

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

June 8, 2023
File# 7383

Attn: Shaesta Hussen, Planner

**RE: 3rd 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 owner 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, 2018, in support of the landowner’s proposal to develop the subject lands for a five-storey ‘senior’s living’ residential apartment building. The original proposal envisioned 119 residential units, with approximately 119.4 m² of commercial space 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 and supporting materials have been revised and resubmitted for review multiple times since the initial submission, with the most recent resubmission taking place on October 29, 2021. Following this resubmission, a statutory public meeting was held on March 28, 2022 where the public was provided an opportunity to comment on the application. No substantive comments were received from the public at this meeting and members of the Planning and Development Committee voted notwithstanding to allow the applications to be brought to City Council for a final decision without the need for an additional consideration by the Committee.

Shortly before this meeting, on March 15, 2022, comments were received from City Staff in response to the October 29th resubmission. Meetings were held between Weston Consulting and City Staff to discuss the following issues:

- Critical items to address for Staff to provide a recommendation report to Council;
- Request by Transportation Services to construct a cul-de-sac extension of Collette Road and convey the required lands to the City; and,
- Delineation of the dripline of the trees to the east of the subject lands.

It was determined that since these applications are for a Zoning By-law Amendment and Official Plan Amendment, that minor items which can be addressed in a future Site Plan application, and which do not impact any zoning provisions, would not need to be addressed with this enclosed resubmission, and that after this resubmission has been made, City Staff would be in a position to provide a recommendation report to City Council. One of the concerns from Staff that needed to be addressed was a request from Transportation Services for conveyance of lands and construction of a cul-de-sac extension of Collette Road onto the site. The revised materials enclosed with this submission continue to not show this extension as the construction of the roadway would impinge on naturally sensitive lands along the east property line and would be located within a flood plain. In addition, conveyance of the required right-of-way would have a substantial impact on the developability of the subject lands.

In the fall of 2022, Dillon Consulting conducted a site visit in order to assess the vegetated area along and beyond the east property line, with the intent of assessing whether the area constituted a woodlot, and whether the potential

feature warranted a dripline and protective buffer. During the site visit, Dillon Arborists found several trees had been removed as part of site maintenance related to an easement requirement, which limited their ability to conduct this study. A meeting was subsequently held with City of Mississauga Forestry Staff, Dillon Consulting, and Weston Consulting to discuss alternative options for assessing the potential feature. The agreed upon solution was to provide restoration plantings exclusively using native species along the eastern portion of the property. A proposed restoration plan is included with this submission.

In accordance with the above discussion, the following materials are included with this resubmission:

	Material	Prepared by	Date
1	Architectural Package	Chintan Virani Architect	May 8, 2023
2	Functional Servicing and Stormwater Management Report	DeSign Fine Ltd.	May 2, 2023
3	Site Servicing and Grading Plan		May 2, 2023
5	Acoustical Feasibility Study	HGC Engineering	Nov 15, 2022
6	Traffic Impact Study Addendum	Crozier	May 12, 2023
7	Arborist Report	7 Oaks Tree Care	June 5, 2023
8	Tree Inventory and Preservation Plan		June 5, 2023
9	Environmental Impact Study	Dillon Consulting	May 26, 2023
10	Environmental Restoration Plan		May 26, 2023
10	Comment Response Table	Weston Consulting	June 8, 2023
11	Draft Official Plan Amendment		June 8, 2023
12	Draft Zoning By-law Amendment		June 8, 2023

We trust that the enclosed materials are satisfactory for your review and kindly request they be circulated to all relevant departments at your earliest convenience. We further request that a recommendation report be prepared and that the application be placed on the next available City Council Meeting following review of the materials. Should you have any questions or require any further information, please contact the undersigned at ext. 309 or Jacob Lapointe at ext. 299.

Yours truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate