



W. E. OUGHTRED and Associates Inc.

Real Estate Analysts / Development Consultants

July 10, 2026

City of Mississauga
Development & Design Division
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attention: Jaspreet Sidhu, Planner

Dear Jaspreet:

**Re: 50 and 60 Harborn Road
Application for Official Plan Amendment, Rezoning OPZR-137338
Application for Plan of Subdivision SUB-137344
DARC-24-103 W7**

We are pleased to submit applications for Official Plan Amendment, rezoning and approval of a plan of subdivision to permit a 12 unit townhouse development on a Common Element Condominium roadway at the above-noted properties. A DARC meeting was held in July 2024 to discuss the proposal and there has been considerable delay in submitting the applications as we spent some time working with the Gordon Woods Neighbourhood Association and Councillor Damerla to revise the proposal. The total number of units proposed has now been reduced from 18 to 12 and the overall height of the units will not exceed the By-law permission of 10.7 metres from context grade. The corner units that will be visible from Harborn Road will be 3 storeys high and the elevations facing Harborn have now been revised to include front entries with porches, large windows and French balconies so that these units appear as single family dwellings when viewed from the street. The interior units which will be less visible from the public road will contain 4 storeys with the upper storey integrated into the building roofline.

The following application forms, plans and studies have been uploaded to eplans:

A. Application Forms Folder

1. Application for Official Plan Amendment and Rezoning;
2. Application for Plan of Subdivision;
3. Signed Owner Authorization of Applicant;
4. Tree Injury or Destruction Questionnaire and Declaration;
5. Signed Environmental Site Screening Questionnaire and Declaration;
6. Property Owner Acknowledgement of Public Information and Permission to Enter Property Schedule;
7. Site Information Schedule;
8. Planning Information Schedule;
9. Servicing and Matters of Provincial Interest Schedule;
10. Declaration of Applicant Schedule;
11. Notice Sign Schedule;
12. OPA/Rezoning and/or Subdivision Fee Calculation Worksheet;
13. Commenting Agency Fee Collection Worksheet.

Please note that all fees will be paid once the amounts have been confirmed by the City and commenting agencies.

B. Documents Folder

1. Arborist Report and Tree Preservation Plan prepared by Welwyn Consulting and dated April 6, 2026;
2. Environmental Noise and Vibration Study prepared by Vintec Acoustics and dated February 3, 2026;
3. Parcel Register for 50 Harborn Road;
4. Parcel Register for 60 Harborn Road;
5. Transportation Study and Access Review prepared by Nextrans Consulting and dated May 12, 2026;
6. Slope Stability Assessment prepared by Soil Engineers Ltd. and dated November 14, 2024;
7. Phase 1 Environmental Site Assessment for 50 Harborn Road prepared by Soil Engineers and dated August 7, 2025;
8. Phase 1 Environmental Site Assessment for 60 Harborn Road prepared by Soil-Mat Engineers and Consultants Ltd. and dated June 8, 2026;
9. Functional Servicing and Stormwater Management Report prepared by Skira and Associates Ltd. and dated May 26, 2026;
10. Environmental Impact Study prepared by Sumac Environmental Consulting and dated May 2026;
11. Ecological Off-setting Plan prepared by Sumac Environmental Consulting and dated May 12, 2026;
12. Stage 1 and 2 Archaeological Assessment prepared by Haruta Archaeology and dated April 15, 2025;
13. Letter from the Ministry of Citizenship and Multiculturalism dated March 24, 2026;
14. Planning Justification Report prepared by W.E. Oughtred and Associates Inc. and dated July 2026;
15. Declaration of Conformity with Region of Peel Official Plan;
16. Draft Official Plan Amendment;
17. Draft Zoning By-law Amendment;
18. Context Plan;
19. Storm Sewer Use By-law Acknowledgement Form;
20. Additional Site Statistics prepared by Del-Dom Design and Construction;
21. Draft Notice Sign.

C. Drawings Folder

1. Site plan drawing prepared by Del-Dom Design and Construction and dated (A-101 Site Plan)
2. Six elevation drawings prepared by Del-Dom Design and Construction and dated June 10, 2026 (A-201 to A-206);
3. Eighteen floor plans prepared by Del-Dom Design and Construction and dated June 10, 2026 (A-301 to A-318);
4. Building section drawing prepared by Del-Dom Design and Construction and dated June 10, 2026 (A-401);
5. Site Servicing Plan prepared by Skira and Associates Ltd. and dated July 7, 2026 (C-101 Site Servicing Plan);
6. Site Grading Plan prepared by Skira and Associates Ltd. and dated July 7, 2026 (C-102 Site Grading Plan);
7. Erosion and Sediment Control Plan prepared by Skira and Associates Ltd. and dated April 28, 2026 (C-103 Erosion and Sediment Control Plan);

8. Topographic Survey of existing site conditions prepared by Wahba Surveying and dated October 2023 (S-100 Topographic Survey);
9. Draft Plan of Subdivision prepared by Wahba Surveying and dated June 15, 2026 (S-200 Draft Plan of Subdivision)

Comments from the DARC meeting have been addressed as follows:

A. Alectra Utilities – Tracy Lopez

Ref #48: Comment regarding obtaining a subdivision application directly from Alectra has been noted.

B. Credit Valley Conservation – Trisha Hughes

Ref #82: We note that a CVC permit will be required.

Ref #83: The Site Plan and Grading Plan show the Long Terms Stable Slope Line as established through the Slope Stability Assessment prepared by Soil Engineers as well as the 10-metre development setback.

Ref #84: The draft Official Plan amendment proposes that the hazard lands and associated 10 metre setback are designated G (Greenlands). Similarly, the draft Zoning By-law proposes that these lands are zoned G1 (Greenlands – Natural Hazards). The lands will be dedicated to the City as a condition of Official Plan Amendment/rezoning.

Ref #85: Staff from our office attended a site inspection with City and CVC staff on October 2, 2024. Staking of the dripline was done at that meeting.

Ref #86: The staked floodplain limit is shown on the Site Plan, Servicing Plan and Grading Plan.

Ref #87: All plans now show the Long Term Stable Top of Slope as established by the Slope Stability Assessment prepared by Soil Engineers;

Ref #88: A Functional Servicing and Stormwater Management Report is included with this submission;

Ref #94: A Grading Plan has been included with this submission;

Ref #95: A Site Servicing Plan has been included with this submission;

Ref #96: An Ecological Offsetting plan has been included with this submission;

Ref #97: We note the requirement to pay the CVC review fee. The fee will be paid upon confirmation that the amount calculated is correct.

Ref #100: An Erosion and Sediment Control Plan has been included with this submission;

C. Development Engineering Review – Allan Noona

Ref #103: The townhome units will be freehold Parcels of Tied Land (POTL's) on a Common Element Condominium roadway. The draft plan of subdivision included with this submission outlines 4 proposed blocks including one block for each of the townhome buildings, one block for common elements and one block for lands to be dedicated to the City. Individual townhome lots will be created through an application for Exemption from Part Lot Control, once the building foundations have been constructed.

Ref #104: The Site Plan drawing notes the limits of end units 1, 7, 8 and 12.

Ref #22: Noted.

Ref #23: An Environmental Noise and Vibration Study is included with this submission.

Ref #24: A Grading and Servicing Plan is included with this submission. No underground parking is proposed and the townhouse units will not have basements. A cross-section plan for the building has been provided. The development will not be phased.

Ref #25: All civil drawings relate to CM Benchmark 524 with an elevation of 96.009 metres.

D. Dufferin Peel Catholic District School Board – Joanne Rogers

Ref#1: Noted.

E. Environmental Engineering Review – Storm – Walter Copping

Ref #56: The driveways for all townhouse units will be constructed with permeable pavers.

Ref #57: Noted.

Ref #58: A Functional Servicing and Stormwater Management Report is included with this submission.

Ref #59: Noted.

F. Environmental Engineering Reviewer – Steve Cha

Ref #15: A completed Environmental Site Screening Questionnaire is included with this submission.

Ref #16: A Phase 1 Environmental Site Assessment for each property is included with this submission.

Ref #17: Noted.

Ref #18: A Storm Sewer Use By-law Acknowledgement has been signed by the property owner and is included with this submission.

Ref #19: Noted.

Ref #20: Noted.

Ref #21: Noted.

G. Fire Prevention Plan Examination – Don Casey

Ref #63: The fire access route is shown on the Site Plan. The relocation of the existing fire hydrant is shown on the Site Plan and on the Site Servicing Plan.

Ref #64: An OBC matrix is included on the Site Plan.

H. Heritage Planner – Paula Wubbenhorst

Ref #2: A Stage 1 and 2 Archaeological Investigation has been prepared and was submitted to the Ministry of Citizenship and Multiculturalism. The Ministry advised on March 24, 2026, that the report has been entered into the public register. The Stage 1 and 2 Investigation and the letter from the Ministry have been included in this submission.

I. Landscape Architect – Community Services – Simon Latam

Ref #65: An Environmental Impact Study is included with this submission.

Ref #66: An Ecological Offsetting Plan is included with this submission.

Ref #67: A site meeting with CVC and City staff took place on October 2, 2024. The dripline was staked at that meeting.

Ref #68: The application for rezoning requests that the area below the long term stable slope and the associated 10 metre buffer be zoned G1 (Greenlands Natural Hazards). The owner of the property will designate the lands zoned G1 to the City of Mississauga.

Ref #69: An Arborist Report and Tree Preservation Plan is included with this submission. In addition, an Ecological Offsetting Plan has been prepared to offset the impact of the proposed tree removals.

Ref #70: An Erosion and Sediment Control Plan is included with this submission.

Ref #71: An Environmental Impact Study is included with this submission.

J. Landscape Architect – Development and Design – Janet Squair

Ref #53: A detailed concept plan is included with this submission (A-100 Site Plan).

Ref #54: An Arborist Report and Tree Preservation Plan is included with this submission.

Ref #55: A current parcel page for each property is included with this submission.

Ref #60: A Grading Plan is included with this submission.

Ref #61: It is intended that all garbage, recycling and organics will be retained by dwelling residents on their property and put out at the curb of the CEC road for weekly pick up by the Region of Peel and Circular Materials. The CEC road has been designed to accommodate Region of Peel waste vehicles and the Transportation Study includes turning templates that demonstrate that a waste vehicle can maneuver through the site, turn in the hammerhead and leave the site in a forward motion. A garbage enclosure is provided at the south end of the CEC road for bulky items.

Ref #62: The Site Plan provides a proposed location for the hydro transformer in the common element area adjacent to Harborn Road.

Ref: #64: Total soft landscape area of 714.80 sq. metres (25%) is shown on the Additional Site Plan Statistics submitted with the application.

K. Light Rail Transit Office – Sally LePage

Ref #43: Noted.

L. Parking – Paulina Szmudrowska

Ref #89: Noted;

Ref #90: The number of proposed dwelling units has now been reduced to 12 with 2 resident parking spaces provided on each townhome lot. Four visitor parking spaces, including one handicapped accessible space, are provided adjacent to the CEC roadway. As such, the proposed parking meets the By-law requirements and a Parking Utilization Study is not required.

Ref #92: The parking requirement as per the Zoning By-law is shown in the site statistics on the Site Plan drawing. Condominium townhomes require 2 resident parking spaces per unit plus an additional 0.25 spaces per unit for visitor parking.

M. Peel District School Board – Zach Tessaro

Ref #73: The number of proposed townhouse dwellings has now been reduced to 12. We note that conditions of approval will be provided following formal circulation of the application.

N. Planner - Community Services – Heather Sewell

Ref #72: We note the requirement for cash-in-lieu of parks.

O. Planner - Development and Design – Jaspreet Sidhu

Ref #110: All plans and studies identified on the Submission Requirements Checklist are included with this submission. We request that the DARC-2 meeting be waived as there has already been extensive consultation with the Gordon Woods community and the Councillor.

Ref #111: This letter provides responses to all comments received from the DARC 1 meeting.

Ref #112: Noted.

Ref #113: The proposed parking meets the By-law requirements.

Ref #114: Noted. The submitted studies have been prepared in accordance with the City's TOR.

Ref #115: A Planning Justification Report prepared and signed by an RPP is included with this submission.

Ref #116: A table is included in the Planning Justification Report that reviews the proposal against the proposed RM6 zone standards and identifies site specific exceptions.

Ref #117: An application to amend the zoning from RL to RM6 and G-1 is included with this submission. The amendment is required to permit townhomes on a CEC roadway. Development will not be permitted on lands zoned G-1.

Ref #118: An application to amend the Official Plan land use designation from Low Rise I to Low Rise II is included with this submission. The amendment is required to permit the proposed townhouse dwellings on a CEC road with maximum height of 4 storeys.

Ref #119: The application requests rezoning to RM6 (Townhomes on a CEC road) with site specific exceptions.

Ref #120: 1. There are no longer parking spaces proposed in the municipal right-of-way. 2. A garbage enclosure for bulky items is located at the south end of the site. Residents of the townhome units will retain their garbage, recycling and organics at their property and place the bins at the curb of the CEC roadway for weekly pick up. 3. City and CVC staff attended at site visit on October 2, 2024. 4. The CEC roadway now includes a hammerhead turn around. The Transportation Study includes turning templates demonstrating that waste and emergency vehicles can navigate through the site without issue. 5. Four visitor parking spaces are included adjacent to the southerly end of the CEC road. 6. The number of units proposed is now reduced from 18 to 12 units in 2 blocks. The block on the east side of the site will contain 7 units and the block on the west side will contain 5 units.

Ref #121: There is no existing Subdivision or Development Agreement registered against the property.

Ref #122: A Draft Plan of Subdivision is included with this submission.

Ref #123: Draft signage wording is included with this submission.

Ref #124: A draft Zoning By-law Amendment and Draft Official Plan Amendment are included with this submission.

Ref #105: A Community Meeting was held on May 6, 2025. Following that meeting we had additional meeting with neighbours and the Gordon Woods Homeowners Association and provided alternative development proposals for review.

Ref #106: A key plan is included on the Site Servicing Plan and Site Grading Plan.

Ref #107: All requested information is included in the title block.

Ref #108: All adjacent uses are residential. The adjacent uses and their zoning are noted on the Site Plan drawing along with the setbacks to the subject lands.

Ref #109: Noted.

P. Region of Peel – Petrele Francois

Ref #78: We note the Region's Review fees and have uploaded a Commenting Agency Review Fee Calculation to the eplans Applications folder. Note that the Region of Peel fees listed in the calculation include the waste surcharge.

Ref #79: The Region's Review Fees have been calculated on the 2025 Fee By-law. We note the instructions for paying the Region's Review Fees.

Ref #80: Noted.

Ref #81: The completed application forms for OPA/ZBA and Plan of Subdivision, Draft OPA, Site Servicing Plan, Functional Servicing Report with demand calculation, Grading Plan and parcel pages are included with this submission. The Waste Management Plan is described in the Planning Justification Report and includes curb side pickup on the CEC roadway as well as a waste enclosure for bulky items.

Ref #74: These comment may no longer be applicable given the reduction in the number of dwelling units and the proposed tenure (12 POTL's on a CEC roadway).

Ref # 75: The number of proposed units has been decreased from 18 to 12. The proposal is to construct townhome units as POTL's on a CEC roadway. The project is not a multi-unit residential nor a stacked townhome development. As such, curbside pickup on the CEC road has been

proposed and there is sufficient area in front of each lot to set out garbage, recycling and organics bins without encroaching onto driveway areas. The CEC road has been designed to accommodate Region of Peel waste vehicles with a hammerhead turn around so that waste vehicles may exit the site in a forward motion. The Transportation Study includes turning templates that demonstrate that a Region of Peel waste vehicle can navigate through the site.

Ref #76: Noted.

Ref #77: An accessible visitor parking space has been provided. A playground area is proposed. A 1.8 metre wide walkway is proposed on the east side of the CEC roadway to provide safe access for pedestrians. A lighting plan will be submitted at the site plan approval stage. Permeable pavers are proposed for each townhouse driveway.

Ref #91: Noted.

Ref #93: Noted.

Ref #98: Testing on the existing 200 mm water service has confirmed adequate pressure in the existing water service for fire protection and domestic water service. Please see details in the Functional Servicing and Stormwater Management Report prepared by Skira Consulting and included with this submission.

Ref #99: Noted.

Ref #101: Noted.

Q. Traffic Review - James Emerson

Ref #51: The Site Plan shows a 1.8 metre wide sidewalk on the east side of the CEC roadway.

Ref #52: Noted.

Ref #55: The Site Plan has been revised to provide a hammerhead at the south end of the CEC roadway for vehicle turnaround.

Ref #6: The Transportation Study includes turning templates and the report concludes that waste and emergency vehicles can navigate the site satisfactorily.

Ref #9: All Traffic Notes can be found on the Grading Plan (C-102 Grading Plan).

Ref #4: A Transportation Study and Access Review is included with this submission.

Ref #13: The Grading Plan now shows the existing driveway widths at the street and property line as well as the proposed driveway width at the street and property line. The proposed entrance curb radii are now dimensioned on the Grading Plan. The plan notes that the proposed asphalt driveway entrance is in accordance with OPSD 350.010. Existing accesses are noted as "to be removed".

Ref #14: The plans now show the proposed location of the hydro transformer for the development. The parallel parking spaces have been removed from the municipal right-of-way.

Ref #47: Noted.

R. Trans-Northern Pipeline

Ref #50: Noted.

S. Urban Designer – Jiyeon Kim

Ref #33: The hydro transformer, mailbox, garage driveway length, building height/number of storeys, floodplain setback, porches, decks and balcony setbacks, exterior steps are shown on the site plan. The private driveway widths are shown on the floor plan drawings. (i) All exterior steps go up as there are no basements proposed. (ii) Grading information is shown on the Site Plan drawing (iii) All projections are dimensioned. (iv) All driveways meet the minimum 3.0 metre width requirement. (v) The fire route is shown on the Site Plan. The Site Servicing Plan shows the location of the existing fire hydrant which is to be relocated. The proposed location for the fire hydrant is shown on the Site Servicing Plan.

Ref #34: An Environmental Noise and Vibration Study is included with this submission.

Ref #35: Noted.

Ref #36: CVC and City have confirmed that a 10-metre buffer from the established Long Term Stable Slope is required. The slope and the buffer will be zoned G1 (Greenbelt - Natural Hazards) and dedicated to the City. All development is a minimum of 4.0 metres from the proposed G1 lands.

Ref #37: The plans have been revised to reduce the overall height to 10.7 metres from Context Grade to the mid-point of a sloped roof. Note that the proposal now includes sloped roofs whereas flat roofs were previously proposed. The units that abut Harborn Road will be 3 storeys high. Interior units will be 4 storeys high with the fourth storey integrated into the roofline. Site specific zoning for the fourth storey has been requested.

Ref #39: The plan has now been revised so that the garbage enclosure is located at the rear of the site. This enclosure will be for bulky items only. Residents of the townhomes will retain waste on site and put bins to the curb of the CEC road for pick up by the Region.

Ref #41: Floor plans for end units #1, 8 and 12 have been provided. Floor plans for typical interior units in each block have also been provided. All garages are setback a minimum of 6.0 metres from the CEC road/sidewalk. Setbacks to the front porches and steps as well as to the rear yard steps and rear yard balconies are shown on the Site Plan drawing. The individual garages and driveways meet the 3.0 metre width requirement. Balconies project 2.06 metres into the required rear yard and site specific zoning for the balcony projection is included in the Draft Zoning By-law. Air conditioning units will be located beneath the balconies that will be located on the rear of each dwelling.

Ref #42: The minimum rear yard setback for all dwelling units in Block A (east side of CEC road) is 5.0 metres. Three units in Block B will have 6.0 metre rear yard setbacks. Two units in Block B will have 4.0 metre rear yard setbacks to allow for dedication of hazard lands and the associated 10 metre buffer to the City. The rezoning application requests site specific zoning for the rear yard setbacks.

Ref #44: Setback dimensions are shown on the Site Plan drawing for all porches and stairs as well as balconies. Site specific zoning for the balcony encroachment into a rear yard is required.

Ref #45: The end units on Harborn Road have been redesigned to provide front entries with walkways from the public sidewalk, French balconies and large windows on the north elevation. The end units will resemble detached homes when viewed from the street.

We look forward to receiving comments on the revised proposal in due course. In the meantime, please do not hesitate to contact me if you need any additional information.

Yours truly,



Arlene Beaumont, M. Pl.
W.E. Oughtred & Associates Inc.