



**WESTON  
CONSULTING**

planning + urban design

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

July 12, 2021  
File 7997

Attn: Mathew Shilton, Planner – Development North

Dear Sir,

**RE: Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Resubmission  
First Submission of Site Plan Application  
Re: OZ/OPA 18 13 & 21T-M18 3  
7170 Goreway Drive, City of Mississauga**

Weston Consulting is the planning consultant representing 2013512 Ontario Inc., the owners of 7170 Goreway Drive (herein referred to as the “subject property”). Applications for Official Plan Amendment, Zoning By-law Amendment and associated Draft Plan of Subdivision (OZ/OPA 18 13 & 21T-M18 3) were previously submitted to the City in June 2018, with a resubmission provided in October 2019. The original development application proposed a residential subdivision development consisting of fourteen (14) townhouse dwellings on a private condominium road.

A Pre-Application Meeting (PAM 21-45) was arranged with City Staff in February 2021 to provide the list of plans and reports required for a Site Plan Approval application. As such, we are resubmitting the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, which address comments received from Staff and various commenting agencies, concurrently, with a first submission of a Site Plan Approval application.

The subject property is located on the west side of Goreway Drive, south of Etude Drive. The subject property has a gross site area of 4,068 m<sup>2</sup>. The subject property is currently vacant and is designated ‘*Residential Low-Density 1*’ within the City of Mississauga Official Plan. The subject property is zoned as ‘*Detached Dwellings (R3) Zone*’ by the City of Mississauga Zoning By-law 0225-2007.

The proposed development consists of a total of 15 three-storey townhouse units fronting onto Goreway Drive and a private condominium road. The proposed townhouse units will be a mix of Type 1 (164.51 m<sup>2</sup>), Type 2 (167.77 m<sup>2</sup>) and Type 3 (178.67 m<sup>2</sup>) units. A total of 34 parking spaces are proposed for the development, made up of 30 residential spaces and 4 visitor spaces, one of which is an accessible space. An 8 metre by 15 metre daylight triangle is proposed at the corner

of Goreway Drive and Etude Drive. Please refer to the enclosed Site Plan for further details regarding the proposed development.

The layout of the site has been modified following extensive discussions with City and Regional Staff to implement a centralized waste pick up location. Generally, the proposed location of the collection ensures pleasing sightlines and a high level of functionality. Now located within the western portion of the property, adjacent to the visitor parking area, the proposed waste collection enclosure allows for ease of access on pick-up day and remains out of sight for residents.

Crozier Consulting Engineers have prepared an updated Functional Servicing and Stormwater Report. Some of the stormwater management strategies to be implemented include infiltration via landscaping and subsurface stone gallery, an oil-grit separator, and underground storm chamber. Approximately 49 m<sup>3</sup> of water balance storage is provided through enhanced topsoil with the total depth of 450 mm, satisfying the water balance requirement of the first 5 mm and applying the best effort for the capture of 25 mm. Erosion and Sediment Controls will be implemented on-site during construction and will be maintained until the site is stabilized. Due to the servicing and infrastructure constraints of the subject site, the extent of Low Impact Development strategies are limited.

All required materials have been enclosed, as well as a Comments Response Matrix that provides a comprehensive set of all department and agency comments and responses.

The following materials are resubmitted to the City of Mississauga in support of the resubmission of Official Plan, Zoning By-law Amendment, Draft Plan of Subdivision and first submission of Site Plan approval applications.

	Deliverable	Consultant	Date
1.	SPA Application Fee (\$19,833.00)		
2.	SPA Application Form including Commenting Agency Fee Collection Form	Weston Consulting	July 2021
3.	Comments Response Matrix		
4.	Planning Justification Addendum		
5.	Draft Official Plan Amendment		
6.	Draft Zoning By-law Amendment		
7.	Draft Plan of Subdivision		
8.	Shadow Study		
9.	Site Plan (A-01a)		
10.	Block 1 Floor Plans, Elevations and Sections	February 2021	
11.	Block 2 & 3 Floor Plans, Elevations and Sections	February 2021	
12.	Engineering Drawings (C101, C102, C103, C104, C105)	Crozier Consulting Engineers	June 24, 2021
13.	Functional Servicing and Stormwater Management Report		

14.	Addendum Traffic Opinion Letter	Crozier Consulting Engineers	July 12, 2021
15.	Updated Tree Preservation Plan	MSLA Landscape Architect	July 2021
16.	Arborist Report		
17.	Tree Preservation Plan, Landscape Plan, Details (L1-01, L2-01, L2-02, LD-01, LD-02, LD-03)		
18.	Noise and Vibration Study	HGC Engineering	June 9, 2021
19.	Photometrics Plan (SL-01)	MK Energy	May 19, 2021
20.	Geotechnical Report	Orbit Engineers	June 9, 2021
21.	Hydrogeological Report		June 18, 2021
22.	Parcel Abstract		July 7, 2021

We trust this letter and other information provided as part of the resubmission and first submission of Site Plan Approval provides the information necessary to understand the proposed development. Please do not hesitate to contact the undersigned at 905-738-8080 ext. 224 or Mallory Nievas at ext. 275 if you have any further questions or comments. Thank you.

Yours truly,  
**Weston Consulting**



Kurt Franklin BMath, MAES, MCIP, RPP  
Vice President