

City of Mississauga
Corporate Report



<p>Date: December 23, 2024</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 18-008 W5</p>
	<p>Meeting date: January 15, 2025</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit a six storey rental apartment building with 125 units and ground floor retail space, and an addition to the abutting greenlands

7211 and 7233 Airport Road, south of Morning Star Drive, east side of Airport Road

Owner: Airstar Holdings Inc.

File: OZ 18/008 W5

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ/OPA 18-008 W5, Airstar Holdings Inc., 7211 - 7233 Airport Road, to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **H-RA2-Exception** and **G1** to permit a six storey, rental apartment building with 125 units and ground floor retail space, along with an addition to the abutting greenlands, be approved in conformity with the provisions outlined in Appendix 2.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

5. That the "H" holding provision is to be removed from the **RA2-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated December 23, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.

Executive Summary

- Staff recommend approval of this development proposal which will facilitate new housing, commercial space, and lands for flood management
- Upon approval, the lands will support a six storey, rental apartment building with 125 units and ground floor retail space
- The applicant has made minor revisions to the proposal to address issues raised by staff, including the removal of the proposed access from Collett Road, additional restoration planting and landscaping and the reconfiguration of the waste storage and loading areas
- Based on staff's evaluation the development applications conform with the relevant planning policies and are supportable from a planning perspective

Background

A public meeting was held by the Planning and Development Committee on March 28, 2022, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=22116>) was received for information. Recommendation PDC-0024-2022 was then adopted by Council on April 6, 2022.

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, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 7211 – 7233 Airport Road

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Removing the proposed emergency access from Collett Road
- Providing additional landscaping and screening at the terminus of Collett Road
- Providing restoration plantings along the east property line
- Site layout modifications to accommodate the planned widening of Airport Road
- Addition of a **Greenlands** designation and **G1** (Greenlands) zone to the subject site for the purposes of flood mitigation

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on March 3, 2022. Eight written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on March 28, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

No additional community meetings were held for the subject application. Two comments were made at the public meeting and eight comments have been received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Provincial Planning Statement (PPS) 2024* came into effect on October 20, 2024, replacing the *Provincial Policy Statement 2020* and the *Growth Plan for the Greater Golden Horseshoe*. This new policy statement marks a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit supportive communities. The new *PPS* provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planning public infrastructure. The *Planning Act* instructs municipalities to make planning decisions that are consistent with the *PPS*.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Planning Statement* and conform to the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the land use designation from **Residential Low Density II** to **Residential High Density** and **Greenlands**. A zoning by-law amendment is required to change the zoning from **R3-69** (detached dwelling) to **H-RA2 - Exception** (apartments) and **G1** (greenlands).

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.

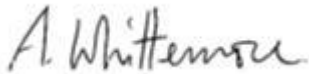
Conclusion

In summary, the proposed development makes efficient use of underutilized lands, infrastructure and public service facilities. It has been designed to be sensitive to the existing character of the neighbourhood and provides rental dwellings. The proposal will not result in any adverse impacts to the community and is generally consistent with other infill developments in the City. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

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