

City of Mississauga  
**Corporate Report**



<p>Date: March 4, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file:                  OZ 18/008 W5</p>
	<p>Meeting date:                  March 28, 2022</p>

**Subject**

**PUBLIC MEETING INFORMATION REPORT (WARD 5)**

**Official Plan Amendment and Rezoning applications to permit a six storey, rental apartment building (for seniors) with 128 units and ground floor retail space 7211 and 7233 Airport Road, South of Morning Star Drive, East side of Airport Road  
 Owner: Airstar Holdings Inc.  
 Files: OZ 18/008 W5**

**Recommendation**

That the report dated March 4, 2022, from the Commissioner of Planning and Building regarding the applications by Airstar Holdings Inc. to permit a six storey, rental apartment building (for seniors) with 128 units and ground floor retail space, under Files OZ 18/008 W5, 7211 and 7233 Airport Road, be received for information.

**Background**

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

**PROPOSAL**

The official plan amendment and rezoning applications are required to permit a six storey, rental apartment building (for seniors) with 128 units and ground floor retail space and a proposed floor space index of 1.8. The applicant is proposing to amend the property from **Residential Low Density II to Residential High Density** to permit the proposed apartment building with ground floor retail space. The zoning by-law will also need to be amended from **R3-69** (Detached Dwelling – Exception 69) to **RA4-Exception** (Residential High Density - Exception) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and/or zoning categories to implement the proposal.

## Comments

The property is located south of Morning Star Drive on the east side of Airport Road within the Malton Neighbourhood District Character Area. The site is currently vacant.



Aerial image of 7211 and 7233 Airport Road



Applicant's rendering of the proposed apartment building

## LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel

Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

### **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: provision of additional technical information, review of reduced parking standards, access and site circulation, ensuring compatibility of new buildings, including setbacks, feasibility of waste collection and community input.

### **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

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