

GRADIENTWIND

ENGINEERS & SCIENTISTS

December 22, 2022

Trojan Gate Developments Limited

242 Hillhurst Boulevard
Toronto, Ontario, M5N 1P4

Attn: Gerald Weiss
geraldweiss2@yahoo.ca

Dear Mr. Weiss:

Re: Peer Review Response Letter
15, 17, 19 Milliken Boulevard (Parcel 1 & 3),
21 Trojan Gate Boulevard, 2901-2913 Kennedy
Road (Parcel 2), Scarborough
GW File No.: 21-177-Response Letter

1. INTRODUCTION

This letter describes how we have addressed the peer-review comments prepared by Burnside in their Peer Review document dated May 9, 2022, pertaining to the Land Use Compatibility and Mitigation study for the proposed development located 15, 17, 19 Milliken Boulevard (Parcel 1 & 3), 21 Trojan Gate Boulevard, and 2901-2913 Kennedy Road (Parcel 2) in Scarborough, Ontario. Below is a summary of how each of the comments relating to the noted study have been addressed. The number sequence below is in reference to each of the numbered comments continued in the Peer Review document. This letter is supplemental to our revised Land Use Compatibility (LUC) report (*ref. GW21-177-LUC Final R1, dated December 21, 2022*).

2. LAND USE COMPATIBILITY COMMENTS

1. Discussion on potential dust and odour impacts from surrounding operations should be included in the report.

GW Response: The report has been updated to include discussion on dust and odour, however no major sources are identified.

2. Information regarding complaint history, if any, should be included in the Comparability Study.

GW Response: A section on complaint history has been added to the report. The determination of complaint history can only be gathered through the Freedom of Information (FOI) process. Given our

recent experience this process can take 12 to 18 months which is too long to provide meaningful / valuable information. In our opinion complaints are unlikely given the surrounding context.

3. A stationary noise source impact assessment from Assured Automotive should be provided to show that mitigation measures, if required, will be feasible.

GW Response: A discussion on potential impacts from the Assured Automotive has been added to the report. As there is no concept plan for the development it is premature to conduct a feasibility noise study at this stage. We have added a recommendation that a stationary noise study be conducted at the next stage of approvals.

4. A summary of the industrial / commercial operations within 300 m of the Site should be included in the report.

GW Response: A list of industrial / commercial facilities within 300 m has been added to the report, see Table 2.

5. Potential noise impact from surrounding operations should be addressed.

GW Response: Gradient Wind has expanded the discussion about noise impacts from surroundings.

6. Vibrations measurements should be performed to ensure that mitigation measures, if any, will be feasible for the development.

GW Response: Added discussion about vibration impacts. As no concept plan is available, measurements at this stage are premature. We have added a recommendation that a vibration impact study be conducted at the next stage of approvals. It should be noted that based on the measurements done by Metrolinx for the adjacent residences to the south, vibration levels were found to be acceptable.

7. The impact of the proposed land conversion on the surrounding employment areas should be discussed

GW Response: A discussion of the potential impact of the land conversion on the employment lands has been added to the report.

This concludes our response letter to address the peer-review comments pertaining to the LUC study conducted by Gradient Wind for the proposed mixed-use development to be located at 15, 17, 19 Milliken Boulevard (Parcel 1 & 3), 21 Trojan Gate Boulevard, and 2901-2913 Kennedy Road (Parcel 2), Scarborough. If you have any questions or wish to discuss our findings, please contact the undersigned.

Sincerely,

Gradient Wind Engineering Inc.



Michael Lafortune, C.E.T.
Environmental Scientist

Gradient Wind File #21-177-Response Letter



Joshua Foster, P.Eng.
Lead Engineer

