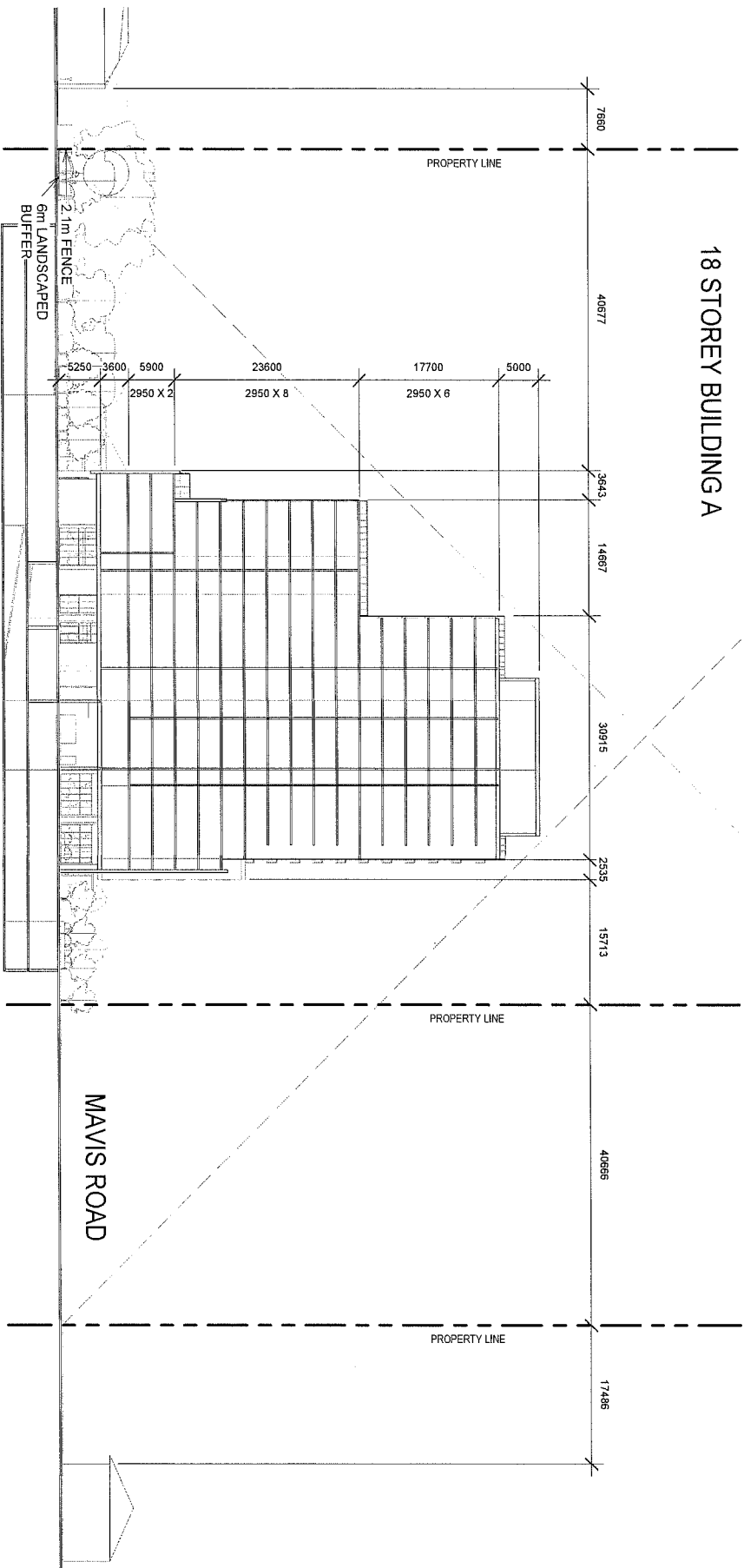
YEE HONG MISSISSAUGA

5510 MAVIS ROAD,  
MISSISSAUGA, ONTARIO

SITE SECTION BUILDING B

1 : 500  
2018-10-05 3:57:28 PM  
16470

# 18 STOREY BUILDING A



YEE HONG MISSISSAUGA



CXT Architects Inc.

5510 MAVIS ROAD,  
MISSISSAUGA, ONTARIO

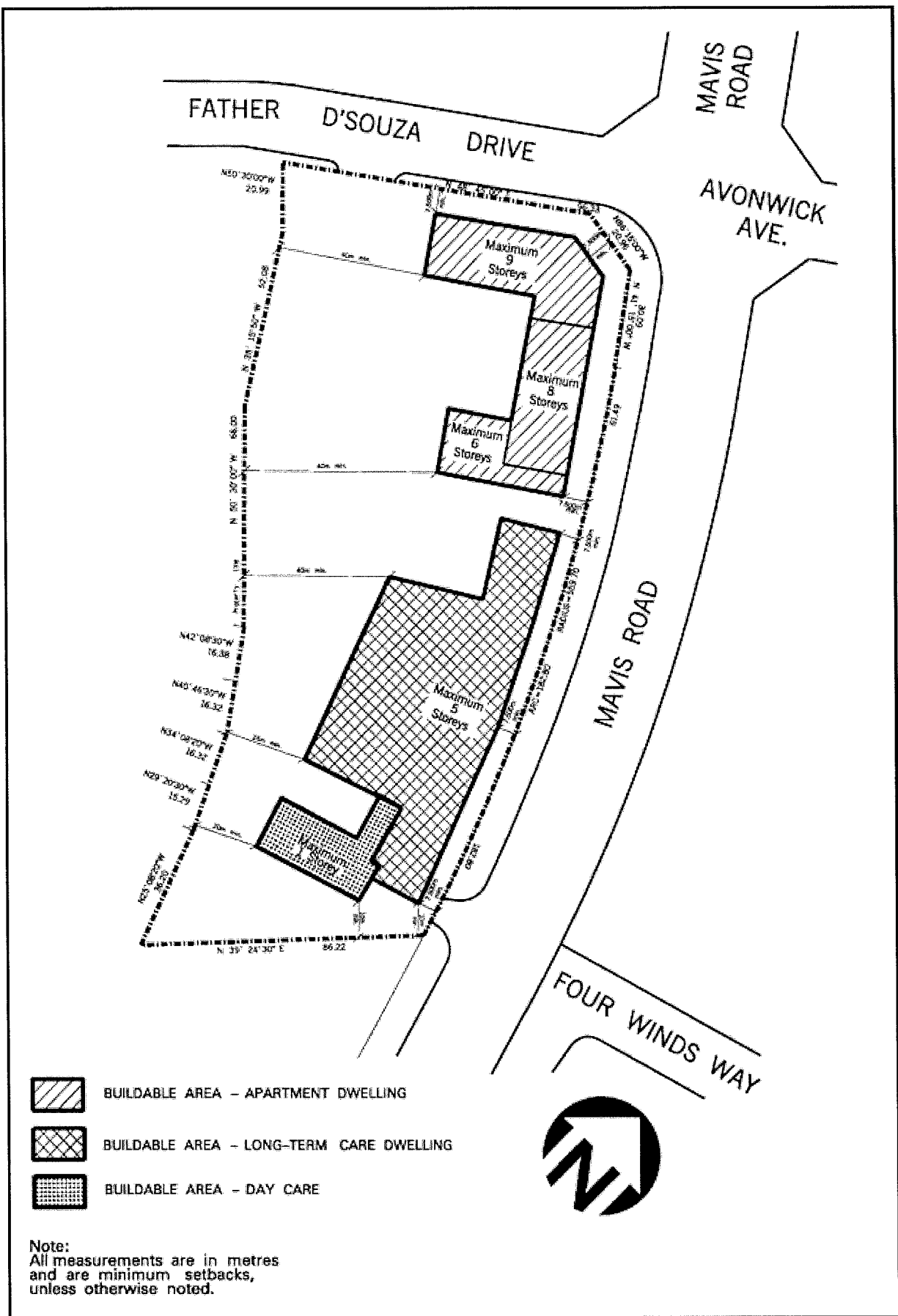
SITE SECTION BUILDING A

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## APPENDIX "D"

### Existing Site Zoning

4.15.3.24	Exception: RA2-24	Map # 37W	By-law:
In a RA2-24 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
4.15.3.24.1	(1)	Day care, beauty salon, pharmacy and community centre accessory to a long-term care dwelling	
<b>Regulations</b>			
4.15.3.24.2		Maximum number of beds in a long-term care dwelling	200
4.15.3.24.3		Maximum number of apartment dwelling units	212
4.15.3.24.4		Minimum percentage of apartment dwelling units that are one-bedroom	70%
4.15.3.24.5		Minimum floor space index - apartment dwelling zone	1.00
4.15.3.24.6		Maximum floor space index - apartment dwelling zone	1.75
4.15.3.24.7		Maximum gross floor area - apartment dwelling zone of a long-term care dwelling	18 000 m <sup>2</sup>
4.15.3.24.8		Gross floor area - apartment dwelling zone of a long-term care dwelling shall include the gross floor area - non-residential of a day care and community centre within a long-term care dwelling	
4.15.3.24.9		Maximum gross floor area - apartment dwelling zone of an apartment dwelling	21 000 m <sup>2</sup>
4.15.3.24.10		Maximum gross floor area - apartment dwelling zone of a one-bedroom apartment dwelling unit	65 m <sup>2</sup>
4.15.3.24.11		Maximum gross floor area - non-residential used for a day care within a long-term care dwelling	645 m <sup>2</sup>
4.15.3.24.12		Maximum gross floor area - non-residential used for a community centre within a long-term care dwelling	2 955 m <sup>2</sup>
4.15.3.24.13		Maximum projection of a balcony, window with or without a foundation or awning outside the buildable area identified on Schedule RA2-24 of this Exception	2.0 m
4.15.3.24.14		Minimum number of resident parking spaces per dwelling unit in an apartment dwelling	0.61
4.15.3.24.15		A parking structure constructed completely below finished grade may project outside the buildable area identified on Schedule RA2-24 of this Exception	
4.15.3.24.16		All site development plans shall comply with Schedule RA2-24 of this Exception	

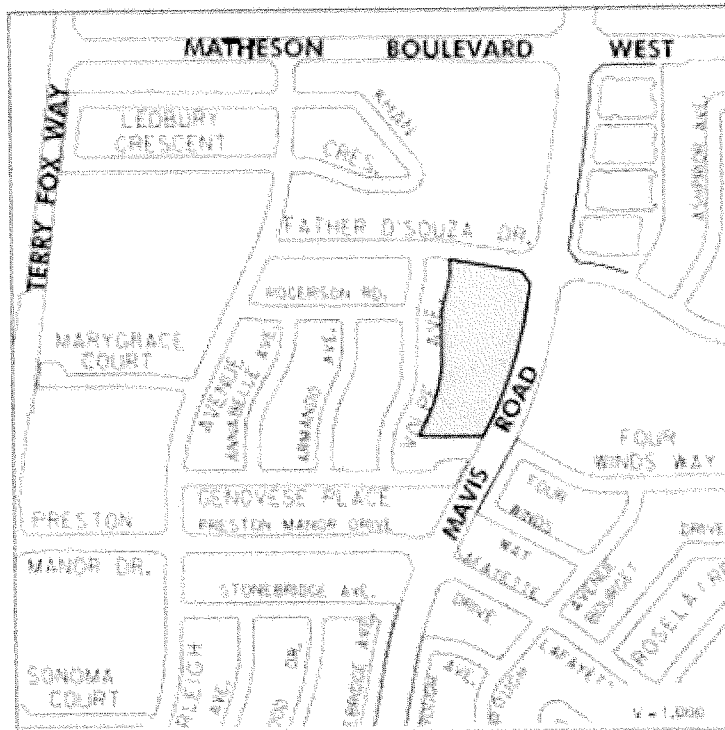




## APPENDIX "E"

### Existing OP Site Policy

16.8.3.7 Site 7



16.8.3.7.1 The lands identified as Special Site 7 are located on the west side of Mavis Road, north of Preston Manor Drive.

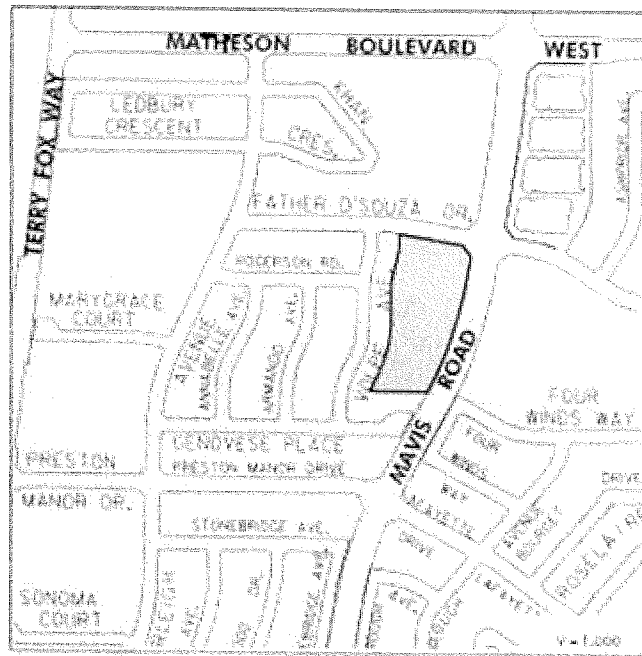
16.8.3.7.2 Notwithstanding the provisions of the Residential High Density designation, development of the property will be permitted up to a maximum floor space index (FSI) of 1.75.

## APPENDIX “F”

Proposed OPA

### 16.8.7.3

#### SITE 7

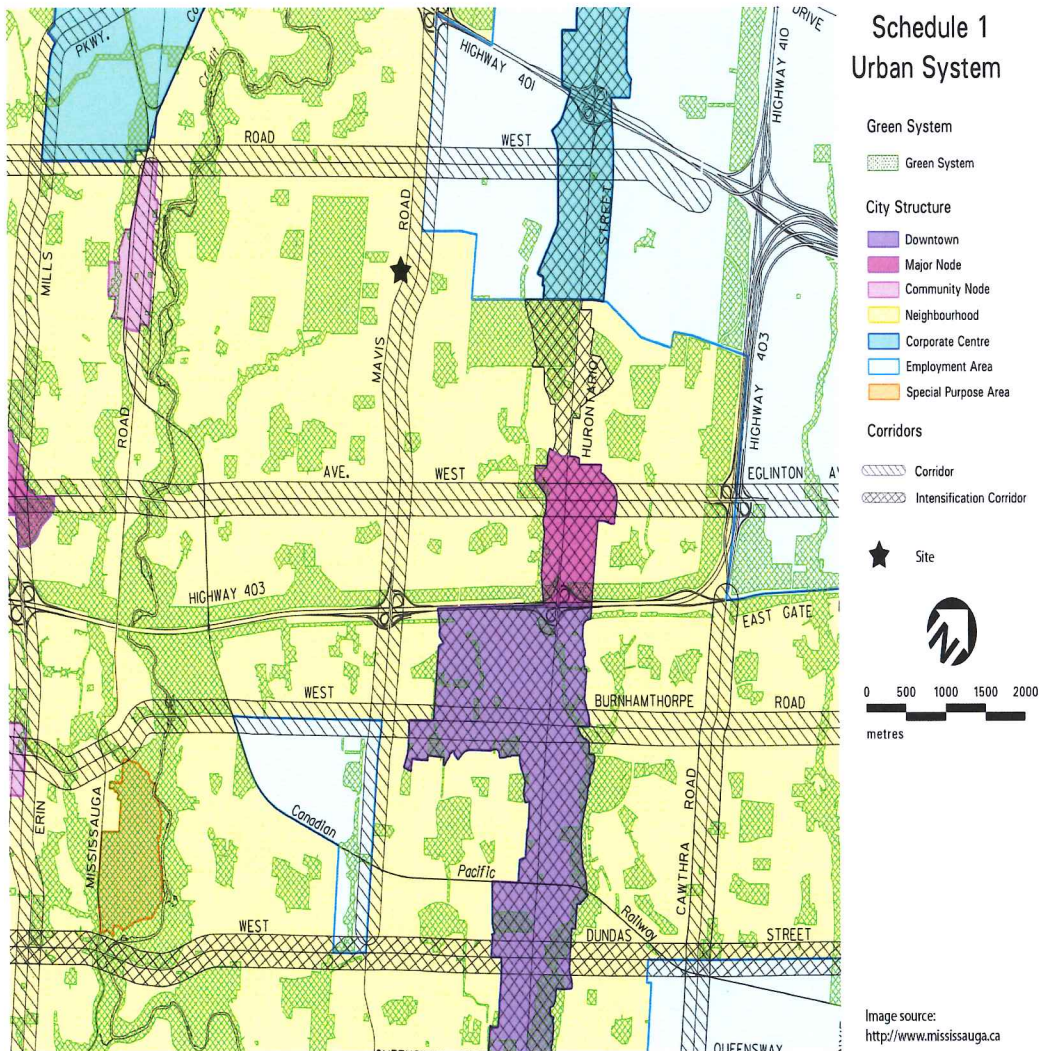


16.8.3.7.1 The lands identified as Special Site 7 are located on the southwest corner of Father D'Souza Drive and Mavis Road.

16.8.3.7.2 Notwithstanding the policies of this Plan, development will be permitted up to a maximum **floor space index (FSI)** of 2.40 with a maximum height limit of up to 18 stories provided that any portion of the development above 13 storeys shall consist of one single building with a floor plate not exceeding 750 m<sup>2</sup> and be positioned on the northwest portion of the site closest to the intersection of Mavis Road and Father D'Souza Drive. A hospice, accessory offices, personal service establishments and a retail store will also be permitted.

## APPENDIX "G"

### Key Mississauga OP Map Schedules



# Schedule 1b Urban System - City Structure

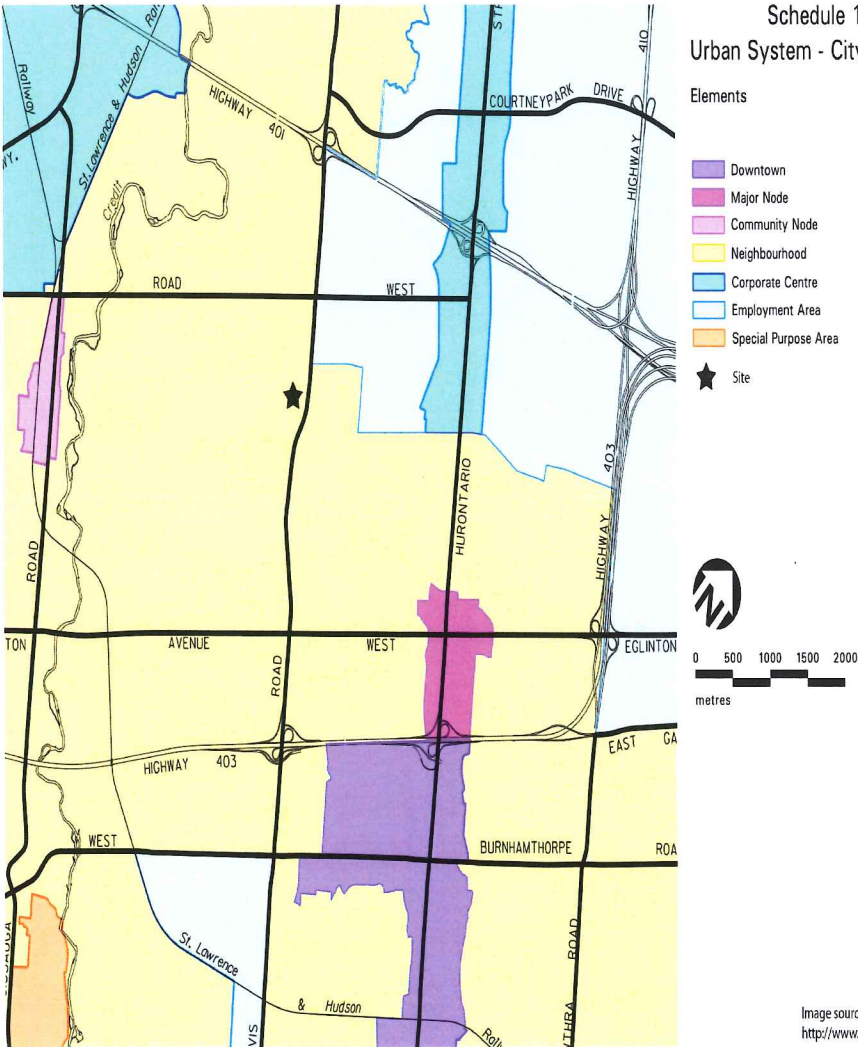
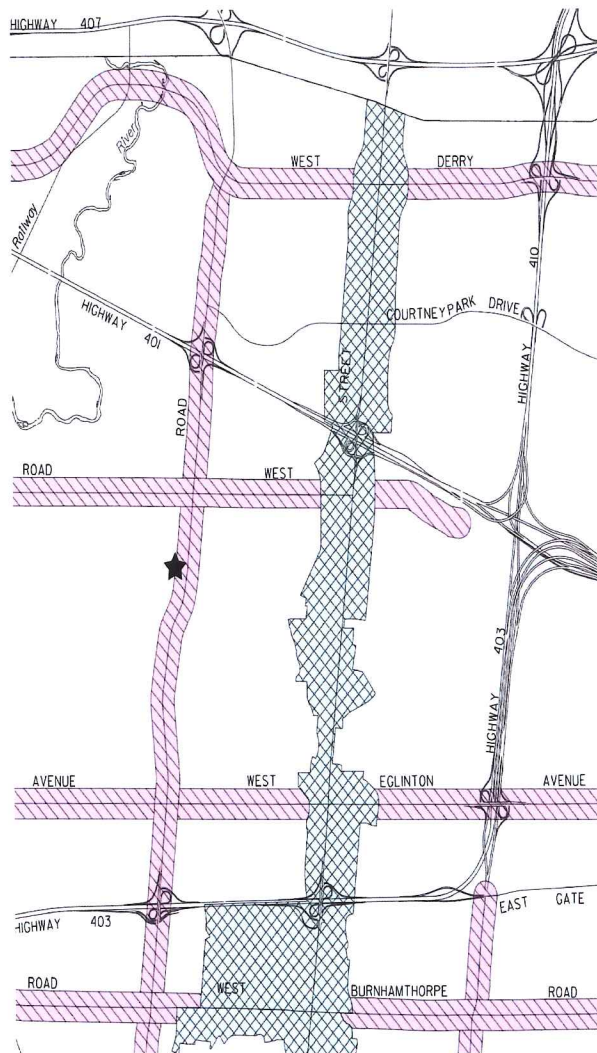


Image source:  
<http://www.mississauga.ca>



## Schedule 1c Urban System - Corridors



0 500 1000 1500 2000  
metres

 Corridor

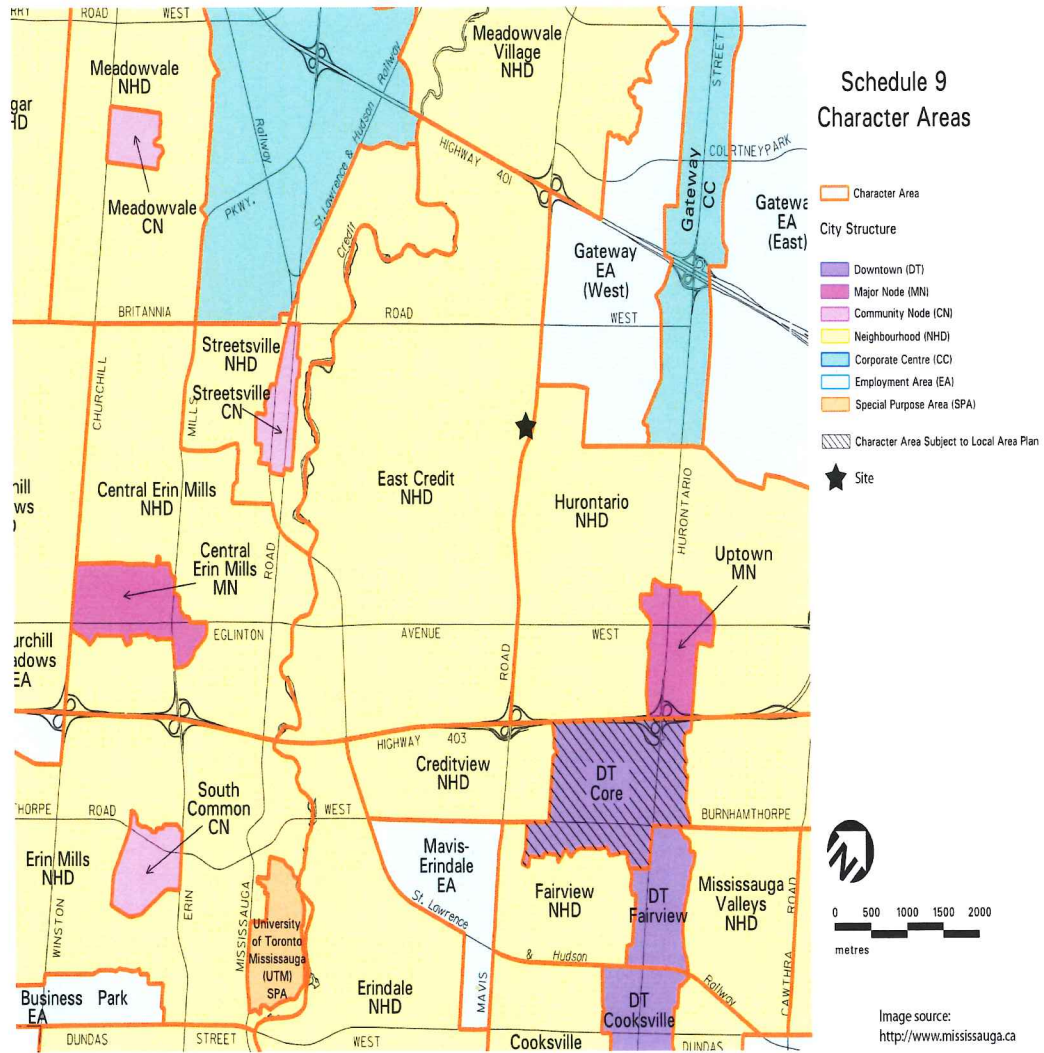
 Intensification Corridor

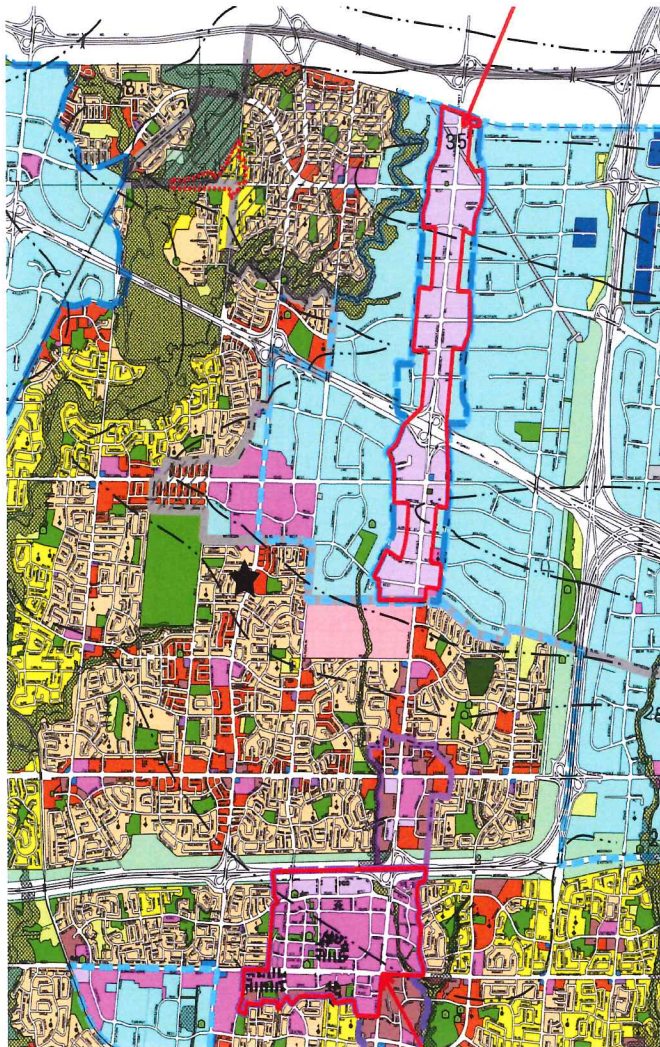
 Site

Image source:  
<http://www.mississauga.ca>



## Schedule 9 Character Areas





## Schedule 10

### LAND USE DESIGNATIONS

	Residential Low Density I		Airport
	Residential Low Density II		Institutional
	Residential Medium Density		Public Open Space
	Residential High Density		Private Open Space
	Mixed Use		Greenlands
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		Special Waterfront
	Business Employment		Partial Approval Area
	Industrial		

### BASE MAP INFORMATION

	Heritage Conservation District		Civic Centre (City Hall)
	1996 NEP/2000 NEF Composite Noise Contours		City Centre Transit Terminal
	LBPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LBPIA Operating Area		Public School
	Natural Hazards		Catholic School
			Hospital
			Community Facilities

### City Structure

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		Special Purpose Area
	Neighbourhood		Site

Image source:  
<http://www.mississauga.ca>