

September 1, 2020

Dear Residents,

Ontario's Ministry of Municipal Affairs and Housing filed an Enhanced Minister Zoning Order (EMZO) yesterday to support the construction of the long-term care project to be located at 2210 Speakman Drive in Mississauga within the next 14 months.

The EMZO is part of the Ontario's government's 'Accelerated Build Pilot Program', led by Infrastructure Ontario and the Ministry of Long-Term Care, that will speed up the construction of long-term care homes and address the urgent need in this community to accommodate seniors in a safe and healthy setting. As announced in July, the goal of this program is to build new long-term care homes with a target completion in 2021. This allows for faster completion of the homes, and faster access to long-term care for the people of Mississauga. It will also relieve pressure at Trillium Health Partners' (THP) hospital sites, by offering patients and the community access to the health care services they need, in the most appropriate place, and within their own community. Mississauga has the fewest long-term care services, which means more people are waiting in hospital for care in the community. The global health crisis also hit this community harder than many, with THP treating one of the highest number of COVID-19 cases in the province.

#### **What does the EMZO mean to the community?**

The EMZO gives the Minister of Municipal Affairs and Housing the authority to re-zone a particular site, rather than go through the typical municipal zoning process. The Minister has chosen to use this authority for the development of the new health centre on Speakman Drive, re-zoning the land from employment to institutional use, as the typical rezoning process would take up to 24 months or more to complete. The EMZO also streamlines the standard Planning Act requirements for municipal site plan approval.

The EMZO states that the land and any building or structure is to be used for the following purposes:

- a 640-bed capacity long-term care home;
- a hospice facility;
- an adult day care facility for seniors;
- a medical office
- a hospital clinic;
- retirement home; and,
- accessory uses, buildings or structures.

This new land use is consistent with the plans that have been shared already. The project includes two, 320-bed long-term care homes, a 10-bed hospice in partnership with Heart House Hospice, and one health services building which would include hospital clinics. There are no plans to include hospital emergency services or a retirement home on this site.

As outlined in the EMZO, here are some of the zoning requirements for the new health centre:

- No height restriction on the long-term care homes
- 5 storey and 20 metre height restriction on all other buildings
- Setback to a residential zone is 7.5 metres
- Setback to the northwest lot line and southeast lot line is 4.5 metres.
- Depth of a landscaped buffer measured from any lot line is 4.5 metres.

These are minimum requirements and it is expected that the final setbacks will be determined through the finalization of the site plan for the project.

#### **Will there be an opportunity for community input?**

THP will be developing the site plan for the project, which will include opportunities for residents, businesses and community members to ask questions and provide input into the plan. Unlike the typical re-zoning process, where the public can appeal the proposed use of land, this option is not available under the EMZO. THP is committed to ongoing community engagement and will continue to create opportunities to hear from residents on the issues that matter, including topics raised at the five previously held engagement sessions:

- Buildings, setbacks, noise, lighting, parking & traffic
- Green space, landscaping and buffer between the residential neighbourhood and community integration
- Health and community programs, adult day programs and specialized services

While there will be opportunities to provide feedback throughout the process, there will be some decisions that need to be made at government and organizational levels in order to represent the broader needs of the community and Province.

#### **What are the next steps in the project build?**

Infrastructure Ontario (IO) has started the process to identify and select a project design firm and construction company to build the two long-term care homes which are the first phase of the project. This process should be completed by early fall.

#### **Questions?**

We will continue to share information with you as it becomes available. We will also be hosting an information session this fall with details to follow. Please send your questions to [public.affairs@thp.ca](mailto:public.affairs@thp.ca) and visit [thp.ca](http://thp.ca) for more information. For a copy of the EMZO, please visit [Ontario Regulation 477/20](https://www.ontario.ca/gov/service/ontario-regulation-477-20).

Sincerely,

Michelle DiEmanuele, President & CEO, Trillium Health Partners