



# WESTON CONSULTING

planning + urban design

Planning and Building Department  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON, L5B 3C1

November 1, 2021  
File 7383

**Attn: Caleigh McInnes**

**RE: 3<sup>rd</sup> Submission – Applications for Official Plan and Zoning By-Law Amendment  
7211 & 7233 Airport Road, City of Mississauga  
City File No. OZ 18/008 W5**

Weston Consulting is the planning consultant for Airstar Holdings Inc., the registered owners of the properties located at 7211 & 7233 Airport Road in the City of Mississauga (herein referred to as the “subject lands”). Weston Consulting submitted initial applications for Official Plan and Zoning By-Law Amendment to the City of Mississauga on March 16<sup>th</sup>, 2018, in support of the client’s proposal to develop the subject lands with a five-storey ‘senior’s living’ residential condominium. The original proposal envisioned 119 residential units, with approximately 119.4 m<sup>2</sup> of commercial at-grade. The application was declared completed by a formal Notice of Complete Application, which was issued by the City of Mississauga on April 26, 2018.

The proposed development concept was revised following preliminary comments received from Planning, Urban Design, and Landscape Staff following the initial submission of application materials. The concept was further refined following a meeting with Staff to discuss architectural and urban design concerns. Revised materials were resubmitted to the City on February 14, 2020, and circulated to all departments and external commenting agencies. A separate submission of Geotechnical and Hydrogeological Investigations were submitted to the City in July of 2020, and subsequently circulated to the TRCA for review and comment.

The enclosed materials have been further revised based on comments received from City of Mississauga Staff and external commenting agencies, including the TRCA. The current proposal envisions a six-storey “senior’s Living” residential building containing 128 total residential units, including 10 two-bedroom, and 118 one-bedroom units. In accordance with the above discussion, the following materials are included with this resubmission:

	Material	Prepared by	Date
1	Architectural Package	Chintan Virani Architect	21 January, 2021
2	Functional Servicing and Stormwater Management Report	DeSign Fine Ltd.	30 September, 2021
3	Site Servicing and Grading Plan		23 September, 2021

4	Hydrant Flow Test	Flame Tamer	19 May, 2021
5	Acoustical Feasibility Study	HGC Engineering	29 October, 2021
6	Traffic Impact Study Addendum	Crozier	October 20, 2021
7	Arborist Report	7 Oaks Treecare	29 September, 2021
8	Tree Inventory and Preservation Plan		29 September, 2021
9	Environmental Impact Study	Dillon Consulting	29 October, 2021
10	Comment Response Table	Weston Consulting	1 November, 2021
11	Draft Official Plan Amendment		1 November, 2021
12	Draft Zoning By-law Amendment		1 November, 2021
13	Sun and Shadow Study		1 November, 2021

It is noted that while a Phase 1&2 ESA were required as part of this application, they are not included with this resubmission. In consultation with the Environmental Engineering Consultant, as well as discussions with the City's Environmental Engineer, it has been agreed that an updated Phase 1 ESA will be provided alongside a Phase 2 ESA at a later date.

We trust that the enclosed materials are satisfactory for your review and kindly request that the materials be circulated to all departments and external commenting agencies at your earliest possible convenience. Should you have any questions or require any further information, please do not hesitate to contact Jacob Lapointe at extension 299.

Yours truly,

**Weston Consulting**



Kurt Franklin, BMath, MAES, MCIP, RPP  
Vice President

cc. Airstar Holdings Inc.