



MISSISSAUGA

NOTICE OF PASSING AN OFFICIAL PLAN AMENDMENT Subsection 17(24) of the Planning Act

File Number: **OPA 99**
Municipality: City of Mississauga
Subject Lands: Southwest corner of Mavis Road and Father D'Souza Drive
Date of Decision: October 23, 2019
Date of Notice: November 1, 2019
Last Date of Appeal: **November 21, 2019**

A decision was made on the date noted above to approve Official Plan Amendment Number **99** to the **Mississauga Official Plan** for the City of Mississauga as adopted by **By-law 0163-2019**.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to amend the Special Site 7 policies in the East Credit Neighbourhood Character Area to permit development higher than four storeys on a Residential High Density site in a Neighbourhood and to increase the permitted floor space index. A copy of By-Law 0163-2019 adopting this Amendment is attached. A copy of the Official Plan Amendment in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices.

When and How to File An Appeal

Any appeal to the Local Planning Appeal Tribunal must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$300.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal, a copy of an appeal form is available from the LPAT website at www.elto.gov.on.ca.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from **Jonathan Famme of the City of Mississauga, Planning and Building Department at (905) 615-3200 X4229.**

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

Amendment No. 99
to
Mississauga Official Plan

By-law No. 0163-2019

A by-law to Adopt Mississauga Official Plan Amendment No. 99

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 99, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes to Special Site 7 in the East Credit Neighbourhood Character Area to permit development higher than four storeys;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 99 to Mississauga Official Plan, is hereby adopted.


OCT 23 2019

ENACTED and PASSED this _____ day of _____, 2019.

Signed


MAYOR

Signed


CLERK

Amendment No. 99
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 99.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Notice of Motion dated October 7, 2019 and the Planning and Building Department report dated August 23, 2019 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to amend the Special Site 7 policies in the East Credit Neighbourhood Character Area to permit development higher than four storeys on a Residential High Density site in a Neighbourhood and to increase the permitted floor space index.

LOCATION

The lands affected by this Amendment are located on the west side of Mavis Road, south of Matheson Boulevard West. The subject lands are located in the East Credit Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Residential High Density, Special Site 7, East Credit Neighbourhood Character Area, which permits apartment dwellings up to four storeys, special needs housing, and also permits development up to a maximum floor space index (FSI) of 1.75.

An amendment is required to increase the permitted height to allow an 18 storey senior's apartment dwelling, an 13 storey retirement dwelling/senior's apartment dwelling, to retain the existing five storey long-term care dwelling, and to increase the floor space index (FSI) to 2.40.

See Appendix II for the Notice of Motion.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.8.3.7, Site 7, Special Site Policies, East Credit Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Sections 16.8.3.7.1 and 16.8.3.7.2 and replacing with the following:

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, the following additional policies will apply:

- a. development of the property will be permitted up to a maximum **floor space index (FSI)** of 2.40;
- b. one building with a maximum height of 18 storeys will be permitted, provided that the building is located at the northeast corner of the site and any portion of the development above 13 storeys will consist of one single building with a maximum floor plate size of 750 m²;
- c. one building with a maximum height of 13 storeys; and,
- d. offices, personal service establishment and a retail store shall be permitted accessory to the Residential High Density uses permitted on this site.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 13, 2019.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 24, 2019 in connection with this proposed Amendment.

Two residents spoke at the Public Meeting noting concerns with traffic and parking. The Planning and Building Department report dated May 31, 2019 was received for information along with the two oral submissions. All comments received have been addressed in the Planning and Building Department report dated August 23, 2019 attached as Appendix II.

4.3. RECOMMENDATION REPORT (WARD 6) - Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing 5 storey long term care home - 5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive - Owner: Yee Hong Centre for Geriatric Care
File: OZ 19/001 W6 - Bill 139

NOTICE OF MOTION – October 7, 2019

WHEREAS the Recommendation Report dated August 23, 2019 from the Commissioner of Planning and Building recommends the application by Yee Hong Centre for Geriatric Care for Official Plan Amendment to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, cannot be supported;

AND WHEREAS the Provincial Policy Statement directs municipalities to accommodate an appropriate range and mix of residential uses (including housing for older persons) and institutional uses (including long-term care homes) to meet long term needs;

AND WHEREAS the Provincial Growth Plan's policies are based on key principles including building complete communities, prioritizing intensification, and supporting a range and mix of housing options;

AND WHEREAS the Region of Peel Official Plan seeks to provide for the needs of the Region's changing age structure and allow opportunities for residents to live in their own communities as they age, and making available housing for residents with special needs including provision of accessible housing and appropriate support services;

AND WHEREAS Mississauga Official Plan directs that the City will provide opportunities for the production of housing for those with special needs, such as housing for the elderly;

AND WHEREAS the 2016 population of seniors aged 65 plus in Mississauga was 101,780 people (14% of the population), and is projected to more than double by 2041 to 234,220 people (27% of the population);

AND WHEREAS Yee Hong Centre for Geriatric Care is a well-respected non-profit leader in the provision of senior care in the Greater Toronto Area;

AND WHEREAS the Yee Hong Centre for Geriatric Care currently has a waiting list of 416 individuals in Mississauga;

NOW THEREFORE LET IT BE RESOLVED THAT the application by Yee Hong Centre for Geriatric Care for an official plan amendment to permit a maximum of 18 storey seniors' apartment building, a maximum of a 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, be approved, and that staff be directed to prepare the official plan amendment for Council's passage.

City of Mississauga
Corporate Report



Date: 2019/08/23	Originator's file: OZ 19/001 W6
To: Chair and Members of Planning and Development Committee	
From: Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building	Meeting date: 2019/10/07

Subject

RECOMMENDATION REPORT (WARD 6)

Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home

5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive

Owner: Yee Hong Centre for Geriatric Care

File: OZ 19/001 W6

Bill 139

Recommendation

1. That the application under File OZ 19/001 W6, Yee Hong Centre for Geriatric Care, 5510 Mavis Road to amend Mississauga Official Plan to Residential High Density – Site 7 (East Credit Neighbourhood), as amended, to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home in conformity with the provisions outlined in Section 4 of Appendix 1 be refused.
2. In the event of an appeal, that City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend any Local Planning Appeal Tribunal hearing on the subject application under File OZ 19/001 W6, Yee Hong Centre for Geriatric Care, 5510 Mavis Road to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home, in support of the recommendations outlined in the report dated August 23, 2019 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment is not acceptable from a planning standpoint and should not be approved.
3. In the event of an appeal, that City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed

necessary during or before any Local Planning Appeal Tribunal hearing process, however if there is a potential for settlement then a report shall be brought back to Council by Legal Services.

Report Highlights

- The application is seeking to amend the policies of the official plan to allow a an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home in conformity with the provisions outlined in Section 4 of Appendix 1
- It has been concluded that the proposed development is not supportable from a planning perspective for several reasons including height, transition, and lack of conformity to the intent, goals and objectives of the official plan and adverse impacts upon neighbouring lands
- Staff require direction from Council to attend any LPAT proceedings that may take place in connection with the application and in support of the recommendations outlined in this report

Background

A public meeting was held by the Planning and Development Committee on June 24, 2019, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0056 -2019 was then adopted by Council on July 3, 2019.

1. That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Yee Hong Centre for Geriatric Care to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing five storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, be received for information.
2. That two oral submissions be received.

Comments

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan change. All property owners within 120 m (393 ft.) were notified of the application on March 6, 2019. Three written submissions were received.

The public meeting was held on June 24, 2019. Two members of the public made deputations regarding the application. In addition, open houses hosted by Yee Hong and attended by

Councillor Starr and staff, were held on September 11, 2017, September 18, 2017, and January 17, 2018. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on February 22, 2019. A summary of the comments are contained in the Information Report attached as Appendix 1.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in Appendix 2. The application is not consistent with the *Provincial Policy Statement* and does not conform to the *Growth Plan for the Greater Golden Horseshoe*, the *Region of Peel Official Plan* and *Mississauga Official Plan*. An official plan amendment is required to change the designation from Residential High Density – Site 7 (East Credit Neighbourhood) to Residential High Density – Site 7 (East Credit Neighbourhood), as amended.

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

In summary, while both Provincial and City policies support seniors housing the application as proposed cannot be supported for the following reasons:

- The City Structure hierarchy as set out in the official plan does not contemplate 18 storey buildings in neighbourhoods;
- The proposed heights do not respect the surrounding context;
- There is not an appropriate transition to surrounding lands; and,
- The existing permissions for a six to nine storey building are an exception to all of the above and to further increase the building to 18 storeys is not consistent with the goals, objectives and policies of the official plan

Should the applications be approved by Council, the implementing official plan amendment will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

City of Mississauga

Corporate Report



Date: 2019/05/31	Originator's file: OZ 19/001 W6
To: Chair and Members of Planning and Development Committee	
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building	Meeting date: 2019/06/24

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 6)

Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing 5 storey long term care home

5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive

Owner: Yee Hong Centre for Geriatric Care

File: OZ 19/001 W6

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Yee Hong Centre for Geriatric Care to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, be received for information.

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

Yee Hong Centre for Geriatric Care would like to expand their existing operation to include an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home. Although the Zoning By-law currently permits an additional 6 to 9 storey building, the official plan has a maximum floor space index (FSI) of 1.75 on this site, a maximum height of 4 storeys is permitted in Neighbourhoods, and significant growth is directed to the downtown, nodes and intensification

corridors. The applicant is seeking Council's approval to amend the Residential High Density - Special Site 7, East Credit Neighbourhood policies to permit additional height and density in the Official Plan prior to proceeding with separate rezoning and site plan applications.

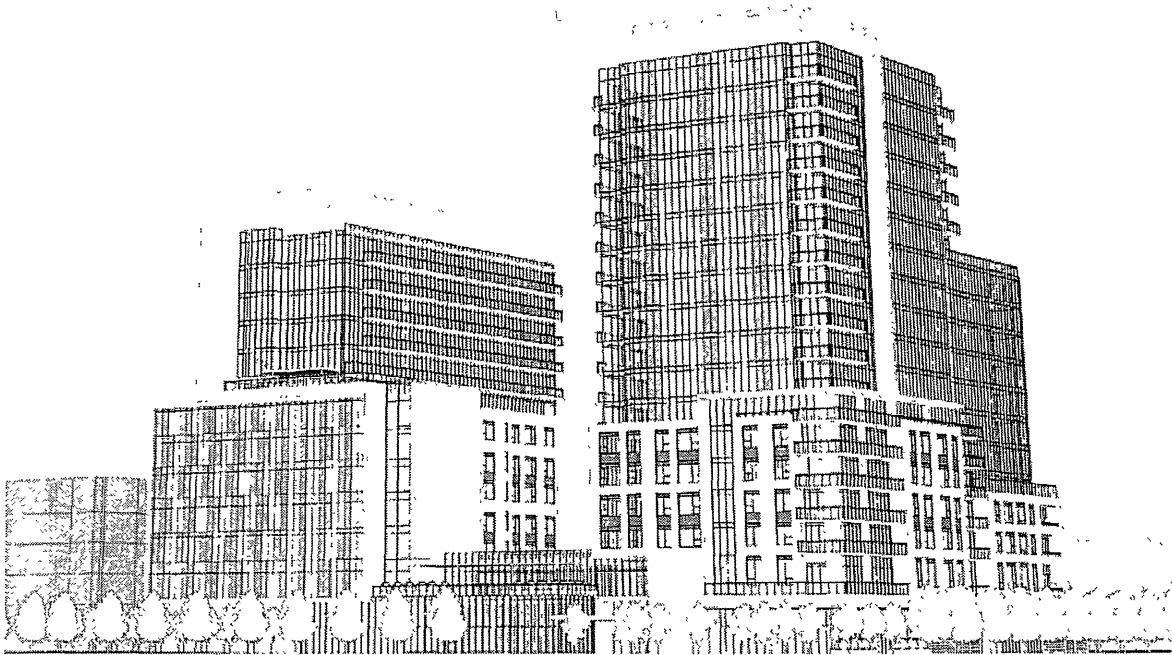
During the ongoing review of this application, staff may recommend different land use policies to implement the proposal.

Comments

The property is located at the southwest corner of Mavis Road and Father D'Souza Drive within the East Credit Neighbourhood Character Area. The site is currently occupied by a five storey long term care home and surface parking lot.



Aerial image of 5510 Mavis Road



Applicant's rendering of the proposed 18 storey seniors' apartment building and 13 storey retirement home/ seniors' apartment building

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement (PPS)*, *Growth Plan for the Golden Horseshoe (Growth Plan)* and *Region of Peel Official Plan (ROP)*. The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is being reviewed for consistency with the PPS and conformity to the Growth Plan and the ROP. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include evaluation of the appropriateness of the proposed height and density, and assessment of comments received through community consultation.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: Yee Hong Centre for Geriatric Care****Table of Contents**

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1. Site History

- August 15, 2001 – Official Plan Amendment and Rezoning, under File OZ 00/047 W6, were approved for a five storey long term care facility with maximum of 200 beds and a six to nine storey seniors' apartment building with a maximum of 212 units
- January 14, 2002 – Site Plan application for a five storey, 200 bed long term care facility approved under File SP 01/121 W6
- June 20, 2007 – Zoning By-law 0025-2007 came into force. The subject lands are zoned RA2-24 (Apartment Dwellings)
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated Residential High Density, Site 7 East Credit Neighbourhood

Town Centre is located two blocks to the north, north of Matheson Boulevard West. The site is currently occupied by a five storey seniors' long term care building and surface parking lot.

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

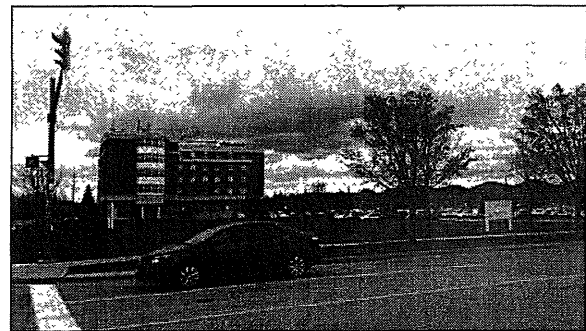


Image of existing conditions facing south
from Father D'Souza Drive

2. Site and Neighbourhood Context

Site Information

The property is located at the southwest corner of Father D'Souza Drive and Mavis Road in a residential neighbourhood containing detached and semi-detached dwellings, and townhomes on the east side of Mavis Road within the East Credit Neighbourhood. A place of religious assembly is located on the north side of Father D'Souza Drive. Heartland

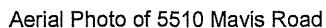
Property Size and Use	
Frontages:	227.95 m (747.87 ft.)
Depth:	110.16 m (361.42 ft.)
Gross Lot Area:	2.23 ha (5.51 ac.)
Existing Uses:	5 storey long term care home

The Neighbourhood Context

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

Demographics

Based on the 2016 census, the existing population of this character area is 65,920 with a median age of this area being 39 (compared to the City's median age of 40). The percentage of the neighbourhood population that are of working age is 72% (15 to 64 years of age), with 16% children (0-14 years) and 12% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 70,900 and 71,600 respectively. The average household size is 4 persons with 57 % of people living in detached homes (higher than the City's average of 38%). The mix of housing tenure for the node is 15,140 units (84%) owned and 2,820 units (16%) rented with a vacancy rate of approximately 0.8%. In addition, the number of jobs within this CA is 5,711. Total employment combined with the population results in a PPJ for the East Credit NHD of 45 persons plus job per ha (18.21 ppj/ac.).



Aerial Photo of 5510 Mavis Road

Other Development Applications

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

Community and Transportation Services

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

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

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

3: Project Details

The applicant proposes to amend the official plan designation to permit development at a maximum floor space index (FSI) of 2.40; a maximum height of 18 storeys; and to permit a hospice, accessory offices, personal service establishments and a retail store. Should the official plan amendment be approved, the applicant will submit a rezoning application to

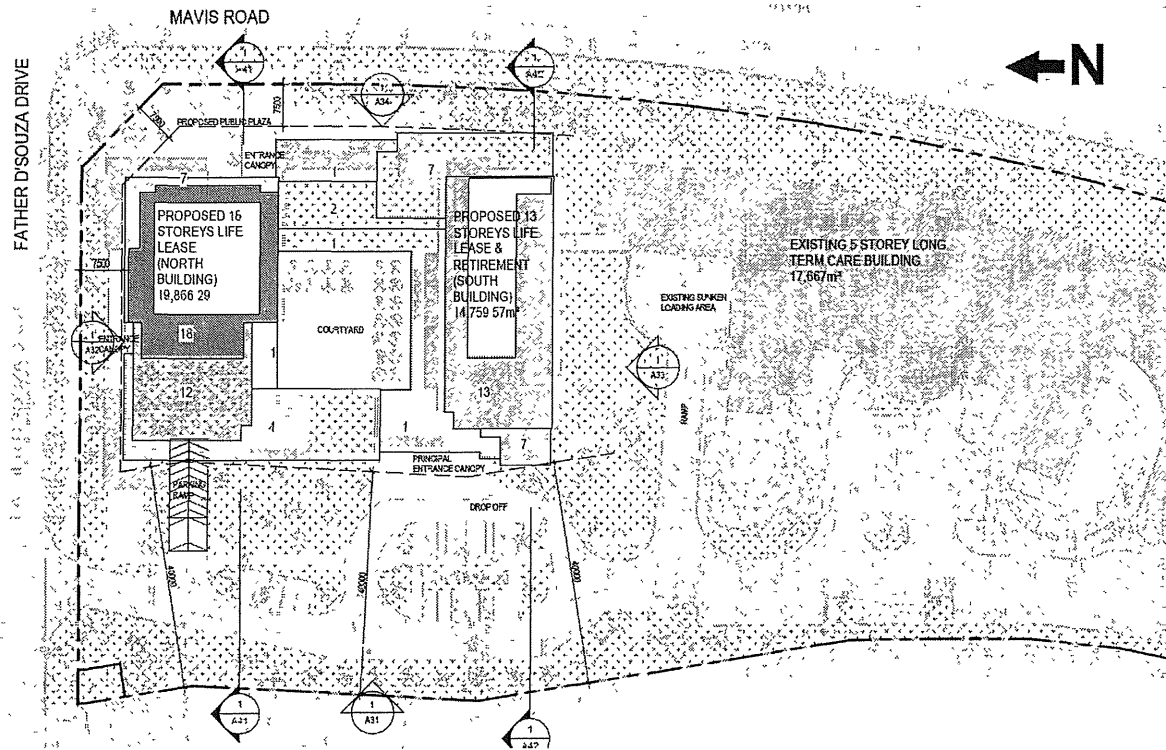
permit an 18 storey senior's apartment building, 13 storey retirement home/senior's apartment building, hospice, and retention of the existing five storey long term care home.

Development Proposal	
Application submitted:	Received: January 24, 2019 Deemed complete: February 19, 2019
Developer/ Owner:	Yee Hong Centre for Geriatric Care
Applicant:	Barry J. Morrison & Associates Ltd.
Number of units:	Not available
Existing Gross Floor Area:	17 667 m ² (190,166 ft ²)
Proposed Gross Floor Area:	34 615.86 m ² (372,602 ft ²)
Total Gross Floor Area:	52 282.86 m ² (562,768 ft ²)
Height:	5 storeys (existing) 18 and 13 storeys (proposed)
Floor Space Index:	2.40
Anticipated Population:	Not available
Parking:	Not available
resident spaces	
visitor spaces	
Total	

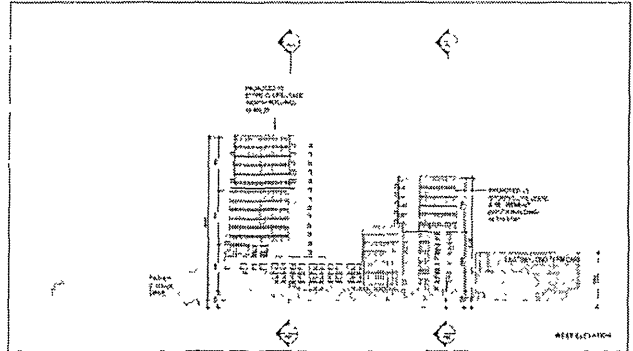
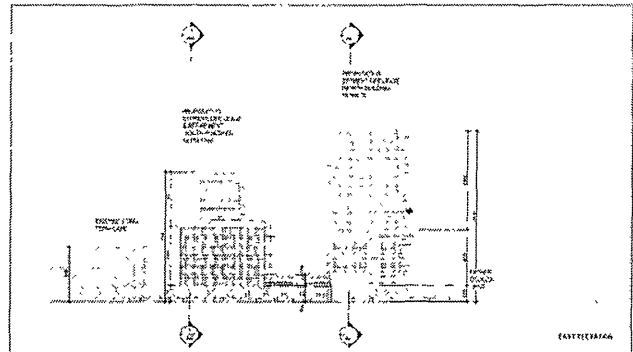
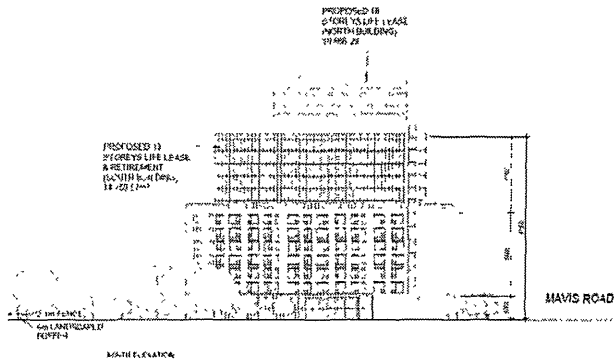
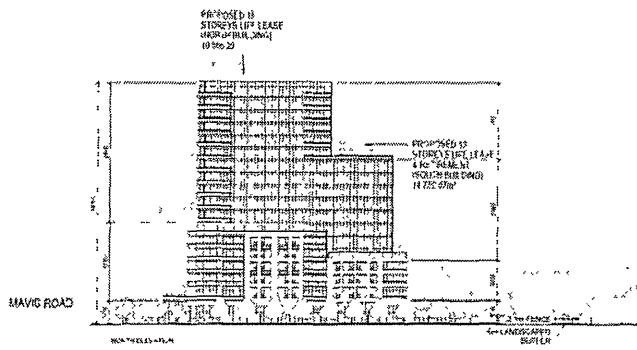
Supporting Studies and Plans

The applicant has submitted the following information in support of the applications:

- Planning Justification Report
- Urban Design Brief
- Soil Investigation
- Phase 1 Environmental Site Assessment
- Geotechnical Investigation
- Qualitative Pedestrian Wind Assessment
- Sun/shadow Study
- Survey



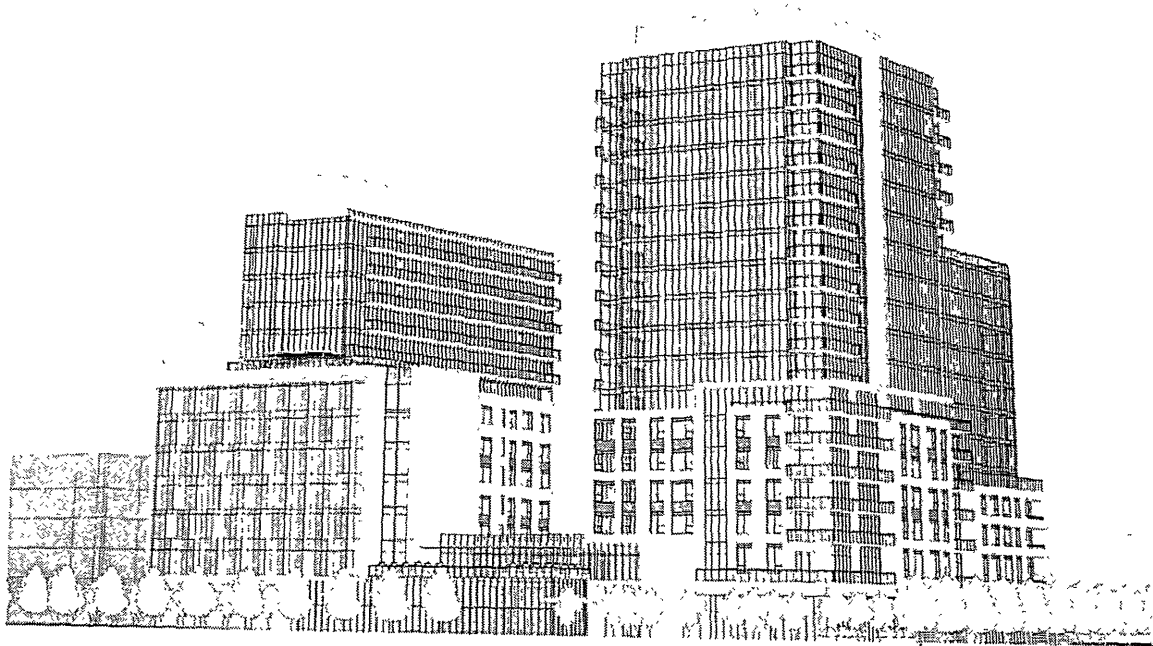
Concept Plan



Elevations

4.3. - 15

Appendix 1, Page 7
File: OZ 19/001 W6



Applicant's Renderings
Mavis Road Frontage (facing southwest)

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

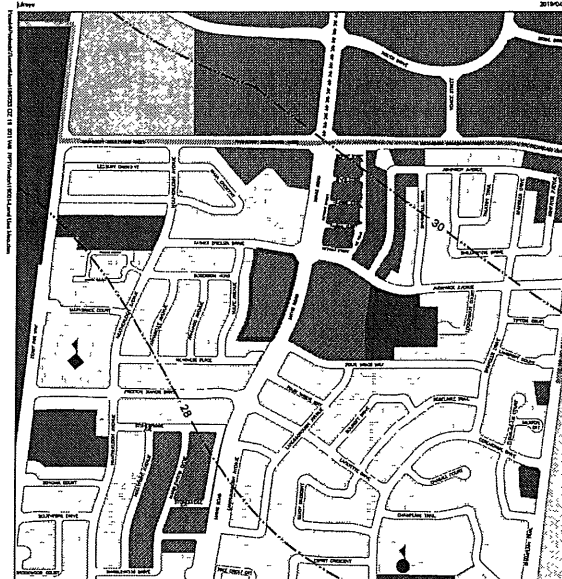
The site is designated **Residential High Density – Site 7 (East Credit Neighbourhood)** which permits apartment dwellings and special needs housing. Site 7 states that notwithstanding the provisions of the Residential High Density designation, development of the property will be permitted up to a maximum floor space index (FSI) of 1.75. The Neighbourhood Character Area policies permit a maximum height of 4 storeys.

Proposed Designation

Residential High Density – Special Site 7, as amended (East Credit Neighbourhood) to permit development at a maximum floor space index (FSI) of 2.40, a maximum height of 18 storeys, provided that any portion of the development above 13 storeys shall consist of one single building with a maximum floor plate of 750 m² (8,073 ft²) and be positioned on the northeast corner of the site, and permit a hospice, accessory offices, personal service establishments and a retail store.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

Excerpt of East Credit Neighbourhood Land Use



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN		BASE MAP INFORMATION		CITY STRUCTURE	
LAND USE DESIGNATIONS		BASE MAP INFORMATION		CITY STRUCTURE	
Residential Low Density I	Alotment	Heritage Conservation District	Down Town	Employment Area	Special Purpose Area
Residential Low Density II	Institutional	Heritage Conservation District	Major Node	Corporate Centre	
Residential Medium Density	Public Open Space	Heritage Conservation District	Community Node	Neighbourhood	
Residential High Density	Private Open Space	Heritage Conservation District	Neighbourhood	Corporate Centre	
Mixed Use	Greenlands	Heritage Conservation District	Corporate Centre	Employment Area	
Convenience Commercial	Partway Belt West	Heritage Conservation District	Corporate Centre	Employment Area	
Major Vehicle Commercial	Utility	Heritage Conservation District	Corporate Centre	Employment Area	
Office	Special Industrial Area	Heritage Conservation District	Corporate Centre	Employment Area	
Business Employment	Partial Appraisal Area	Heritage Conservation District	Corporate Centre	Employment Area	
Industrial		Heritage Conservation District	Corporate Centre	Employment Area	

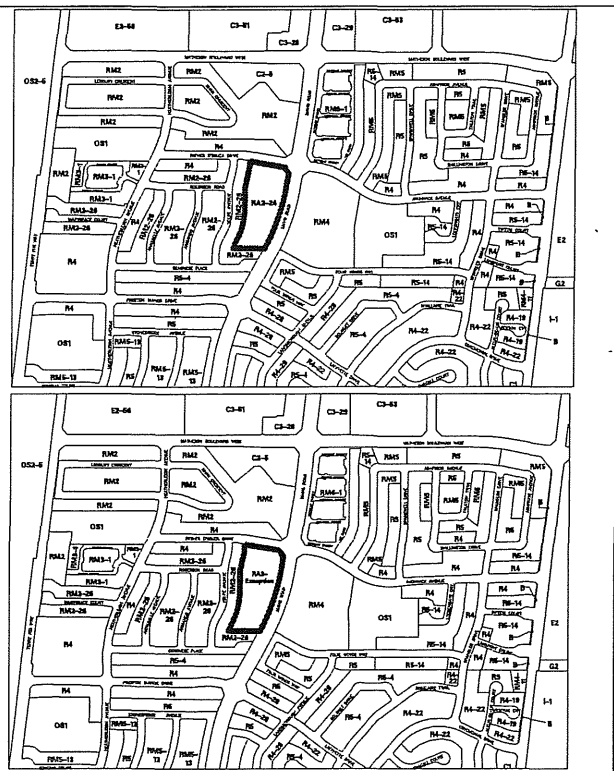
Mississauga Zoning By-law

Existing Zoning

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

Proposed Zoning

The applicant is not proposing an amendment to the zoning by-law at this time. Should the proposed official plan amendment application be approved, they would prepare and submit a future rezoning application.



5. Summary of Applicable Policies

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan. ;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan

evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the city's official plan which is the primary instrument used to evaluate applications. Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is being evaluated for consistency with the PPS.
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	Mississauga Official Plan is in general conformity with the Growth Plan, however, certain aspects are undergoing conformity exercises to reflect the new changes in the Growth Plan	The proposed development is being evaluated with its conformity to the Growth Plan
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
Mississauga Official Plan	<p>The lands are located within the East Credit Neighbourhood Character Area and are designated Residential High Density – Site 7 which permits apartments and special needs housing at a maximum floor space index of 1.75</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. Neighbourhoods will accommodate the lowest densities and building heights, will focus on residential uses and associated services</p> <p>Neighbourhoods are intended to preserve the</p>	The applicant is proposing to change the designation to Residential High Density – Special Site 7, as amended , to permit development at a maximum floor space index (FSI) of 2.40, a maximum height of 18 storeys, and to permit a hospice, accessory offices, personal service establishments and a retail store. This applicant will need to demonstrate consistency with the intent of MOP with regard to the urban hierarchy, intensification, built form and transition policies

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
	character, cultural heritage and livability of the community and provide a range of housing types	
Zoning By-law 225-2007	The lands are currently zoned RA2-24 (Apartment Dwellings).	There is no application to rezone the lands at this time. Should this official plan amendment application be approved, a future rezoning application would be required.

Consistency with *Provincial Policy Statement 2014*

The *Provincial Policy Statement 2014* (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the

proposed development is consistent with PPS and MOP policies (i.e. "OZ 19/001 W6 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency with the PPS Analysis

<i>Provincial Policy Statement</i> (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 19/001 W6 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of Neighbourhoods (as defined in the OP) supports the general intent of the PPS with respect to building strong, healthy communities.	Elements of the PPS are supported through residential intensification, promoting the efficient use of land, facilitating economic growth and providing housing choices within the community. The appropriateness of the proposed level of intensification and built form are being evaluated.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial),	The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is	The area contains a mix of low-rise housing types. The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to appropriate design and sensitivity to the surrounding context.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 19/001 W6 Consistency
institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.	compatible in built form and scale and respects the surrounding development.	
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3 	<p>The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale and respects the surrounding development.</p>	<p>The area contains a mix of low-rise housing types. The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to appropriate design and sensitivity to the surrounding context.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>MOP has identified appropriate locations for intensification including Downtowns, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors (Hurontario Street and Dundas Street), and Major Transit Station Areas.</p> <p>The East Credit Neighbourhood is not within the locations identified above for intensification and is to be regarded as stable residential area where the existing character is to be preserved.</p>	<p>The application will be evaluated in accordance with the Direct Growth policies of MOP.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10)</p>	<p>The proposal is being evaluated on its built-form and compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies. This will be included in the next staff report</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 19/001 W6 Consistency
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable.</p> <p>1.4.3 Planning Authorities shall direct new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.</p>	<p>Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price</p> <p>MOP has directed intensification and growth to areas which can best accommodate it with the necessary infrastructure and services (Intensification Areas) Neighbourhoods are not to be the focus for intensification as services and infrastructure are limited given these areas are considered stable and where the existing character is to be preserved.</p>	<p>This proposal would increase the diversity of housing options for seniors and older persons requiring care.</p> <p>The proposal is being evaluated on its built-form and compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies.</p>
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>.</p>	<p>As outlined in the table, relevant MOP policies are consistent with the PPS.</p>	<p>The intensification of the site for senior's housing and care is supportive of a number of PPS policies. However, the applications are being further evaluated on adherence to a range of specific MOP policies including those related to neighbourhood compatibility, transition, massing and the urban hierarchy</p>

Conformity with Growth Plan 2017

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition,

the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "OZ 19/001 W6 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan

2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity with the Growth Plan Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ 19/001 W6 Conformity</i>
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment.	MOP directs growth to Intensification Areas. The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale and respects the surrounding development.	The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to appropriate design and sensitivity to the surrounding context, as well as challenges to infrastructure and congestion.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP policy 4.5). Further the intent is to develop complete communities in intensification areas such as Community Nodes by promoting an urban form and development that supports public health and active living.	The appropriateness of the building height and density as it relates to implementing the Vision will be further evaluated.
1.2.1 Guiding Principles		
General Statement of Intent for this Section:	The Vision and Guiding Principles of the Growth	The applications are supportive of many Growth Plan

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<p>The policies of this Plan are based on the following principles.</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>Plan are incorporated into MOP, including the following:</p> <p>Section 5 – Direct Growth (addresses prioritizing intensification)</p> <p>Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change)</p> <p>Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities)</p> <p>Section 8 – Creating a Multi-modal City (addresses transportation infrastructure)</p> <p>Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)</p>	<p>principles, however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan.</p>	<p>As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning documents.</p>	<p>The applications will be reviewed accordingly.</p>
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation</p>	<p>The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document.</p>	<p>Growth will be directed to intensification areas.</p> <p>The extent to which growth on this site can be accommodated, within a Neighbourhood outside of the City's Intensification Areas, is being evaluated.</p>
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and</p>	<p>Growth has been planned and directed to appropriate locations and the City supports complete communities through the following</p>	<p>The subject lands are within a Neighbourhood Character Area which allows for limited intensification in accordance with applicable MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
infrastructure, as directed by the upper tier municipality.	<p>sections of MOP.</p> <p>Section 5 – Direct Growth (addresses prioritizing Intensification)</p> <p>Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change)</p> <p>Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities)</p> <p>Section 8 – Creating a Multi-modal City (addresses transportation infrastructure)</p> <p>Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)</p> <p>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated</p>	
<p>Summary of policies within 2.2.1 Managing Growth:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <ol style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2 c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) <p>b. Integrated planning to manage forecasted growth will:</p>	<p>Mississauga's population and employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity, particularly transit and community infrastructure. Housing and job growth will be balanced and phased to ensure that required services and amenities keep pace with development.</p>	<p>The proposal supports this intent by providing proposing a mix of housing options. However, the extent in which density can be appropriately accommodated on site and the adherence of proper built form and transition policies is being evaluated and will be addressed in the next staff report.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1 3.c) iii Support the environment (2.2 1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1 3.e) <p>c The Growth Plan will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii Provides mix of housing options iv Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> <p>4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</p> <ul style="list-style-type: none"> a. encourage intensification generally to achieve the desired urban structure; b. identify the appropriate type and scale of development and transition of built form to 	<p>MOP directs growth to Intensification Areas The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale and respects the surrounding development.</p>	<p>The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to its compatibility with the City's desired urban structure, appropriate design sensitivity and transition to the surrounding context and adjacent areas.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
adjacent areas; c. identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; e. prioritize planning and investment in infrastructure and public service facilities that will support intensification; f. and be implemented through official plan policies and designations, updated zoning and other supporting documents		
2.2.6 Housing		
General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The proposed development provides a range and mix of housing through provision of senior's and long term care housing
Relevant Policies: a. The Region is responsible for preparing a housing strategy (2.2.6 1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock (2.2.6 2)	A diverse range of housing options is encouraged by MOP (MOP Policy 7.2.2). MOP indicates that the City will assist with development of new rental units (MOP policy 7.2.7).	The Region of Peel and the City of Mississauga are working together to address housing issues. The proposed development provides a range and mix of housing through provision of senior's and long term care housing.
5.0 Implementation		
Statement of Intent: Comprehensive municipal implementation is required	MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
to implement the Growth Plan. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan The policies of this section address implementation matters such as. how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.	and municipal levels. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies (MOP policy Section 2.0)	in Section 1.0 of the Mississauga Official Plan.

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development application was circulated to the Region who has advised that in its current state, the application meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 7 of this Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy

complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of this application, some of which are found below. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.6 Section 5.1.7 Section 5.3 Section 5.3.5.1 Section 5.3.5.2 Section 5.5.5.3 Section 5.3.5.5 Section 5.3.5.7 Section 5.4.4 Section 5.4.5 Section 5.4.7	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>City Structure</p> <p>The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development. The City Structure is the basis of the following urban hierarchy:</p> <ul style="list-style-type: none"> • Downtown will contain the highest densities, tallest buildings and greatest mix of uses; • Major Nodes will provide for a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the City; • Community Nodes will provide for a similar mix of uses as in Major Nodes, but with lower densities and heights; • Corporate Centres will provide for employment uses at densities and heights similar to Major Nodes or Community Nodes; • Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities; • Special Purpose Areas are unique areas of the city with densities, building heights and mix of uses related to the unique role these areas play within the city. <p>Neighbourhoods</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>

	Specific Policies	General Intent
		<p>Corridors</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transition in height, built form and density to the surrounding lands.</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit</p>
Chapter 7 Complete Communities	Section 7 2.1 Section 7 2.2 Section 7 2.7	<p>Housing</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. <p>Mississauga will directly assist all levels of government in the provision of rental housing by:</p> <ul style="list-style-type: none"> a. Supporting the efforts of the Region and other local not for profit housing organizations in providing low and moderate income rental housing and accommodation for those with special needs; b. Assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing, and c. Supporting the preservation of the rental housing stock.
Chapter 9 Build A Desirable Urban Form	Section 9.1 1 Section 9.1 3 Section 9.1.5 Section 9.1.10 Section 9.2.2.1 Section 9.2.2.2 Section 9.2.2.3 Section 9.5.1.1 Section 9.5.1.2 Section 9.5 1.3	<p>Mississauga will develop an urban form based on the urban system and the hierarch identified in the city structure as shown on Schedule 1. Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>The city vision will be supported by site development that.</p> <ul style="list-style-type: none"> a. respects the urban hierarchy; b. utilizes best sustainable practices.

	Specific Policies	General Intent
	Section 9.5.1.9	<p>c. demonstrates context sensitivity, including the public realm; d. promotes universal accessibility and public safety; and e. employs design excellence.</p> <p>Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.</p> <p>Tall buildings will generally not be permitted.</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will.</p> <ul style="list-style-type: none"> - respect the scale and character of the surrounding area; - minimize overshadowing and overlook on adjacent neighbours, - preserve mature high quality trees and ensure replacement of the tree canopy; and - be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>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.</p> <p>Development should be compatible and provide appropriate transition to existing and planned development by having regard for the following:</p> <ul style="list-style-type: none"> - the size and distribution of building mass and height; - views, sunlight and wind conditions, - privacy and overlook <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context</p> <p>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.</p>
Chapter 11 General Land Use Designations	Section 11.2.5.2 Section 11.2.5.6 Section 11.2.5.9 Section 11.2.5.11	<p>In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:</p> <ul style="list-style-type: none"> a. residential dwelling; b. accessory office for physicians, dentists, health professionals and drugless practitioners; c. home occupations; d. special needs housing; and e. urban gardening. <p>Lands designated Residential High Density will permit the following uses:</p>

	Specific Policies	General Intent
		<p>a. apartment dwelling. Special needs housing will be in a built form consistent with the dwelling forms permitted by the residential designation.</p> <p>In addition to the uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that:</p> <p>a. it forms an integral part of the ground floor of the building, and b. is oriented to pedestrian use</p>
Chapter 16 Neighbourhoods	Section 16.1.1.1 Section 16.1.1.2 Section 16.8.3.7	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <p>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 hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan</p> <p>East Credit Neighbourhood Site 7</p> <p>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.</p>
Chapter 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands, the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands, there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application, a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

	Specific Policies	General Intent
Chapter 20 Glossary	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. (NOTE: The Mavis Road right-of-way width is 40 metres, and the proposed buildings are 56 metres and 42.5 metres in height making them tall buildings)

6. Community Comments

Pre-application community meetings were held by the Yee Hong Centre for Geriatric Care on September 11, 2017, September 18, 2017 and January 17, 2018. Three written submissions were received, one of which was from 12 residents expressing concerns

The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date:

- Overlook from the proposed towers and loss of privacy were concerns
- The two towers will destabilize the character of the neighbourhood

- The towers will reduce light and increase shadow impacts
- There will be a loss of views
- There was a concern with traffic, on-street parking and access on Father D'Souza Drive
- There will be increased emergency vehicles
- Noise impacts were a concern
- Pollution and disturbance during construction
- There was a concern that the proposal will negatively impact property values
- Urban design/architecture is important to evaluate in addition to height
- Will the site be able to accommodate parking requirements

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (May 3, 2019)	<p>Existing infrastructure consists of a 250 mm (10 in) diameter watermain on Father D'Souza Drive, a 300 mm (11.8 in) diameter watermain on Mavis Road, a 340 mm (13.4 in.) diameter sanitary sewer on Father D'Souza Drive, and 300 mm (11.8 in) diameter sanitary sewer on Mavis Road. This type of development will require a connection to a minimum of 300 mm (11.8 in.) diameter watermain.</p> <p>A satisfactory Functional Servicing Report and Multi-Use Demand Table will be required prior to the approval of a future Rezoning application to determine the proposals impact to the existing system.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense, along with payment of applicable fees, Development Charges and legal costs.</p> <p>The Region of Peel will provide front-end waste collection subject to the site plan satisfying the requirements of the Waste Collection Design Standards Manual</p>
City Community Services Department –Park Planning Section (May 2, 2019)	<p>In comments dated May 2, 2019, Community Services indicated that proposed development is located 210 m from Four Winds Hollow (P-342), zoned OS1 which contains a community play site, a parking lot, a 7V7 soccer field and two unlit tennis courts. Highland View Park (P-432) is located 267 m (876 ft) from the proposed development, zoned OS1 and contains a community play site and parking lot. Braeban Golf Course (P-430) is located 561 m (1,841 ft) from the proposed development and is zoned OS2-5.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>As part of the zoning and site plan process, arrangements shall be made for the preservation of as many of the existing trees on site as possible. It is the landowner's responsibility to ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without prior approval from the Community Services Department - Park Planning Section</p>
City Transportation and Works Department (April 10, 2019)	<p>The Transportation and Works Department has received conceptual drawings in support of the above noted application and has not identified issues at this official plan amendment stage. However, the owner has been advised to provide all the reports and technical details in support of this site redevelopment as part of future rezoning application where the feasibility of the comprehensive proposal will be revised and assessed in terms of municipal infrastructure available to service this site.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Alectra Utilities;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> - Canada Post; - Enbridge Consumers Gas; - Fire Prevention; - Greater Toronto Airport Authority; - Heritage Mississauga; - Mississauga Transit; and, - Rogers Cable,
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada; - Development Services; - Public Art; - Realty Services; - Trillium Health Partners

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's massing, density and height?

Development Requirements

Should this application be approved, there are planning matters such as parking requirements, landscaping, setbacks, amenity area and also engineering matters such as traffic impacts, servicing capacity, and stormwater management that will require evaluation through a future rezoning application.

8. Section 37 Community Benefits (Bonus Zoning)

Should this application be approved by Council, staff will evaluate the provision of community benefits through a future rezoning application.

**Recommendation Report
Detailed Planning Analysis**

Owner: Yee Hong Centre for Geriatric Care

5510 Mavis Road

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1. Community Comments

Comments received relate to character, overlook, shadowing, views, traffic, parking, noise, construction, architecture, and property values. The comments are outlined below followed by responses.

Comment

There will be overlook from the proposed towers and a loss of privacy.

Response

In areas where high density development abuts low density development, a 45 degree angular plane is often used to ensure a gradual transition in height and reduce overlook. The proposed concept plan from the applicant shows that a 45 degree angular plane from the adjacent property line to the west (Volpe Avenue) and east (Mavis Road) can be achieved. The angular plane cannot be met to the north (Father D'Souza Drive) where there are detached dwellings and a place of religious assembly. See Section 6 of this report for further details.

Comment

The towers will destabilize the character of the neighbourhood.

Response

The surrounding neighbourhood is comprised by very flat terrain consisting of one and two storey buildings. The policies within the official plan protect the character of neighbourhoods and only allow limited intensification. Intensification and tall buildings are to be directed to Intensification Corridors

(Huronario Street and Dundas Street), the Downtown, Major Nodes, Community Nodes, Corporate Centres, and Major Transit Station Areas. Staff are of the opinion that permitting an 18 storey and 13 storey building will have a significant impact on the neighbourhood character.

Comment

The towers will reduce light and increase shadow impacts.

Response

The proposed towers will produce increased shadow impacts on the surrounding lands and do not meet the City's criteria within its Standards for Shadow Studies.

Comment

There will be a loss of views as a result of the proposed development.

Response

While a determination of the appropriateness of tall buildings in this area is a valid consideration, which could directly impact views, existing views are not of themselves a matter that can be protected against change.

Comment

There will be increased traffic on Father D'Souza Drive and on-street parking resulting from the proposed development.

Response

The current application is for an official plan amendment only, to determine the high level planning policies and vision. There was no traffic study submitted with this application. Should the

official plan amendment be approved, a separate application would be required to rezone the lands, and a traffic study would be required at that time. On-street parking is currently permitted on Father D'Souza Drive and cannot be reserved for particular residents/users over others.

Comment

There will be an increase in emergency vehicles in the area.

Response

An increase in emergency vehicles entering and exiting the site would be evaluated as part of a traffic study at the time of rezoning.

Comment

There will be noise disturbances to area residents.

Response

Noise related to any possible future construction related to development of the lands is subject to the City's noise by-law which prohibits noise between 7:00 p.m. and 7:00 a.m. and on Sundays and statutory holidays. Noise related to sirens of emergency vehicles cannot be regulated.

Comment

Pollution and disturbance to neighbours will occur during construction.

Response

Any future construction would require a construction management plan including watering to keep dust down and measures to mitigate mud-tracking.

Comment

Property values will be negatively impacted.

Response

The subject lands currently permit seniors' apartments and long term care home. Property values are unlikely to be impacted.

Comment

Attention to design and architectural considerations are important considerations in addition to height.

Response

Should both the subject application and a future rezoning application be approved, architecture and design will be assessed through a separate site plan application prior to any building permit being issued.

Comment

Concern whether the site will be able to accommodate required parking.

Response

Proposed parking is not known at this time. Parking provision is required in accordance with the City's Zoning By-law. Should this application be approved, conformance with the required parking rates and any proposed reduction in parking rates will be assessed through a future rezoning application.

2. Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

Section 1.1.3.3 of the PPS states that Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 5 of Mississauga Official Plan (MOP) (Direct Growth) has policies that designate Intensification Areas (the

Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas) as the focus for intensification.

Section 9 of MOP (Build a Desirable Urban Form) has a range of policies that encourage an urban form that respects the urban hierarchy and city structure and provide appropriate transitions to neighbouring uses.

Section 1.1.1(b) and 1.4.1 of the PPS states that Planning authorities shall provide for an appropriate range and mix of housing, including affordable housing and housing for older persons.

Section 7.2 of MOP (Housing) has policies encouraging a range of housing choices by type, tenure, and price and special needs including housing for the elderly.

The relevant MOP policies in this report are consistent with the PPS.

4. Conformity with Growth Plan

Section 2.2.2.4 (b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 9.2.1 *Intensification Areas* of MOP states that Intensification Areas are the principal location for future growth. They are planned areas within the municipality where the City has identified the appropriate type and scale of development.

Section 9.2.2 states that Non-Intensification Areas (Neighbourhoods, Employment Areas; Special Purpose Areas and Corridors) will experience limited growth and change and intensive growth will not be directed to them. They will have lower densities, lower building heights and more homogeneous land uses than Intensification Areas.

The relevant MOP policies in this report conform with the *Growth Plan for the Greater Golden Horseshoe*.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this application.

5. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3 direct development and redevelopment to the Urban System to conserve the environment, achieve sustainable development, establish healthy complete communities and intensification in appropriate areas that efficiently use land, services, and infrastructure, while taking into account the characteristics of existing communities.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and

design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that growth will be directed to Intensification Areas that will promote a desirable urban form that supports transit.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

6. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the East Credit Neighbourhood Character Area, to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- *Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*

- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

The subject site is designated **Residential High Density – Site 7 (East Credit Neighbourhood)**, which permits apartments and special needs housing. Site 7 states that the property may be developed to a maximum floor space index (FSI) of 1.75. The neighbourhood character area policies permit a maximum height of four storeys.

Land Use

The official plan permits special needs housing in all residential designations. The plan also states that Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price, and the production of housing for those with special needs, such as housing for the elderly. Regarding the test of whether the lands are suitable for the proposed uses and compatible with existing and future uses of the surrounding lands, the proposed seniors' apartments, retirement home, hospice and existing long term care home are all suitable for the lands and compatible with the surrounding lands. There is no issue with land use as staff fully supports the existing and proposed uses and the valuable work that the Yee Hong Centre provides to the community.

Directing Growth

The Official Plan has a defined City Structure to recognize the different functions that various areas of the City serve and to establish a planning framework to guide development. The City Structure is based upon the following urban hierarchy:

- Downtown – containing the highest densities, tallest buildings and greatest mix of uses;



Downtown

- Major Nodes – providing a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the City;



Major Nodes

- Community Nodes – providing for similar mix of uses as Major Nodes, but with lower densities and heights;



Community Nodes

- Corporate Centres – providing employment uses at densities and heights similar to Major Nodes and Community Nodes;



Corporate Centres

- Neighbourhoods and Employment Areas - accommodating the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities;



Neighbourhoods



Employment Areas

- Special Purpose Areas – with densities, building heights and mix of uses related to the unique role these areas play within the city

The subject site is located within a designated Neighbourhood (East Credit) in terms of the official plan's city structure hierarchy. The official plan policies state that Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. A maximum building height of four storeys is permitted in Neighbourhoods, whereas the proposal is seeking to permit an 18 storey and 13 storey building.

The Plan also states that proposals for heights more than four storeys will only be considered where it can be demonstrated to the City's satisfaction that:

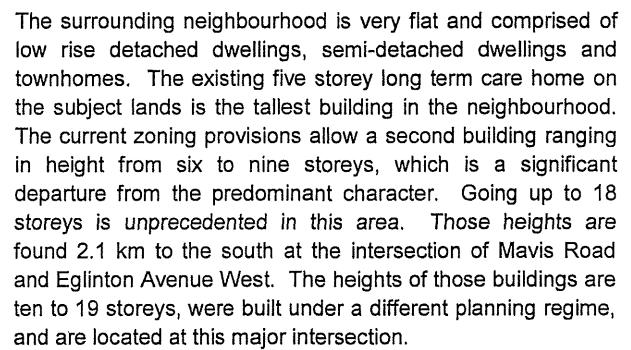
- An appropriate transition in heights that respects the surrounding context will be achieved;
- The development proposal enhances the existing or planned development;
- The City Structure hierarchy is maintained; and
- The development proposal is consistent with the policies of this Plan.

Transition

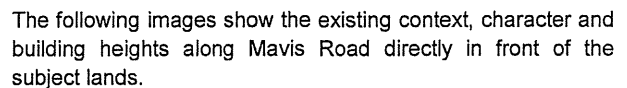
The application of an angular plane of 45 degrees is one method commonly used in planning and design studies to demonstrate a gradual transition in height between existing areas of low rise residential development and areas where high density development may be appropriate.

The applicant has provided the below diagram to demonstrate that the building meets a 45 degree angular plane to the semi-

Context



At the time of the original application for the Yee Hong Centre for Geriatric Care in 2000, the lands on the east side of Mavis Road were designated for mid-rise apartment buildings with an FSI of 1.0-1.8 times coverage. Through various applications, the apartment permissions were removed and replaced with lower built forms. Even within the context of apartment permissions on the east side of Mavis Road, and different Official Plan policies, the 2000 application needed to be revised from a maximum height of ten storeys to nine storeys.





Facing North



Facing South

The Neighbourhood policies of the official plan do state that where higher density uses are proposed, they should be located along Corridors or in conjunction with existing apartment sites or commercial centres. However, the plan goes on to state that development on corridors should be appropriate to the context of the surrounding Neighbourhood and where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transition in height, built form and density to the surrounding lands.

The official plan states that tall buildings will generally not be permitted within Neighbourhoods. The proposed application does not meet this policy as tall buildings are defined as buildings having a height greater than the width of the street on which they front. Mavis Road is 40 m (131.2 ft.) wide in this location and the proposed buildings are 56 m (183.7 ft.) and 42.5 m (139.4 ft.) tall, qualifying both as tall buildings in the context of a designated stable Neighbourhood.

The Plan states that new development in Neighbourhoods does not need to mirror existing development, but it must minimize overshadowing and overlook on adjacent neighbours, and be designed to respect the existing scale, massing, character and grades of the surrounding area.

Shadow Impacts

Given the bulk and height of the proposed development, there will be a greater shadow impact on the surrounding area than the approved six to nine storey as-of-right building currently

permitted by the zoning by-law. The proposed development does not meet the City's Standards for Shadow Studies criteria related to 'Building Faces for Solar Energy' for the single family homes on the north side of Father D'Souza Drive and the townhomes on the east side of Mavis Road, nor the 'Public Realm' criteria for the boulevard on the east side of Mavis Road, whereas the as-of-right development does meet these criteria

Wind Impacts

The height and mass of the proposed development also has increased impacts from wind due to wind downwashing from the tower along Father D'Souza Drive. The result will be uncomfortable winter conditions along the north elevation that will require wind mitigation measures whereas the as-of-right development does not require wind mitigation measures.

As a result of the above analysis, while the use is supported the proposed heights are not for the following reasons: it does not respect the surrounding context; provide an appropriate transition to surrounding lands; maintain the City Structure hierarchy; and are not consistent with the policies of the official plan.

Although the official plan allows for amendments and to consider moderate intensification within neighbourhoods, the proposal has not met the criteria, and has not addressed a number of considerations including wind impacts, shadowing on the sidewalks and existing homes, and lacks sufficient transition specifically to the detached dwellings and place of religious assembly to the north.

If the proposed tall building heights were approved in a Neighbourhood within a low rise residential context, it could set a precedent for other such proposals in other areas of the City outside of intensification areas, and would adversely impact and destabilize the overall intent, goals and objectives of the official plan, and the development and functioning of the neighbouring lands.

7. Services and Infrastructure

As the subject application is only seeking to amend the official plan, the high level planning vision and policies, there have been no detailed studies submitted to assess traffic or servicing infrastructure. Should the official plan amendment be approved, a separate rezoning application would be required to rezone the lands to permit the proposed development, at which time a traffic impact study and functional servicing report will be required to assess whether the existing infrastructure is adequate to support the proposed development.

8. Bonus Zoning

Should this application be approved by Council, staff will evaluate the provision of community benefits through a future rezoning application.

9. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted for the proposed development.

10. Conclusions

In conclusion, City staff has evaluated the application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

Provincial policy, the City's Strategic Plan and the Official Plan are supportive of seniors housing. It is recognized that as the City's population ages there will be an increasing demand for this type of housing to allow people to age in their communities. While the proposed land use is supported, the form of the proposal is not.

The official plan directs tall buildings away from stable neighbourhoods. The proposed height and built form are not compatible with the surrounding neighbourhood context and does not maintain the urban hierarchy of the official plan, and provides excessive heights in a low rise neighbourhood that is not an intensification area.

The applicant has submitted shadow and design studies to address compatibility concerns however there will be issues regarding shadowing on the detached dwellings to the north and townhomes to the east, as well as the street. Further, it will create an unacceptable wind condition along the north elevation.