

July 7, 2023

Attention: Brian Ng
7085 Goreway Developments Limited
330 New Huntington Road, Suite 201
Woodbridge, ON L4H 4C9

SLR Project No.: 241.031054.00001

RE: 7085 Goreway Drive, Mississauga – Proposed Mixed-Use Development Addendum Letter – Environmental Noise – Outdoor Living Areas

SLR Consulting (Canada) Ltd. (SLR) was retained by 7085 Goreway Developments Limited to prepare an addendum letter addressing comments in the latest Planning Application Status Report from the City of Mississauga for the proposed mixed-use development at 7085 Goreway Drive, Mississauga.

This addendum letter is intended to address comments specific to potential transportation noise impacts at the outdoor living area (OLA) associated with the proposed development.

Project Background

SLR most recently prepared the following Environmental Noise Assessment that was submitted as part of the Zoning By-Law Amendment application for the proposed development:

“Environmental Noise Assessment – 7085 Goreway Drive, Mississauga, Ontario – SLR Project No: 241.20055.00000” dated June 6, 2022.

The following comment was received from City of Mississauga Planning and Building in the Planning Application Status Report, updated April 26, 2023:

“Comment remains, the justification and assessment included in Section 2.4.4 – Outdoor Living Areas is not acceptable. All private Outdoor Amenity Areas considered as part of the proposed development must be analyzed.”

The comment history is provided for reference in **Attachment 1**.

To address other comments unrelated to environmental noise, the Townhouse Blocks (Townhouse Block 1 and 2 noted in the study dated June 6, 2022) have been removed from the proposed development plan. Surface parking and a single, contiguous Outdoor Landscape Amenity space have instead been provided where the Townhouses were previously located. An area previously potentially considered as an Outdoor Amenity Area south of the proposed 14-storey residential tower has been removed from the site plan. Those lands were within ‘hazard lands’ associated with the flood plain of the area. The updated site plan is provided for reference in **Attachment 2**.

Based on discussion with Cameron Maybee at the City of Mississauga, assessment of the newly proposed Outdoor Landscape Amenity (Active/Passive Space) is required to address the Planning Application Status Report comment. This assessment is included in the following subsections. The OLA assessment location is shown on **Figure 1, Attachment 3**.

The glazing, ventilation and warning clause requirements for the 14-storey Residential Tower Building (discussed in Section 2.5.1, Section 2.5.2 and Appendix E of the June 6, 2022 Environmental Noise Assessment) remain applicable and unchanged. Glazing, ventilation and warning clause requirements for Townhouse Blocks 1 and 2 are no longer applicable, as the buildings have been removed.

Supplemental Transportation Noise Assessment

Transportation Noise Sources

Transportation sources with potential for noise impacts at the proposed development are road traffic along Goreway Drive and Derry Road East, and aircraft traffic from Toronto Pearson International Airport (“the Airport”).

Sound levels from these sources have been predicted at the Outdoor Landscape Amenity (Active/Passive Space) shown in **Attachment 2**.

Transportation Noise Guidelines – Outdoor Living Areas

Applicable transportation noise guidelines for the proposed development were discussed in detail in the Environmental Noise Assessment dated June 6, 2022, where they can be referenced.

The relevant guidelines for Outdoor Living Areas are discussed herein for road traffic and aircraft sources, respectively.

Aircraft Noise Guidelines

Aircraft noise criteria for noise-sensitive developments, as found in MECP NPC-300, have been applied in the assessment. Noise impact assessment from aircraft is based on Noise Exposure Forecast/Noise Exposure Projection (NEF/NEP) contours determined by methods approved by Transport Canada. The aircraft noise guidelines for Outdoor Living Areas are summarized in **Table 1**.

Table 1: MECP Publication NPC-300 – Aircraft Noise Guidelines

Receiver Category	Time Period	Application Location	Outdoor NEF/NEP	Noise Control Requirements
Outdoor	Averaged over 24 hours	OLA anywhere on property	NEF/NEP ≤ 30	• None required
			NEF/NEP > 30	• OLAs are not normally permitted above NEF 30 unless it can be demonstrated that there will be no negative impacts on the long-term function of the airport. • Warning clause required.

Road Traffic Noise Guidelines

Table 2 summarizes the noise guidelines for outdoor amenity areas (“Outdoor Living Areas” or “OLAs”) as they relate to road traffic.



Table 2: MECP Publication NPC-300 – Road Traffic Noise Guidelines

Time Period	Equivalent Sound Level in Outdoor Living Area (dBA)	Mitigation Requirements
Daytime (0700h – 2300h)	≤ 55	<ul style="list-style-type: none"> None required
	56 to 60 incl.	<ul style="list-style-type: none"> Noise barrier OR Type A Warning Clause
	> 60	<ul style="list-style-type: none"> Noise barrier to reduce noise to 55 dBA OR Noise barrier to reduce noise to 60 dBA and a Type B Warning Clause

Traffic Data and Future Projections

Airport NEF Contours

The approved NEF contours for the Toronto Pearson International Airport were obtained from the Greater Toronto Airports Authority (GTAA) website. Contour lines are prepared by the GTAA representing NEF 40, NEF 35, NEF 30 and NEF 25 contours and the Airport Operating Area (AOA) around the Airport.

The published NEF contours are presented in Appendix B of the Environmental Noise Assessment dated June 6, 2022.

Road Traffic Data

Detailed discussion of traffic data and projections is provided the Environmental Noise Assessment dated June 6, 2022. Traffic data used in the assessment of OLA sound levels was the same as for the June 6, 2022 study, and is summarized in **Table 3** below.

Table 3: Summary of Road Traffic Data Used in the Transportation Analysis

Roadway Link	Ultimate Traffic Volume (AADT)	% Day/Night Volume Split		Commercial Vehicle Breakdown		Vehicle Speed (km/hr)
		Daytime	Night-time	% Medium Trucks	% Heavy Trucks	
Goreway Drive	24,400	90	10	2.8	2.3	60
Derry Road East	48,600	86	14	2.6 / 2.3 ^[1]	7.3 / 8.5 ^[1]	60

Notes: [1] Day/Night % of medium and heavy trucks, respectively, provided by the Region of Peel.

Predicted Sound Levels

Aircraft Noise at Outdoor Living Areas

The Project-specific NEF levels were interpolated using procedures outlined in the Canada Mortgage and Housing Corporation (CMHC) Publication “New Housing and Airport Noise”. The proposed development is situated between the NEF 30 and NEF 35 contours provided by the GTAA and are specifically located between the NEF 30 and NEF 31 contours. The interpolated NEF contour lines (NEF 30, NEF 30.5 and NEF 31) are shown relative to the proposed development in **Figure 1**.



As shown in **Figure 1**, OLA01 is in a location equal to NEF 30. In accordance with guidelines in **Table 1**, the aircraft noise guidelines are met. No OLA-related mitigation or warning clause is recommended/ required for aircraft noise.

Road Traffic Noise at Outdoor Living Areas

Future road traffic sound levels at the proposed development were predicted using Cadna/A, a commercially available noise propagation modelling software. Roads were modelled as line sources of sound, with sound emission rates calculated using the ORNAMENT algorithms, the road traffic noise model of the MECP. These predictions were validated and are equivalent to those made using the MECP's ORNAMENT or STAMSON v5.04 road traffic noise models. A validation file was previously provided in Appendix C of the Environmental Noise Assessment dated June 6, 2022.

The OLA sound level for this supplemental assessment was modelled at a height of 1.5 m above grade, at the centre of the space. A global ground absorption coefficient of $G = 0$ (i.e., reflective ground) was applied. Localized absorptive ground was considered for the OLA area itself and other intervening areas within the Malton Greenway.

The predicted road traffic sound level at the OLA is summarized in **Table 4** and shown in **Figure 2**.

Table 4: Predicted Road Traffic Outdoor Sound Levels

Assessment Location	Predicted Daytime Sound Level (dBA)	Mitigation or Warning Clauses
OLA 01	54	None Recommended

As shown in **Table 4** and **Figure 2**, the road traffic sound level at OLA 01 is less than 55 dBA; therefore, mitigation measures (i.e., barriers) and/or warning clauses are not required. The OLA is relatively well shielded from the nearby roadways by existing buildings along Derry Road East and Goreway Drive and will further be shielded from these roadways by the proposed development 14-storey mixed-use building.



Closure

SLR Consulting (Canada) Ltd. (SLR) was retained by 7085 Goreway Developments Limited to prepare an addendum letter to address comments in the Planning Application Status Report from the City of Mississauga for the proposed mixed-use development located at 7085 Goreway Drive, Mississauga.

This addendum letter and supplemental transportation noise assessment is intended to address comments specific to transportation noise impacts at the outdoor living area (OLA)/outdoor amenity area associated with the proposed development. Based on the aircraft and road noise assessment, no OLA-related mitigation measures or warning clauses are required.

The glazing, ventilation and warning clause requirements for the 14-storey Residential Tower Building (discussed in Section 2.5.1, Section 2.5.2 and Appendix E of the June 6, 2022 Environmental Noise Assessment) remain applicable and unchanged. Glazing, ventilation and warning clause requirements for Townhouse Blocks 1 and 2 are no longer applicable, as the buildings have been removed.

Should you have any questions, please do not hesitate to contact the undersigned.

Regards,

SLR Consulting (Canada) Ltd.



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Attachments

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Principal Acoustics Engineer
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Statement of Limitations

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for 7085 Goreway Developments Limited, hereafter referred to as the “Client”. It is intended for the sole and exclusive use of the Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client, the City of Mississauga and the Region of Peel in their role as land use planning approval authorities, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

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Opinions and recommendations contained in this report are based on conditions that existed at the time the services were performed and are intended only for the client, purposes, locations, time frames and project parameters as outlined in the Scope of Work and agreement between SLR and the Client. The data reported, findings, observations and conclusions expressed are limited by the Scope of Work. SLR is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. SLR does not warranty the accuracy of information provided by third party sources.





Attachment 1 – City of Mississauga Review Comments

Addendum Letter – Environmental Noise – Outdoor Living Areas

7085 Goreway Drive, Mississauga

7085 Goreway Developments Limited

SLR Project No.: 241.031054.00001

July 7, 2023

PLANNING APPLICATION STATUS REPORT



*P&B/Planning & Building Dept
P&B/Develop & Design Division
City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1
Tel: (905) 896-5511
Fax: (905) 896-5553*

File: OZ/OPA 20 13
Applicant: HAIDER, RITEE
Proposal: an 18-storey building (138 units), a 16-storey building (121 units), and 12 townhouses (271 units total)
Address: 7085 GOREWAY DR.
General Location: NORTHEAST OF GOREWAY DRIVE AND DERRY ROAD EAST

MILESTONE DESCRIPTION

Milestone	Description
BYLAW ENACTMENT	Required prior to enactment of a re-zoning bylaw.
NOTE:	Note for applicant's information only - no action required.
RECOMMENDATION REPORT	Required prior to planner preparing Recommendation Report to PDC
SERVICING AND/OR DEV AGREEMENT	Required prior to finalization of development and/or servicing agreement



Don't wait in line... go online with the Plan and Build eServices Centre
www.mississauga.ca/portal/services/planbuild

File: OZ/OPA 20 13
Proposal: an 18-storey building (138 units), a 16-storey building (121 units), and 12 townhouses (271 units total)

PLANNING AND BUILDING

LANDSCAPE ARCH - DEV DESIGN

Contact: Cameron Maybee Tel. (905) 615-3200 x4041

No	Milestone	Condition
4	RECOMMENDATION REPORT	Updated April 26/2023: Comment remains, the justification and assessment included in Section 2.4.4 - Outdoor Living Areas is not acceptable. All private Outdoor Amenity Areas considered as part of the proposed development must be analyzed.

Please contact Cameron Maybee directly if additional clarification is required.

Revise the submitted Noise Study accordingly.

Updated August 9/2022: Comment remains, the justification and assessment included in Section 2.4.4 - Outdoor Living Areas is not acceptable. The submitted Noise Feasibility Study must include assessment of all proposed Outdoor Amenity Areas / 7th Floor Terrace (greater than 4m) and adhere to applicable dBA levels.

Revise the submitted Noise Feasibility Study accordingly with the next formal submission.

Original Comment:
The Noise Feasibility Study prepared by SLR dated April 2020 has been received and the following comments have been provided:

- Table 8: Summary of Transportation Noise Impacts - OLAs has indicated predicted sound levels of the Level 3 Podium OLA in excess of 55 dBA, which is unacceptable. The applicant is advised that noise mitigation will be required for all OLA's that exceed 55 dBA to conform with the Environmental Noise Guideline. Please revise the submitted Noise Feasibility Study to indicate the required noise mitigation features to be implemented within the OLA's with the next formal submission.

Created : 2020-10-22 10:53:07 **Last Modified :** 2023-04-26 01:08:49



Attachment 2 – Updated Development Drawing Site Plan

Addendum Letter – Environmental Noise – Outdoor Living Areas

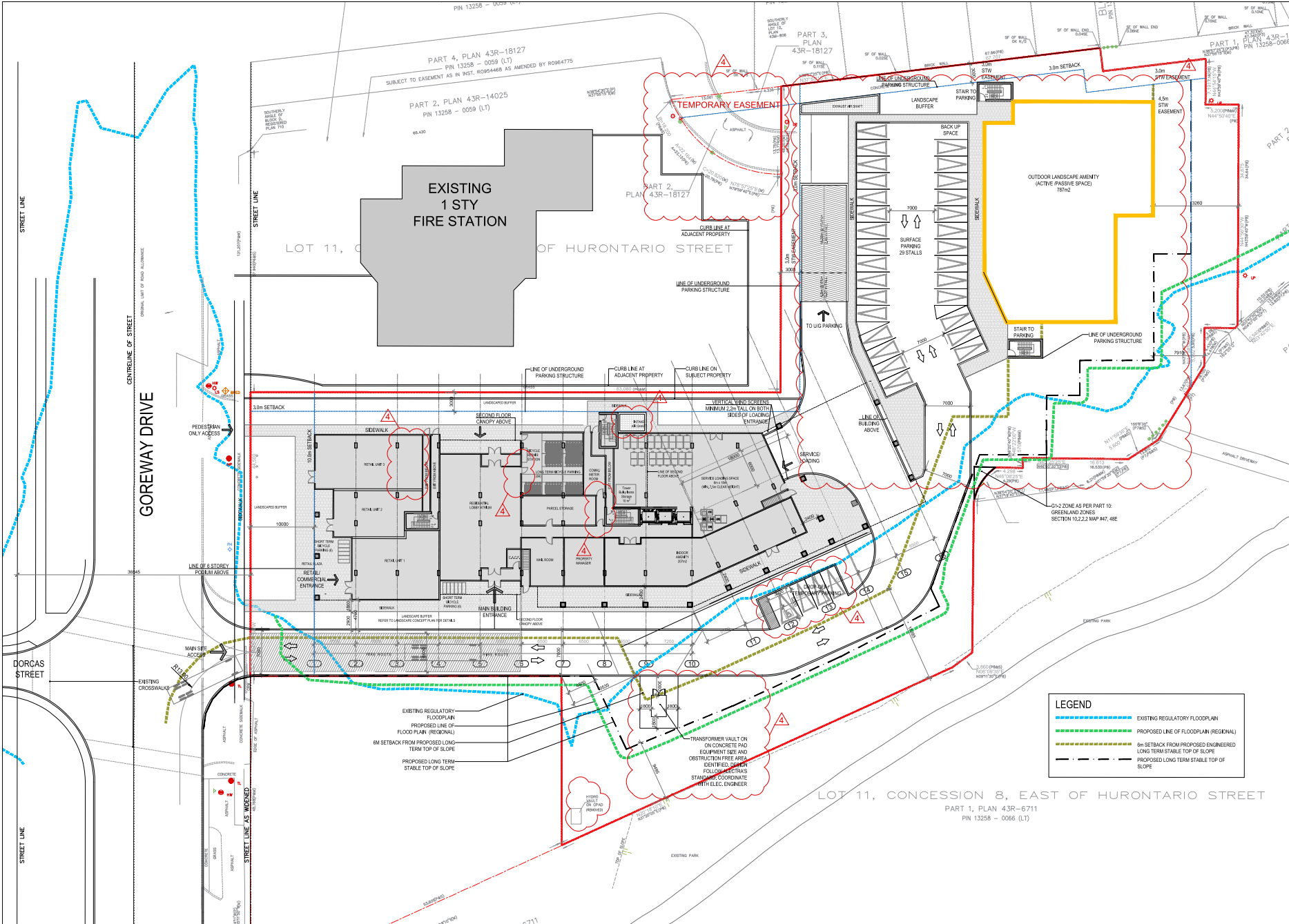
7085 Goreway Drive, Mississauga

7085 Goreway Developments Limited

SLR Project No.: 241.031054.00001

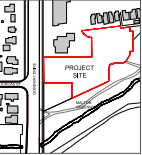
July 7, 2023





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KEY PLAN



SUBMISSION

NO.	DATE	BY	REVISION
1	2022.07.27	DH	RE-BID FOR OPA
2	2022.08.12	DH	RE-BID FOR OPA
3	2022.08.12	DH	RE-BID FOR OPA
4	2022.08.12	DH	RE-BID FOR OPA
5	2022.08.12	DH	RE-BID FOR OPA



SEAL:



PROJECT:



REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE: Ground Floor Plan

DATE: 2022-02-02

SCALE: 1:250

DRAWN: SLOWIEK

CHECKED: DH

PROJ. NO. 120212



Attachment 3 – Figures






Addendum Letter – Environmental Noise – Outdoor Living Areas

7085 Goreway Drive, Mississauga

7085 Goreway Developments Limited

SLR Project No.: 241.031054.00001

July 7, 2023

Legend	
	Proposed Development - Building
	Project Property Line (approx.)
	Outdoor Assessment Location
	Noise Exposure Forecast (NEF) Contour
	Outline of Amenity Area (approx.)



7085 GOREWAY DEVELOPMENTS LIMITED

7085 GOREWAY DRIVE, MISSISSAUGA

PREDICTED OUTDOOR LIVING AREA ASSESSMENT LOCATION &
INTERPOLATED NOISE EXPOSURE FORECAST (NEF) CONTOURS

True North



Scale:

1:1,250

METRES

Date: July 7, 2023






Rev 1.0

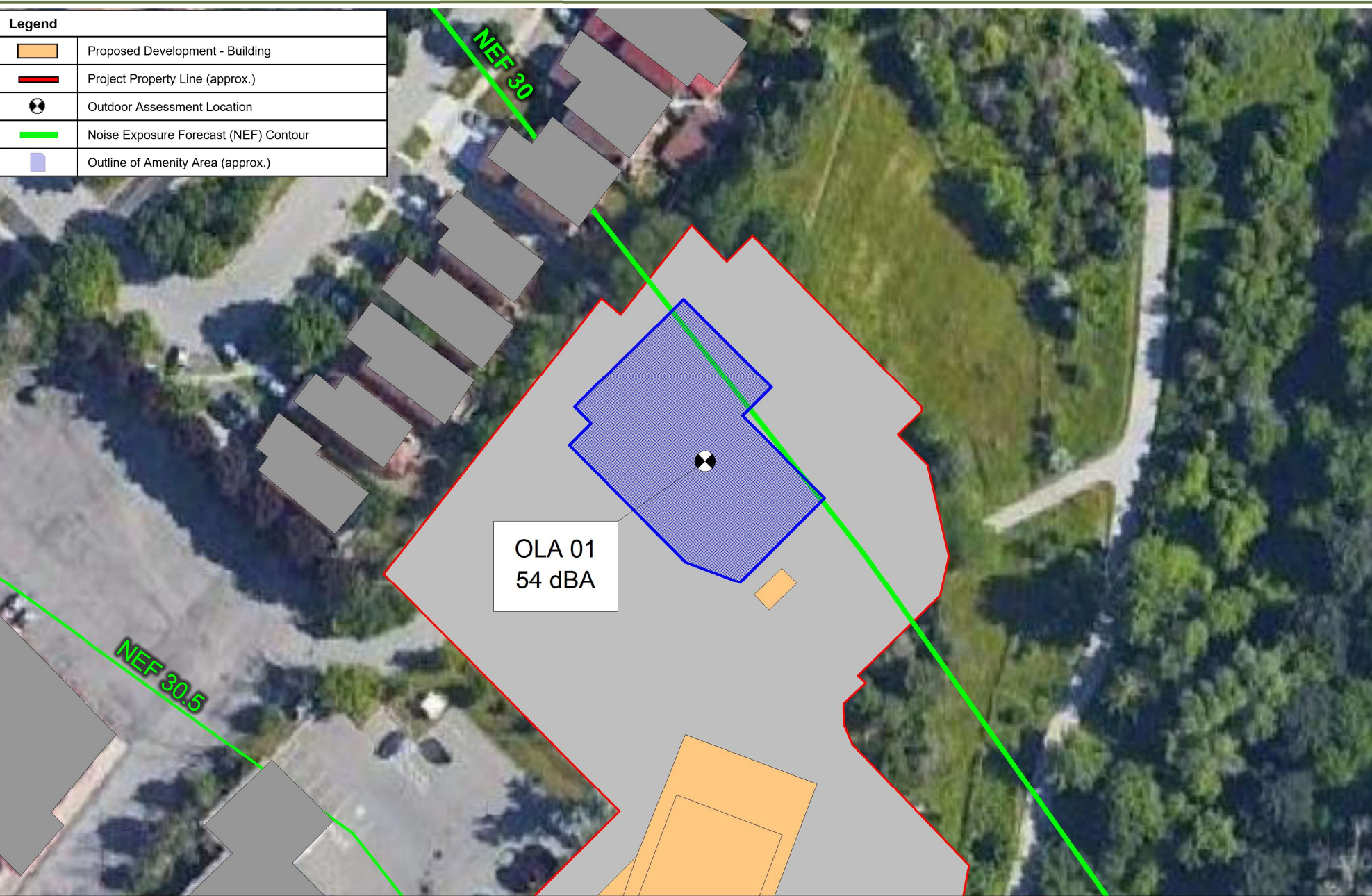
Figure No.



1

Project No.
241.031054.00001



Legend	
	Proposed Development - Building
	Project Property Line (approx.)
	Outdoor Assessment Location
	Noise Exposure Forecast (NEF) Contour
	Outline of Amenity Area (approx.)



7085 GOREWAY DEVELOPMENTS LIMITED		True North 	Scale: 1:750		METRES	
7085 GOREWAY DRIVE, MISSISSAUGA			Date: July 7, 2023	Rev 1.0	Figure No. 2	
PREDICTED OUTDOOR LIVING AREA SOUND LEVEL – ROAD TRAFFIC – DAYTIME			Project No. 241.031054.00001			