



Corporate Report

Clerk's Files

Originator's
Files BL.09-COM W7

DATE: March 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Proposed Official Plan Amendment and
Proposed Amendment to Zoning By-law 0225-2007
20 Central Parkway West
West side of Hurontario Street,
south side of Central Parkway West
Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.)
Applicant: John D. Rogers and Associates Inc.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding the applications to amend Mississauga Plan Fairview District Policies, Special Site 4, to permit a maximum Floor Space Index (FSI) of 3.75 and to change the Zoning from "RA3-20" (Apartment Dwellings - Exception) to "RA3-20", amended (Apartment Dwellings - Exception, amended) in By-law 0225-2007, to permit a maximum Floor Space Index (FSI) of 3.75 in recognition of the maximum gross floor area of 11 500 m² (123,789 sq.ft.) previously permitted under By-law 5500, to amend the parking standard for a retirement dwelling to reflect the current Zoning By-law standard and to delete the regulations for an apartment dwelling and a long-term care dwelling, under File BL.09-COM W7, 20 Central Parkway West,

2135707 Ontario Inc. (Healthcorp Group Services Inc.), be received for information.

BACKGROUND:

On November 12, 2008, City Council adopted Resolution 0275-2008 directing staff to prepare an amendment to the Fairview District Policies, Special Site 4 in Mississauga Plan and an amending by-law to By-law 0225-2007 to permit a maximum Floor Space Index (FSI) of 3.75 in the RA3-20 Exception Zone, for lands located at 20 Central Parkway West (see Appendix I-1). Since the resolution was prepared, it has been identified that the site will be developed for a retirement dwelling and it is necessary to make further minor amendments to the zoning to accommodate the use.

The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Current Mississauga Plan Designation and Policies for Fairview District (May 5, 2003)

"Residential - High Density I", which permits apartment dwellings and housing for the elderly at a Floor Space Index (FSI) of 1.0-2.1.

"Special Site 4" of the Fairview District Policies applies to the subject lands and contains the following policy:

"Notwithstanding the provisions of the Residential High Density I designation and applicable policies, the following additional policy will apply:

- a. the total number of units constructed on the site will not exceed 135."

An excerpt of the Fairview District Land Use Map has been included as Appendix I-4.

The proposed development of this site is not in conformity with the maximum FSI of 2.1 in the "Residential - High Density I"

designation and thus the applicant seeks to add a policy to Special Site 4 to permit a maximum FSI of 3.75.

Proposed Mississauga Plan Designation

"Residential - High Density I" to permit apartment dwellings and housing for the elderly at a Floor Space Index (FSI) of 1.0-2.1.

"Special Site 4" amended, to include an additional clause as follows:

"b. a maximum Floor Space Index (FSI) of 3.75 will be permitted."

Existing Zoning

"RA3-20" (Apartment Dwellings - Exception), which permits Apartment Dwellings, Long-Term Care Dwellings and Retirement Dwellings with a minimum Floor Space Index (FSI) of 1.0 and a maximum Floor Space Index (FSI) of 2.1, in conformity with the Fairview District Policies in Mississauga Plan.

The lands were previously zoned RM7D5-1980 in Zoning By-law 5500, which permitted a maximum of 88 apartment dwelling units and assisted seniors apartment dwelling units, 20 retirement home dwelling units and 27 nursing home dwelling units with associated parking standards for each use, up to a total maximum gross floor area of 11 500 m² (123,789 sq.ft.). The total maximum gross floor area of 11 500 m² (123,789 sq.ft.) is the equivalent of a maximum Floor Space Index (FSI) of 3.75 and therefore the By-law requires an amendment to reflect this discrepancy.

Proposed Zoning By-law Amendment

"RA3-20", amended (Apartment Dwellings - Exception, amended), to permit a maximum Floor Space Index (FSI) of 3.75.

The property was originally proposed to be zoned in conjunction with lands to the south for a free-standing medical office and a seniors apartment dwelling. However, in the end, the properties were severed and each property was zoned separately to permit the

different uses. At the time the lands were zoned, FSI was discussed as part of the application on the entire property, but was not a requirement of the Fairview District Policies and was not included in the zoning. When the new Zoning By-law 0225-2007 was passed by Council, the FSI limitations were incorporated in conformity with the current Fairview District Policies in Mississauga Plan and were not adjusted to reflect the severance between the two original properties.

No community meetings were held and no written comments were received by the Planning and Building Department.

CONCLUSION:

After the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

Appendix I-1 - Council Resolution 0275-2008
Appendix I-2 - Site History
Appendix I-3 - Aerial Photograph
Appendix I-4 - Excerpt of Fairview District Land Use Map
Appendix I-5 - Excerpt of Existing Land Use Map
Appendix I-6 - General Context Map

original signed by

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Marianne Cassin, Manager Zoning By-law Review



RESOLUTION NO: 0275-2008 Page 1 of 2 (e) 117

Date: November 12, 2008

File: BL.09.Com

Moved by:

Seconded by:

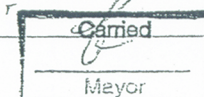
WHEREAS pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, on June 20, 2007, Council adopted By-law 0225-2007, being a new Mississauga Zoning By-law for all of the City of Mississauga;

AND WHEREAS upon the coming into force and effect of the Mississauga Zoning By-law or any portion thereof, the previous Zoning By-laws: By-law 5500, as amended, (Town of Mississauga Zoning By-law) or any portion thereof; By-law 1227, as amended, (Town of Port Credit Zoning By-law) or any portion thereof; By-law 65-30, as amended, (Town of Streetsville Zoning By-law) or any portion thereof; and By-law 1965-136, as amended, (Town of Oakville Zoning By-law covering lands in the City of Mississauga) or any portion thereof, were repealed;

AND WHEREAS lands located at the southwest corner of Central Parkway West and Hurontario Street (Part of Lot 16, Concession 1, North of Dundas Street, Block C, Registered Plan 836), 2135707 Ontario Inc. (Healthcorp Group Services Inc.), were previously zoned RM7D5-1980 in Zoning By-law 5500, which permitted a maximum gross floor area of 11 500 m² which is the equivalent of a maximum Floor Space Index (FSI) of 3.75 on the subject property as it exists today;

AND WHEREAS the new Zoning By-law 0225-2007 zoned the lands RA3-20 (Apartment Dwellings - Exception) and added a minimum Floor Space Index (FSI) of 1.0 and a maximum Floor Space Index (FSI) of 2.1, in conformity with the Fairview District Policies in Mississauga Plan;

AND WHEREAS Council adopted Resolution 0136-2007, which included, "That any landowner with a prior approval may request Council to authorize an Exception Zone that would recognize a prior approval, as long as the request is received within one (1) year of passing of the new Zoning By-law";



RESOLUTION NO: 0275-2008 Page 2 of 2Date: November 12, 2008

File: _____

Moved by: Nard D.Seconded by: Kristie McNamee

AND WHEREAS 2135707 Ontario Inc. (Healthcorp Group Services Inc.) has requested a revision to the RA3-20 zone to permit a maximum Floor Space Index of 3.75 in recognition of their prior approval;

AND WHEREAS notwithstanding that more than one (1) year has elapsed since the passing of the new Zoning By-law 0225-2007 Council considers it appropriate to recognize the prior approval;

NOW THEREFORE LET IT BE RESOLVED THAT City Council direct representatives of the Planning and Building Department to prepare an amendment to the Fairview District Special Site 4 Policies in Mississauga Plan and an amending by-law to By-law 0225-2007 to permit a maximum Floor Space Index (FSI) of 3.75, for lands known as Part of Lot 16, Concession 1, North of Dundas Street, Block C, Registered Plan 836, southwest corner of Central Parkway West and Hurontario Street, 2135707 Ontario Inc. (Healthcorp Group Service Inc.) to be brought forward to a public meeting of Planning and Development Committee and subsequent consideration by Council, all in accordance with the requirements of the Planning Act, as amended.

Site History

- December 23, 1981 - City Council adopted Recommendation 1779 of the General Committee to change the zoning of the subject lands and lands to the south from "R3" to "RCL1D5-Special Section" to permit a one storey medical building with a gross floor area of 661 m² (7,115 sq. ft.) and a 150 unit seniors apartment building;
- December 23, 1983 - City Council passed By-law 918-83 to amend By-law 5500 only for the medical offices portion of the site (RCL1-Section 1236);
- March 31, 1993 - City Council passed By-law 124-93 to amend By-law 5500 to permit a maximum of 88 apartment and assisted seniors apartment dwellings, 20 retirement dwelling units, and 27 nursing home dwelling units, for the seniors apartment portion of the site;
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "RA3-20" (Apartment Dwellings) and permit apartment dwelling units, retirement dwelling units and long-term care dwelling units with a minimum Floor Space Index 1.0 and a maximum Floor Space Index of 2.1.



LEGEND:

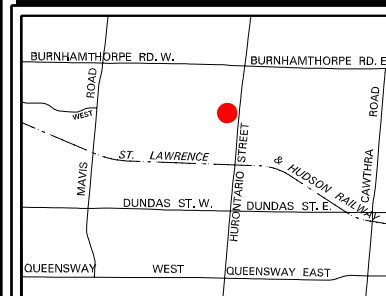


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2008 03

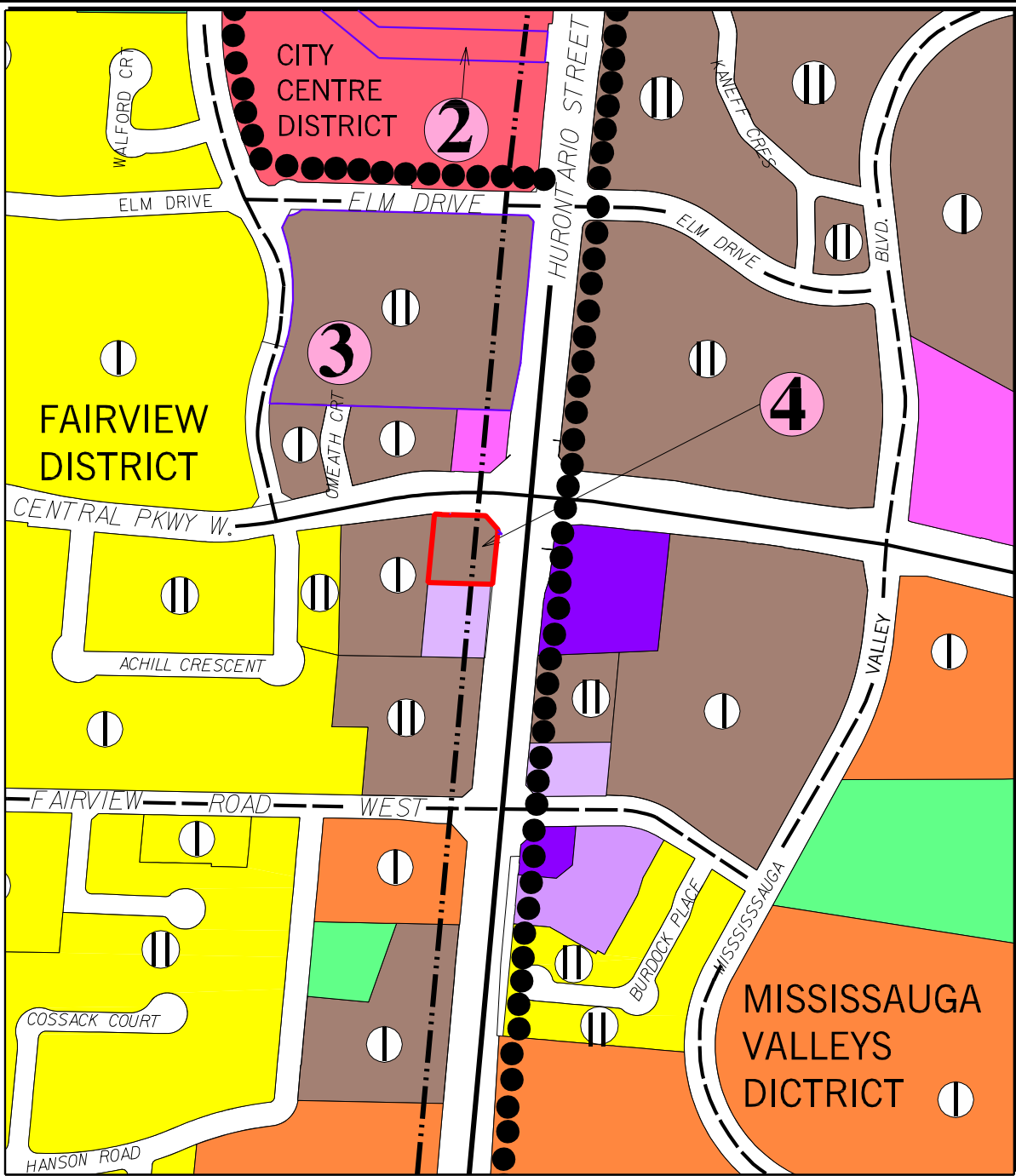


SUBJECT: 2135707 ONTARIO INC.
(c/o HEALTHCORP GROUP SERVICES)
















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BL.09-COM.2135707
DWG. NO:
BL.09-COM.2135707.A
SCALE:
1:2000
PDC DATE:
2008 12 01
DRAWN BY:
K.PROKOP

APPENDIX I-3










**PART OF FAIRVIEW DISTRICT LAND USE MAP
FAIRVIEW DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – High Density I
-  Residential – High Density II
-  General Commercial
-  Motor Vehicle Commercial
-  Office
-  Public Open Space
-  Greenbelt
-  Mixed Use
-  Convenience Commercial
-  Utility

TRANSPORTATION LEGEND

-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Major Transit Corridor

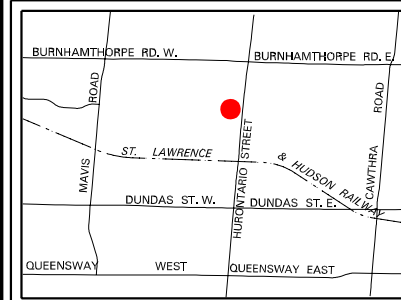
LAND USE LEGEND

-  Planning District
-  Special Site Areas
(See Special Site Policies)

 **SUBJECT LANDS**



**SUBJECT: 2135707 ONTARIO INC.
(c/o HEALTHCOP GROUP SERVICES)**



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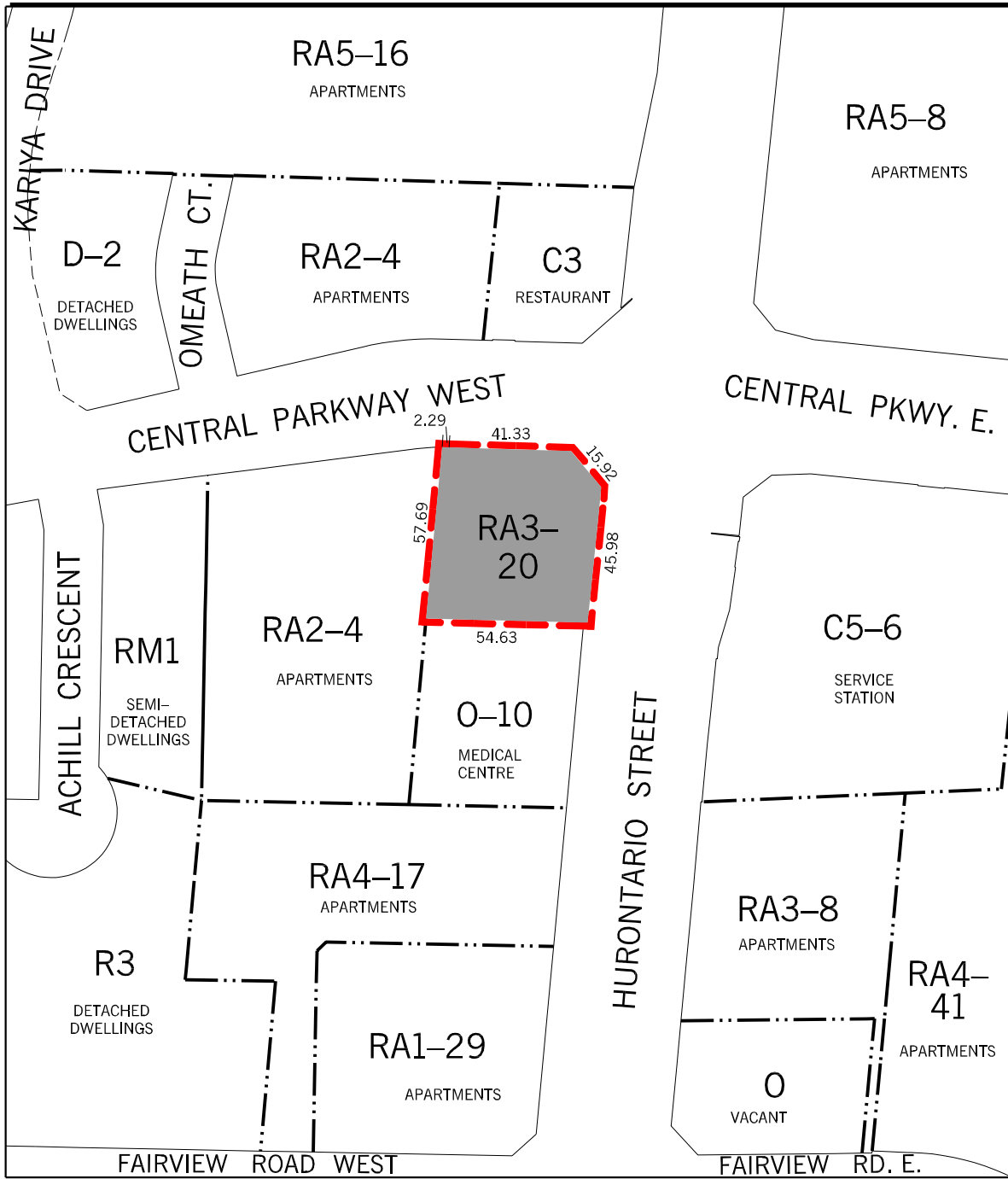
PDC DATE:
2008 12 01

DRAWN BY:
K.PROKOP

APPENDIX I-4

 **MISSISSAUGA**
Planning and Building

*Produced by
T&W, Geomatics*



BY-LAW 0225-2007

LEGEND:

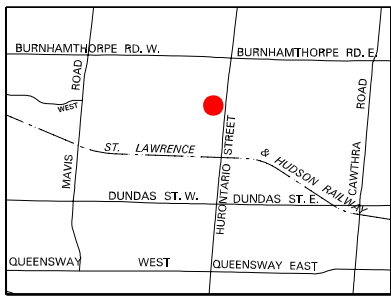


PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL- HIGH DENSITY 1, SPECIAL SITE 4' TO 'RESIDENTIAL- HIGH DENSITY 1, SPECIAL SITE 4', AMENDED, TO PERMIT A MAXIMUM FLOOR SPACE INDEX (FSI) OF 3.75 AND PROPOSED REZONING FROM 'RA3-20' (APARTMENT DWELLING/LONG TERM CARE DWELLING/RETIREMENT DWELLING) TO 'RA3-20, AMENDED (APARTMENT DWELLING/ LONG TERM CARE DWELLING/RETIREMENT DWELLING) TO INCREASE THE MAXIMUM FLOOR SPACE INDEX (FSI) FROM 2.1 TO 3.75.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.



**SUBJECT: 2135707 ONTARIO INC.
(c/o HEALTHCORP GROUP SERVICES)**



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SCALE:	1:2000
PDC DATE:	2008 12 01
DRAWN BY:	K.PROKOP

APPENDIX I-5

