7085 GOREWAY DRIVE DEVELOPMENT

FLOOD HAZARD ASSESSMENT

PROJECT 18-528

Last Revised April 20, 2020
August 30th, 2019
November 2, 2018

PREPARED BY
Greck and Associates Limited
5770 Highway 7, Unit 3
Woodbridge, ON
L4L 1T8

7085 Goreway Drive Developments Limited
5400 Yonge Street
Toronto, Ontario
M2N 5R5

Greck

QUALITY ASSURANCE AND QUALITY CONTROL

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Prepared by

SIGNATURE

Scott Sexton, P. Eng

Reviewed and Approved by

SIGNATURE

Eric Greck, P. Eng

Limitations

This report was prepared by Greck and Associates Limited for Fieldgate Development Inc. Any use which a third party makes of this report, or reliance on or decisions to be made based on it, are the responsibility of such third parties. Greck and Associates Limited accepts no responsibility for damages, if suffered by any third party as a result of decisions made or actions based on this project.

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7085 GOREWAY DRIVE DEVELOPMENT
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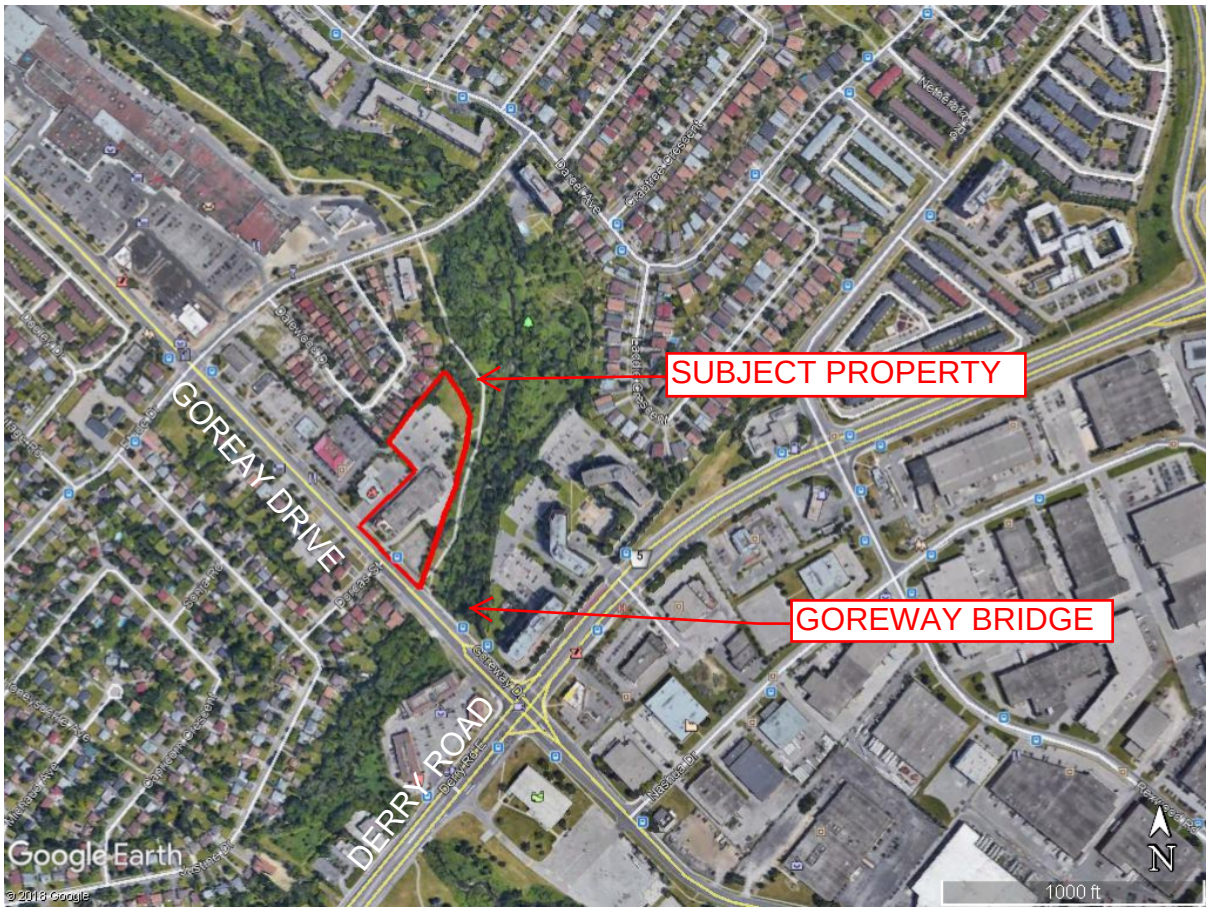
1.0 INTRODUCTION

Fieldgate Developments Inc. (Client) in association with Redwood Properties is proposing the re-development of an existing commercial property located at 7085 Goreway Drive within the City of Mississauga, Ontario (**Figure 1**). The Client proposes to redevelop the property with two (2) high-rise residential condominiums and a townhouse complex, and their associated roadways and underground parking. The property is bounded by Goreway drive to the west, Mimico Creek to the south/east and a City of Mississauga Firehall to the north. A vacant lot, previously a gas station, exists directly south-east of the property limit. This gas station was demolished in approximately 2002.

Based on preliminary floodplain mapping information provided by the Toronto and Region Conservation Authority (TRCA), the regulatory floodplain encroaches on the existing property limits.

Under Ontario Regulation 166/06, *Toronto and Region Conservation Authority: Regulation of Development, Interference with Wetlands and Alternations to Shorelines and Watercourses the TRCA regulates development taking place within valley and stream corridors. Development includes the "construction, reconstruction, erection or placing of a building or structure of any kind." Regulation 166/06 3. (1) states that "The Authority may grant permission for the development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches pollution or the conservation of land will not be affected by the development".*

The Client has retained Greck and Associates Limited (Greck) to facilitate development within a regulated area. Specifically, this report confirms the existing regulatory floodplain limit on the subject property through an assessment and update of TRCA's existing Mimico Creek regulatory hydraulic modeling using recent topographic information. In addition, an assessment and analysis has been undertaken with consideration of proposed development conditions, regulatory impacts and TRCA policy. This includes an engineered design concept supported by hydraulic, floodproofing and a cut-fill analysis founded on engineering/scientific principles in accordance with TRCA policy and ministry guidelines.



Greck

Site Location Plan
7085 Goreway Drive, Mississauga, Ontario

FIGURE 1

1.1 Project Site and Background Information

The primary source of potential flood hazard to the property originates from Mimico Creek, located along the eastern property limits. Mimico Creek flows in a southwesterly direction where it is conveyed through a bridge crossing located at Goreway Drive. The Goreway Bridge crossing is an approximate 9.25m span structure with a rise of 2.70m and a length of approximately 32.60m.

A concrete/asphalt trail is located along the property limits, providing pedestrian access to a trail network throughout Mimico Creek.

A topographic survey of the property was completed on June 7, 2018, by. A copy of the topographic survey and proposed building layout is provided in **Appendix A.**

1.2 Scope of Work

The Client has requested the services of Greck to perform a hydraulic assessment and to establish the following:

- Update the existing TRCA Regulatory Hydraulic Model for Mimico Creek using up to date topographic information;
- Update hydraulic model to incorporate the proposed conceptual development;
- Undertake a cut-fill analysis as required to offset flood hazard related development impacts;
- Prepare constraint mapping illustrating existing and proposed regulatory setbacks
- Provide design recommendations for flood protection and flood hazard mitigation
- Technical report outlining supporting methodology, data, calculations and recommendations.

2.0 Flood Hazard Assessment

To assess and confirm the existing flood hazard limit within the property, an update to the existing HEC-RAS hydraulic model was required. Greck was responsible for completing the hydraulic modelling throughout Mimico Creek in 2009 and since then the model has received minor revisions. The original modelling and corresponding floodplain mapping was completed using Light Detection and Ranging (LIDAR) topographic information. Upon receiving a detailed topographic survey of the subject property, and updated Goreway Drive bridge crossing information, an update to the existing hydraulic model was undertaken to more accurately define flood hazard conditions (characteristics).

2.1 HYDRAULIC MODEL UPDATE

The most recent Mimico Creek regulatory HEC-RAS hydraulic model (TRCA Model) was acquired from the TRCA in May 2018 for the Mimico Creek Watershed. The TRCA model was then updated to reflect existing conditions using the topographic survey to confirm the bridge structure dimensions and road profile information.

2.1.1 Existing Hydraulic Model

The Goreway Drive bridge is located within the Mimico Creek watershed, more specifically, within East Reach # 5 and is labeled as structure 5.0081. The bridge is modelled as a 9.25 m span bridge with a rise of 2.55 m from the soffit to the bottom of the channel. The bridge deck has a width of 25m within the model.

Three (3) HEC-RAS river stations are located within the property limits and existing development (River Stations 5.011, 5.010 and 5.009). The existing TRCA Model indicates a backwater effect due to the presence of the bridge crossing at Derry Road approximately 280 m downstream of the Goreway Bridge. This Derry Road Bridge is severely undersized creating a backwater effect that creates a cascading effect upstream towards the Goreway Bridge.

The official regulatory floodplain mapping for the subject location is provided in **Appendix B**.

2.1.2 Updated Existing Model

The existing hydraulic model was then updated to reflect the existing conditions. This model is referred to as the “Greck Existing Condition model” (EC Model). Specific items that were revised include the following:

- Goreway Drive road profile;
- Goreway Bridge opening dimensions (span, rise);
- Goreway Bridge Length;
- Internal bridge cross sections; and
- River Stations 5.011, 5.010 and 5.009.

It should be noted that the extents of the topographic survey did not capture the entire extent of the existing river stations. Therefore, only a portion of the river station was updated (from the right bank northwards within the subject property).

The Goreway Bridge contains barricades directly above the bridge opening. The barricade is a concrete structure with metal rails at the top of the structure. In the model it is assumed that the rails are fully blocked to be consistent with the previous modelling and conservative procedures.

Three (3) additional cross sections were also incorporated within the updated hydraulic model. Additional cross-sections were determined as per topographic survey and TRCA base mapping provided. The additional cross sections were implemented to more accurately determine the floodline throughout the site.

All results presented for the updated regulatory flood elevation and proposed regulatory flood elevations using HEC-RAS 5.0.7.

Table 1 presents the Regulatory water surface elevations of the TRCA Model and EC Model.

TABLE 1 – UPDATED EXISTING REGULATORY FLOOD ELEVATIONS

HEC-RAS Cross Section ID	TRCA Existing Regulatory Flood Elevation (m)	Greck Updated Regulatory Flood Elevation (m)	Change in Water Surface Elevation from Existing Condition (m)
5.0113	N/A	165.38	N/A
5.0112	N/A	165.26	N/A
5.011	164.93	165.23	0.3
5.0104	N/A	165.20	N/A
5.01	164.99	165.20	0.2
5.009	164.99	164.20	0.2
5.008	164.86	164.86	0

It is common for the regulatory floodplain elevation to change upon updating a hydraulic model with more accurate topographic survey information, opposed to LIDAR information, or refined watercourse crossing information due to updated topographic survey.

The increase in flood elevation extends approximately 200 m upstream from the Goreway Bridge. Results of the HEC-RAS model and profile plot are provided in **Appendix C**.

2.1.3 Proposed Development

A hydraulic assessment was completed based on conceptual design plans to assess the impacts of encroachment into the regulatory floodplain as well as considerations for flood protection and flood hazard mitigation opportunities. The latest architectural design plans can be found in **Appendix E**.

The preferred option includes the following key features:

- Improved safe ingress/egress for the property, including access designed to the highest available elevation on Goreway Drive,
- Dry flood protection with freeboard,
- Balanced cut/fill earthworks utilizing 3:1 side slopes, and
- No significant hydraulic impacts to Mimico Creek.

The conceptual option includes two (2) primary roadway access (day to day) from Goreway Drive via the south west limit of the site.

The primary, north-west access ramp provides safe pedestrian ingress and vehicular ingress/egress during the regulatory storm event.

Several criteria for pedestrian and vehicular ingress/egress were considered and are provided below in **Table 2** below. These criteria are as per the Ministry of Natural Resources and Forestry (MNRF) Technical Guide – River & Stream Systems: Flood Hazard Limit, 2002.

TABLE 2: INGRESS/EGRESS REQUIREMENTS

Criteria	MNRF Requirement	Criteria	Provided
Pedestrian Access	"…depths in excess of about 0.98 m (3.2 ft). would be sufficient to float young children)"	<= 0.98 m	0.2 m
Vehicular Access	"…for most family automobiles something in the range of about 0.3 m – 0.4 m would be the maximum flooding before potential egress problems would result"	<= 0.3 m	0.20 m
Depth-Velocity Product	"people would be at risk of the product (multiple) of the velocity and depth exceeded 0.8 m^2/s	<= 0.8 m^2/s	0.24 m^2/s

As per the updated existing hydraulic model, the primary main access, referred to as Access A, provides approximately 200 mm of flood depth at the property limit on Goreway Drive, while the secondary access, referred to as Access B provides 700 mm of flood depth at the property limit during the regulatory storm event. The average right bank

velocity upstream of the bridge crossing was determined to be 0.34 m/s. Therefore, a depth-velocity product of 0.07 m^2/s was determined for Access A and 0.24 m^2/s for the Access B.

The preferred option includes fill within the floodplain, while providing a vegetated, 3:1 (H:V) slope along the south-east limit of the site. The proposed works is to be graded such that the regulatory flood does not encroach within the proposed development, including private access road and building. The proposed grading works are to provide a minimum 0.3m of freeboard from the determined regulatory flood elevation. The adjacent vacant, gravel lot would be replaced with the 3:1 vegetated slope, providing more naturalized valley land as opposed to a gravel lot.

The conceptual design includes proposed cut within the north-eastern property limits to ensure an overall cut-fill balance is achieved. This grading works would include some minor grading within the City owned valley lands. It is proposed to cut at a 3:1 (H:V) slope along with extended grading works to a maximum of 13 m within the city lands. This option would provide a net increase in flood storage (cut) of 287 m^3, see proposed cut-fill grading plan **Drawing FPM.** This option results in an insignificant change to local hydraulics including flood conveyance and attenuation as can be found seen in **Table 3.** Detailed incremental cut-fil calculations are provided in **Appendix D**.

It should be noted that no grading works within the valley lands are proposed at or below the 100-year flood elevation, and therefore flood storage volumes would remain unaffected for up to the 100-year storm event. During the Regulatory event, an incremental cut/fill balance was not achieved due to site limitations. However, impacts are deemed insignificant considering only the Regional event is impacted and a net cut is achieved. Under these conditions there will be an overall net benefit to the valley lands flood storage capacity.

The preferred concept will require permission to grade from the City as well as the partial removal of the asphalt pathway associated with an adjacent trail network.

Table 3 presents the regulatory water surface elevations of the conceptual design. No significant increases (maximum 1 cm) in the regulatory flood elevation throughout the property would be achieved. Minor variance in flood elevations can be associated with model instability and calculation tolerances.

TABLE 3 – UPDATED EXISTING REGULATORY FLOOD ELEVATIONS

HEC-RAS Cross Section ID	Greck Updated Regulatory Flood Elevation (m)	Proposed Conceptual Regulatory Flood Elevation (m)	Delta (m)
5.012	165.50	165.49	-0.01
5.0113	165.38	165.37	-0.01
5.0112	165.26	165.27	+0.01
5.011	165.23	165.23	0
5.0104	~~165.19*~~ 165.20	~~165.19*~~ 165.20	0
5.01	~~165.19*~~ 165.20	~~165.19*~~ 165.20	0
5.009	165.20	165.20	0
5.008	164.86	164.86	0

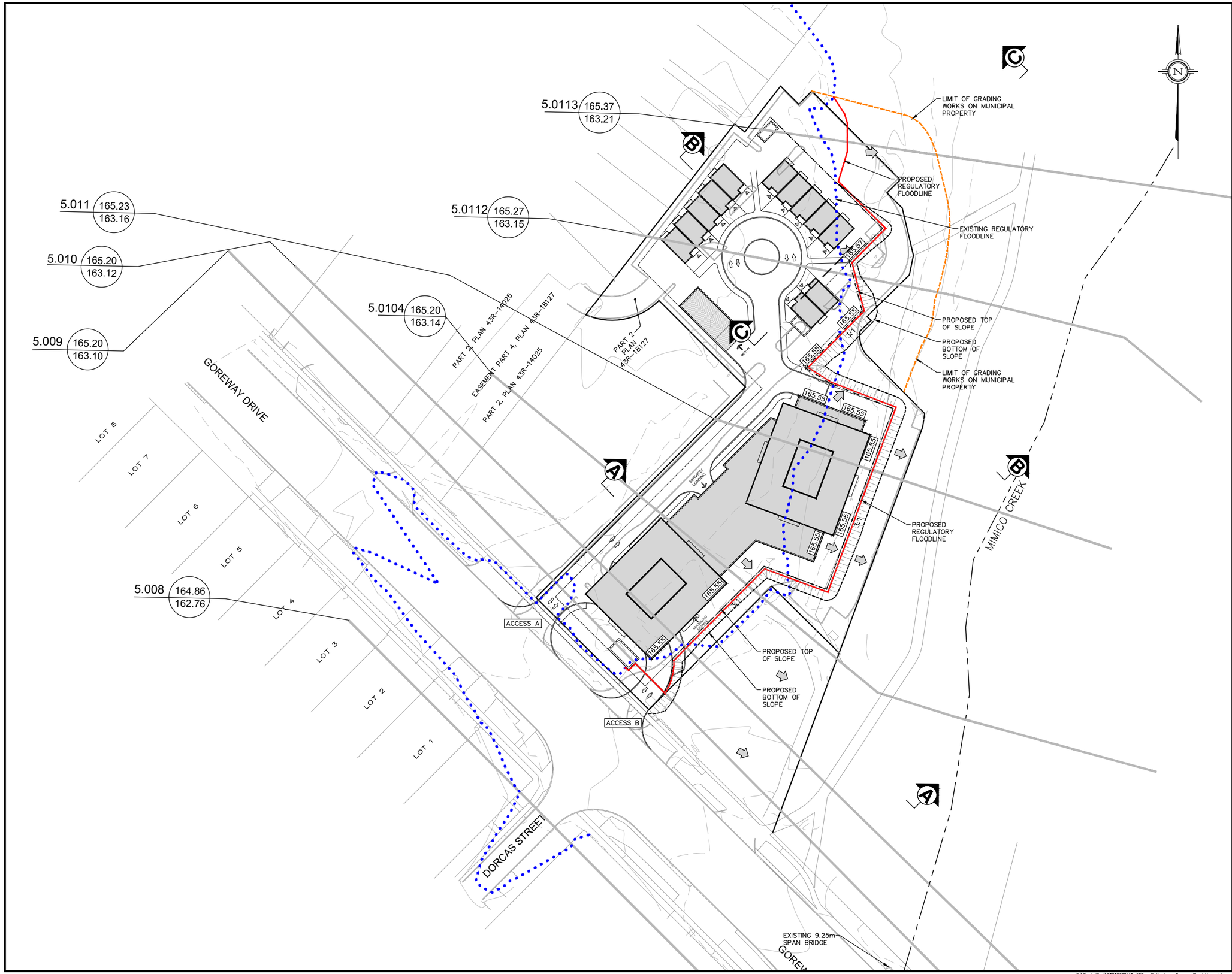
*Flood elevation adjusted to downstream flood elevation

2.2 FLOODPLAIN MAPPING

The resulting existing (revised) and proposed floodplain has been plotted on **Drawing FPM**. The regulatory floodplain mapping map sheet corresponding to the property is provided in **Appendix B.** During the proposed condition, it is demonstrated that the extents of the floodplain have decreased in comparison to the existing condition revised grading, with no adverse effects to the regulatory flood elevation.

As indicated, the proposed building, parking garage lie entirely outside of the proposed floodline.

All buildings are a to be a minimum 0.3m above the Regulatory flood elevation to provide necessary freeboard / factor of safety, as indicated in **Drawing FPM**.



KEY PLAN

N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING RIVER
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- GRECK EXISTING CONDITIONS REGULATORY FLOODLINE
- PROPOSED REGULATORY FLOODLINE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED TOP OF SLOPE
- OVERLAND FLOW

GRECK REGULATORY FLOODLINE

165.23 / 163.04 — 5.011 HEC-RAS ID

100yr FLOODLINE

SECTION LINE

BENCHMARK(S)

BENCHMARK No. BM448
ELEVATION = 162.55m
LOCATION: MISSISSAUGA, ON
DESCRIPTION:

COMPLETED BY: KRCMAR ONTARIO LAND SURVEYORS
COMPLETED: JUNE 20, 2017
1137 CENTRE ST. THORNHILL, ONTARIO (905) 738-0053

NO.	REVISION	DATE	BY	APPROVED

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8

CLIENT NAME:
7085 GOREWAY DEVELOPMENTS LIMITED

7085 GOREWAY DRIVE MISSISSAUGA, ONTARIO

FLOODLINE HAZARD ASSESSMENT PROPOSED CONCEPTUAL DESIGN

DESIGNED BY: S.S.	SCALES:		PROJECT No. 18-528
CHECKED BY: E.G.	HORIZONTAL:	1:1000	DRAWING No. FPM
DRAWN BY: J.N.	VERTICAL:	N/A	SHEET No. 01
DATE: JULY 20, 2018			

E:\Greck Work\20200320\18-528 - Fieldgate - Goreway Flood Hazard Assessment\05_Design\05I_DRAWINGS\528_BASE.dwg

Date Plotted: Apr 22, 2020 - 8:43pm

3.0 TRCA CONSULTATION

In January 2019, the development team met with TRCA planning and engineering staff to discuss the results of this report (revision: November 2, 2018). Like this report, the proposed development concept plan included a lot layout utilizing cut/fill in the floodplain and development setbacks. TRCA provided comments and general feedback at the meeting which was incorporated into future deliverables.

In fall 2019, Greck provided TRCA with an updated report, revision: August 30th, 2019. It included identical results as presented in this version. On February 5th, 2020, TRCA staff and the retained geotechnical engineer, Grounded Engineering Inc. along with Greck undertook a site visit and assessment to confirm the limits of natural features and hazards on the property. After which, TRCA provided a letter dated February 10, 2020 responding to the meeting and review of our report, see **Appendix F**.

A response to their letter has been provided with this report.

4.0 CONCLUSIONS / RECOMMENDATIONS

This technical study details our flood hazard assessment for 7085 Goreway Drive, within the City of Mississauga and regulatory area of TRCA. Founded on engineering/scientific principles, in accordance with TRCA policy and ministry guidelines, the hydraulic, floodproofing and a cut-fill analysis completed presents no negative impacts to the existing regulated area. Proposed conditions demonstrate that there will be a net improvement to the flood storage available within the channel corridor and that there will be sufficient flood hazard protection, including safe access from Goreway Drive and dry floodproofing for all development structures above a minimum 0.3m freeboard.

APPENDIX A

TOPOGRAPHIC SURVEY

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF

PART OF LOT 11, CONCESSION 8 EAST OF HURONTARIO STREET

(FORMERLY IN THE TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250
0 5 10 15 20 25m

KROMAR SURVEYORS LTD. 2017

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF SPECIFIED CONTROL POINTS 'A' AND 'B', USING THE LEICA SMARTNET NETWORK, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.0.999583.

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 PASS UNDER THE SURVEYORS ACT.

CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CP	4 841 115.20	610 108.42
(B) CP	4 841 352.49	610 140.52

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC(1928) AND ARE RELATED TO CITY OF MISSISSAUGA BENCH MARK No. BM448 HAVING PUBLISHED ELEVATION OF 182.55 METRES.

LEGEND

- ■ DENOTES SURVEY MONUMENT FOUND
- □ DENOTES SURVEY MONUMENT PLANTED
- ●HCM DENOTES HORIZONTAL CONTROL MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- CC DENOTES CUT CROSS
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (WIT) DENOTES WITNESS
- (RP) DENOTES PLAN 43M–806
- (P) DENOTES PLAN 43R–6711
- (P1) DENOTES PLAN 43R–7037
- (P2) DENOTES PLAN 43R–7297
- (P3) DENOTES PLAN 43R–15697
- (P4) DENOTES PLAN 43R–16488
- (P5) DENOTES PLAN OF TOPOGRAPHY BY TOM CZERWINSKI SURVEYING LTD, O.L.S. DATED MARCH 30, 1989
- (P6) DENOTES PLAN 43R–18127
- (P7) DENOTES PLAN 43R–18608
- (P8) DENOTES PLAN 43R–20302
- (760) DENOTES K. H. MCCONNELL O.L.S
- (1537) DENOTES TOM CZERWINSKI SURVEYING LTD, O.L.S.
- (1370) DENOTES KROMAR SURVEYORS LTD. O.L.S.
- (MISS) DENOTES CITY OF MISSISSAUGA ENGINEERING DEPARTMENT
- (1304) DENOTES W. J. DANIELS, O.L.S.
- ILB DENOTES INTERLOCKING BRICK
- SILL DENOTES DOOR SILL ELEVATION
- IRV DENOTES IRRIGATION VALVE
- CRW DENOTES CONCRETE RETAINING WALL
- CPAD DENOTES CONCRETE PAD
- CLF DENOTES CHAIN LINK FENCE
- EF DENOTES EAST FACE
- SF DENOTES SOUTH FACE
- ø DENOTES ROUND
- (Tc) DENOTES TOP OF CURB
- (Bc) DENOTES BOTTOM OF CURB
- 123.45 DENOTES EXISTING GRADE ELEVATION
- BPED DENOTES BELL PEDESTAL
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES DOWN GUY ANCHOR
- DENOTES FIRE HYDRANT
- DENOTES FLAG POLE
- DENOTES GAS METER
- DENOTES HYDRO HAND WELL
- DENOTES HYDRO POLE
- DENOTES LAMP POST (PRIVATE)
- DENOTES LAMP STANDARD
- DENOTES MANHOLE
- DENOTES PIPE
- DENOTES TRAFFIC POLE
- SIAMESE DENOTES SIAMESE CONNECTION
- DENOTES SIGN
- DENOTES WATER VALVE

TOTAL SITE AREA = 0.9868 ha

MUNICIPAL ADDRESS
No. 7085 GOREWAY DRIVE MISSISSAUGA

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12 DAY OF JUNE, 2017

DATE JUNE 20, 2017

TOM KROMAR
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2013496
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR Ontario Regulation 1026, Section 29(3).

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	D.L.	DRAWN:	J.M.	CHECKED:	W.G.	JOB NO.:	17-103
DWG NAME:	17-103BT01	PLOT INFO:		11:13 20/Jun/2017		WORK ORDER NO.:	20086

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

KRCMAR

APPENDIX B

EXISTING REGULATORY FLOODPLAIN MAPPING

REVISIONS			
NO.	DESCRIPTION	BY	DATE

LEGEND

Cross-Section Label

Cross-Section Leader Line

Regional Flood Elevation (m)

Cross-Section Number 14.060 172.00 172.00

100 Year Existing Flood Elevation (m)

Cross-Section Length

REGULATORY FLOOD ELEVATION IS THE HIGHER OF THE TWO ELEVATIONS DISPLAYED

LEGEND

Contour Index
Contour Intermediate
Contour Auxiliary
Contour Depression
Contour Text 100.20
Spot Height . 100.10
Road
Parking Lot
Race Track
Wall
Retaining Wall
Rail Line
Runway
Silo, Smoke, Tank
Marsh Symbol
Marsh Boundary
Township Fabric
Hydro Tower
Trail
Bridge
Wooded Area
Tree
Hedge
Fence
Water Feature
Culvert Symbol
Culvert to Scale
Dam
Pool
Building
Pit
Pile
Regulatory Flood Line

This map was compiled photogrammetrically from digital photography with a ground sample distance of 15cm.

Photography was flown in 2007 / 2008

The vertical datum is mean sea level as established by the Geographic Survey of Canada.

North American Datum 1983, U.T.M. 6° projection Zone 17, Central Meridian 81° W.

Grid Interval 100 metres.

PLEASE NOTE:
FLOODLINE ELEVATIONS ARE SUBJECT TO CHANGE DUE TO REVISED INFORMATION.

FIRST BASE SOLUTIONS Inc.
A WHOLLY OWNED SUBSIDIARY OF J.D. BARNES
MAPPING
GIS
140 RENFREW DRIVE SUITE 100
MARKHAM, ONTARIO L3R 6B3
TEL. (905) 477-3600
FAX (905) 477-3882

DATE ISSUED
Jan. 15 2009

PLEASE NOTE:
THE ONTARIO LAND SURVEYOR STAMP VERIFIES ONLY THE TOPOGRAPHIC AND PLANIMETRIC DATA, NOT THE CADASTRAL DATA, UNLESS OTHERWISE NOTED

ASSOCIATION OF ONTARIO LAND SURVEYORS
CR99

GRECK AND ASSOCIATES LIMITED
WATER RESOURCES AND ENVIRONMENTAL ENGINEERING
BRAMPTON, ONTARIO TEL: (905) 840-7489 FAX: (905) 840-9237

PLEASE NOTE:
THE PROFESSIONAL ENGINEER'S STAMP VERIFIES THE FLOOD LINE AND ASSOCIATED DATA NOT THE MAP DATA UNLESS OTHERWISE NOTED

LICENSED PROFESSIONAL ENGINEER
B. GRECK
PROVINCE OF ONTARIO

FLOOD PLAIN MAPPING PROGRAM

FLOODLINE APPROVED DATE: 2013–06–11

Toronto and Region Conservation for The Living City

5 Shoreham Drive Downsview Ontario M3N 1S4 (416) 661–6600

Scale 1:2000

CONTOUR INTERVAL 1.0 METRE

MIMICO CREEK

SHEET No. 9

APPENDIX C

HEC-RAS MODEL OUTPUT

HEC-RAS Locations: User Defined

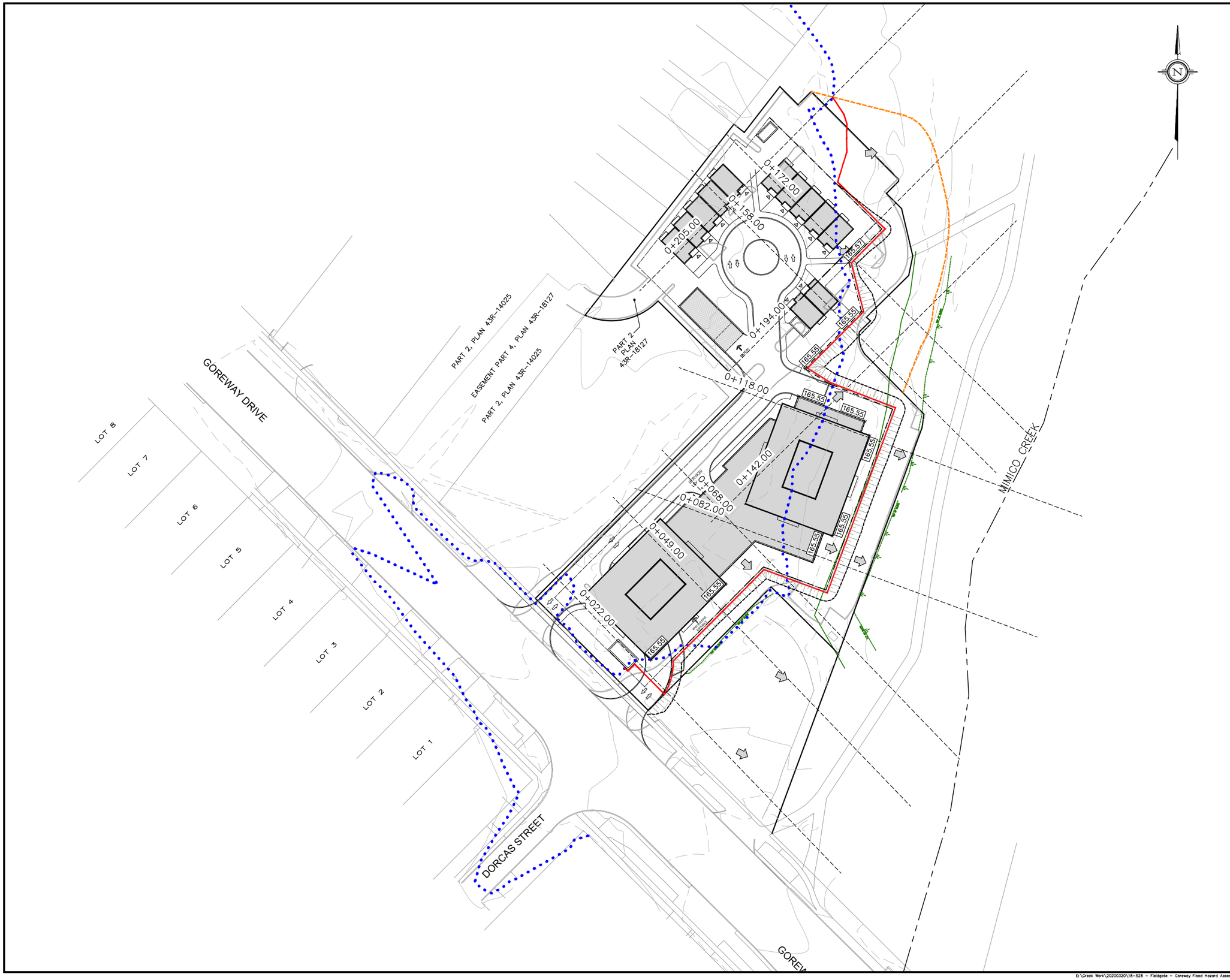
River	Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
					(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
Mimico Crk	East Reach 5	5.012	2yr	Greck_EC	17.80	160.40	162.12	161.36	162.23	0.001614	1.54	13.60	11.22	0.38
Mimico Crk	East Reach 5	5.012	2yr	Proposed-Final	17.80	160.40	162.12	161.36	162.23	0.001613	1.54	13.60	11.22	0.38
Mimico Crk	East Reach 5	5.012	5yr	Greck_EC	26.70	160.40	162.55	161.64	162.70	0.001584	1.78	19.00	13.60	0.39
Mimico Crk	East Reach 5	5.012	5yr	Proposed-Final	26.70	160.40	162.55	161.64	162.70	0.001584	1.78	19.00	13.60	0.39
Mimico Crk	East Reach 5	5.012	10yr	Greck_EC	32.90	160.40	162.79	161.82	162.96	0.001630	1.93	22.36	14.93	0.40
Mimico Crk	East Reach 5	5.012	10yr	Proposed-Final	32.90	160.40	162.79	161.82	162.96	0.001630	1.93	22.36	14.93	0.40
Mimico Crk	East Reach 5	5.012	25yr	Greck_EC	40.60	160.40	163.05	162.02	163.25	0.001671	2.10	27.48	37.86	0.42
Mimico Crk	East Reach 5	5.012	25yr	Proposed-Final	40.60	160.40	163.05	162.02	163.25	0.001671	2.10	27.48	37.85	0.42
Mimico Crk	East Reach 5	5.012	50yr	Greck_EC	46.50	160.40	163.23	162.16	163.44	0.001629	2.17	35.87	49.61	0.42
Mimico Crk	East Reach 5	5.012	50yr	Proposed-Final	46.50	160.40	163.23	162.16	163.44	0.001629	2.17	35.87	49.61	0.42
Mimico Crk	East Reach 5	5.012	100yr	Greck_EC	52.20	160.40	163.41	162.30	163.61	0.001519	2.18	44.86	53.20	0.41
Mimico Crk	East Reach 5	5.012	100yr	Proposed-Final	52.20	160.40	163.41	162.30	163.61	0.001519	2.18	44.85	53.20	0.41
Mimico Crk	East Reach 5	5.012	Reg.	Greck_EC	199.20	160.40	165.50	164.33	165.68	0.001175	2.74	206.69	122.35	0.39
Mimico Crk	East Reach 5	5.012	Reg.	Proposed-Final	199.20	160.40	165.48	164.33	165.67	0.001162	2.72	205.48	121.43	0.39
Mimico Crk	East Reach 5	5.0113	2yr	Greck_EC	17.80	160.00	161.71		161.84	0.001931	1.58	11.93	9.29	0.40
Mimico Crk	East Reach 5	5.0113	2yr	Proposed-Final	17.80	160.00	161.71		161.84	0.001930	1.58	11.93	9.29	0.40
Mimico Crk	East Reach 5	5.0113	5yr	Greck_EC	26.70	160.00	162.15		162.31	0.001879	1.83	16.88	19.09	0.41
Mimico Crk	East Reach 5	5.0113	5yr	Proposed-Final	26.70	160.00	162.15		162.32	0.001878	1.83	16.88	19.10	0.41
Mimico Crk	East Reach 5	5.0113	10yr	Greck_EC	32.90	160.00	162.40		162.58	0.001803	1.94	23.54	34.29	0.41
Mimico Crk	East Reach 5	5.0113	10yr	Proposed-Final	32.90	160.00	162.40		162.58	0.001802	1.94	23.54	34.30	0.41
Mimico Crk	East Reach 5	5.0113	25yr	Greck_EC	40.60	160.00	162.73		162.89	0.001461	1.92	38.20	54.42	0.38
Mimico Crk	East Reach 5	5.0113	25yr	Proposed-Final	40.60	160.00	162.73		162.89	0.001461	1.92	38.20	54.42	0.38
Mimico Crk	East Reach 5	5.0113	50yr	Greck_EC	46.50	160.00	162.96		163.10	0.001207	1.85	52.88	68.93	0.35
Mimico Crk	East Reach 5	5.0113	50yr	Proposed-Final	46.50	160.00	162.96		163.10	0.001207	1.85	52.87	68.92	0.35
Mimico Crk	East Reach 5	5.0113	100yr	Greck_EC	52.20	160.00	163.21		163.32	0.000933	1.72	70.48	76.03	0.31
Mimico Crk	East Reach 5	5.0113	100yr	Proposed-Final	52.20	160.00	163.21		163.31	0.000933	1.72	70.46	76.02	0.31
Mimico Crk	East Reach 5	5.0113	Reg.	Greck_EC	199.20	160.00	165.38		165.46	0.000635	2.03	287.21	140.18	0.28
Mimico Crk	East Reach 5	5.0113	Reg.	Proposed-Final	199.20	160.00	165.37		165.45	0.000625	2.01	286.51	134.58	0.28
Mimico Crk	East Reach 5	5.0112	2yr	Greck_EC	17.80	159.90	161.62		161.75	0.002178	1.63	12.85	14.50	0.42
Mimico Crk	East Reach 5	5.0112	2yr	Proposed-Final	17.80	159.90	161.62		161.75	0.002177	1.63	12.86	14.50	0.42
Mimico Crk	East Reach 5	5.0112	5yr	Greck_EC	26.70	159.90	162.09		162.23	0.001769	1.76	21.02	21.18	0.40
Mimico Crk	East Reach 5	5.0112	5yr	Proposed-Final	26.70	159.90	162.09		162.23	0.001769	1.76	21.02	21.19	0.40
Mimico Crk	East Reach 5	5.0112	10yr	Greck_EC	32.90	159.90	162.34		162.50	0.001652	1.85	27.27	27.28	0.39
Mimico Crk	East Reach 5	5.0112	10yr	Proposed-Final	32.90	159.90	162.34		162.50	0.001652	1.85	27.27	27.28	0.39
Mimico Crk	East Reach 5	5.0112	25yr	Greck_EC	40.60	159.90	162.68		162.82	0.001389	1.86	37.72	35.18	0.37
Mimico Crk	East Reach 5	5.0112	25yr	Proposed-Final	40.60	159.90	162.68		162.82	0.001389	1.86	37.73	35.19	0.37
Mimico Crk	East Reach 5	5.0112	50yr	Greck_EC	46.50	159.90	162.91		163.05	0.001227	1.85	46.69	40.76	0.35
Mimico Crk	East Reach 5	5.0112	50yr	Proposed-Final	46.50	159.90	162.91		163.05	0.001227	1.85	46.70	40.77	0.35
Mimico Crk	East Reach 5	5.0112	100yr	Greck_EC	52.20	159.90	163.15		163.27	0.001048	1.81	56.66	44.02	0.33
Mimico Crk	East Reach 5	5.0112	100yr	Proposed-Final	52.20	159.90	163.15		163.27	0.001047	1.81	56.67	44.02	0.33
Mimico Crk	East Reach 5	5.0112	Reg.	Greck_EC	199.20	159.90	165.26		165.42	0.001001	2.51	207.43	99.28	0.35
Mimico Crk	East Reach 5	5.0112	Reg.	Proposed-Final	199.20	159.90	165.27		165.41	0.000917	2.41	217.12	97.49	0.34
Mimico Crk	East Reach 5	5.011	2yr	Greck_EC	17.80	159.60	161.62		161.66	0.000599	0.95	20.30	17.89	0.22
Mimico Crk	East Reach 5	5.011	2yr	Proposed-Final	17.80	159.60	161.62		161.66	0.000599	0.95	20.30	17.89	0.22
Mimico Crk	East Reach 5	5.011	5yr	Greck_EC	26.70	159.60	162.09		162.15	0.000589	1.10	31.03	30.30	0.23
Mimico Crk	East Reach 5	5.011	5yr	Proposed-Final	26.70	159.60	162.09		162.15	0.000589	1.10	31.03	30.30	0.23
Mimico Crk	East Reach 5	5.011	10yr	Greck_EC	32.90	159.60	162.35		162.42	0.000579	1.17	40.42	38.89	0.23
Mimico Crk	East Reach 5	5.011	10yr	Proposed-Final	32.90	159.60	162.35		162.42	0.000579	1.17	40.42	38.89	0.23
Mimico Crk	East Reach 5	5.011	25yr	Greck_EC	40.60	159.60	162.69		162.75	0.000513	1.19	54.37	43.80	0.22
Mimico Crk	East Reach 5	5.011	25yr	Proposed-Final	40.60	159.60	162.69		162.75	0.000513	1.19	54.38	43.80	0.22
Mimico Crk	East Reach 5	5.011	50yr	Greck_EC	46.50	159.60	162.93		162.99	0.000473	1.21	65.11	47.22	0.22
Mimico Crk	East Reach 5	5.011	50yr	Proposed-Final	46.50	159.60	162.93		162.99	0.000473	1.21	65.12	47.23	0.22
Mimico Crk	East Reach 5	5.011	100yr	Greck_EC	52.20	159.60	163.16		163.22	0.000428	1.20	76.19	48.87	0.21
Mimico Crk	East Reach 5	5.011	100yr	Proposed-Final	52.20	159.60	163.16		163.22	0.000428	1.20	76.20	48.87	0.21
Mimico Crk	East Reach 5	5.011	Reg.	Greck_EC	199.20	159.60	165.23		165.37	0.000698	2.11	198.23	68.87	0.29
Mimico Crk	East Reach 5	5.011	Reg.	Proposed-Final	199.20	159.60	165.23		165.37	0.000699	2.11	195.46	66.71	0.29
Mimico Crk	East Reach 5	5.0104	2yr	Greck_EC	17.80	159.54	161.58		161.63	0.000667	0.98	21.90	25.97	0.25
Mimico Crk	East Reach 5	5.0104	2yr	Proposed-Final	17.80	159.54	161.58		161.63	0.000667	0.98	21.90	25.97	0.25
Mimico Crk	East Reach 5	5.0104	5yr	Greck_EC	26.70	159.54	162.06		162.11	0.000539	1.05	37.57	37.61	0.23
Mimico Crk	East Reach 5	5.0104	5yr	Proposed-Final	26.70	159.54	162.06		162.11	0.000539	1.05	37.57	37.61	0.23
Mimico Crk	East Reach 5	5.0104	10yr	Greck_EC	32.90	159.54	162.33		162.38	0.000492	1.09	47.89	39.75	0.22
Mimico Crk	East Reach 5	5.0104	10yr	Proposed-Final	32.90	159.54	162.33		162.38	0.000492	1.09	47.89	39.75	0.22
Mimico Crk	East Reach 5	5.0104	25yr	Greck_EC	40.60	159.54	162.67		162.72	0.000421	1.10	61.94	42.48	0.21
Mimico Crk	East Reach 5	5.0104	25yr	Proposed-Final	40.60	159.54	162.67		162.72	0.000421	1.10	61.95	42.48	0.21
Mimico Crk	East Reach 5	5.0104	50yr	Greck_EC	46.50	159.54	162.91		162.96	0.000386	1.11	72.25	44.38	0.21
Mimico Crk	East Reach 5	5.0104	50yr	Proposed-Final	46.50	159.54	162.91		162.96	0.000385	1.11	72.27	44.38	0.21
Mimico Crk	East Reach 5	5.0104	100yr	Greck_EC	52.20	159.54	163.14		163.19	0.000352	1.12	82.72	46.21	0.20
Mimico Crk	East Reach 5	5.0104	100yr	Proposed-Final	52.20	159.54	163.14		163.19	0.000352	1.12	82.73	46.21	0.20
Mimico Crk	East Reach 5	5.0104	Reg.	Greck_EC	199.20	159.54	165.19		165.33	0.000629	2.08	221.80	101.02	0.29
Mimico Crk	East Reach 5	5.0104	Reg.	Proposed-Final	199.20	159.54	165.20		165.33	0.000622	2.07	226.78	106.78	0.29
Mimico Crk	East Reach 5	5.01	2yr	Greck_EC	17.80	159.50	161.57		161.60	0.000422	0.79	23.23	16.87	0.20
Mimico Crk	East Reach 5	5.01	2yr	Proposed-Final	17.80	159.50	161.57	160.34	161.60	0.000422	0.79	23.23	16.87	0.20
Mimico Crk	East Reach 5	5.01	5yr	Greck_EC	26.70	159.50	162.05		162.09	0.000392	0.91	32.91	26.67	0.20
Mimico Crk	East Reach 5	5.01	5yr	Proposed-Final	26.70	159.50	162.05	160.58	162.09	0.000392	0.91	32.91	26.68	0.20
Mimico Crk	East Reach 5	5.01	10yr	Greck_EC	32.90	159.50	162.31		162.36	0.000387	0.97	40.92	32.62	0.20
Mimico Crk	East Reach 5	5.01	10yr	Proposed-Final	32.90	159.50	162.31	160.71	162.36	0.000387	0.97	40.92	32.63	0.20
Mimico Crk	East Reach 5	5.01	25yr	Greck_EC	40.60	159.50	162.66		162.70	0.000353	1.02	53.55	41.92	0.20
Mimico Crk	East Reach 5	5.01	25yr	Proposed-Final	40.60	159.50	162.66	160.87	162.71	0.000353	1.02	53.56	41.93	0.20
Mimico Crk	East Reach 5	5.01	50yr	Greck_EC	46.50	159.50	162.89		162.94	0.000331	1.04	64.14	47.20	0.19
Mimico Crk	East Reach 5	5.01	50yr	Proposed-Final	46.50	159.50	162.89	160.97	162.94	0.000330	1.04	64.16	47.21	0.19
Mimico Crk	East Reach 5	5.01	100yr	Greck_EC	52.20	159.50	163.12		163.17	0.000304	1.05	75.64	52.04	0.19
Mimico Crk	East Reach 5	5.01	100yr	Proposed-Final	52.20	159.50	163.13	161.07	163.17	0.000304	1.05	75.66	52.05	0.19
Mimico Crk	East Reach 5	5.01	Reg.	Greck_EC	199.20	159.50	165.19		165.30	0.000461	1.80	257.52	131.62	0.25
Mimico Crk	East Reach 5	5.01	Reg.	Proposed-Final	199.20	159.50	165.19	162.88	165.29	0.000436	1.75	269.16	134.62	0.24
Mimico Crk	East Reach 5	5.009	2yr	Greck_EC	17.80	159.50	161.55	160.40	161.59	0.000649	0.88	20.17	14.20	0.24
Mimico Crk	East Reach 5	5.009	2yr	Proposed-Final	17.80	159.50	161.55	160.40	161.59	0.000649	0.88	20.17	14.20	0.24
Mimico Crk	East Reach 5	5.009	5yr	Greck_EC	26.70	159.50	162.03	160.64	162.08	0.000618	0.97	27.57	16.41	0.24
Mimico Crk	East Reach 5	5.009	5yr	Proposed-Final	26.70	159.50	162.03	160.64	162.08	0.000618	0.97	27.58	16.41	0.24
Mimico Crk	East Reach 5	5.009	10yr	Greck_EC	32.90	159.50	162.30	160.79	162.35	0.000587	1.03	32.30	19.86	0.24
Mimico Crk	East Reach 5	5.009	10yr	Proposed-Final	32.90	159.50	162.30	160.79	162.35	0.000587	1.03	32.30	19.87	0.24

HEC-RAS Locations: User Defined (Continued)

River	Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
					(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
Mimico Crk	East Reach 5	5.009	25yr	Greck_EC	40.60	159.50	162.63	160.95	162.69	0.000516	1.08	39.96	25.48	0.23
Mimico Crk	East Reach 5	5.009	25yr	Proposed-Final	40.60	159.50	162.64	160.95	162.69	0.000516	1.08	39.97	25.48	0.23
Mimico Crk	East Reach 5	5.009	50yr	Greck_EC	46.50	159.50	162.87	161.07	162.93	0.000479	1.11	48.14	42.81	0.22
Mimico Crk	East Reach 5	5.009	50yr	Proposed-Final	46.50	159.50	162.87	161.07	162.93	0.000479	1.11	48.16	42.82	0.22
Mimico Crk	East Reach 5	5.009	100yr	Greck_EC	52.20	159.50	163.10	161.17	163.16	0.000432	1.11	59.21	53.32	0.21
Mimico Crk	East Reach 5	5.009	100yr	Proposed-Final	52.20	159.50	163.10	161.17	163.16	0.000432	1.11	59.23	53.34	0.21
Mimico Crk	East Reach 5	5.009	Reg.	Greck_EC	199.20	159.50	165.20	162.77	165.27	0.000383	1.53	313.32	177.68	0.22
Mimico Crk	East Reach 5	5.009	Reg.	Proposed-Final	199.20	159.50	165.20	162.77	165.27	0.000391	1.55	301.36	164.31	0.22
Mimico Crk	East Reach 5	5.0081			Bridge									
Mimico Crk	East Reach 5	5.008	2yr	Greck_EC	17.80	159.50	161.49	160.33	161.53	0.000620	0.88	20.23	13.61	0.23
Mimico Crk	East Reach 5	5.008	2yr	Proposed-Final	17.80	159.50	161.49	160.33	161.53	0.000620	0.88	20.23	13.61	0.23
Mimico Crk	East Reach 5	5.008	5yr	Greck_EC	26.70	159.50	161.96	160.57	162.01	0.000629	0.99	26.94	15.23	0.24
Mimico Crk	East Reach 5	5.008	5yr	Proposed-Final	26.70	159.50	161.96	160.57	162.01	0.000629	0.99	26.94	15.23	0.24
Mimico Crk	East Reach 5	5.008	10yr	Greck_EC	32.90	159.50	162.21	160.71	162.26	0.000626	1.07	30.91	17.19	0.24
Mimico Crk	East Reach 5	5.008	10yr	Proposed-Final	32.90	159.50	162.21	160.71	162.26	0.000626	1.07	30.91	17.19	0.24
Mimico Crk	East Reach 5	5.008	25yr	Greck_EC	40.60	159.50	162.45	160.87	162.52	0.000648	1.17	35.36	19.45	0.25
Mimico Crk	East Reach 5	5.008	25yr	Proposed-Final	40.60	159.50	162.45	160.87	162.52	0.000648	1.17	35.36	19.45	0.25
Mimico Crk	East Reach 5	5.008	50yr	Greck_EC	46.50	159.50	162.62	160.99	162.70	0.000663	1.25	38.75	20.83	0.26
Mimico Crk	East Reach 5	5.008	50yr	Proposed-Final	46.50	159.50	162.62	160.99	162.70	0.000663	1.25	38.75	20.83	0.26
Mimico Crk	East Reach 5	5.008	100yr	Greck_EC	52.20	159.50	162.76	161.09	162.85	0.000686	1.32	41.80	22.04	0.26
Mimico Crk	East Reach 5	5.008	100yr	Proposed-Final	52.20	159.50	162.76	161.09	162.85	0.000686	1.32	41.80	22.04	0.26
Mimico Crk	East Reach 5	5.008	Reg.	Greck_EC	199.20	159.50	164.86	162.85	165.09	0.000940	2.30	157.46	101.57	0.34
Mimico Crk	East Reach 5	5.008	Reg.	Proposed-Final	199.20	159.50	164.86	162.85	165.09	0.000940	2.30	157.46	101.57	0.34

APPENDIX D

CUT-FILL CALCULATIONS



KEY PLAN
N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING RIVER
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- GRECK EXISTING CONDITIONS REGULATORY FLOODLINE
- PROPOSED REGULATORY FLOODLINE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED TOP OF SLOPE
- OVERLAND FLOW

GRECK REGULATORY FLOODLINE
165.23 / 163.04 — 5.011 HEC-RAS ID
100yr FLOODLINE
SECTION LINE

BENCHMARK(S)
BENCHMARK No. BM448
ELEVATION = 162.55m
LOCATION: MISSISSAUGA, ON
DESCRIPTION:

COMPLETED BY: KIRKMAR ONTARIO LAND SURVEYORS
1137 CENTRE ST. THORNHILL, ONTARIO (905) 738-0053
COMPLETED: JUNE 20, 2017

NO.	REVISION	DATE	BY	APPROVED

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8

CLIENT NAME:
7085 GOREWAY DEVELOPMENTS LIMITED

7085 GOREWAY DRIVE MISSISSAUGA, ONTARIO

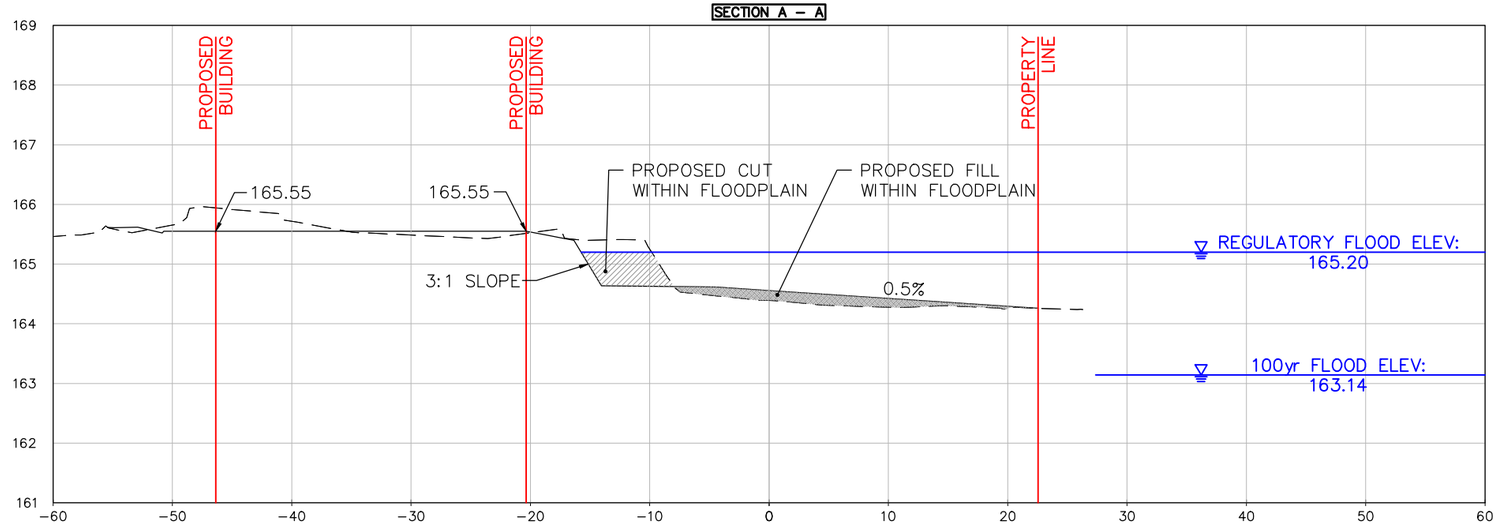
FLOODLINE HAZARD ASSESSMENT PROPOSED CONCEPTUAL DESIGN CUT/FILL PLAN SECTIONS

DESIGNED BY: S.S.	SCALES:		PROJECT No. 18-528
CHECKED BY: E.G.	HORIZONTAL:	1:1000	DRAWING No. CF-1
DRAWN BY: J.N.	VERTICAL:	N/A	SHEET No. 02
DATE: JULY 20, 2018			

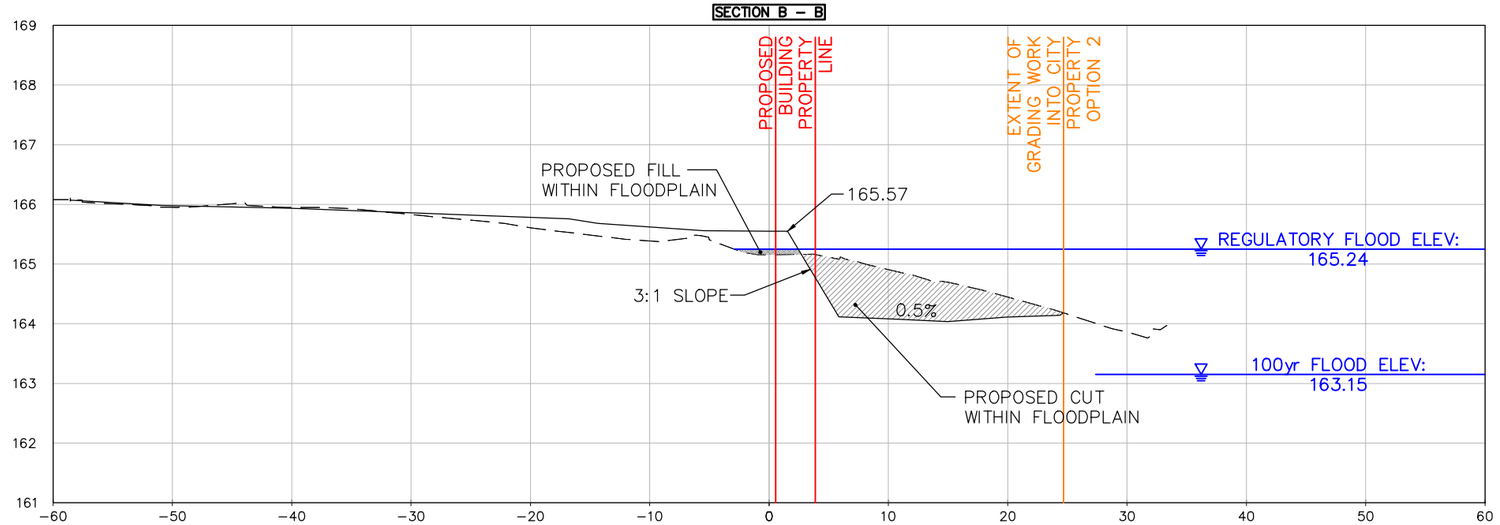
E:\Greck Work\20200320\18-528 - Fieldgate - Goreway Flood Hazard Assessment\05_Design\051_DRAWINGS\528_BASE.dwg

Date Plotted: Apr 22, 2020 - 8:44pm

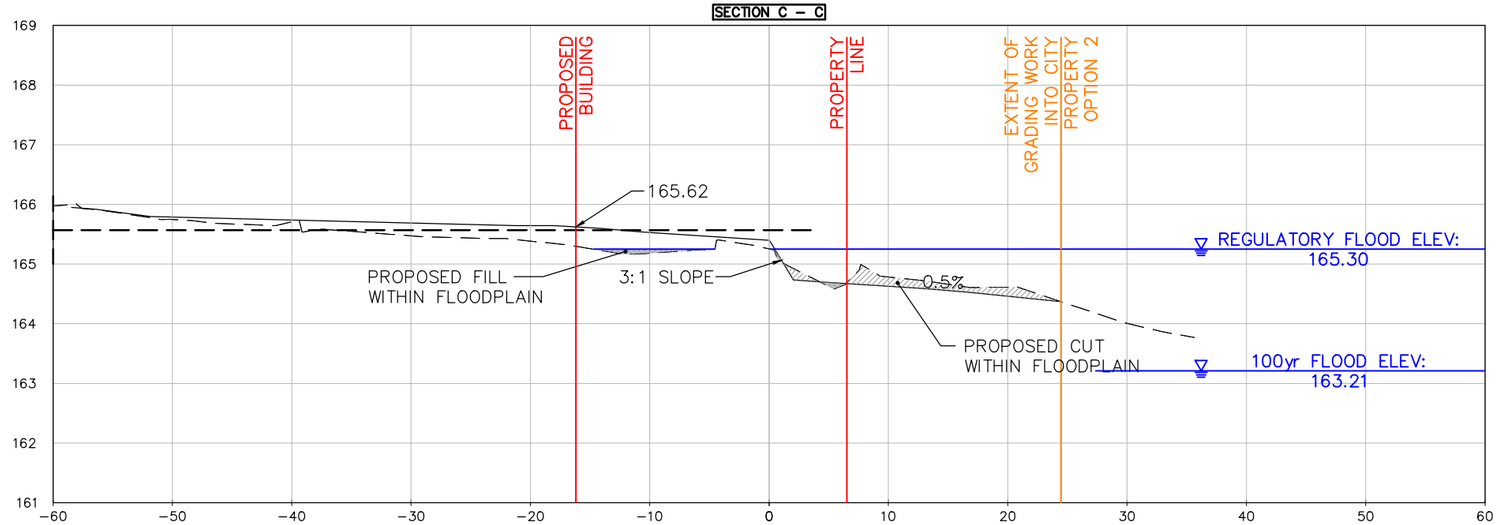
SECTION A – A



SECTION B – B



SECTION C – C



KEY PLAN
N.T.S.

LEGEND

BENCHMARK(S)
BENCHMARK No. BM448
ELEVATION = 162.55m
LOCATION: MISSISSAUGA, ON
DESCRIPTION:

COMPLETED BY:
KIRKMAR
ONTARIO LAND SURVEYORS
COMPLETED: JUNE 20, 2017
1137 CENTRE ST.
THORNHILL, ONTARIO
(905) 738-0053

NO.	REVISION	DATE	BY	APPROVED

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8

CLIENT NAME:
7085 GOREWAY DEVELOPMENTS LIMITED

7085 GOREWAY DRIVE
MISSISSAUGA, ONTARIO

FLOODLINE HAZARD ASSESSMENT
PROPOSED CONCEPTUAL DESIGN
CUT/FILL SECTIONS

DESIGNED BY:	S.S.	SCALES:	
CHECKED BY:	E.G.	HORIZONTAL:	1:500
DRAWN BY:	J.N.	VERTICAL:	1:250
DATE:	JULY 20, 2018		

PROJECT No.	18-528
DRAWING No.	CF-2
SHEET No.	03

Floodplain Cut and Fill Balance

PROJECT: Fieldgate Goreway Flood Hazard Assessment
LOCATION: Mississauga, Ontario
NOTES: Completed using the average end area method

CALCULATED BY: James Norris
REVIEWED BY: Eric Greck P.Eng
DATE: August 2019

Floodline Elevation: 165.26m (Regional)

Incremental Elevation (m)		Sections (Fill)											
		0+017 to 0+022	0+022 to 0+049	0+049 to 0+068	0+068 to 0+082	0+082 to 0+118	0+118 to 0+142	0+142 to 0+158	0+158 to 0+172	0+172 to 0+194	0+194 to 0+227.50	0+227.50 to 0+235	**Total Volume (m^3)**
162.90	163.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
163.20	163.50	1.48	7.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**9.47**
163.50	163.80	12.22	65.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**78.21**
163.80	164.10	15.35	82.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**98.24**
164.10	164.40	4.68	68.62	31.20	10.40	29.43	2.65	0.00	0.00	0.00	0.00	0.00	**146.97**
164.40	164.70	0.73	66.06	43.92	27.03	124.13	36.70	0.00	0.00	2.75	4.19	0.00	**305.50**
164.70	165.00	10.45	56.44	0.00	38.97	226.62	87.78	2.34	0.00	0.01	0.02	0.00	**422.63**
165.00	165.25	10.96	59.18	0.04	43.89	252.59	130.62	31.80	14.32	24.17	16.88	0.00	**584.46**
Total		55.87	407.17	75.15	120.28	632.77	257.75	34.14	14.32	26.93	21.09	0.00	**1645.47**

Incremental Elevation (m)		Sections (Cut)											
		0+017 to 0+022	0+022 to 0+049	0+049 to 0+068	0+068 to 0+082	0+082 to 0+118	0+118 to 0+142	0+142 to 0+158	0+158 to 0+172	0+172 to 0+194	0+194 to 0+227.50	0+227.50 to 0+235	**Total Volume (m^3)**
162.90	163.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
163.20	163.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
163.50	163.80	0.15	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.94**
163.80	164.10	0.00	0.00	0.00	0.00	0.00	13.46	15.48	8.93	5.09	0.00	0.00	**42.97**
164.10	164.40	0.24	1.30	0.00	0.27	7.58	190.60	207.54	138.34	102.86	0.50	0.00	**649.23**
164.40	164.70	0.22	12.83	81.17	53.76	0.00	144.06	160.72	120.41	136.54	55.21	0.00	**764.91**
164.70	165.00	0.00	48.41	54.49	15.05	0.00	26.65	53.74	56.10	59.86	32.24	0.00	**346.55**
165.00	165.25	0.00	32.01	32.27	7.18	0.00	0.00	8.31	10.44	4.98	0.02	0.00	**95.21**
Total		0.60	95.34	167.93	76.27	7.58	374.77	445.80	334.22	309.34	87.97	0.00	**1899.82**

Floodplain cut/fill balance summary Total Volumes			
Incremental Elevation (m)		Difference (m^3)	
162.90	163.20	0.00	-
163.20	163.50	9.47	**FILL**
163.50	163.80	77.26	**FILL**
163.80	164.10	55.27	**FILL**
164.10	164.40	-502.26	**CUT**
164.40	164.70	-459.42	**CUT**
164.70	165.00	76.08	**FILL**
165.00	165.25	489.25	**FILL**
Total		**-254.35**	**CUT**

*100 yr Average Flood Elevation= 163.03m
Regulatory Average Flood Elevation= 165.25m

APPENDIX E

ARCHITECTURAL DESIGN PLANS APRIL, 2020

OPA/REZONING SUBMISSION DRAFT

7085 GOREWAY DRIVE, MISSISSAUGA, ON

LIST OF DRAWINGS

ARCHITECTURAL

A-000	Cover Sheet and Drawing List	N.T.S
A-001	Statistics	N.T.S
A-002a	Site Views	N.T.S
A-002b	Site Analysis	N.T.S
A-003	Survey	1:500
A-004	Shadow Studies	N.T.S
A-100	Context Plan	1:500
A-101a	Site Plan - Existing Building	1:250
A-101b	Site Plan - Proposed Building	1:250
A-102a	P1 Parking Plan	1:250
A-102b	P2 & P3 Parking Plan (Typ.)	1:250
A-103	Ground Floor Plan	1:250
A-104	Second Floor Plan	1:250
A-105	Third Floor Plan	1:250
A-106	Typical Tower Plan	1:250
A-200	South Elevation	1:250
A-300	North-South Section A	1:250
A-301	North-South Section B	1:250
A-400	3D Views	N.T.S

OWNER/DEVELOPER

REDWOOD PROPERTIES
330 NEW HUNTINGTON ROAD, SUITE 201
WOODBRIDGE, ONTARIO L4H 4C9
Tel: (905)856-7774
Contact: Richard Aubry/Brian Ng

ARCHITECT

IBI GROUP
55 ST. CLAIR AVENUE WEST, 7th FL.
TORONTO, ONTARIO M4V 2Y7
Tel: (416)596-1930
Contact: David Hastings

WATER RESOURCES ENGINEERING

GRECK
5770 HIGHWAY 7
WOODBRIDGE, ONTARIO L4L 1T8
Tel: (289)657-9797
Contact: Eric Greck

PLANNING

IBI GROUP
360 JAMES STREET NORTH - SUITE 200, EAST WING
HAMILTON, ONTARIO L1L 1H5
Tel: (905)546-1010
Contact: Scott Arbuckle

LANDSCAPE

STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET - SUITE 320
MISSISSAUGA, ONTARIO L5R 3G5
Tel: (416)695-4949
Contact: Joshua Beitz

ENVIRONMENTAL (NOISE AND WIND)

SLR CONSULTING (CANADA) LTD.
150 RESEARCH LANE, SUITE 105
GUELPH, ONTARIO N1G 4T2
Tel: (226)706-8080
Contact: Marcus Li (Noise Consultant), Tahrana Lovlin

TRANSPORTATION

IBI GROUP
55 ST. CLAIR AVENUE WEST, 7th FL.
TORONTO, ONTARIO M4V 2Y7
Tel: (416)596-1930
Contact: Andrae Griffith

CIVIL ENGINEERS

SCHAEFFER & ASSOCIATES LTD.
6 RONROSE DR
CONCORD, ONTARIO L4K 4R3
Tel: (905)738-6100
Contact: Hagop Sarkissian

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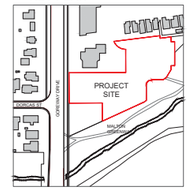
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE :	Drawing List
DATE :	2019-09-06
SCALE :	NTS
DRAWN :	PC/DV/SL
CHECKED :	DH
PROJ. NO.	120212

A-000

Project Statistics - 7085 Goreway Drive, Mississauga

1.0 Site Area

	m2	ft2
Gross Lot Area	9,870	106,240

2.0 Density

F.S.I (Gross Floor Area / Gross Lot Area)	2.8

3.0 Building Area * Excludes parking and loading areas within podium.

	West Tower w+ 2 Storey Podium		East Tower +2 Storey Podium		Townhouses		Total	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2
Residential GFA	13,800	148,542	12,288	132,267	1,128	12,142	27,216	292,951

5.0 Building Height * maximum height, excluding 6.0m mechanical penthouse.

	West Tower +2 Storey Podium		East Tower +2 Storey Podium		Townhouses		Podium Height	
	m	storeys	m	storeys	m	storeys	m	storeys
Residential	54.00	18	48.00	16	6.00	2	6.00	2

6.0 Unit Mix Summary

Unit Type	West Tower +2 Storey Podium		East Tower +2 Storey Podium		Townhouses		Total	
	No.	%	No.	%	No.	%	No.	%
1 Bedroom	32	24.6%	28	24.8%			60	23%
2 Bedroom	32	24.6%	30	26.5%			62	24%
2 Bedroom +Den	34	26.2%	27	23.9%			61	24%
3 Bedroom	32	24.6%	28	24.8%			60	23%
2 Bedroom Townhouse					14		14	5%
Subtotal	130	100%	113	100%	14	0%	257	100%

7.0 Parking - Proposed

Resident Unit Type	Ratio (Proposed)	West Tower +2 Storey Podium	East Tower +2 Storey Podium	Townhouses	Total
1 Bedroom	1.00	32.0	28.0		60.0
2 Bedroom	1.15	36.8	34.5		71.3
2 Bed + Den	1.15	39.1	31.1		70.2
2 Bed. Townhouses	1.15			16.1	16.1
3 Bedroom	1.40	44.8	39.2		84.0
Res. Pkg. Required		153	133	16	302
Vis. Pkg. Required	0.20	26.0	23	3	51
Total Pkg. Required		178.7	155	19	353
Pkg. Provided (3 Levels of UG Parking)					360
Surplus (Deficit)					7

7.0a Parking - By-Law

Resident Unit Type	Ratio (By-Law)
1 Bedroom	1.18
2 Bedroom	1.36
2 Bed + Den	1.36
2 Bed. Townhouses	1.36
3 Bedroom	1.50
Visitor	0.20

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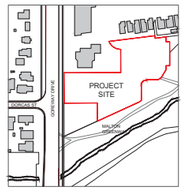
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Statistics
DATE : 2019-09-06
SCALE : N.T.S
DRAWN : PC/DV/SL
CHECKED : DH
PROJ. NO. 120212

A-001

FIRE STATION

3 TOWERS - 9 STOREYS CONDOMINIUM

RETAIL PLAZA
RESTAURANTS, BANK

MALTON
GREENWAY

SINGLE FAMILY
RESIDENTIAL NEIGHBORHOOD

RETAIL PLAZA
RESTAURANTS, DENTAL CLINIC

RETAIL, RESTAURANT, GAS STATION
MEDICAL SERVICE, LIGHT INDUSTRIAL BUILDING

PAUL COFFEY MALTON ARENA

CONTEXT PLAN

7085 GOREWAY DRIVE, MISSISSAUGA

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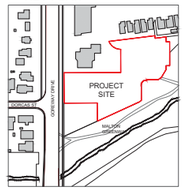
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Site Views

DATE : 2019-11-12

SCALE : N.T.S

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-002

IBI

SITE ANALYSIS

7085 GOREWAY DRIVE, MISSISSAUGA

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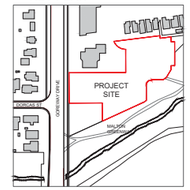
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Site Analysis
DATE : 2019-09-06
SCALE : N.T.S
DRAWN : PC/DV/SL
CHECKED : DH
PROJ. NO. 120212

A-002b

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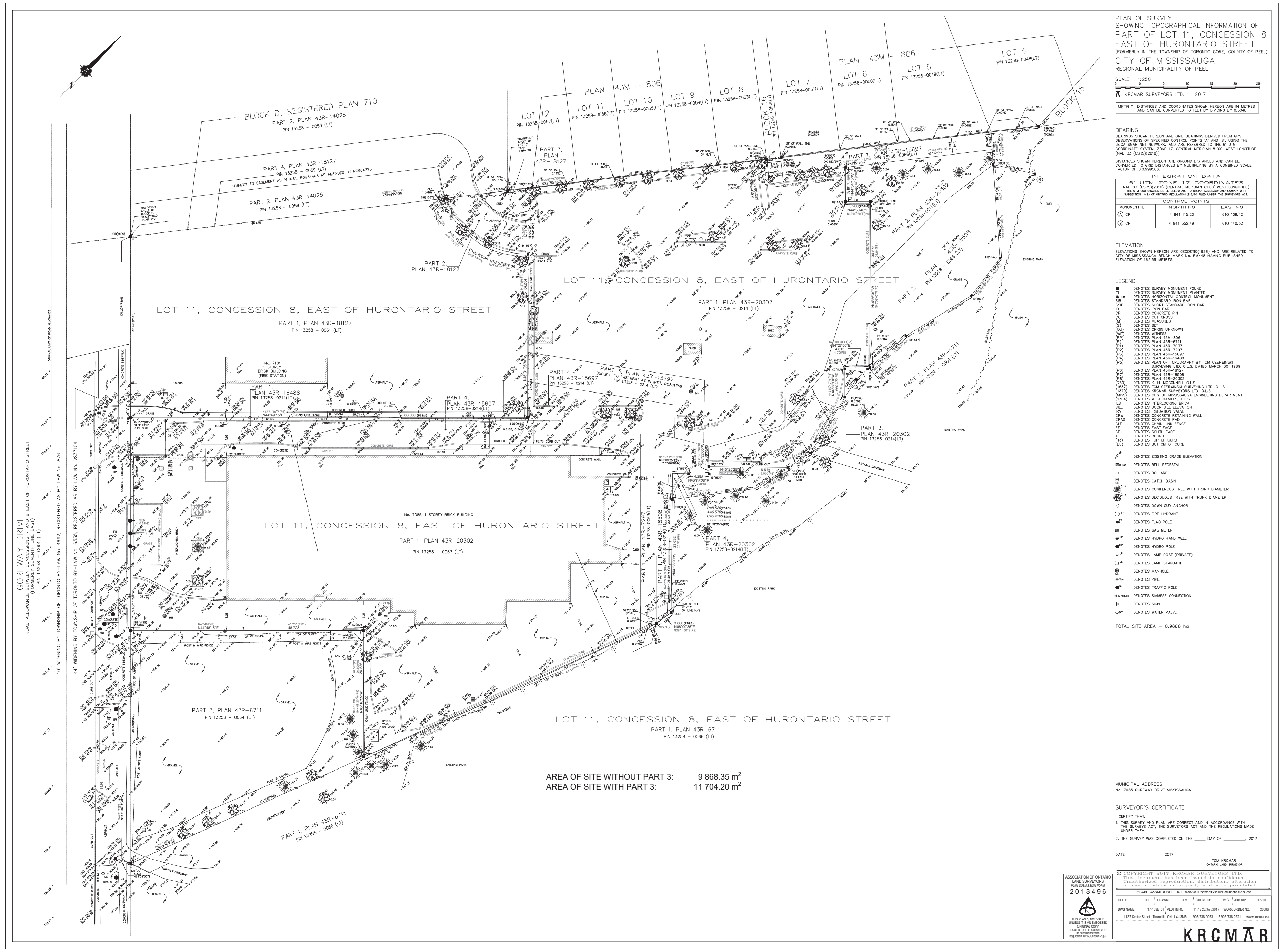

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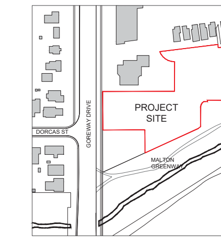


SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Survey

DATE : 2019-11-12

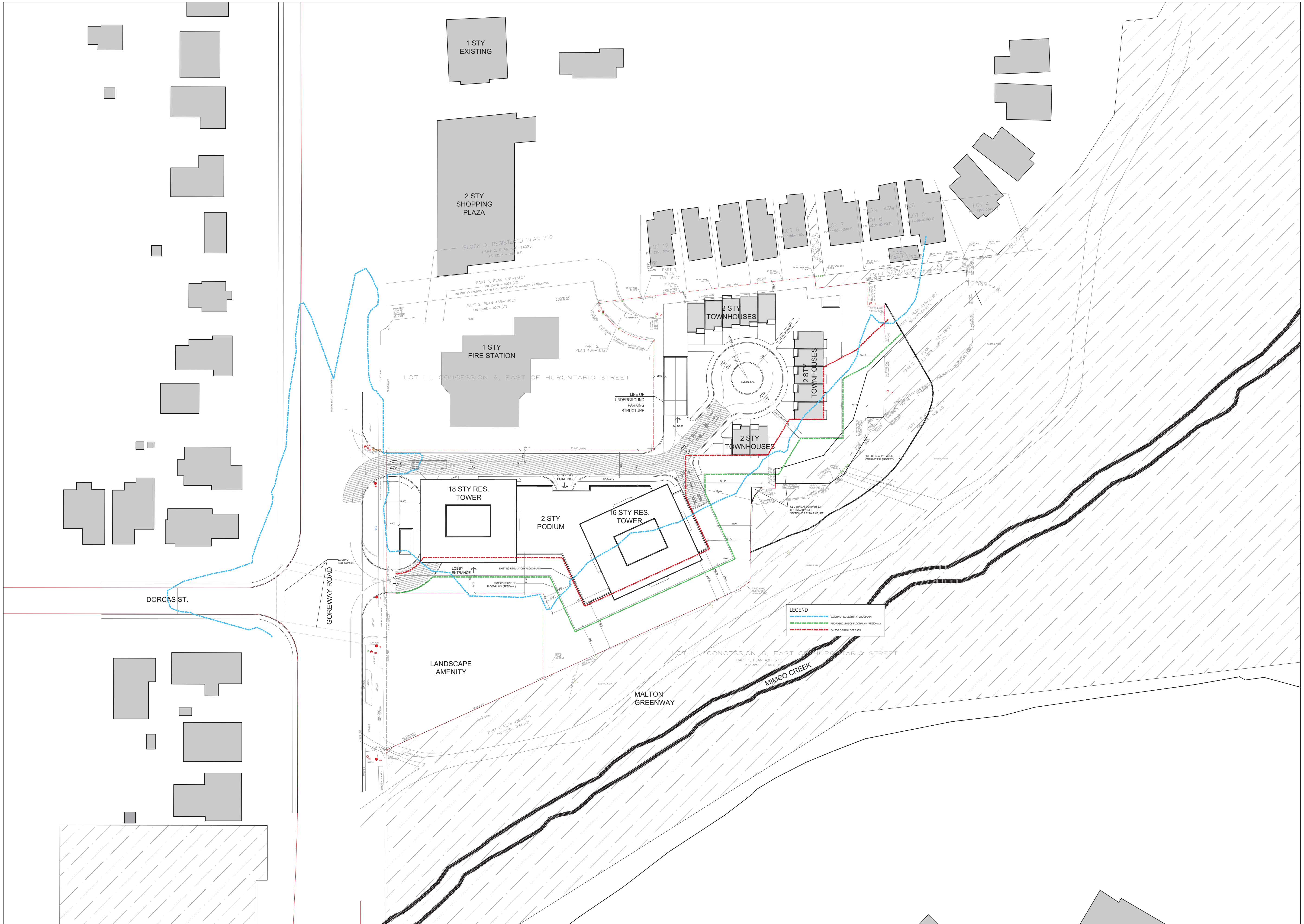
SCALE : 1:500

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-003



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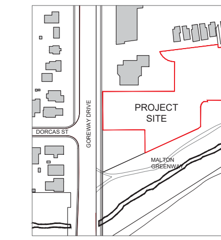
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Context Plan

DATE : 2019-09-06

SCALE : 1:500

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-100

GOREWAY DRIVE
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8 EAST OF HURONTARIO STREET
(FORMERLY SEVENTH LINE EAST)

ORIGINAL LIMIT OF ROAD ALLOWANCE

10' WIDENING BY TOWNSHIP OF TORONTO BY-LAW No. 4692, REGISTERED AS BY LAW No. 876

44' WIDENING BY TOWNSHIP OF TORONTO BY-LAW No. 6335, REGISTERED AS BY LAW No. VS33104

SUBJECT TO EASEMENT AS IN INST. RO95446B AS AMENDED BY RO964775

SUBJECT TO EASEMENT AS IN INST. RO881759

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET

No. 7101
1 STOREY
BRICK BUILDING
(FIRE STATION)

No. 7085, 1 STOREY BRICK BUILDING

AREA EXISTING = 2434 m2

AREA OF SITE WITHOUT PART 3: 9 868.35 m^2
AREA OF SITE WITH PART 3: 11 704.20 m^2

IBI

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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

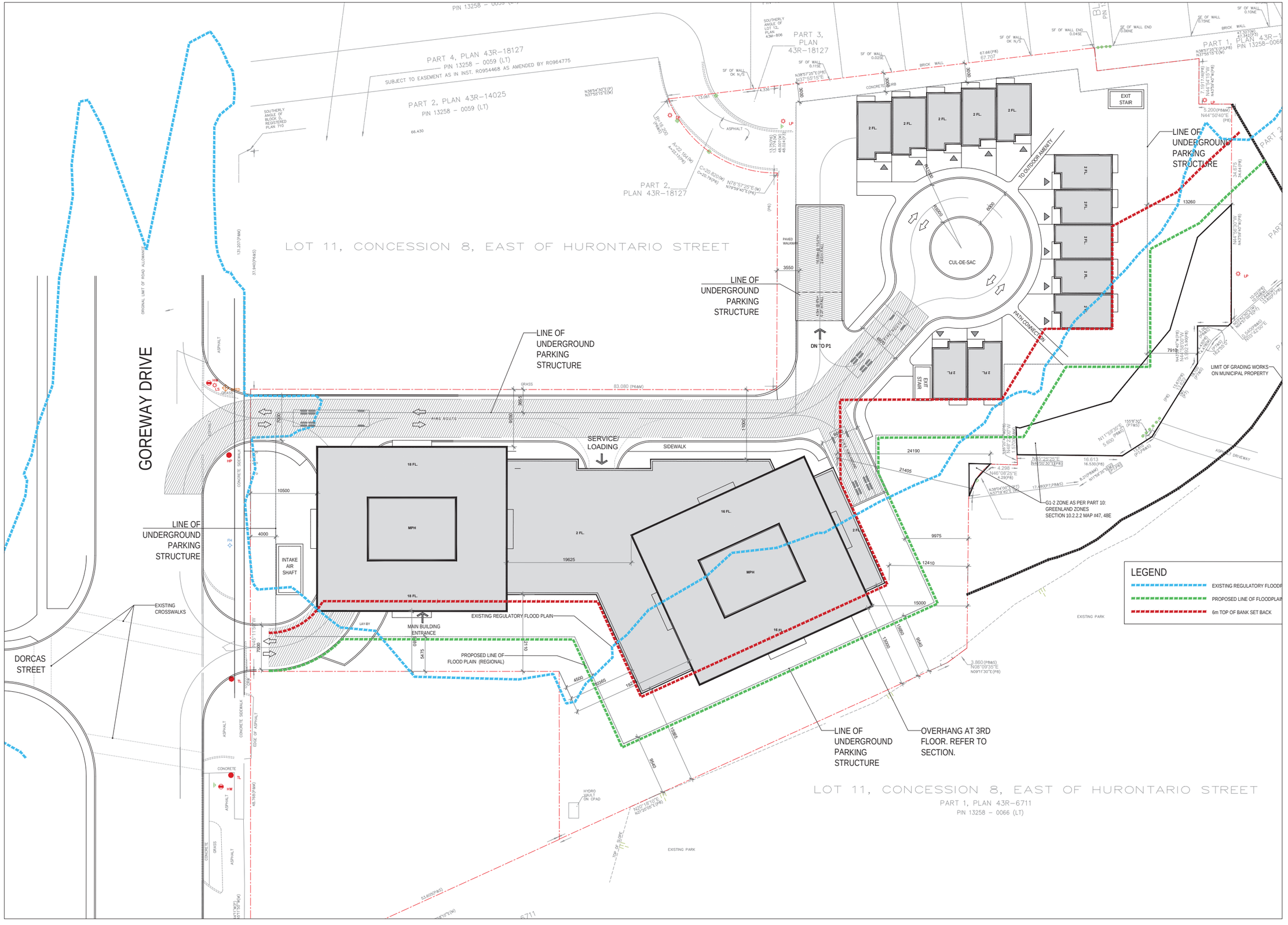
redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Site Plan - Existing
DATE : 2019-11-12
SCALE : 1:250
DRAWN : PC/DV/SL
CHECKED : DH
PROJ. NO. 120212

A-101



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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Site Plan - Proposed

DATE : 2019-11-12

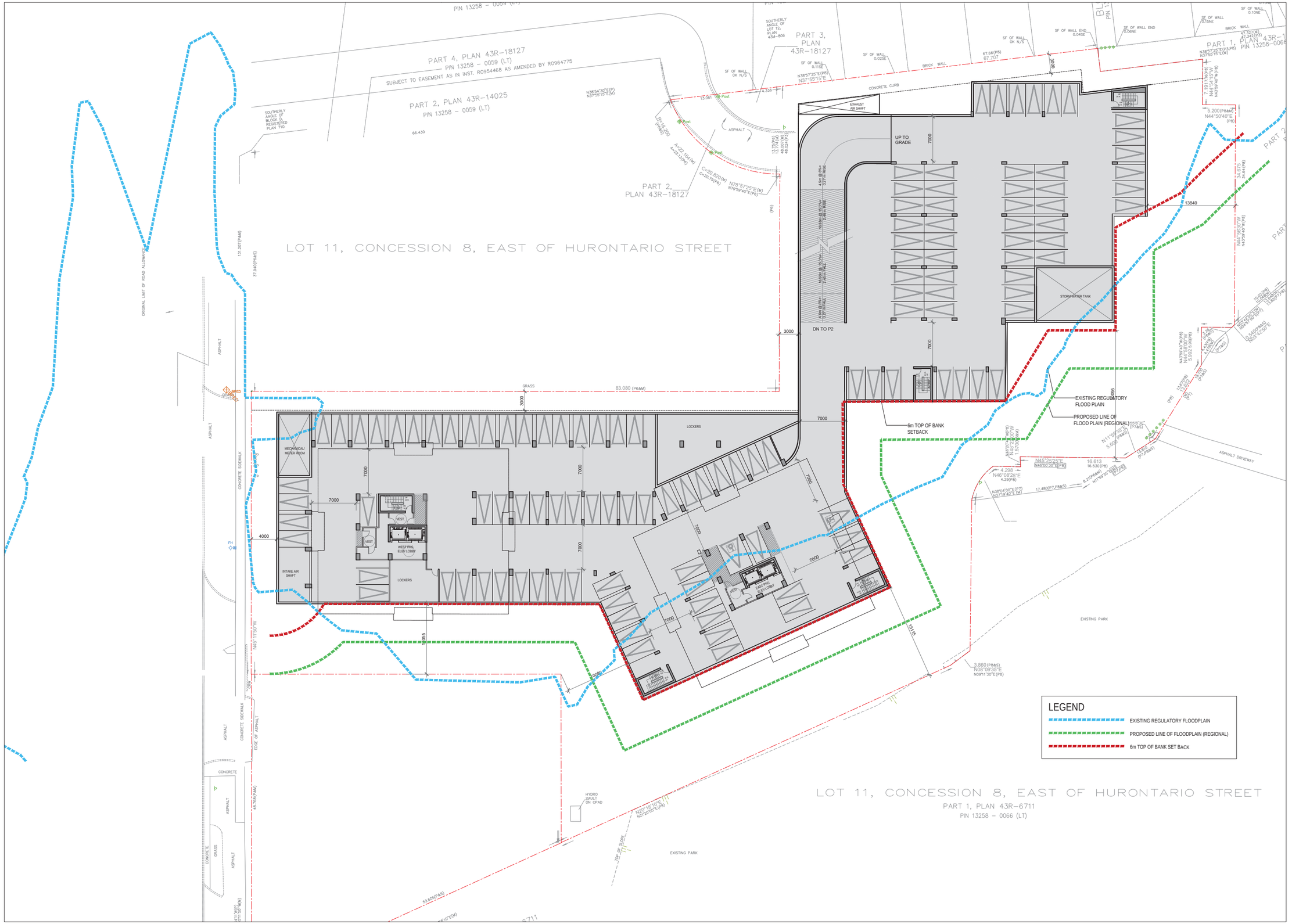
SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-101



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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : P1 Parking Plan

DATE : 2019-09-06

SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-102a

PART 4, PLAN 43R–18127
PIN 13258 – 0059 (LT)
SUBJECT TO EASEMENT AS IN INST. RO954468 AS AMENDED BY RO964775

PART 2, PLAN 43R–14025
PIN 13258 – 0059 (LT)

PART 3, PLAN 43R–18127

PART 1, PLAN 43R–18127
PIN 13258 – 0066 (LT)

PART 2, PLAN 43R–18127

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET

ORIGINAL LIMIT OF ROAD ALLOWANCE

SOUTHERLY ANGLE OF BLOCK D, REGISTERED PLAN 710

SOUTHERLY ANGLE OF LOT 12, PLAN 43M–806

BRICK WALL

CONCRETE CURB

ASPHALT

GRASS

CONCRETE SIDEWALK

EDGE OF ASPHALT

ASPHALT DRIVEWAY

EXISTING PARK

UP TO P1

LOCKERS

STORM WATER MANAGEMENT

INTAKE AIR SHAFT

WEST PKG. ELEV. LOBBY

EAST PKG. ELEV. LOBBY

VEST.

HYDRO VAULT ON CPAD

EXISTING REGULATORY FLOOD PLAIN

PROPOSED LINE OF FLOOD PLAIN (REGIONAL)

6m TOP OF BANK SETBACK

TOP OF BANK

LEGEND

- EXISTING REGULATORY FLOODPLAIN
- PROPOSED LINE OF FLOODPLAIN (REGIONAL)
- 6m TOP OF BANK SET BACK

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET
PART 1, PLAN 43R–6711
PIN 13258 – 0066 (LT)

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KEY PLAN

PROJECT SITE

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : P2 & P3 Plan

DATE : 2019-09-06

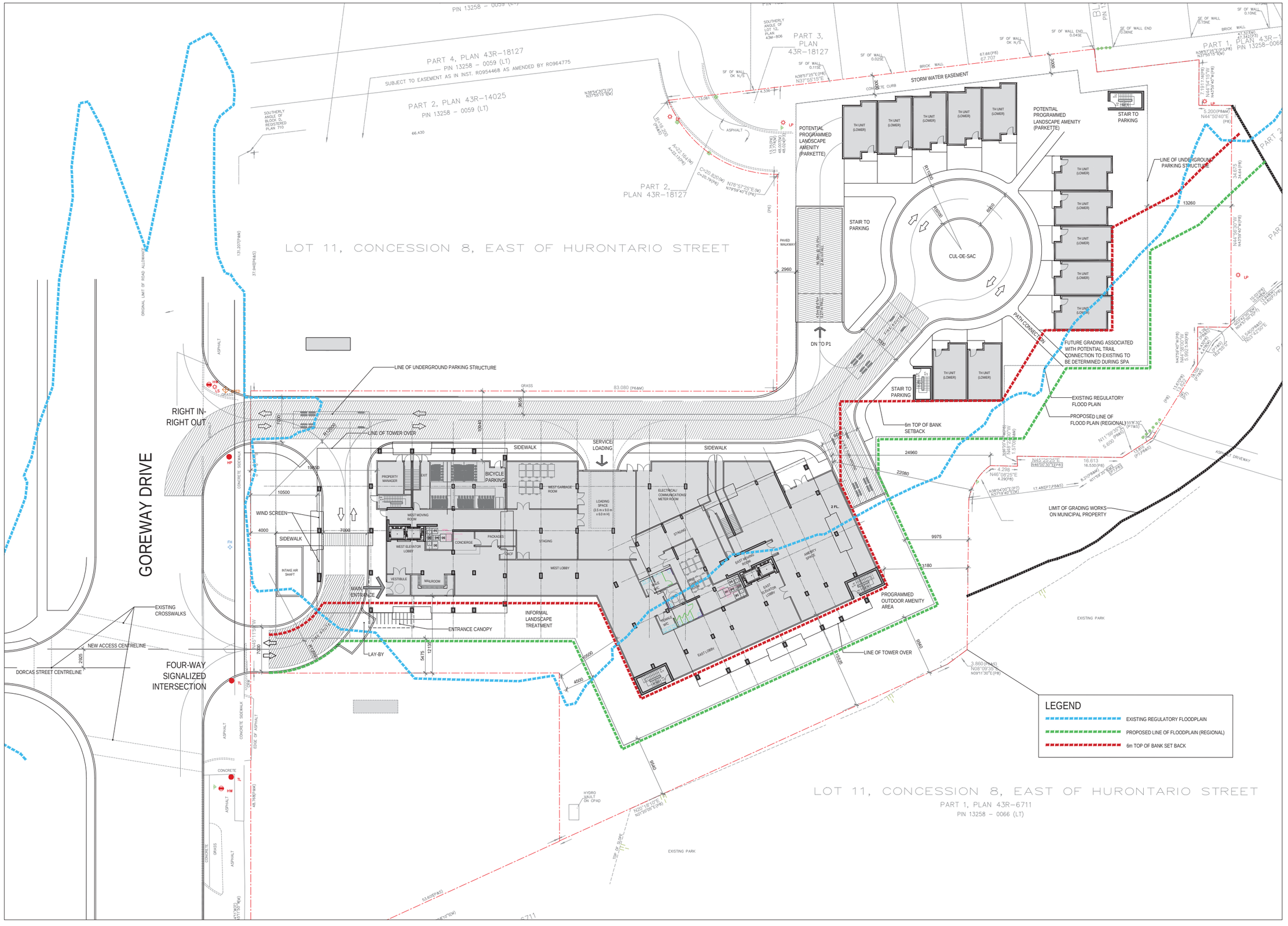
SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-102b



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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Ground Floor Plan

DATE : 2019-11-12

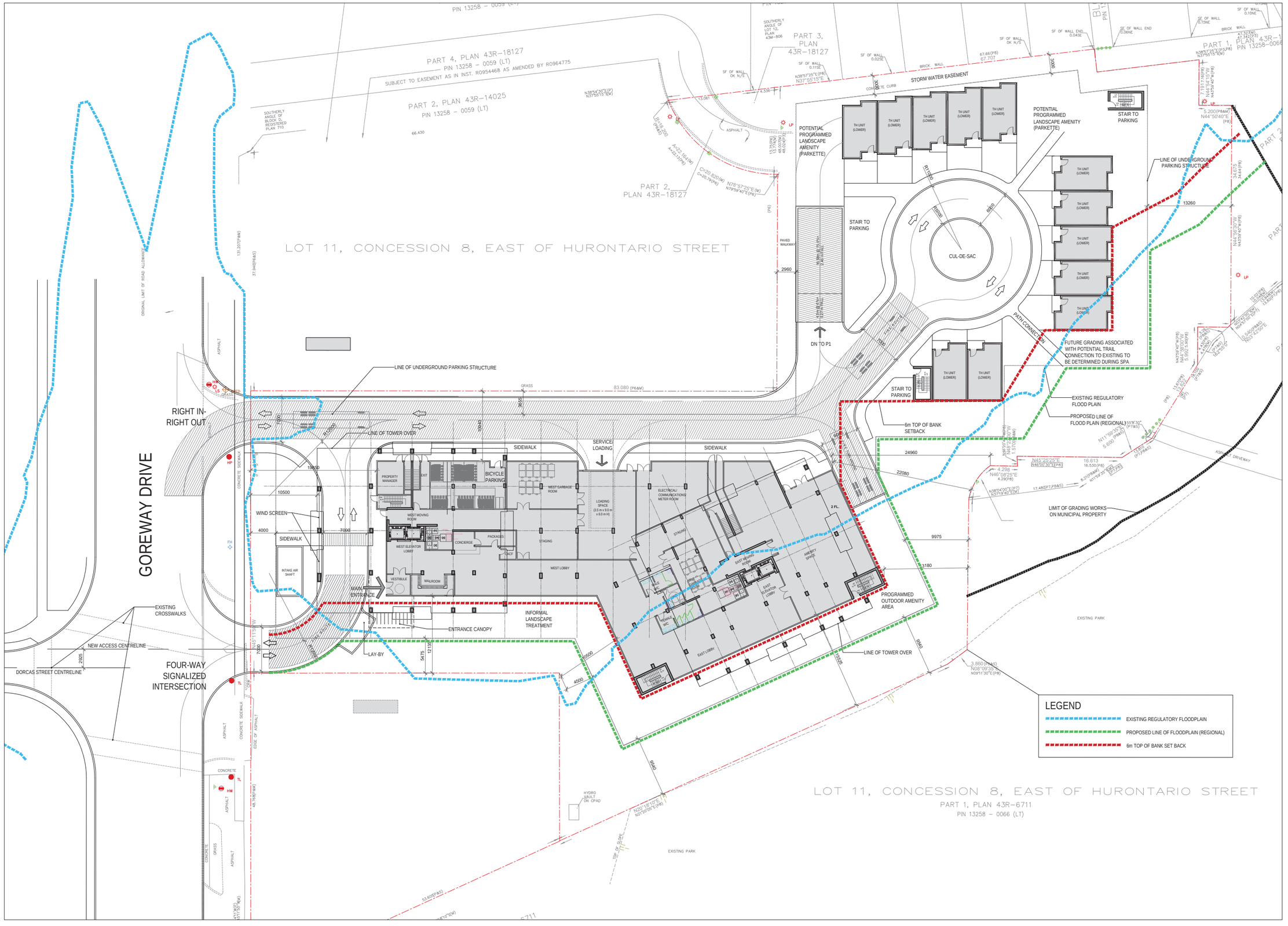
SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-103



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Toronto ON M4V 2Y7 Canada
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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Ground Floor Plan

DATE : 2019-11-12

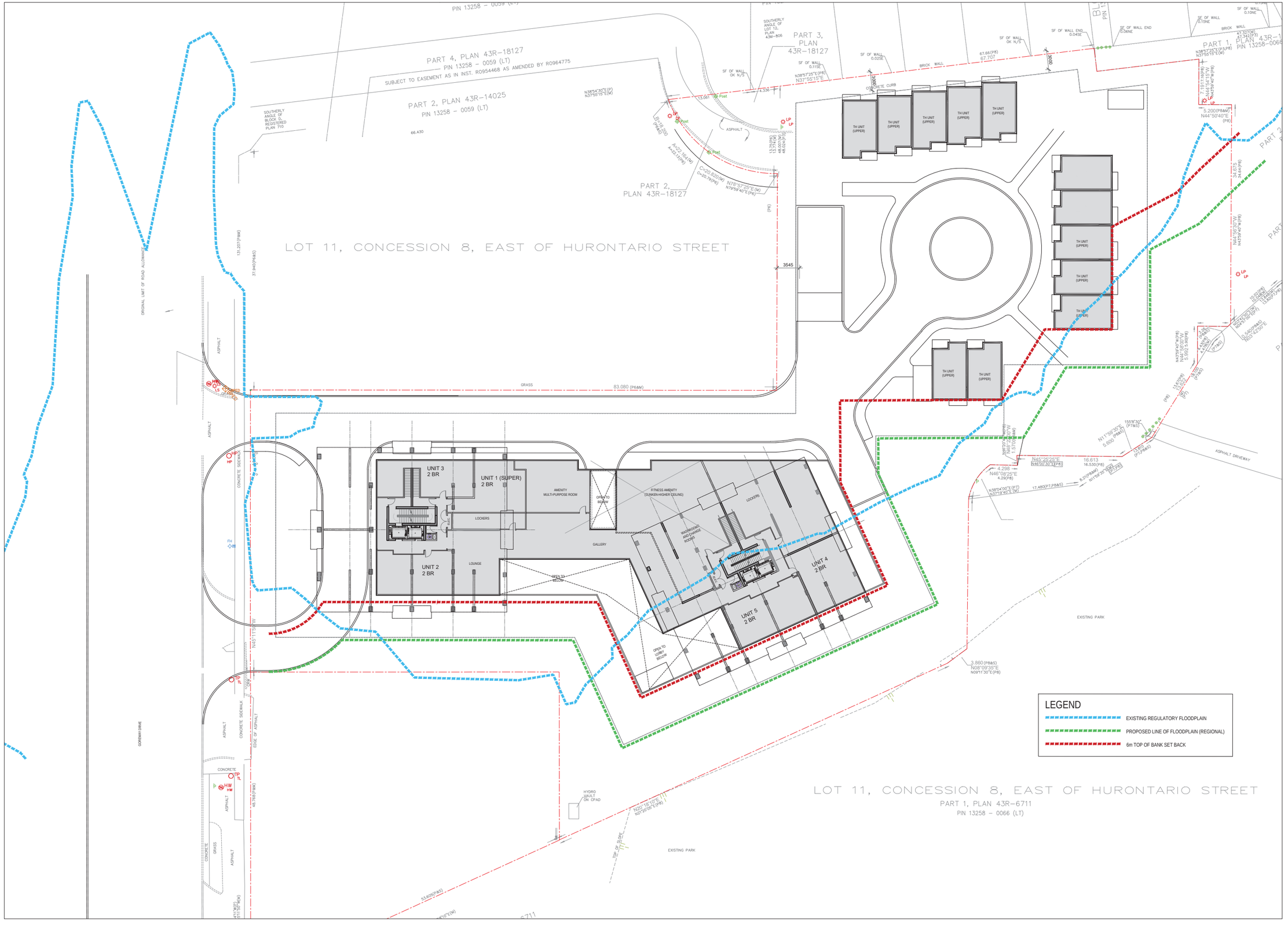
SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-103



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Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Second Floor Plan

DATE : 2019-09-06

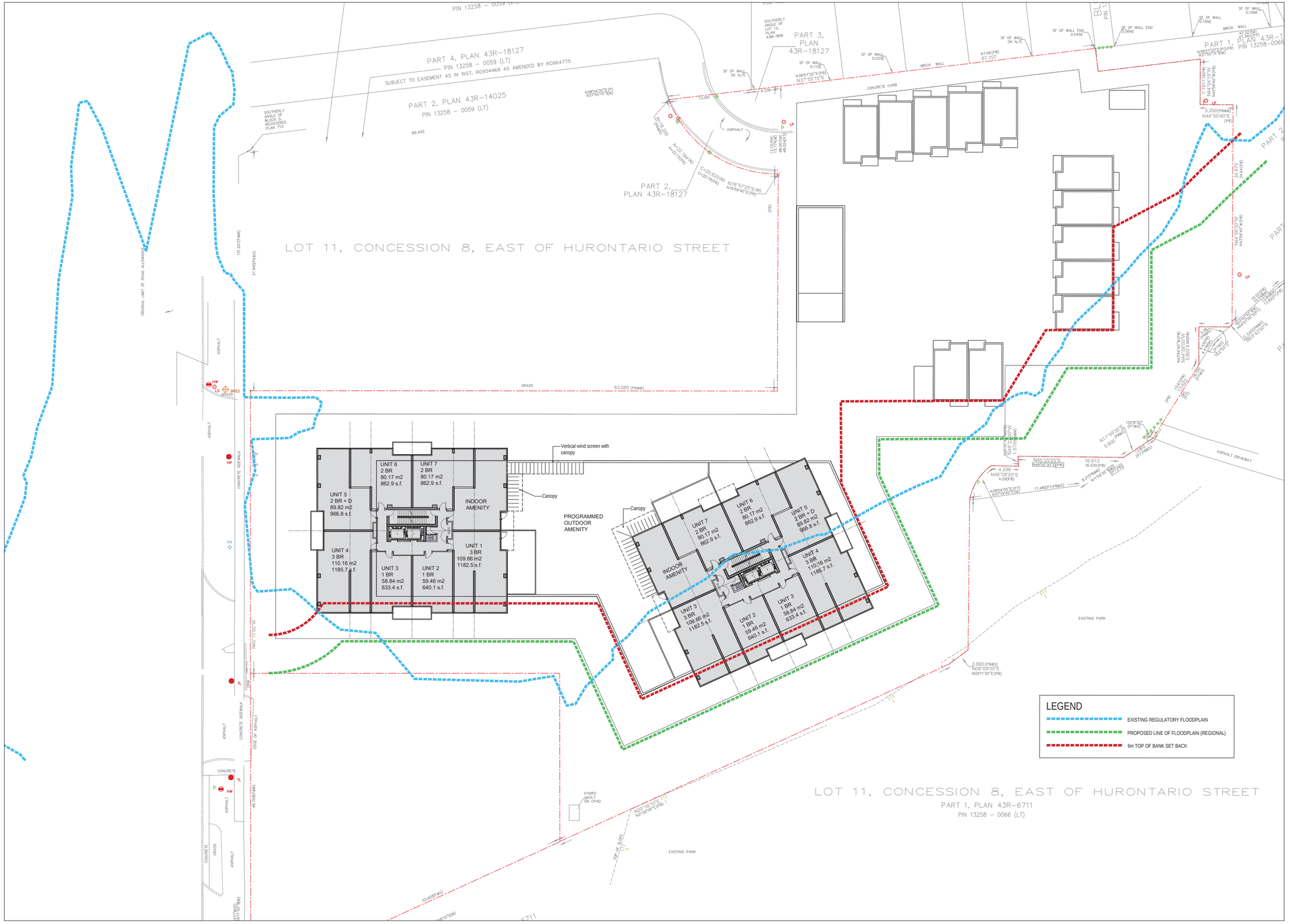
SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-104



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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Typical Floor Plan

DATE : 2019-11-12

SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-106

PART 4, PLAN 43R-18127
PIN 13258 – 0059 (LT)
SUBJECT TO EASEMENT AS IN INST. RO954468 AS AMENDED BY RO964775

PART 2, PLAN 43R-14025
PIN 13258 – 0059 (LT)

PART 3, PLAN 43R-18127

PART 2, PLAN 43R-18127

PART 1, PLAN 43R-6711
PIN 13258 – 0066 (LT)

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET

ORIGINAL LIMIT OF ROAD ALLOWANCE

SOUTHERLY ANGLE OF BLOCK D, REGISTERED PLAN 710

SOUTHERLY ANGLE OF LOT 12, PLAN 43M-806

BRICK WALL

CONCRETE CURB

ASPHALT

GRASS

CONCRETE SIDEWALK

EDGE OF ASPHALT

ASPHALT DRIVEWAY

EXISTING PARK

HYDRO VAULT ON CPAD

TOP OF BANK

UNIT 5
2 BR + D
89.82 m2
966.8 s.f.

UNIT 6
2 BR
80.17 m2
862.9 s.f.

UNIT 7
2 BR
80.17 m2
862.9 s.f.

UNIT 8
2 BR + D
89.50 m2
963.4 s.f.

UNIT 4
3 BR
110.16 m2
1185.7 s.f.

UNIT 1
3 BR
109.86 m2
1182.5 s.f.

UNIT 3
1 BR
58.84 m2
633.4 s.f.

UNIT 2
1 BR
59.46 m2
640.1 s.f.

LEGEND

- EXISTING REGULATORY FLOODPLAIN
- PROPOSED LINE OF FLOODPLAIN (REGIONAL)
- 6m TOP OF BANK SET BACK

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET
PART 1, PLAN 43R–6711
PIN 13258 – 0066 (LT)

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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Typical Floor Plan

DATE : 2019-11-12

SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-105

PART 4, PLAN 43R-18127
PIN 13258 – 0059 (LT)
SUBJECT TO EASEMENT AS IN INST. RO954468 AS AMENDED BY RO964775

PART 2, PLAN 43R-14025
PIN 13258 – 0059 (LT)

PART 3, PLAN 43R-18127

PART 2, PLAN 43R-18127

PART 1, PLAN 43R-6711
PIN 13258 – 0066 (LT)

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET

ORIGINAL LIMIT OF ROAD ALLOWANCE

SOUTHERLY ANGLE OF BLOCK D, REGISTERED PLAN 710

SOUTHERLY ANGLE OF LOT 12, PLAN 43M-806

BRICK WALL

CONCRETE CURB

ASPHALT

GRASS

CONCRETE SIDEWALK

EDGE OF ASPHALT

ASPHALT DRIVEWAY

EXISTING PARK

HYDRO VAULT ON CPAD

TOP OF BANK

UNIT 5
2 BR + D
89.82 m2
966.8 s.f.

UNIT 6
2 BR
80.17 m2
862.9 s.f.

UNIT 7
2 BR
80.17 m2
862.9 s.f.

UNIT 8
2 BR + D
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963.4 s.f.

UNIT 4
3 BR
110.16 m2
1185.7 s.f.

UNIT 1
3 BR
109.86 m2
1182.5 s.f.

UNIT 3
1 BR
58.84 m2
633.4 s.f.

UNIT 2
1 BR
59.46 m2
640.1 s.f.

LEGEND

- EXISTING REGULATORY FLOODPLAIN
- PROPOSED LINE OF FLOODPLAIN (REGIONAL)
- 6m TOP OF BANK SET BACK

LOT 11, CONCESSION 8, EAST OF HURONTARIO STREET
PART 1, PLAN 43R–6711
PIN 13258 – 0066 (LT)

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KEY PLAN

SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Typical Floor Plan

DATE : 2019-11-12

SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-105

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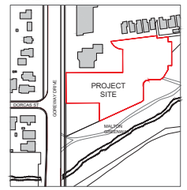
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : South Elevation

DATE : 2019-09-06

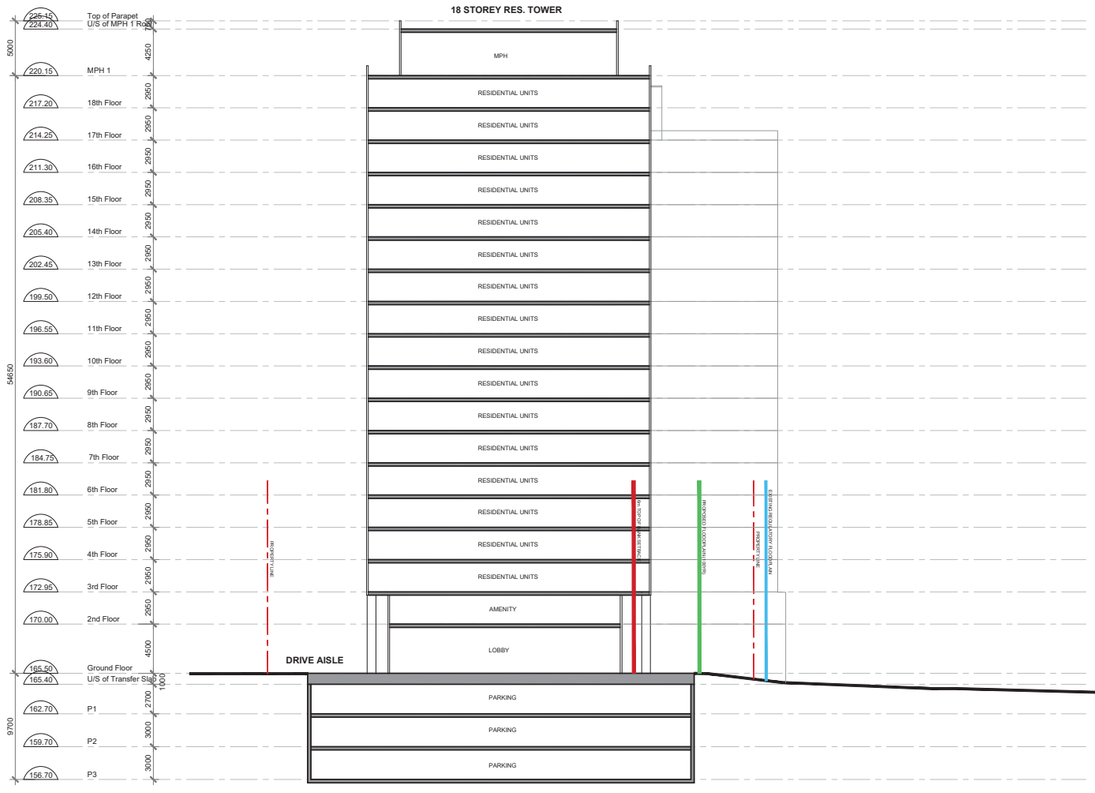
SCALE : 1:250

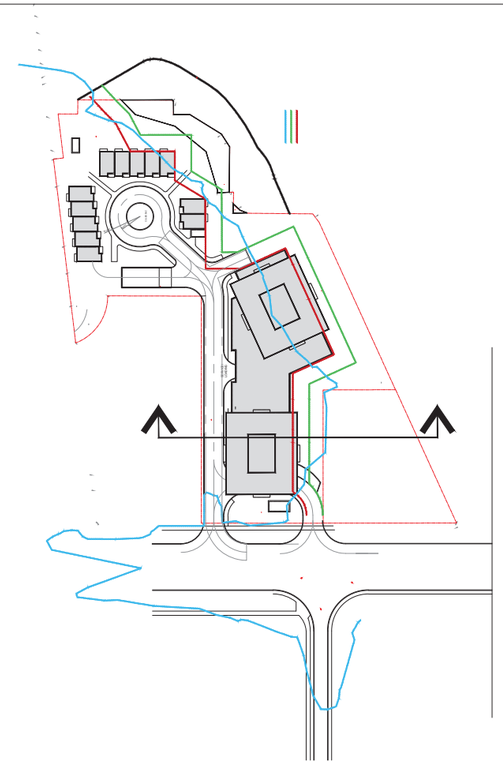
DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-200





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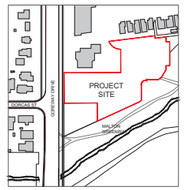
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : North-South Section A

DATE : 2019-09-06

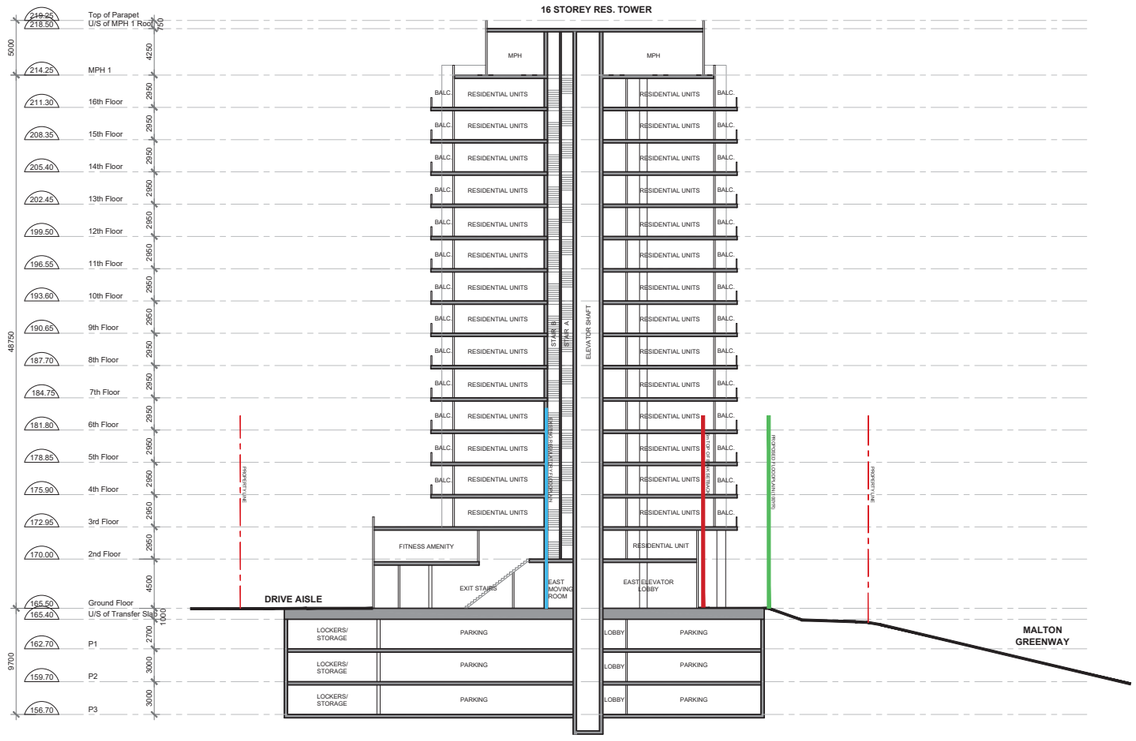
SCALE : 1:250

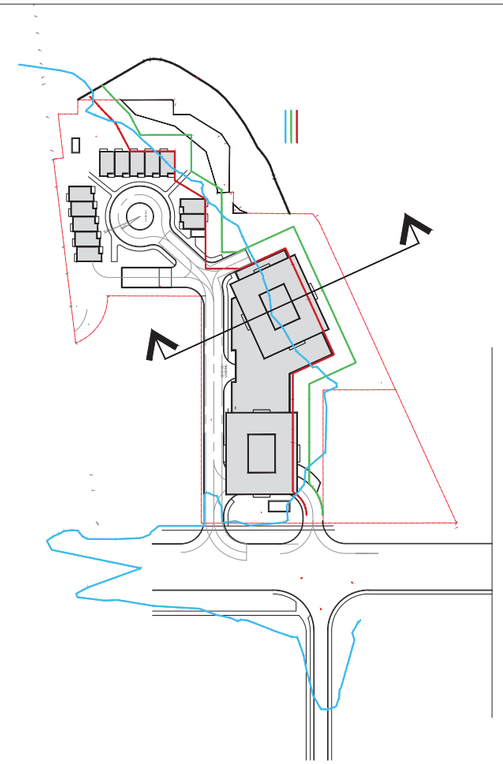
DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-300





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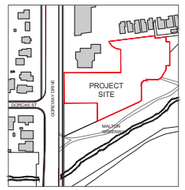
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : North-South Section B

DATE : 2019-09-06

SCALE : 1:250

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-301

3D VIEWS

North-East View of Site

South-West View of Site

View Across Goreway Drive

View from Townhouses to Tower

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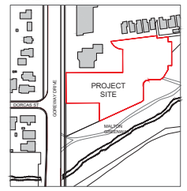
KEY PLAN



SUBMISSION

#	Date	By	Comment
2	TBD	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC

SEAL :

PROJECT :

redwood PROPERTIES

REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Overall 3D Views

DATE : 2019-09-06

SCALE : N.T.S.

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-400

APPENDIX F

TRCA CORRESPONDENCE

February 10, 2020 **CFN:** 62517.01

BY E-MAIL: egreck@greck.ca
Eric Greck
5770 Highway 7
Vaughan, ON
L4L 1T8

Dear Mr. Greck:

Re: TRCA Concept Development Application
7085 Goreway Drive
City if Mississauga, Peel Region
Owner: 7085 Goreway Drive Developments Limited

Thank you for the opportunity to review the above application. This letter will outline how the subject property is affected by the policies and programs of the Toronto and Region Conservation Authority (TRCA), including Ontario Regulation 166/06, as amended, TRCA's Living City Policies for Planning and Development in the Watersheds of the TRCA (LCP) and relevant Provincial Policies.

This letter provides confirmation that a Site Visit exercise was completed on February 5, 2020 at 7085 Goreway Drive, in the City of Mississauga. Toronto and Region Conservation Authority (TRCA) staff including Katharine McCarter (Planning Ecology) and Anthony Syhlonyk (Planner) were in attendance. Also, in attendance was Eric Greck (Greck) and the proponent's geotechnical consultant.

Purpose of the Application

Based on our review of the conceptual plans submitted, it is our understanding that the purpose of this application is to facilitate two high rise condominiums and a townhouse block with associated roadways and underground parking.

Application-Specific Comments

TRCA staff completed the site visit at the request of the applicant to confirm the limits of natural features and hazards on the property from the adjacent watercourse. From the results of the site visit, it was determined that the valley is unconstrained without a clearly defined natural Top of Slope and as such, a Top of Slope staking was considered unnecessary. While the main slope was gentle without any signs of erosion, the channel of the watercourse itself showed signs of more extensive erosion. Given the lack of geotechnical concerns, it has been determined that the hazard of the flood plain will form the greatest constraint on the proposed development. To facilitate TRCA's continued review of the above application, we offer our detailed comments in Appendix I of this letter.

Conclusion

This letter provides information on matters that may affect the limits of the Natural System on the subject property and what must be submitted to our office as it relates to the Site Visit that occurred on February 5, 2020. This letter does not provide formal comments or clearance with respect to TRCA's position on any application relating to the subject site.

We do advise that a portion of the subject lands are regulated by TRCA pursuant to the *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* (Ontario Regulation 166/06). A permit will be required from our office for any development or site alteration within the regulated portion of the subject lands.

Please ensure all future proposals for works on the subject property are circulated to TRCA for our review and approval prior to commencement of the works. Our full submission requirements for planning and permit applications can be accessed by contacting the undersigned or visiting our website at: http://www.trca.on.ca/planning-services-permits/

This letter is based on current policy, which may change from time to time. Any future development proposal would be subject to the policies in effect at the time of application.

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

Appendix I: TRCA Technical Comments

1. Please submit the digital copy of the existing revised and proposed HEC-RAS models for review.

2. It is noted that underground garage is proposed. Please note that the openings leading to the garage should be located above the Regulatory Flood elevation plus 0.3m. This should be shown on all applicable plans.

3. TRCA Existing Regulatory Floodplain mapping shows that a section of the neigbouring property (7085 Goreway Drive) is outside of the flood plain, however, Sheet No 1 shows that under proposed condition the entire 7085 Goreway Drive will be under Regulatory Floodlines. This is not acceptable. Please revise the grading plan so that the existing flooding risk on the adjacent property is maintained.

4. Sheet No 1 shows that grading will be undertaken on the northwest section of the neigbouring property (7085 Goreway Drive). Please note that the applicant should acquire permission from the owner of 7085 Goreway Drive and provide a record as part of future applications.

5. As part of a future application, an ESC plan will be required. Please refer to TRCA's Erosion and Sediment Control Guideline for Urban Construction, which can be found here: http://www.trca.on.ca/dotAsset/40035.pdf

   Relevant ESC notes can be found here: http://www.trca.on.ca/dotAsset/93458.pdf.

   a. Please ensure the proponent has permission to erect and maintain Erosion and Sediment Controls on city property for the area they are grading. Erosion and Sediment Controls are often placed at the furthest extent of disturbance.

6. Please consider where water will be discharged to during construction and post-construction at final design. TRCA discourages additional water to be directly discharged to Mimico Creek and encourages the use of storm and sanitary sewers. For dewatering discharge please see the Erosion and Sediment Control Guidelines for Urban Construction for optimal placement and discharge locations.