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February 9, 2024

Hon. Paul Calandra
Minister of Municipal Affairs and Housing
777 Bay Street
Toronto, ON
M7A 2J3

Attention: Louis Bitonti, Municipal Services Office – Central Ontario

Dear Minister Calandra:

**RE: Official Plan Amendment 653 & Official Plan Amendment 575
ERO Number: 019-7731 & 019-5934
Ministry Reference Number: 20-OP-238506 & 20-OP-227477**

Planning Comments on behalf of 5-15 Kodiak Crescent

Introduction

We are the planning consultants for Tel-e Connect Investments Ltd. (5-9 Kodiak Crescent) and Charles Sos Investments Ltd. (11-15 Kodiak Crescent), the owners of the lands located north of De Boers Drive, between Kodiak Crescent to the west and William Allen Road to the east, municipally known as 5 – 15 Kodiak Crescent, in the City of Toronto (the “subject site”). The subject site is occupied by two low-rise buildings of approximately 1.8 ha (4.4 acres) in size and is the subject of an Employment Lands Conversion Request seeking a Mixed Use Areas land use designation to enable a mixed residential and employment development on the subject site.

We are pleased to have the opportunity to provide comments on OPA 575 and OPA 653 on behalf of the owners of 5-15 Kodiak Crescent in the City of Toronto. We respectfully request that the Minister (the “**Request**”):

1. modify OPA 653 to redesignate the subject site from *General Employment Areas* to *Mixed Use Areas*; and
2. modify Site and Area Specific Policy (SASP) 711 for the Sheppard West Major Transit Station Area under OPA 575 by establishing a minimum density for the subject site of 5.0 FSI, of which a minimum 0.5 FSI would be for employment uses and a minimum of 4.5 FSI would be for mixed uses.

The subject site is approximately 1.8 hectares in size and is currently occupied by two multi-unit buildings which contain a variety of uses, including office uses, private school uses and recreational facilities. Surrounding the subject site is a mix of uses and to the immediate south and east the lands are designated *Mixed Use Areas*.

The Sheppard West Subway Station is located at the intersection of William Allen Road and Sheppard Avenue West, approximately 500 m, or an approximate 6 - 7 minute walk from the subject site. In addition, the Downsview Park Subway station is located approximately 900 m, or an approximate 8 – 9 minute walk from the subject site. To the south and east of the subject site, there are blocks of land designated as *Mixed Use Areas*, featuring a mix of residential and commercial tall buildings, both existing and planned. The five (5) existing tall residential buildings play a key role in supporting the nearby rapid transit infrastructure and have co-existed with, and have proven to be compatible with, the remaining and surrounding Employment Area for many years. More tall buildings have been approved for construction directly to the south.

Given this area context and the highly functional and vibrant vision for the subject site, it is our opinion that a minimum density of 5.0 FSI would provide a contemporary and appropriate opportunity to enhance and augment employment uses on-site, while providing additional and much needed housing, in an optimized, compact form of development and buildings without establishing a precedent. Lands to the north are beyond the defined limit of the MTSA and the lands to the west are internal lands. The subject site is more linked to the *Mixed Use Areas* lands to the south, together with its excellent access to the subway infrastructure.

Background

On August 3, 2021, the owners submitted an Employment Area Conversion request to the City in respect of the subject site as part of the City's Municipal Comprehensive Review process (the "**Kodiak Conversion Request**").

On July 22, 2022, City Council adopted OPA 575 which delineated the Sheppard West Major Transit Station Area (the "Sheppard West MTSA"). The subject site falls within the Sheppard West MTSA, which is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. The Minister of Municipal Affairs and Housing (MMAH) to date, has not made a decision.

On July 22, 2022, the City adopted OPA 591 which represents Council approval of only some of the Employment Area Conversion requests received, with the remainder of the employment conversion requests to be considered at a later date. On December 13, 2023, the MMAH approved OPA 591 as adopted by By-law 1106-2022, without modifications. The Kodiak Conversion Request was not considered as part of OPA 591.

On July 19, 2023, the City adopted OPA 653 which represents Council approval of only some of the Employment Area Conversion requests received. OPA 653 recommended

the Kodiak Conversion Request be retained as Employment Areas and continue to be designated as *General Employment Areas*.

We are requesting that the Minister modify OPA 653 to redesignate the subject site from *General Employment Areas* to *Mixed Use Areas*; and accelerate approval of the requested modifications to enable the timely implementation of the Province's goals for more housing and intensification around Major Transit Station Areas.

The Request

A Planning Opinion Letter prepared by Goldberg Group and dated February 2, 2023 provides a detailed analysis in support of the Request (the "Planning Letter").

As detailed in the Planning Letter, the Request will allow for a transit-supportive, mixed-use development on the subject site that aligns with existing and emerging Provincial policy and objectives. More specifically:

- The Request adequately addresses the conversion criteria of the Provincial Policy Statement, 2020 (the "PPS"), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"), and the City's Official Plan. In particular, there is a demonstrated multi-faceted need for the conversion: the lands are not required for the restricted employment purposes for which they are designated; the owners plan to maintain an equivalent or greater amount of employment uses on the subject site, thus maintaining sufficient employment lands to accommodate forecasted employment growth; and, the proposed uses would not adversely affect the overall viability of the employment area and will contribute to the achievement of minimum intensification and density targets;
- Directing minimum densities to the subject site would ensure the appropriate implementation of the policies of the PPS and Growth Plan which promote and encourage compact urban form, intensification, optimization of the existing land base and infrastructure, and development that is transit supportive and supportive of alternative modes of transportation.
- The City has recognized the importance of the subject site as an area for growth and development through the delineation of the Sheppard West MTSA pursuant to the adopted OPA 575.

While it is intended that employment uses will continue to be provided on the subject site, the request to redesignate the lands to *Mixed Use Areas* optimizes the efficient use of these lands allowing the development of additional uses, including much needed housing compatible with existing adjacent uses and emerging policy in this area.

To summarize, we respectfully request that the Minister modify OPA 653 to include the conversion of the subject site from *General Employment Areas* to *Mixed Use Areas*, and modify Site and Area Specific Policy (SASP) 711 for the Sheppard West Major Transit

Station Area under OPA 575 by establishing a minimum density for the subject site of 5.0 FSI, of which a minimum 0.5 FSI would be for employment uses and a minimum of 4.5 FSI would be for mixed uses.

Approving these requested modifications will contribute to the critical need for 1.5 million new homes to be constructed within the next decade, while continuing to balance various land use planning matters including growth management, protection and management of resources and infrastructure planning.

We thank you for the opportunity to provide comments on the Minister's review of OPA 653 and OPA 575. Should the Minister have any questions or require any further information or material, please do not hesitate to contact the undersigned.

Yours truly,
GOLDBERG GROUP

A handwritten signature in blue ink, appearing to read 'M. Goldberg', is written over a faint circular stamp.

Michael S. Goldberg MCIP, RPP
Principal

cc. Charles Sos Investments Ltd and Tel-e Connect Investments Ltd.
Kim Beckman
John Livey

Attachment 1: Planning Letter, prepared by Goldberg Group, dated February 2, 2023

Attachment 1



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February 2, 2023

Jennifer Le
Municipal Services Office – Central Ontario
16th Floor 777 Bay Street
Toronto, ON, M7A 2J3

RE: Official Plan Amendment 575
ERO Number: 019-5934
Ministry Reference Number: 20-OP-227259 and;

The City of Toronto Municipal Comprehensive Review of Employment Area
Lands (OPA 591)
ERO Number: 019-5868
Ministry Reference Number: 20-OP-222176

Planning Comments on behalf of 5-15 Kodiak Crescent

Introduction

We are the planning consultants for Tel-e Connect Investments Ltd. (5-9 Kodiak Crescent) and Charles Sos Investments Ltd. (11-15 Kodiak Crescent), the owners of the lands located north of De Boers Drive, between Kodiak Crescent to the west and William Allen Road to the east, municipally known as 5 – 15 Kodiak Crescent, in the City of Toronto (the “subject site”). The subject site is occupied by two low-rise buildings of approximately 1.8 ha (4.4 acres) in size and is the subject of an Employment Lands Conversion Request seeking a *Mixed Use Areas* land use designation to enable a mixed residential and employment development on the subject site. This request forms part of the Preliminary Assessment of ‘Group 3’ which continues to be under review by the City. The City was directed to complete its MCR by July 2022, yet has not reported on this request as of the writing of this letter.

Further to the analysis prepared below, it is our opinion that it would be appropriate and good planning for the Minister to modify Official Plan Amendment 575 (“OPA 575”), and specifically Site and Area Specific Policy (SASP) 711 for the Sheppard West Major Transit Station Area (“MTSA”), by establishing a minimum density for the subject site of 5.0 FSI, of which a minimum of 0.5 FSI would be for Employment uses and a minimum of 4.5 FSI would be for Mixed Uses, pursuant to the GFA calculations under By-law 569-2013 for the subject site.

As a result, a modification of OPA 591 by the Minister redesignating the subject site to *Mixed Use Areas* pursuant to the owners' Employment Land Conversion request, represents good planning.

This letter should be read in conjunction with MHBC's Planning Report dated August 3, 2021 (appended) that was submitted to the City with the Employment Conversion Request.

Context Map



Area Context and Background

The owners of the subject site collectively currently operate a global software development company as well as an international licensing consultancy, both of which, are located on-site today. The owners operate multi-generational, family businesses and are committed to enhancing the employment potential, while providing housing and servicing the needs of employees and residents surrounding this central location in the City of Toronto. The owners envision the expansion of the existing employment uses through the creation of a Tech Hub

and a Creative Hub, inclusive of a facility for global conferences, increased office space, and a food market to service the proposed mix of uses located on-site and in the area. Tenants such as Herzing College have been major tenants for many years and will be encouraged to remain and even expand their facilities to optimize the potential of the proposed Creative Hub.

The Sheppard West Subway station is located at the intersection of William Allen Road and Sheppard Avenue West, approximately 700 m, or an approximate 6 - 7 minute walk from the subject site. In addition, the Downsview Park Subway station is located approximately 900 m, or an approximate 8 – 9 minute walk from the subject site.

Contiguous to the south and east of the subject site are several blocks of land, designated *Mixed Use Areas* and supporting existing and proposed mixed residential and commercial tall buildings. The existing five tall residential buildings provide strategic support for the rapid transit infrastructure across the street and have been co-existing compatibly with the remainder of the *Employment Area* for a number of years. Additional tall buildings are approved to the immediate south.

Given this area context and the highly functional and vibrant vision for the subject site, it is our opinion that a minimum density of 5.0 FSI would provide a contemporary and appropriate opportunity to enhance and augment employment uses on-site, while providing additional and much needed housing, in an optimized, compact form of development and buildings. The subject site is capable of accommodating the minimum density of 5.0 FSI for which the actual built form and organization of the site would be established at the Zoning By-law Amendment (ZBA) stage.

Official Plan Amendment 575

The subject site is identified within the Sheppard West MTSA in OPA 575, as adopted by Council on July 22, 2022. Existing and new development within this MTSA – Sheppard West is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. In our opinion, it is appropriate in this circumstance to direct minimum densities to the subject site, to ensure the policies of the PPS and the Growth Plan are appropriately implemented as further discussed below.

Official Plan Amendment 591

The City established a deadline of August 3, 2021, to file Employment Land Conversion Requests as part of the City's Municipal Comprehensive Review (MCR) of its Employment lands. The owners filed a comprehensive package of documentation including a Planning Report and a Land Use Compatibility Report to support its request for Employment Land Conversion prior to that date. The Minister established a deadline to the City of July 1, 2022 to complete its MCR. On July 22, 2022, the City adopted OPA 591, amending the City OP relating to its Employment Area maps and policies. This amendment represents the Council approval of some Employment Area Conversion Requests by redesignating either *General*

Employment Areas and/or *Core Employment Areas* to *Mixed Use Areas* and *Regeneration Areas*. OPA 591 addressed some of the Employment Land Conversion Requests while many others, including the subject site, have not yet been the subject of a City report.

This letter recommends the Minister modify OPA 591 by redesignating the subject site from *General Employment Areas* to *Mixed Use Areas*.

Planning Analysis

The subject site is located within a Major Transit Station Area (MTSA) given its close proximity to the Sheppard West subway station.

The subject site is in close proximity to community services including, parks, emergency services, places of worship, health services, and social services. The subject site is also highly accessible with a full range of shopping opportunities and transportation modes, that are within very close proximity to the subject site.

The Provincial policies contained in the PPS and the Growth Plan promote and encourage compact urban form, intensification, optimization of the existing land base and infrastructure, and development that is transit supportive and supportive of alternative modes of transportation. In particular, the Growth Plan plans for higher mixed-use densities, with a wide range of land uses, within Major Transit Station Areas, within which the subject site is located. As such, under the current *Employment Areas* designation the subject site remains underutilized and does not provide a sufficient transition to the nearby *Mixed Use Areas* in keeping with Provincial Policies.

The subject site is designated *General Employment Areas* within the City OP, which permits the conversion of *Employment Areas* to any other designation through an MCR. The City OP sets out policies for the approval of Conversion Requests related to mitigating potential land use impacts, meeting employment forecasts, and maintaining a stable environment for business and economic activity. The SLR Compatibility Study and MHBC Planning report further demonstrate that a mixed-use residential and employment development would be compatible with the surrounding area and land uses and would not undermine the long-term stability or viability of the remaining *Employment Area*. In our opinion, a redevelopment of the subject site with a series of Employment and Mixed-Use buildings is appropriate given its close proximity to *Mixed Use Areas* directly to the south and east, to the Sheppard Avenue West Major Transit Station Area, and, given that all impact considerations have been fully addressed by the applicant pursuant to the reports.

Redevelopment of the subject site with a more intense urban form will be an efficient use of land, that will cost-effectively utilize existing rapid transit infrastructure and community facilities and will increase the existing provision of employment uses while also contextually optimizing the land base, including the significant public investment in the rapid transit infrastructure in close proximity.

Conclusions

For the reasons stated above and in the MHBC Planning Report, it is our opinion that a mix of *Employment* and *Mixed-Use* buildings on the subject site satisfies both Provincial and City policies, is premised on a sound and reasonable planning analysis, represents good planning, and is in the public interest.

Accordingly, we recommend and request OPA 575 be amended by establishing a minimum density of 5.0 FSI, of which a minimum of 0.5 FSI would be for Employment uses and a minimum of 4.5 FSI would be for Mixed uses . We also request that OPA 591 be modified by redesignating the subject site to *Mixed Use Areas* for the reasons set out in this letter and in the other supporting documentation.

Yours truly,

GOLDBERG GROUP

A handwritten signature in blue ink, appearing to read 'M. Goldberg', is written over a faint rectangular stamp.

Michael S. Goldberg MCIP, RPP
Principal

cc. Charles Sos Investments Ltd and Tel-e Connect Investments Ltd.
Samantha Lampert – Davies Howe
Kim Beckman
John Livey

Attachment 1: Planning Report prepared by MHBC, dated August 3, 2021
Attachment 2: SLR Compatibility and Mitigation Study, dated August, 2021

Appendix 1

MHBC Planning Report

August 3, 2021

Kerri A. Voumvakis, Director
Strategic Initiatives, Policy & Analysis, City Planning Division
City of Toronto
Metro Hall, 55 John Street, 22nd Floor
Toronto, ON M5V 3C6

Dear Ms. Voumvakis:

**RE: 5 TO 15 KODIAK CRESCENT, TORONTO
EMPLOYMENT LAND CONVERSION TO ALLOW MIXED USE DEVELOPMENT
OUR FILES: 21362A AND 21363A**

On behalf of our clients, Charles Sos Investments Ltd and Tel-e Connect Investments Ltd. please accept this formal submission requesting the conversion of the lands located at 5 to 15 Kodiak Crescent (**Figure 1**) in the City of Toronto (the "City"), northwest of the Allen Road and Sheppard Avenue West intersection (hereinafter the "Subject Lands"), from General Employment Area to Mixed Use Area.



Figure 1 – Location of the Subject Lands (in red)

This analysis has been prepared in consideration for the potential of employment land conversion. Specifically, we have assessed the supportability of converting the Subject Lands against the tests set out in Policies 2.2.5.9 and 2.2.5.10 of the 2019 Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), as well as the applicable employment conversion policies of the City of Toronto Official Plan, on the basis that the City Council authorized the commencement of the City’s Municipal Comprehensive Review (“MCR”) on August 4, 2020, whereby the City has defined a year-long window within which City staff will receive formal written requests to convert lands designated as Employment Areas.

1. SITE & SURROUNDING LAND USES

The Subject Lands are located on the west side of Allen Road north of Sheppard Avenue West. The Subject Lands are currently accessed from multiple driveways from Kodiak Crescent. The Subject Lands are approximately 1.8 ha (4.4 acres) in size and are currently occupied by two multi-unit buildings which contain a variety of uses including but not limited to office uses, private school uses, and recreation facilities. The existing commercial gross floor area on the Subject Lands is approximately 10,350 sq m (111,000 sq ft).

Adjacent uses include the following:

| | |
|--------------|--|
| NORTH | Multi-unit commercial / industrial buildings, a lighting manufacturer and Downsview Chrysler car dealership. |
| EAST | Allen Road, low density residential uses and William Lyon MacKenzie Collegiate. |
| SOUTH | Office (iDomo Centre), Avro Condominium, under construction condominium, with four residential condominiums south of De Boers Drive. |
| WEST | Kodiak Crescent, Offices, a coffee producer, and multi-unit commercial / industrial buildings. |

The Subject Lands are within a Provincially Significant Employment Zone (“PSEZ”) as defined by the Province which can include “... **mixed-use areas that contain a significant number of jobs...**” based on the definition of PSEZ in the Growth Plan.

The Subject Lands are municipally serviced, and are located within 300 metres of the Sheppard West TTC Subway Station and 900 metres of the Downsview Park TTC Subway Station / GO Station.

2. PROPOSED VISION FOR THE SUBJECT LANDS

The proposal for conversion would allow the potential redevelopment of the Subject Lands with two 12 storey mid rise, mixed use buildings and two eight storey office buildings. A new local road (16.5 m right-of-way) is proposed to be introduced connecting Kodiak Crescent with Allen Road. The existing non-residential floor area would be maintained through the redevelopment of the Subject Lands, with an equivalent or greater amount of commercial and office space included within the proposed mixed use proposal. Approximately 33,300 sq m (358,000 sq ft) of residential GFA and 22,900 sq m (246,000 sq ft) of commercial / office space would be created based on the Conceptual Plans prepared in support of the conversion request. The proposal will optimize the use of existing municipal infrastructure, and specifically higher order transit (Yonge-University Line via the TTC Sheppard West Station) and have access to nearby

public service facilities, all in line with Provincial policy direction. The proposal would be transit supportive at a density of approximately 3.0 FSI.



Figure 2: Conceptual Site Plan for Subject Lands showing two 8 storey Commercial (office / retail) and two 12 storey Mixed Use Buildings

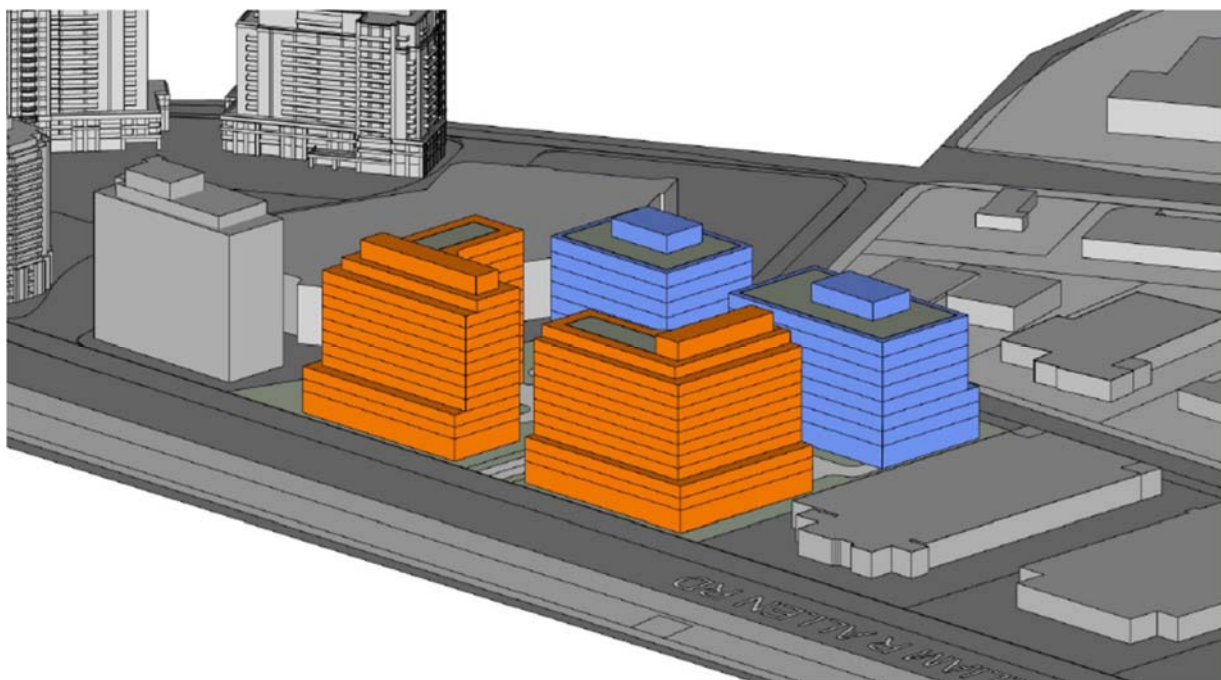


Figure 3: Conceptual Massing for Subject Lands (Mixed Use Buildings in Orange; Commercial Buildings (office/retail) in Blue)

3. REVIEW OF APPLICABLE EMPLOYMENT POLICY

Provincial Policy Statement (PPS) 2020

The 2020 PPS came into effect on May 1, 2020, and is an important part of the More Homes, More Choice: Ontario's Housing Supply Action Plan. The goals of the proposed changes to the preceding 2014 PPS were to encourage an increase in the mix and supply of housing, protect the environment and public safety, reduce barriers and costs for development and support the economy and job creation. Overall, the PPS sets the policy foundation for regulating the development and use of land and also supports the provincial goal to enhance the quality of life for all Ontarians.

Building strong, healthy communities is one of the key policy directives of the PPS by managing land use efficiently and resiliently through accommodating an appropriate mix of residential, employment, institutional, recreation, park and open space uses and improving accessibility by removing land use barriers in order to create livable communities (**Policy 1.1.1**). Further, the PPS supports the promotion of healthy, livable, and safe communities through such matters as growth and intensification within settlement areas (**Policy 1.1.3.1**), land use compatibility (**Policy 1.2.6**), provision of housing (**Policy 1.4.1 & 1.4.3**), and the efficient use of public services and infrastructure (**Policy 1.6.3 & 1.6.6.1**) to support the City's long-term economic prosperity while promoting a sense of place through well-designed built forms (**Policy 1.7.1**).

In particular, **Policy 1.3.1** of the PPS promotes economic development and competitiveness by providing an appropriate mix and range of employment uses, maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, encouraging compact, mixed-use development to support liveable and resilient communities, and ensuring the necessary infrastructure is in place for current and projected needs.

Policy 1.3.2.1 states that employment areas shall be protected and preserved for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. Further, **Policy 1.3.2.4** states that planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Finally, **Policy 1.3.2.6** states that planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan") was approved by the Province of Ontario on June 16th, 2006 and recently amended on May 2, 2019. It was most recently amended through an Order in Council under the *Places to Grow Act* that came into effect on August 28, 2020. The Growth Plan sets out policies to manage growth in the Greater Golden Horseshoe to achieve compact, complete communities in the future. Similar to the PPS, the objectives of the Growth Plan are to create complete, healthy and safe communities with a focus on intensification in settlement areas and optimizing the use of existing infrastructure.

Schedule 3 of the Growth Plan forecasts a population of 3,650,000 and 1,980,000 jobs for the City of Toronto respectively by 2051.

The policies within Section 2.2 discuss the management of growth to accommodate a greater number of people and jobs in order to build complete, compact and transit-oriented communities through the better use of land and infrastructure. Policies within the Growth Plan require development to support and achieve complete communities. Of key importance to the current analysis are **Policy 2.2.5.9** and **Policy 2.2.5.10** respecting conversions of employment lands.

The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review (MCR) where it is demonstrated that in **Policy 2.2.5.9**:

- a) there is a need for the conversion;
- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;
- d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

Notwithstanding the above, until the next MCR (**Policy 2.2.5.10** states that lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:

- a) satisfy the requirements of **Policy 2.2.5.9 a), d) and e)**;
- b) maintain a significant number of jobs on those lands through the establishment of development criteria; and
- c) not include any part of an employment area identified as a “provincially significant employment zone” unless the part of the employment area is located within a “major transit station area” as delineated in accordance with the policies in subsection 2.2.4.

City of Toronto Official Plan

The City of Toronto Official Plan (“Toronto OP”) was approved on July 6, 2006 by the Ontario Municipal Board. The Toronto OP was consolidated in February 2019 with sections remaining under appeal. The Subject Lands are designated “Employment Areas” on Map 2 “Urban Structure” of the Toronto OP, and “General Employment Area” on Map 16 “Land Use Plan”.

On May 8, 2020, the final LPAT Order was issued which approved the “Conversion and Removal Policies for Employment Areas” for the Toronto Official Plan (i.e. Policies 2.2.4.14 to 2.2.4.18), which establish the tests for employment conversions, in conjunction with the noted policies of the Growth Plan (and further discussed in Section 4 of this letter).

Additional policies currently in force and relevant to the Subject Lands are as follows:

- Build a more liveable urban region by better utilizing existing urban infrastructure and services (**Policy 2.1.1 b**)
- Increase the supply of housing in mixed use environments to create greater opportunities for people to live and work locally (**Policy 2.1.1 g**)
- Coordinate transportation and land use planning to attract more people and jobs to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure (**Policy 2.2.1.a**)
- Sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to Employment Areas or within the influence area of major facilities, should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from Employment Areas and/or major facilities (**Policy 2.2.4.5**)
- A complete application to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in Policy 5 shall include a Compatibility/Mitigation Study, which will be addressed in the applicant’s Planning Rationale (**Policy 2.2.4.6**)
- **Policy 2.2.4.13** states that transit service and use to and from Employment Areas will be enhanced by:
 - a) investing in improved levels of service to Employment Areas, particularly from nearby residential areas and mixed commercial-residential areas;
 - b) encouraging new employment development to take place in a form and density that supports transit and discourages large areas of surface parking;

- c) creating safe and comfortable pedestrian conditions between places of work and transit stops.

4. RATIONALE FOR CONVERSION AND ANALYSIS RELATIVE TO APPLICABLE CRITERIA/POLICY TESTS

The City will assess requests to convert lands within Employment Areas, both cumulatively and individually, by considering whether or not the proposal will meet the provisions as set out in the noted employment conversion **Policies 2.2.5.9 and 2.2.5.10** of the Growth Plan, as well as **Policies 2.2.4.14 to 2.2.4.18** of the Official Plan regarding "Conversion and Removal Policies for Employment Areas". We have considered these applicable policy tests for conversion of employment lands to non-employment purposes, and the following is a summary of our analysis.

In support of the request, SLR is conducting a Land Use Compatibility / Mitigation Report, which will be provided to the City before the end of August (we have based our current analysis on their preliminary findings to date).

4.1. GROWTH PLAN EMPLOYMENT CONVERSION POLICY TESTS & ANALYSIS

It is noted that the Subject Lands are located within a Provincially Significant Employment Zone as mapped by the Province. While the request is being made in the context of the City's Municipal Comprehensive Review, a conversion could occur outside of this process given it is located in an area which meets the definition of a MTSA, with the emphasis being placed on Policies 2.2.5.9 a), d) and e) of the Growth Plan conversion criteria. Notwithstanding this fact, we have addressed all of the conversion criteria as follows.

| Growth Plan Policy | Analysis/Response |
|---|--|
| <p>Policy 2.2.5.9 <i>The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:</i></p> <p><i>a) there is a need for the conversion;</i></p> | <p>The proposal will support the Major Transit Station Area (MTSA) and transit infrastructure investment associated with the TTC Sheppard West Subway Station (as defined by the Growth Plan and anticipated to be designated by the City).</p> <p>The Subject Lands are not efficiently utilized, with many of the existing buildings reaching their useful lifespan, being inefficient and not meeting today's market demands for commercial space. Without additional mixed use opportunities the lands will not fully optimize the surrounding infrastructure available to them, particularly in consideration of the fact that: the Subject Lands are located at the edge of the existing employment area, not within the interior; the location of the Subject Lands adjacent to the mixed use designated lands to the south; and their location within an area which meets the definition of being a MTSA (yet to be designated) and thus a</p> |

| Growth Plan Policy | Analysis/Response |
|--|--|
| | <p>priority area for intensification to support transit infrastructure.</p> <p>Based on the above, there is a demonstrated need for the conversion in our opinion.</p> |
| <p><i>b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;</i></p> | <p>The Subject Lands are designated as “General Employment Area” on Map 16 “Land Use Plan” of the Toronto OP which permits a broad range of employment uses, primarily for retail / service commercial uses.</p> <p>The Subject Lands are utilized for multi-unit commercial uses. The mixed use intensification being contemplated for the Subject Lands achieves an efficient utilization of the site and optimization of transit infrastructure within a future MTSA. The commercial function of Subject Lands will be retained and enhanced through the proposed conversion with the provision of over double the existing employment space that exists today (approximately 22,900 sq m (246,000 sq ft) of commercial / office space which will accommodate approximately 750 to 850 jobs) as shown in the Conceptual Plans.</p> <p>Lastly, business and professional office jobs are moving towards lifestyle-oriented environments where employment and non-employment purposes are integrated to foster a dynamic live-work-play environment. The shift in the market has resulted in a changing mix of jobs and a shift towards a service-based economy. The provision of new housing opportunities in this location will contribute to this shifting mix towards a live-work relationship.</p> <p>In our opinion, the intent of the policy is being maintained through the provision and enhancement of employment on the Subject Lands.</p> |

| Growth Plan Policy | Analysis/Response |
|--|---|
| <p><i>c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;</i></p> | <p>While the City has identified a need to promote the retention of employment lands overall, the Subject Lands represent only a minor portion at 1.8 ha (4.4 acres) of the overall employment lands inventory and will not impact the City's ability to meet demand for employment lands. It is noted that the current function of the Subject Lands in providing for commercial / office uses will be maintained through the redevelopment of the Subject Land with an equivalent or greater amount of commercial and office space included within the proposed mixed use development. New opportunities for employment through a modern building design and up-to-date interior layout that will attract new business to the Subject Lands will occur, thus assisting in meeting the forecasted employment growth of the City.</p> |
| <p><i>d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and</i></p> | <p>The proposed mixed use development would not detract from the overall surrounding employment area to the north and west of the Subject Lands, nor the ability to achieve appropriate densities, given that the Subject Lands are limited in size and compatibility matters can be addressed through mitigation measures. Although further assessment is required, preliminary assessments indicate that with appropriate receptor-based mitigation measures, the proposed redevelopment of 5-15 Kodiak Crescent as a Mixed Use Areas is expected to be compatible. A full Land Use Compatibility / Mitigation Letter Report is underway and will be submitted before the end of August.</p> <p>The Subject Lands are also located at the edge of the surrounding Employment areas Area, and directly along a major arterial road across from low rise residential uses east of Allen Road and mid-rise residential uses to the south. Furthermore, the Subject Lands consist of low rise commercial buildings that do not depend on, nor function as a part of the larger employment cluster to the north and west.</p> <p>Therefore, the overall viability of the employment area will not be adversely affected and the proposal will assist in meeting the minimum density targets of the City.</p> |

| Growth Plan Policy | Analysis/Response |
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| e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses. | <p>The Subject Lands are fully serviced and are in a transit rich environment, being within 300 m of the TTC Sheppard West Subway Station and 900 m of the TTC Downsview Park Subway Station / GO Station.</p> <p>In addition, the Subject Lands are located in proximity to existing public service facilities, such as several nearby schools, a variety of nearby places of worship, parks, recreation centres and other community and social services, further detailed in the Official Plan policy analysis provided below.</p> |

4.2. CITY OF TORONTO EMPLOYMENT CONVERSION & REMOVAL POLICY TESTS & ANALYSIS

| Official Plan Policy | Analysis/Response |
|---|---|
| Policy 2.2.4.14 <i>The redesignation of land from an Employment Area designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an Employment Area is a conversion of land within an Employment Area and is also a removal of land from an Employment Area, and may only be permitted by way of a Municipal Comprehensive Review. The introduction of a use that may be permitted in a General Employment Area into a Core Employment Area or the redesignation of a Core Employment Area into a General Employment Area designation is also a conversion and may only be permitted by way of a Municipal Comprehensive Review.</i> | The proposed development for the Subject Lands represents an employment conversion request that proposes to move the Subject Lands from "General Employment" designation to a "Mixed Use Areas" designation, which may now be submitted on the basis that the City has commenced a new MCR process. |
| Policy 2.2.4.15 <i>The conversion of land within an Employment Area is only permitted through a City-initiated Municipal Comprehensive Review that comprehensively applies the policies and schedules of the Provincial Growth Plan.</i> | As noted above, and given that City Council has authorized the commencement of the City's next MCR back on August 4, 2020, the proposed conversion request for the Subject Lands to convert the land use designation from "Employment Area" and "General Employment Area" to "Mixed Use Areas" is being requested at this time. |

| Official Plan Policy | Analysis/Response |
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| <p>Policy 2.2.4.16 <i>Applications to convert lands within an Employment Area will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the Planning Act and a concurrent Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe. Applications to convert lands within an Employment Area received between such City-initiated Official Plan Reviews will be not be considered unless Council directs that a Municipal Comprehensive Review be initiated.</i></p> | <p>Per the above, City Council has authorized the initiation of a new MCR process for the City of Toronto, and thus the submission of this employment conversion request for the Subject Lands.</p> |
| <p>Policy 2.2.4.17 <i>The City will assess requests to convert lands within Employment Areas, both cumulatively and individually, by considering whether or not:</i></p> <p><i>a) There is a demonstrated need for the conversion(s) to:</i></p> <ol style="list-style-type: none"> <i>1. meet the population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe; or</i> <i>2. mitigate existing and/or potential land use conflicts;</i> | <p>The proposed conversion will contribute to the City of Toronto in meeting its population forecasts through the provision of a mix of tenure, unit sizes and affordability. No conflicts are anticipated with the Employment Area north and west of the Subject Lands as compatibility matters can be addressed through mitigation measures. Although further assessment is required, preliminary assessments indicate that with appropriate receptor-based mitigation measures, the proposed redevelopment of 5-15 Kodiak Crescent as a Mixed Use Areas is expected to be compatible. A full Land Use Compatibility / Mitigation Letter Report is underway and will be submitted before the end of August.</p> |
| <p><i>b) The lands are required over the long-term for employment purposes;</i></p> | <p>The current use of the Subject Lands is for low rise multi-unit commercial buildings. The proposal being contemplated for the Subject Lands will retain this commercial function (and the associated jobs), as well as provide for additional employment opportunities through the proposed increase in non-residential floor area within the mixed use development (with an equivalent or greater amount of commercial and office space included within the proposal).</p> <p>The employment purpose for which the lands have been designated will therefore be preserved (and enhanced) thus meeting the intent of this policy.</p> |

| Official Plan Policy | Analysis/Response |
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| <p><i>c) The City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;</i></p> | <p>Removal of the Subject Lands from the Employment Area designation will not prevent the City from meeting its employment forecasts as the proposed development will retain the existing commercial uses and function of the Subject Lands. The employment accommodated on the Subject Lands will increase substantially from what exists today.</p> <p>In addition, it should be noted that the City's previous analysis of Employment Areas was conducted 2012 in the report titled "Sustainable Competitive Advantage and Prosperity – Planning for Employment Uses in Toronto" led by Malone Given Parsons Ltd. The report confirmed that the City is on track to meet employment forecasts allocated to 2041 and this pace is expected to continue to the expanded horizon on 2051. The proposed conversion and increased employment accommodation on the Subject Lands would only serve to further accelerate the ability to meet these forecasts.</p> |
| <p><i>d) The conversion(s) will adversely affect the overall viability of an Employment Area and maintenance of a stable operating environment for business and economic activities with regard to the:</i></p> <ol style="list-style-type: none"> <i>1. compatibility of any proposed land use with lands designated Employment Areas and major facilities, as demonstrated through the submission of a Compatibility/Mitigation Study in accordance with Policies 2.2.4.5, 2.2.4.7 and 2.2.4.8 and Schedule 3 for any proposed land use, with such policies read as applying to lands within Employment Areas;</i> <i>2. prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour</i> <i>3. prevention or mitigation of negative impacts and minimization of the risk of complaints;</i> <i>4. ability to ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines;</i> <i>5. ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;</i> <i>6. ability to minimize risk to public health and safety;</i> | <p>Items 1 to 5: Based on a preliminary assessment by SLR we do not anticipate any negative impacts on the adjacent employment area to the north and west as compatibility matters can be addressed through mitigation measures. Although further assessment is required, preliminary assessments indicate that with appropriate receptor-based mitigation measures, the proposed redevelopment of 5-15 Kodiak Crescent as a Mixed Use Areas is expected to be compatible. A full Land Use Compatibility / Mitigation Letter Report is underway and will be submitted before the end of August. Based on their preliminary assessment, one Class I facility (a generator associated with the Children's Aid Society of Toronto), two Class II facilities (Techtrol Inc. and Defence Research & Development Canada) and two Class III facilities (Dufferin Organic Waste Facility and TTC Wilson Yard) will need to be reviewed and appropriate mitigation measures put in place should the lands be converted.</p> <p>Item 6: No public health and safety risks are anticipated as a result of the proposed conversion request for the Subject Lands.</p> |

| Official Plan Policy | Analysis/Response |
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| <p>7. <i>reduction or elimination of visibility of, and accessibility to, employment lands or uses;</i></p> <p>8. <i>impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;</i></p> <p>9. <i>removal of large and/or key locations for employment uses;</i></p> <p>10. <i>ability to provide opportunities for the clustering of similar or related employment uses; and</i></p> <p>11. <i>provision of a variety of land parcel sizes within the Employment Area to accommodate a range of permitted employment uses;</i></p> | <p>Items 7 and 8: The Subject Lands are on the periphery of the employment area and therefore will not reduce or eliminate visibility or accessibility to the employment area. A public road is proposed connecting Kodiak Crescent with Allen Road to increase accessibility to the Subject Lands (and consequently to the employment lands to the west). Given the location of the Subject Lands in a future MTSA and the proposed public road, the proposed conversion can be accommodated by the existing transportation system.</p> <p>Item 9: The proposal represents the removal of approximately 1.8 ha (4.4 acres) of employment area lands. While the Subject Lands will be removed from the employment land inventory, it is neither large nor in a key location in the City, and it makes logical sense to extend the mixed use designation of the Mixed Use designated lands from the south along Allen Road in order to allow for a more cohesive and connected mixed use design and layout overall on these lands in their entirety.</p> <p>Item 10: The Subject Lands are currently used for multi-unit commercial buildings which include a variety of uses which do not function as a part of the employment cluster and therefore the conversion will not detract from it.</p> <p>Item 11: The Subject Lands are better suited for the proposed mixed use development as part of the mixed use vision directly south along Allen Road. Further, the removal of this land from the Employment Areas designation will not significantly affect the supply of employment land in this area, especially considering its location on the edge of the surrounding Employment Area to the north and west, directly along a major arterial road across from mixed use and low rise residential uses and within a future MTSA. Rather, a mixed use development would better utilize the Subject Lands. Further, the majority of Employment Area properties in the area of the Subject Lands have been developed with a range of permitted employment uses already existing in the area and the removal of the Subject Lands will</p> |

| Official Plan Policy | Analysis/Response |
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| | not undermine the remainder of the employment designated lands to the north and west. |
| <i>e) The existing or planned sewage, water, energy and transportation infrastructure can accommodate the proposed conversion(s);</i> | There is adequate infrastructure in place to accommodate the proposal. Specific upgrades, as required / necessary, can be addressed through further development applications for the Subject Lands (subdivision, site plan approval, zoning by-law amendment). |
| <i>f) In the instance of conversions for residential purposes, sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;</i> | <p>The Subject Lands are located in proximity to existing public service facilities, such as Downsview Toronto Public Library, several nearby schools, a variety of nearby places of worship, parks, recreation centres and other community and social services. A list of the facilities servicing the Subject Lands is provided below.</p> <p>The parks within a 3-kilometre radius of the Subject Lands include but are not limited to the following:</p> <ul style="list-style-type: none"> • Downsview Park; • Banting Park; • Irving W. Chapley Park; and • Robert Leek Park. <p>The following 7 public schools (Toronto District School Board and Toronto Catholic District School Board) are found within the York University Heights neighbourhood which the Subject Lands are located):</p> <ul style="list-style-type: none"> • St. Wilfrid Catholic School; • Lamberton Public School; • Elia Middle School; • Stilecroft Public School; • St. Jerome Catholic School; • James Cardinal McGuigan Catholic High School; and • C. W. Jefferys Collegiate Institute. <p>The following child care centres are also found within the York University Heights neighbourhood and provide care to children toddler to pre-school age:</p> <ul style="list-style-type: none"> • Children Are People Nursery; • Wilmington Best Child Care Centre; • Dublin Heights Community Child Care; • Air-O-Down Child Care Centre; and |

| Official Plan Policy | Analysis/Response |
|--|---|
| | <ul style="list-style-type: none"> • Carousel Child Care Development Centre. <p>The following community centres are found within approximately a 3-kilometre radius from the Subject Lands:</p> <ul style="list-style-type: none"> • Ancaster Community Centre; • Grandravine Community Recreation Centre; and • Earl Bales Community Centre. <p>A range of social services organizations are in proximity to the Subject Lands, including the following:</p> <ul style="list-style-type: none"> • Lumenus Community Services (youth social services); • KCWA Family and Social Services (employment, family support and immigration services); and • Lawrence Square Employment & Social Services (employment and social services). |
| <p><i>g) Employment lands are strategically preserved near important transportation infrastructure such as highways and highway interchanges, rail corridors, ports and airports to facilitate the movement of goods;</i></p> | <p>The conversion of this Subject Lands to mixed use development would not inhibit the movement of goods and services to neighbouring sites to and from Highway 401.</p> |
| <p><i>h) The proposal(s) to convert lands in an Employment Area will help to maintain a diverse economic base accommodating and attracting a variety of employment uses and a broad range of employment opportunities in Toronto; and</i></p> | <p>The proposal will maintain and enhance the commercial planned function that exists on the Subject Lands at present and thus contributing to the City's economic base while providing for additional housing opportunities in proximity to employment areas.</p> |
| <p><i>i) Cross-jurisdictional issues have been considered.</i></p> | <p>There are no cross-jurisdictional issues associated with the proposed conversion.</p> |
| <p>Policy 2.2.2.4.18 <i>When assessing proposal(s) to convert lands within Employment Areas, the City will:</i></p> <p><i>a) notify all major facilities whose influence area(s) includes any portion of the lands proposed to be converted; and</i></p> <p><i>b) notify all facilities that store, distribute or handle propane whose required separation distances by law</i></p> | <p>All required notification measures will be implemented as the conversion request for the Subject Lands moves forward.</p> |

| Official Plan Policy | Analysis/Response |
|---|--------------------------|
| <i>and/or regulation may include any portion of the lands proposed to be converted.</i> | |

Based on the assessment above, it is our opinion that the proposal and request for conversion will address the Growth Plan and Toronto OP conversion tests within a MCR process.

5. FUTURE AMENDMENTS

To implement any conversion approved by the City, similar to the OPA 231 process, the City would redesignate the Subject Lands to Mixed Use Area. Zoning By-law Amendment, Plan of Subdivision and / or Site Plan applications would be required to facilitate future development of the Subject Lands.

6. CONCLUSION

The proposed conversion would allow for the Subject Lands to be planned for a mixed use development which will contribute to the mixed use area immediately to the south. This proposed conversion is in line with Provincial Policy and structured around the optimization of existing municipal services, infrastructure and transit services. The proposed conversion would allow for a planning and design framework to be established accommodating the type of development illustrated in the accompanying Demonstration Plan providing for ground-floor commercial-retail uses, office uses, a variety of housing tenure, unit sizes and affordability at a transit supportive development densities of up to 3.0 FSI.

The Subject Lands represent a unique opportunity where a conversion is appropriate, given that the existing uses on the Subject Lands represent an underutilization of the Subject Lands in comparison to the mixed use redevelopment that could be accommodated, and also considering the limited impact the removal of the 1.8 ha Subject Lands from the Employment Area designation would have on the City's supply of employment lands.

The proposed conversion would allow redevelopment for the efficient use of the land and the optimization of infrastructure while maintaining a commercial planned function through integration of these uses into a mixed use urban format. Employment on the Subject Lands could be further increased through the provision of 22,900 sq m (246,000 sq ft) of commercial / office space, resulting in approximately 750 to 850 jobs being accommodated on the Subject Lands.

The proposed conversion of employment lands to a Mixed Use Areas designation meets the intent and purpose of the policies with respect to employment land conversions as outlined in the Growth Plan and the City of Toronto Official Plan and has been demonstrated as follows:

- The proposed conversion will support the TTC Sheppard West Subway Station specifically (an area which meets the definition of a MTSA under the Growth Plan) at an anticipated density of up to 3.0 FSI given that the Subject Lands are located in proximity to this station. Further it could support the TTC Downsview Park Subway Station / GO Station peripherally given the lands are just outside (900 m) of the MTSA limit (800 m) for this station.
- The proposed conversion would allow for a transit-oriented development to occur which would include the provision for a variety of housing tenures, unit sizes and affordability (in accordance with City policies) within walking distance the TTC Sheppard Avenue West Subway Station and the TTC Downsview Park Subway Station / GO Station.

- The proposed conversion for the Subject Lands is compatible and complementary with the mixed use development to the south and the low density residential neighbourhood to the east.
- A mixed use redevelopment of the Subject Lands would be compatible with the existing and planned context through the use of standard mitigation measures based on preliminary analysis by SLR. A full Land Use Compatibility / Mitigation Study will be submitted confirming the details of any required mitigation measures before the end of August.
- The Subject Lands are fully serviced with water, wastewater and stormwater services so more intensive development would ensure the optimization and efficient use of existing municipal infrastructure for the proposal.
- The surrounding road network can accommodate a planning and design framework for the Subject Lands with a range of land uses at a transit supportive density as shown in the Conceptual Plan.

Please feel free to contact us if you have any questions or wish to discuss in further detail.

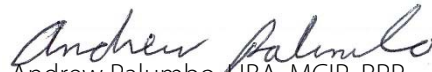
Thank you.

Yours Truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
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Project Team

Appendix 2

SLR Compatibility and Mitigation Study



5-15 Kodiak Crescent

Compatibility & Mitigation Study
Air Quality, Dust, Odour, Noise & Vibration
Toronto, ON

SLR Project No: 241.30277.0000

August 2021



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for 2-sided printing purposes

Compatibility & Mitigation Study Air Quality, Dust, Odour, Noise and Vibration Toronto, ON

SLR Project No.: 241.30277.0000, Version 1

Prepared by
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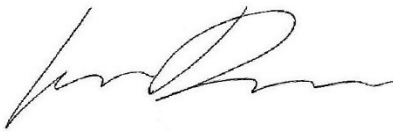
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August 26, 2021

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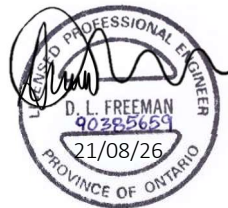


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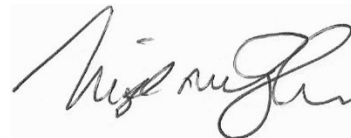


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1 copy – SLR Consulting (Canada) Ltd.

EXECUTIVE SUMMARY

SLR Consulting (Canada) Ltd. (SLR), was retained by Tel-e Connect Investments Inc. and Charles Sos Investments Ltd to conduct environmental air quality, noise, and vibration studies in support of land conversion request from General Employment Areas to Mixed-Use Areas. The site is located at 5-15 Kodiak Crescent (“the Subject Lands”). The lands are bounded by employment uses to the north, Allen Road to the east, Kodiak Crescent to the west and mixed-uses to the south. The properties are located in the “Downsview” area of Toronto, Ontario (“the Subject Lands”).

The proposed scope of work addresses the air quality, dust, odour, noise, and vibration portion of the Terms of Reference requirements of the City of Toronto’s new OPA231 requirements for Land Use Compatibility/Mitigation Studies¹ (“the OPA 231 ToR”).

The project is at the early stages of the planning process. This assessment uses qualitative and screening level approaches to evaluate land use compatibility. More detailed modelling studies may be required by the City as part of future planning submissions (e.g., at ZBA and SPA).

This assessment has considered:

- Industrial air quality, odour, and dust emissions;
- Industrial noise and vibration; and
- Transportation-related air quality, noise, and vibration (road, rail, and air traffic).

The potential for air quality impacts on the Subject Lands, including dust and odour, have been reviewed. Based on the results of our studies, adverse air quality impacts are not anticipated at the Subject Lands.

The lands surrounding the Subject Lands are within the designated Employment Area and are zoned Industrial Commercial which permits a range of industrial and commercial uses.

Based on the current screening level assessment, additional window glazing upgrades/warning clauses may be required for portions of the Subject Lands facing Allen Road and Sheppard Avenue West. A further detailed assessment of transportation noise will be completed at a later planning stage when building design is included. With the inclusion of the physical mitigation measures and warning clauses outlined in **Appendix A** no adverse impacts are anticipated.

Stationary continuous and impulsive noise impacts on the Subject Lands from the surrounding commercial properties are expected to meet NPC-300 Class 1 guideline limits during all periods of the daytime, evening, and night. Therefore, no mitigation measures are required to address stationary noise at the Subject Lands.

The future foundation designs of any buildings on the Subject Lands will need to account for the presence of the subway tunnel. A detailed vibration assessment will need to be conducted at that time, including measurements of existing vibration levels and the propagation characteristics of the soil. A model of vibration levels through the foundation system will then be developed.

If elevated vibration levels are measured and/or predicted, then vibration mitigation measures can be incorporated into the foundation design to reduce vibration levels and ensure that the applicable criteria

¹ <http://www.toronto.ca/legdocs/mmis/2018/cc/bgrd/backgroundfile-114585.pdf>

are met. In our experience, such mitigation measures are feasible. The need for, type and extent of vibration mitigation can be appropriately determined at later stages of the planning process (e.g., at ZBA or SPA). With the inclusion of such mitigation measures (if required) adverse vibration impacts would not occur.

From the perspective of air quality, noise and vibration, there is no reason why the redesignation of the Subject Lands should not proceed.

VERSIONS

| Version | Date | Comment |
|---------|-----------------|--------------------|
| 1 | August 26, 2021 | • First Submission |

TABLE OF CONTENTS

| | |
|--|-----------|
| Executive Summary | ii |
| 1. Introduction | 1 |
| 2. Description of Development and Surroundings | 2 |
| 2.1 Subject Lands..... | 2 |
| 2.2 Surroundings | 2 |
| 2.3 Land Use Designations In the Area | 2 |
| 2.3.1 City of Toronto Official Plan | 2 |
| 2.3.2 City of Toronto Zoning By-Law 569-2013 | 2 |
| 2.3.3 Former City of North York Zoning By-Law No. 7625..... | 3 |
| 3. Assessment Framework..... | 3 |
| 3.1 Ontario Planning Act..... | 4 |
| 3.2 Provincial Policy Statement | 4 |
| 3.3 City of Toronto Official Plan..... | 5 |
| 3.4 D-Series of Guidelines..... | 5 |
| 3.4.1 Guideline D-6 Requirements | 6 |
| 3.4.2 Requirements for Assessments | 7 |
| 3.4.3 Requirements for Minimum Separation Distances | 7 |
| 4. Nearby Industries and Engagement | 8 |
| 4.1 Class III Heavy Industries | 8 |
| 4.1.1 Dufferin Organics Processing Facility | 8 |
| 4.1.2 TTC Wilson Complex..... | 9 |
| 4.2 Class I Light and Class II Medium Industries | 10 |
| 4.2.1 Existing Uses..... | 10 |
| 4.2.2 Vacant Lots..... | 11 |
| 4.2.3 Future Uses | 12 |
| 4.3 Summary | 12 |
| 5. Air Quality, Dust and Odour Assessment..... | 12 |
| 5.1 Industrial Sources | 12 |
| 5.1.1 Guidelines and Regulations | 12 |
| 5.1.2 Local Meteorology | 14 |
| 5.1.3 Project Site Visits and Odour and Dust Observations..... | 14 |

| | | |
|------------|--|-----------|
| 5.1.4 | Assessment of Potential Air Quality Impacts..... | 14 |
| 5.2 | Transportation Related Air Pollution | 17 |
| 5.3 | Summary of Air Quality, Dust and Odour Conclusions And Recommendations | 18 |
| 6. | Noise Assessment..... | 18 |
| 6.1 | Industrial (Stationary) Sources | 18 |
| 6.1.1 | Guidelines | 18 |
| 6.1.2 | Application of the NPC-300 Guidelines | 19 |
| 6.1.3 | Project Site Visits and Noise Observations | 20 |
| 6.1.4 | Sources of Interest | 21 |
| 6.1.5 | Ambient Roadway - Background Sound Level | 21 |
| 6.1.6 | Noise Modelling and Results | 22 |
| 6.2 | Transportation Sources | 23 |
| 6.2.1 | Transportation Noise Sources | 23 |
| 6.2.2 | MECP Publication NPC-300 Guidelines for Transportation Sources..... | 23 |
| 6.2.3 | Transportation Impact Review | 26 |
| 6.3 | Summary of Noise Conclusions And Recommendations | 26 |
| 7. | Vibration Assessment..... | 27 |
| 7.1 | Industrial (Stationary) Sources | 27 |
| 7.2 | Transportation Sources | 27 |
| 7.3 | Guidelines..... | 27 |
| 7.4 | Future Assessment Of Vibration Impacts | 27 |
| 8. | Conclusions..... | 28 |
| 9. | References..... | 29 |
| 10. | Statement of Limitations | 30 |

TABLES

| | |
|---|----|
| Table 1: Guideline D-6 - Potential Influence Areas and Recommended Minimum Setback Distances for Industrial Land Uses | 6 |
| Table 2: Guideline D-6 - Industrial Categorization Criteria | 6 |
| Table 3: Identified Industries Within 1000 m of the Subject Lands..... | 8 |
| Table 4: Proposed Clarification of Human Receptors (MECP 2008) | 13 |
| Table 5: NPC-300 Exclusion Limits for Non-Impulsive Sounds (L_{eq} (1-hr), dBA) | 19 |
| Table 6: NPC-300 Exclusion Limits for Impulsive Sounds (L_{LLM} , dBAI) | 19 |
| Table 7: Modelled Noise Sources | 21 |

| | |
|---|----|
| Table 8: Summary of Ambient Road Traffic Data ^[1] | 21 |
| Table 9: Stationary Noise Impacts -Normal Operations - Continuous | 22 |
| Table 10: Stationary Noise Impacts – Normal Operations - Impulsive | 23 |
| Table 11: NPC-300 Sound Level Criteria for Road and Rail Noise | 23 |
| Table 12: NPC-300 Ventilation and Warning Clause Requirements | 24 |
| Table 13: NPC-300 Building Component Requirements | 25 |
| Table 14: NPC-300 Outdoor Sound Level Criteria for Road and Rail Noise | 25 |
| Table 15: NPC-300 Outdoor Living Area Mitigation & Warning Clause Requirements..... | 25 |
| Table 16: Transportation Vibration Guideline Limits..... | 27 |

FIGURES

| |
|---|
| Figure 1: Site and Context Plan |
| Figure 2: Official Plan Map |
| Figure 3a: Area Zoning Map |
| Figure 3b: Former City of North York Zoning Map 36 |
| Figure 4a: Guideline D-6 Separation Distances to 1000 Metres |
| Figure 4b: Guideline D-6 Separation Distances to 300 Metres |
| Figure 5: Wind Frequency Distribution Diagram (Wind Rose), Toronto Lester B. Pearson Int’ l Airport |
| Figure 6: Modelled Noise Source Locations |
| Figure 7: Predicted Ambient Roadway Sound Levels |
| Figure 8a: Predicted Continuous Stationary Noise Impacts – Pur Company & Safecross First Aid |
| Figure 8b: Predicted Continuous Stationary Noise Impacts – Imperial Coffee & Services |
| Figure 8c: Predicted Continuous Stationary Noise Impacts – Lash Group of Companies |
| Figure 8d: Predicted Continuous Stationary Noise Impacts – Domo Centre |
| Figure 9: Predicted Impulsive Stationary Noise Impacts – All Sources |

APPENDICES

| |
|--|
| Appendix A: Mitigation and Warning Clause Summary |
| Appendix B: Industrial Information |
| Appendix B.01: Dufferin Organics MECP Permits |
| Appendix B.02: TTC Wilson Complex MECP Permit |
| Appendix B.03: Children’s Aid Society of Toronto MECP Permit |

1. INTRODUCTION

SLR Consulting (Canada) Ltd. (SLR), was retained by Tel-e Connect Investments Inc. and Charles Sos Investments Ltd to conduct environmental air quality, noise, and vibration studies in support of land conversion request from General Employment Areas to Mixed-Use Areas. The lands are bounded by employment uses to the north, Allen Road to the east, Kodiak Crescent to the west and mixed-uses to the south. The properties are located in the “Downsview” area of Toronto, Ontario (“the Subject Lands”).

The scope of work completed by SLR addresses the air quality, dust, odour, noise, and vibration portion of the Terms of Reference within the City of Toronto’s new OPA231 requirements for Land Use Compatibility/Mitigation Studies² (“the OPA 231 ToR”).

The project is at the early stages of the planning process. This assessment uses qualitative and screening level approaches to evaluate land use compatibility. More detailed modelling studies may be required by the City as part of future planning submissions (e.g., at ZBA and SPA).

This assessment has considered:

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- Industrial noise and vibration; and
- Transportation-related noise and vibration.

In this assessment, SLR has reviewed the surrounding industrial land uses and major facilities in the area with respect to the following guidelines:

- The City of Toronto’s Terms of Reference for Compatibility/ Mitigation Studies;
- The Provincial Policy Statement;
- The Provincial Growth Plan
- Ministry of the Environment, Conservation and Parks (“MECP”) Guidelines D-1 and D-6;
- Ontario Regulation 419/05: *Air Pollution – Local Air Quality* and its associated air quality standards and assessment requirements;
- The MECP’s draft policies on odour impacts and assessment;
- MECP Publication NPC-300 noise guidelines for industrial and transportation;
- The City Noise By-law (Chapter 591 of the Municipal Code); and
- MECP Publication NPC-207 draft vibration guidelines for industry.

This report is intended to use the requirements of the “Compatibility/ Mitigation Study” Terms of Reference published by the City of Toronto as the tool for evaluation. This report identifies existing and potential land use compatibility issues and identifies and evaluates options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities.

Recommended measures intended to eliminate or mitigate negative impacts and adverse effects are provided. **Appendix A** summarizes the required mitigation measures and warning clause

² <http://www.toronto.ca/legdocs/mmis/2018/cc/bgrd/backgroundfile-114585.pdf>

recommendations developed in this report.

2. DESCRIPTION OF DEVELOPMENT AND SURROUNDINGS

2.1 SUBJECT LANDS

The Subject Lands are bounded by employment uses to the north, Allen Road to the east, Kodiak Crescent to the west and mixed-uses to the south, in the Downsview area of Toronto. The Subject Lands are a consolidation of two land parcels currently occupied by a variety of commercial/employment operations including: Escape Games, Herzing College Toronto, Connexall, Vigurus Technologies Inc. and Rethink Solutions Inc.

The Subject Lands and surrounding context plan can be seen in **Figure 1**.

2.2 SURROUNDINGS

The area surrounding the Subject Lands are a mix of commercial, employment, utility/transportation corridor, open space, and mixed use residential. The following provides more detail related to the surrounding land uses:

- North: Employment lands extending to Rimrock Road.
- South: Mixed use commercial/residential.
- East: Allen Road, Dufferin Street and beyond Dufferin Street, low-density residential land uses.
- West: Kodiak Crescent and employment uses.

2.3 LAND USE DESIGNATIONS IN THE AREA

The purpose of this report is to evaluate land use compatibility between the Project lands and the surrounding land uses. The sections to follow, outline the current land use designations under the City of Toronto Official Plan (OP) (February 2019 consolidation), the City of Toronto Zoning By-law 569-2013, and the Former City of North York Zoning By-law 7625. Note that the Subject Lands and much of the surround lands are not subject to the new City of Toronto By-law 569-2013.

2.3.1 CITY OF TORONTO OFFICIAL PLAN

The Subject Lands are currently designated as General Employment Areas. To the north and west of the are designated as General Employment Areas. The land to the south is designated Mixed-Use Areas. To the east is Allen Road, beyond that the lands are designated as Mixed-Use Areas and Neighbourhoods. The OP Map can be seen in **Figure 2**.

2.3.2 CITY OF TORONTO ZONING BY-LAW 569-2013

As illustrated on **Figure 3a**, the Subject Lands and the majority of the surrounding lands are not subject to City of Toronto By-law 569-2013 and still fall under the former City of North York By-Law No. 7625.

Under the City of Toronto zoning by-law 569-2013 the land use zoning surrounding the Subject Lands are as follows:

- North, South, and West: Lands fronting to Kodiak Crescent to the north, south and west are still zoned under the former City of North York by-law and have yet to be included in the City of Toronto Zoning by-law. Lands to the north and fronting Rimrock Road are zoned Employment Industrial.
- East: The lands east of Dufferin Street are zoned RD - Residential detached. The lands currently occupied by William Lyon Mackenzie Collegiate Institute are still zoned under the former City of North York by-law.

2.3.3 FORMER CITY OF NORTH YORK ZONING BY-LAW NO. 7625

The Subject Lands is located in the “Downsview” area of the Former City of North York. The Subject Lands can be seen on the Former City of North York Zoning Maps 36 on **Figure 3b**.

The City of Toronto passed the new city-wide Zoning By-law No. 569-2013, that is intended to harmonize the many former existing By-laws, including those in the former City of North York. However, the Subject Lands as well as the lands immediately surrounding the Subject Lands are not subject to and are exempt from Zoning By-law 569-2013.

A review of **Figure 3b** identifies the following land uses not a part of By-law 569-2013 and located to the north, south, and west:

- North and West: lands are zoned MC Industrial-Commercial; and
- South: lands are zoned C4 – Mixed Use Commercial.

3. ASSESSMENT FRAMEWORK

The intent of this report is to identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities. Recommended measures intended to eliminate or mitigate negative impacts and adverse effects are provided.

The requirements of Ontario's planning regime are organized such that generic policy is informed by specific policy, guidance, and legislation, as follows:

- The Ontario Planning Act, Section 2.1 – sets the ground rules for land use planning in Ontario, whereby planning decisions have regard to matters of provincial interest including orderly development, public health, and safety; then
- The Provincial Policy Statement (“PPS”) sets out goals to ensure adjacent land uses are compatible from a health and safety perspective and are appropriately buffered); then
- The Provincial Growth Plan, Section 2.2.5 – builds on the PPS to establish a unique land use planning framework for the Greater Golden Horseshoe, where the development of sensitive land uses will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing, or other uses that are particularly vulnerable to encroachment; then
- The Ministry of the Environment, Conservation & Parks (“MECP”) D-series of guidelines set out methods to determine if assessments are required (areas of influence, recommended separation distances, and the need for additional studies); then

-
- MECP and Municipal regulations, policies, standards, and guidelines then set out the requirements of additional air quality, noise and vibration studies and the applicable policies, standards, guidelines, and objectives to ensure that adverse effects do not occur.

3.1 ONTARIO PLANNING ACT

The Ontario Planning Act is “provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The purpose of the Act is to:

- provide for planning processes that are fair by making them open, accessible, timely and efficient
- promote sustainable economic development in a healthy natural environment within a provincial policy framework
- provide for a land use planning system led by provincial policy
- integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Policy Statement and conform/not conflict with provincial plans
- encourage co-operation and coordination among various interests
- recognize the decision-making authority and accountability of municipal councils in planning”

Section 2.1 of the Ontario Planning Act describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

3.2 PROVINCIAL POLICY STATEMENT

The PPS “provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.”

The PPS is a generic document, providing a consolidated statement of the government’s policies on land use planning and is issued under section 3 of the Planning Act. Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws, and other planning related decisions. Policy direction concerning land use compatibility is provided in Section 1.2.6 of the PPS (2020).

“1.2.6 Land Use Compatibility

1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards, and procedures:

-
- a) there is an identified need for the proposed use;
 - b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
 - d) potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.”

The goals of the PPS are implemented through Municipal and Provincial policies, as discussed below. Provided the Municipal and Provincial policies, guidelines, standards, and procedures are met, the requirements of the PPS will be met.

3.3 CITY OF TORONTO OFFICIAL PLAN

The City of Toronto has recently released a Terms of Reference for Compatibility/ Mitigation Studies, based on the framework developed under Official Plan Amendment No. 231 (OPA 231). The Terms of Reference can be found on the City’s website at:

<https://www.toronto.ca/city-government/planning-development/application-forms-fees/building-toronto-together-a-development-guide/application-support-material-terms-of-reference/>

The purpose of the Compatibility/Mitigation study is to identify any existing and potential land use compatibility issues and identify and evaluate options to achieve appropriate design, including buffering and/or separation distances between land uses.

The Compatibility/Mitigation study is to provide a written description of:

- Potential land use compatibility impacts by type (traffic, noise, vibration, dust, odour, etc.), including severity, frequency and duration of impacts that may cause an adverse effect on the Subject Lands;
- Existing approvals from the MECP;
- Within the immediate area of the Subject Lands, the history of complaints received by the City or MECP;
- Potential intensification or operational changes such as expansion plans for existing major facilities in the area; and
- Potential land use compatibility issues that may have a negative impact on nearby employment areas and major facilities.

Where a land use compatibility issue is identified, the compatibility/mitigation study should identify options to achieve appropriate design, such as buffering/separation distance, at-source mitigation, or at-receptor mitigation.

3.4 D-SERIES OF GUIDELINES

The D-series of guidelines were developed by the MECP in 1995 as a means to assess recommended separation distances and other control measures for land use planning proposals in an effort to prevent or minimize ‘adverse effects’ from the encroachment of incompatible land uses where a facility either exists or is proposed. D-series guidelines address sources including sewage treatment (Guideline D-2), gas and oil pipelines (Guideline D3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).

For this project, the applicable guideline is Guideline D-6 - Compatibility *between Industrial Facilities and*

Sensitive Land Uses. The guidelines specifically address issues of air quality, odour, dust, noise, and litter.

Adverse effect is a term defined in the Environmental Protection Act and “means one or more of

- impairment of the quality of the natural environment for any use that can be made of it,
- injury or damage to property or to plant or animal life,
- harm or material discomfort to any person,
- an adverse effect on the health of any person,
- impairment of the safety of any person,
- rendering any property or plant or animal life unfit for human use,
- loss of enjoyment of normal use of property, and
- interference with the normal conduct of business”.

3.4.1 GUIDELINE D-6 REQUIREMENTS

This guideline specifically addresses issues of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, potential areas of influence and recommended minimum setback distances are included within the guidelines. The areas of influence and recommended separation distances from the guidelines are provided in the table below.

Table 1: Guideline D-6 - Potential Influence Areas and Recommended Minimum Setback Distances for Industrial Land Uses

| Industry Classification | Potential Area of Influence | Recommended Minimum Setback Distance |
|------------------------------|-----------------------------|--------------------------------------|
| Class I – Light Industrial | 70 m | 20 m |
| Class II – Medium Industrial | 300 m | 70 m |
| Class III – Heavy Industrial | 1000 m | 300 m |

Industrial categorization criteria are supplied in Guideline D-6-2, and are shown in the following table:

Table 2: Guideline D-6 - Industrial Categorization Criteria

| Category | Outputs | Scale | Process | Operations / Intensity | Possible Examples |
|------------------------------|---|--|--|--|---|
| Class I Light Industry | <ul style="list-style-type: none">• Noise: Sound not audible off-property• Dust: Infrequent and not intense• Odour: Infrequent and not intense• Vibration: No ground-borne vibration on plant property | <ul style="list-style-type: none">• No outside storage• Small-scale plant or scale is irrelevant in relation to all other criteria for this Class | <ul style="list-style-type: none">• Self-contained plant or building which produces/ stores a packaged product• Low probability of fugitive emissions | <ul style="list-style-type: none">• Daytime operations only• Infrequent movement of products and/ or heavy trucks | <ul style="list-style-type: none">• Electronics manufacturing and repair• Furniture repair and refinishing• Beverage bottling• Auto parts supply• Packaging and crafting services• Distribution of dairy products• Laundry and linen supply |

| Category | Outputs | Scale | Process | Operations / Intensity | Possible Examples |
|-----------------------------|---|---|--|---|--|
| Class II Medium Industry | <ul style="list-style-type: none"> Noise: Sound occasionally heard off-property Dust: Frequent and occasionally intense Odour: Frequent and occasionally intense Vibration: Possible ground-borne vibration, but cannot be perceived off-property | <ul style="list-style-type: none"> Outside storage permitted Medium level of production allowed | <ul style="list-style-type: none"> Open process Periodic outputs of minor annoyance Low probability of fugitive emissions | <ul style="list-style-type: none"> Shift operations permitted Frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours | <ul style="list-style-type: none"> Magazine printing Paint spray booths Metal command Electrical production Manufacturing of dairy products Dry cleaning services Feed packing plants |
| Class III Heavy Industry | <ul style="list-style-type: none"> Noise: Sound frequently audible off property Dust: Persistent and/ or intense Odour: Persistent and/ or intense Vibration: Ground-borne vibration can frequently be perceived off-property | <ul style="list-style-type: none"> Outside storage of raw and finished products Large production levels | <ul style="list-style-type: none"> Open process Frequent outputs of major annoyances High probability of fugitive emissions | <ul style="list-style-type: none"> Continuous movement of products and employees Daily shift operations permitted | <ul style="list-style-type: none"> Paint and varnish manufacturing Organic chemical manufacturing Breweries Solvent recovery plants Soaps and detergent manufacturing Metal refining and manufacturing |

3.4.2 REQUIREMENTS FOR ASSESSMENTS

Guideline D-6 requires that studies be conducted to assess impacts where sensitive land uses are proposed within the potential area of influence of an industrial facility. This report is intended to fulfill this requirement.

The D-series guidelines reference previous versions of the air quality regulation (Regulation 346) and noise guidelines (Publications NPC-205 and LU-131). However, the D-Series of guidelines are still in force, still represent current MECP policy and are specifically referenced in numerous other current MECP policies. In applying the D-series guidelines, the current policies, regulations, standards, and guidelines have been used (e.g., Regulation 419, Publication NPC-300).

SLR is aware that the MECP has recently released draft guidelines to replace the D-Series land use compatibility guidelines. These guidelines are currently under public review and subject to change. These guidelines have not been considered in preparing this report.

3.4.3 REQUIREMENTS FOR MINIMUM SEPARATION DISTANCES

Guideline D-6 also *recommends* that no sensitive land use be placed within the Recommended Minimum Separation Distance. However, it should be noted that this is a recommendation, only. Section 4.10 of the Guideline allows for development within the separation distance, in cases of redevelopment, infilling, and transitions to mixed use, provided that the appropriate studies are conducted and that the relevant air quality and noise guidelines are met.

4. NEARBY INDUSTRIES AND ENGAGEMENT

The Guideline D-6 setback distances from the Subject Lands are shown in **Figures 4a, and 4b**. SLR personnel conducted several site visits to the area for a variety of projects, the most recent on July 6, 2021. Local industries within 1 km of the Subject Lands were inventoried.

Typically, industries within 300 m of the Subject Lands are approached to discuss their operations and potential for future expansion. However, the site visits were conducted during the Covid-19 pandemic, therefore, onsite activities may have differed from typical or normal operations and access to all buildings was not available.

Table 3 lists the identified industries which are discussed further below.

Table 3: Identified Industries Within 1000 m of the Subject Lands

| Facility | Type of Operation | Environmental Compliance Approval No. | Industry Class | Potential Area of Influence Dist (m) | Actual Distance to Site (m) | Additional Assessment Required? |
|---------------------------------------|---|---------------------------------------|----------------|--------------------------------------|-----------------------------|---------------------------------|
| City of Toronto | Dufferin Organics Processing Facility | A280709 (2020) 7159-BC6LJN (2020) | III | 1000 | 875 | Yes |
| TTC Wilson Complex | Subway Vehicle Maintenance Centre and Facilities Yard | 1565-A52KPP (2015) | III | 1000 | 860 | Yes |
| Defence Research & Development Canada | Laboratory Fume Hoods | N/A | II | 300 | 220 | Yes |
| Children's Aid Society of Toronto | Standby Generator | R-002-3523890690 (2015) | I | 70 | 0 | Yes |

A full list of all industries identified within 1 km of the Subject Lands can be found in **Appendix B**. The industries that are located within their respective potential area of influences for their identified Class category are further detailed below.

Within Ontario, facilities which emit significant amounts of contaminants to the environment are required to obtain and maintain an Environmental Compliance Approval (an “ECA”) from the MECP or submit an Environmental Activity and Sector Registry (“EASR”). ECA’s/ EASRs within 1 km of the Project were obtained from the MECP’s *Access Environment* website.

4.1 CLASS III HEAVY INDUSTRIES

The area within 1 km of the Project was reviewed. As shown in **Figure 5**, there are two Class III Heavy industrial uses within 1 km of the Subject Lands namely the City of Toronto Dufferin Organics Processing Facility, and the TTC Wilson Complex.

4.1.1 DUFFERIN ORGANICS PROCESSING FACILITY

| | |
|-----------------------------|--|
| ADDRESS | 35 AND 75 VANLEY CRESCENT |
| CONTACTS: | Bob Kearse, P.Eng., Solid Waste Management Services, City of Toronto |
| DISTANCE TO PROJECT: | 875 m |
| D-6 CLASSIFICATION: | III |

The Dufferin Organics Processing facility is designed and permitted to use biogas and biofilters to process 655,000 tonnes per year of organic material from the City of Toronto's green bin collection program. The organic material generated at the facility is sent for further refinement into a finished compost product.

The industry currently operates under Waste disposal permit (A280709 (2020), ECA (Number 7159-BC6LJN), and EASR (R-010-2110786259) for the Enbridge Gas operations onsite. The current EASR associated with operations of Enbridge Gas Distribution is related to distribution of natural gas (a closed system) and is not expected to be of concern to the Subject Lands. The Enbridge operation would be considered, conservatively, as a Class I facility and is a greater distance from the Subject Lands than the 70 m potential area of influence for a Class 1 facility.

Copies of the MECP permits can be found in **Appendix B.01**.

This facility is 875 m north of the Subject Lands, beyond the Recommended Minimum Separation Distance (300 meters) for Class III facilities. However, the operations are inside the potential 1000 m Area of Influence. Therefore, further review of potential air impacts from this site is warranted and provided in **Section 5.1.4.1**.

Noise impacts from the facility were not observed within the Subject Lands during the site visit on July 6, 2021. Given the large setback and intervening buildings, noise from the facility is not anticipated at the Subject Lands site. Therefore, additional assessment of noise impacts is not required.

4.1.2 TTC WILSON COMPLEX

| | |
|-----------------------------|------------------|
| ADDRESS | 160 TRANSIT ROAD |
| CONTACTS: | Amy Wang |
| DISTANCE TO PROJECT: | 860 m |
| D-6 CLASSIFICATION: | III |

TTC operates their largest maintenance facility for their subway vehicles and fleet of passenger buses at the Wilson Complex. According to publicly available information, the 24-hectare facility services both subway and bus fleet vehicles.

The facility operates under MECP ECA 1565-A52KPP (2015) a copy of the MECP permit can be found in **Appendix B.02**.

Based on the ECA permit, air quality and noise sources at the facility include:

- Standby power generator;
- Tail pipe emission exhaust stack serving 22 buses;
- General welding exhaust;
- General exhausts for bus fueling and storage;
- Fume collections for wheel truing of subway cars;
- Touchup paint spraying;
- Maintenance welding; and
- Salt depot.

This facility is approximately 860 m south of the Subject Lands, beyond the Recommended Minimum Separation Distance (300 meters) for Class III facilities. However, the operations are inside the potential 1000 m Area of Influence. Therefore, further review of potential air and noise impacts from this site is warranted and provided in **Section 5.1.4.2**.

Noise impacts from the facility were not observed within the Subject Lands during the site visit on July 6, 2021. Given the large setback and intervening buildings, noise from the facility is not anticipated at the Subject Lands site. Therefore, additional assessment of noise impacts is not required.

4.2 CLASS I LIGHT AND CLASS II MEDIUM INDUSTRIES

There are many small-scale facilities identified in the surroundings. Most of the identified Facilities fall outside of the 70m potential Area of Influence to the Subject Lands (detailed in **Appendix B**). However, there is one Class II facility and one Class I facility identified within a 300m Potential Area of Influence to the Subject Lands. These facilities are further discussed below.

4.2.1 EXISTING USES

4.2.1.1 Department of National Defence Operations

| | |
|-----------------------------|------------------------|
| ADDRESS | 1133 SHEPPARD AVE WEST |
| CONTACTS: | Suchita Mehra |
| DISTANCE TO PROJECT: | 220 m |
| D-6 CLASSIFICATION: | II |

The federal Department of National Defence (DND) operate facilities approximately 220 m south of Subject Lands. The operations include a Defence Research and Development Canada (DRDC) facility, the Denison Armoury, and the Toronto Military Family Resource Centre. Based on publicly available information, the DRDC centre “conducts research and development activities to enhance the effectiveness and ensure the health and safety of military personnel in operational environments. The Centre also houses the Canadian Forces Environmental Medicine Establishment, which supports the operational needs of the Canadian Armed Forces through research, tests, and evaluations as well as training in undersea and aerospace environments. The Research Centre provides expertise in the following areas:

- aerospace and undersea life support systems;
- human protection and performance in stressful environments;
- individual behaviour and performance;
- military medicine;
- research related to human factors and ergonomics, including simulation, and modelling in complex military systems;
- social and cultural factors influencing behaviour; and
- team performance and collaborative behaviour”.

Based on publicly available information, the armoury serves a traditional function as a location for unit headquarter operations and as a location for military reserve units to undertake training exercises, meet, and parade. The primary reserve units operated out of the armoury include the Governor General’s Horse Guards, 32 Combat Engineer Regiment, the area support unit for 32 Canadian Brigade Group, and several cadet corps/squadrons.

The Toronto Military Family Resource Centre is a part of the Morale and Welfare services offered by the Canadian Military to military members, and military family members.

There are no MECP Environmental Site Registry permits or approvals listed for the DND operations on the

property, and operations of the Federal Government are not subject to permit. Based on the size and nature of the facility operations, the laboratory component of the DRDC is considered a Class II Medium Industry under MECP Guideline D-6, with a Potential Area of Influence of 300 m.

The DRDC operations are beyond the Recommended Minimum Separation Distance (70 meters) for Class II facilities. However, the operations are inside the potential 300 m Area of Influence. Therefore, further review of potential air and noise impacts from this site is warranted and provided in **Section 5.1.4.3**.

Noise impacts from the facility were not observed within the Subject Lands during the site visit on July 6, 2021. Given the large setback and intervening buildings, and roadway, noise from the facility is not anticipated at the Subject Lands site. Any noise impacts are overshadowed by roadway noise from Sheppard Avenue West located between the Subject Lands and the DND building.

4.2.1.2 Children's Aid Society of Toronto/Domo Centre

| | |
|-----------------------------|-------------------|
| ADDRESS | 20 DE BOERS DRIVE |
| CONTACTS: | N/A |
| DISTANCE TO PROJECT: | 0 m |
| D-6 CLASSIFICATION: | I |

The Children's Aid Society of Toronto is located in a mixed use building (Domo Centre) immediately south of the Subject Lands. The Children's Aid Society of Toronto operates a standby generator under MECP EASR number R-002-3523890690 (2015).

Copies of the above permit is provided in **Appendix B.03**.

Based on the size and nature of the operation, the facility is considered a Class I Light Industry under MECP Guideline D-6, with an Area of Influence of 70 m and a Minimum Recommended Separation Distance of 20 m.

The Project lands are located within the 70 m Area of Influence and within the Minimum Recommended Separation Distance of 20 m. Therefore, further analysis of the facility is warranted and provided in **Section** Error! Reference source not found..

The location of the standby generator should be confirmed and assessed for noise impacts at a later planning stage that includes building design.

4.2.2 VACANT LOTS

Under Guideline D-6 the use of vacant buildings must be considered in land use compatibility studies. The majority of lands surrounding the Subject Lands are occupied.

If a new industrial operation were to relocate or construct a new facility, they would be required to obtain an approval from the MECP (either EASR or ECA). In accordance with the MECP permit, the facility would be required to meet the applicable guidelines of O. Reg 419/05 at the facility property line and to meet the applicable requirements of MECP NPC 300. As part of the permitting process, the facility would be required to meet applicable guidelines at existing and approved residential locations.

4.2.3 FUTURE USES

A review of development applications in the area indicated that is 1 active development applications within 500 m of the Project lands. The following is a summary of the major applications as listed online at the City of Toronto [applications information centre](#) as of August 20, 2021:

| Address | Date | Development Application Information* | Details |
|---------------------|------------|--------------------------------------|--------------------------------------|
| 1035 Sheppard Ave W | 06/08/2015 | 15 202615 NNY 10 OZ | OPA & Rezoning - Allen District Plan |

*Note: Minor variance, closed applications and consent applications are not included.

4.3 SUMMARY

From the list of industries in **Sections 4.1 and 4.2**, four of the properties identified require further review, as a result of being within the Potential Area of Influence: Dufferin Organics Processing Facility; TTC Wilson Complex, Department of National Defence, and the Children's Aid Society of Toronto.

5. AIR QUALITY, DUST AND ODOUR ASSESSMENT

5.1 INDUSTRIAL SOURCES

5.1.1 GUIDELINES AND REGULATIONS

Within Ontario, facilities which emit significant amounts of contaminants to the environment are required to obtain and maintain an Environmental Compliance Approval (an "ECA") from the MECP or submit an Environmental Activity and Sector Registry ("EASR"). Facilities with an ECA/EASR should already meet the MECP guidelines for air quality contaminants at their property line.

5.1.1.1 Air Quality Contaminants

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air quality contaminants at their property boundary line and any location off-site. The MECP does not require industries to assess their emissions at elevated points off-site if a receptor does not exist at that location. While the introduction of high and mid-rise residential properties could trigger a facility to re-assess compliance at new receptor locations, the introduction of new low-rise receptors does not introduce any new receptors, as the facility is already required to comply at grade-level at their property line.

5.1.1.2 Odour

There are a select few compounds that are provincially regulated from an odour perspective; however, there is no formal regulation with respect to mixed odours. Impacts from mixed odours produced by industrial facilities are generally only considered and regulated by the MECP in the presence of persistent complaints (ECO 2010).

The MECP assesses mixed odours, in Odour Units, following draft guidelines. One odour unit (1 OU) has been used as a default threshold. This is the concentration at which 50 % of the population will just detect an odour (but not necessarily identify/recognize or object to it). Recognition of an odour will typically occur between 3 and 5 odour units. The following factors may be considered:

- **Frequency** – How often the odour occurs. The MECP typically allows odours to exceed 1 OU with a 0.5 % frequency.
- **Intensity** – The strength of the odour, in odour units. 1 OU is often used in odour assessments in Ontario.
- **Duration** – How long the odour occurs.
- **Offensiveness** – How objectionable the odour is. The MECP may allow for a higher concentration of pleasant smells such as baking as opposed to off-putting smells such as rotting garbage or rancid meat.
- **Location** – Where the odour occurs. The MECP assesses at odours where human activity is likely to occur.

The MECP has decided to apply odour-based standards to locations “where human activities regularly occur at a time when those activities regularly occur,” which is generally accepted to be places that would be considered sensitive such as residences and public meeting places. As a guide, the MECP has provided proposed clarification of human odour receptors, as shown in the following table:

Table 4: Proposed Clarification of Human Receptors (MECP 2008)

| Receptor Category | Examples | Exposure Type | Type of Assessment |
|--|---|---|---|
| Permanent potential 24-hour sensitivity | Anywhere someone could sleep including any resident or house, motels, hospitals, senior citizen homes, campgrounds, farmhouse, etc. | Individual likely to receive multiple exposures | Considered sensitive 24 hours per day |
| Permanent daily hours but with definite periods of shutdown/closure | Schools, daycares, community centres, soccer fields, farmland, churches, bicycle paths, hiking areas, lakes, commercial or institutional facilities (with consideration of hours of operation such as night clubs, restaurants, etc.) | Individual could receive multiple exposures | Nighttime or daytime exclusion only (consider all other hours) |
| Seasonal variations with clear restrictions on accessibility during the off season | Golf courses, amusement parks, ski hills, other clearly seasonal private property | Short term potential for exposure | Exclusions allowed for non-seasonal use |
| Transient | Open fields, roadways, easements, driveways, parking lots, pump houses | Very short-term potential for exposure, may not be a single resident exposed to multiple events | Generally, would not be included as human receptors unless otherwise specified. |

Note that commercial facilities are considered to be odour sensitive points of reception, as well as community spaces and residences. The MECP odour policy would apply to the commercial uses in the existing commercial plazas, as well as the Subject Lands.

5.1.1.3 Dust

Ontario Regulation 419/05 also provides limits for dust, including limits for suspended particulates and dust fall. Under Reg. 419/05, these air quality limits must be met at the property line and all points beyond. This is not changed by the addition of the Project. That is to say, the existing mutual property line is already a point of reception for dust, and the limits must already be met at that location.

5.1.1.4 Cumulative Assessments

Cumulative impact assessments, examining the combined effects of individual industries, or the combined effects of industry and roadway emissions, are generally not required. Neither the PPS, the D-Series of Guidelines, Regulation 419/05, or the current MECP odour assessment protocols require an assessment of cumulative impacts.

Which is not to say that such assessments are never warranted; rather, the need to do so must be considered on a case-by-case basis, depending on the nature and intensity of the industrial operation(s), and the nature of the pollutants released. Based on the types of pollutants released by the industries in this area, cumulative effects assessments are not warranted.

5.1.2 LOCAL METEOROLOGY

Surface wind data was obtained to generate a wind rose from data collected at the Toronto Pearson Airport in Toronto from 1986 through 2011, as shown in **Figure 6**. As can be seen in the wind rose, predominant winds are from the southwestern through northern quadrants, while winds from the northeast and southern quadrants may be the least frequent.

5.1.3 PROJECT SITE VISITS AND ODOUR AND DUST OBSERVATIONS

A site visit to the Subject Lands was conducted to the area on March 11 and July 6, 2021, by SLR personnel to identify significant sources of air quality emissions and to identify any significant sources of noise, vibration, odour, or dust in the areas surrounding the Project. During the site visits, the staff members observed existing industries from the sidewalks and other publicly accessible areas. Wind conditions during the site visits were noted as:

- March 11, 2021: east northeasterly winds, 35 km/h, 9°C, 37%RH
- July 6, 2021: east northeasterly winds, 27 km/h 23°C, 78%RH

Odours were detected at the Dufferin Organics Processing facility along Vanley Crescent. Approximately 150 m downwind of the Organics Facility, odours were found to significantly decrease and became undetectable. Odours were also detected at the Johnvince facility on Steeprock Drive. The odours were described as nutty/roasting nuts. Approximately 150 m downwind of the Johnvince Facility, odours significantly decreased and became undetectable.

5.1.4 ASSESSMENT OF POTENTIAL AIR QUALITY IMPACTS

Many existing nearby facilities are small, self-contained buildings with a low risk of fugitive emissions. Seven facilities were identified as being within the Recommended Minimum Setback Distance for their industrial classification. Discussion regarding potential air quality impacts from these facilities is provided below.

5.1.4.1 Dufferin Organics Processing Facility

The Dufferin Organics Processing facility is designed and permitted to use biogas and biofilters to process 65,000 tonnes per year of organic material from the City of Toronto's green bin collection program. The organic material generated at the facility is sent for further refinement into a finished compost product. The facility is located approximately 875 m north of the Subject Lands.

The industry currently operates under Waste disposal permit (A280709 (2020)), ECA (Number 7159-BC6LJN), and EASR (R-010-2110786259) for the Enbridge Gas operations onsite.

Based on information provided by Mr. Bob Kearse of the City of Toronto, the facility is still in a commissioning phase and the operations have not transferred to City of Toronto staff. The Facility has not received any complaints related to dust, odour, noise, and/or vibration.

The operations are the same as those processing 75,000 tonnes per year at the City's Disco Road facility. SLR enquired about the history of complaints at this facility. City staff confirmed that no complaints have been received at the Disco Road property related to dust, odour, noise, and/or vibration.

The Vanley Crescent operations also include management of blue box recyclable materials. The recycling operations include outdoor activities.

Copies of the MECP permits (Waste and ECA) for the site operations can be found in **Appendix B.01**.

During the site visit conducted by SLR staff on March 11, 2021, odours were detected at the Dufferin Organics Processing facility along Vanley Crescent. The facility manages organic waste which could emit odours from the process. Approximately 150 m downwind of the Organics Facility, odours were found to significantly decrease and became undetectable.

It is assumed that the Dufferin Organics Processing Facility is operating in compliance with O.Reg. 419/05 at the property line for sources of general air quality contaminants emitted from the facility. The ECA for the site also lists that the facility is operating under an odour standard of 1 OU, and also has an odour mitigation plan that includes source testing to ensure compliance with the odour standard.

The primary air quality concern from this facility is odour. Most of the odour is expected to be fugitive in nature. As such the emissions are expected to occur at low elevations, across the property line at or near ground level and dissipate with distance. As mentioned, the facility is required to meet 1 OU threshold at worst-case receptors. There are sensitive receptors located closer than the Subject Lands (875 m) to the Processing Facility. These receptors include two places of worship the Revival Time Tabernacle, located at 4340 Dufferin Avenue (212 m), and the Kingdom Hall of Jehovah's Witnesses at 77 Champagne Drive (290 m). As well there are and low density residential homes also closer to the facility than the Subject Lands, on Dufferin Street (360 m).

It is expected that the Dufferin Organics Processing Facility is in compliance with its MECP permit obligations, is following its best management practices plan requirements, and therefore meets the 1 OU odour threshold at the existing odour sensitive receptors in the area. Odour levels at the Subject Lands are expected to be similar or less. As a result, adverse air quality impacts are not anticipated at the Subject Lands. Therefore, additional assessment is not warranted.

5.1.4.2 TTC Wilson Complex

TTC operates their largest maintenance facility for their subway vehicles and fleet of passenger buses at the Wilson Complex. According to publicly available information, the 24-hectare facility services include maintenance operations for both subway vehicles and buses.

The facility operates under MECP ECA number 1565-A52KPP (2015) and is permitted to operate the following sources:

- Standby power generator;
- Tail pipe emission exhaust stack serving 22 buses;
- General welding exhaust;
- General exhausts for bus fueling and storage;

- Fume collections for wheel truing of subway cars;
- Touchup paint spraying;
- Maintenance welding; and
- Salt depot.

The site currently operates under an ECA and is expected to be in compliance with O.Reg. 419/05 at the property line.

Based on a review of **Figure 5**, the Wilson complex is located predominantly downwind of the Subject Lands. Approximately 14 percent of the time, winds come from the south through to the southeast. There are existing residential uses located closer to the Wilson complex east of the Allen Expressway off Wilson Heights Boulevard.

The TTC Wilson Complex is buffered from the Subject Lands by other commercial and employment land uses as well as a multi-storey residential development located on De Boers Drive.

It is expected that the TTC Wilson complex is in compliance with its MECP permit obligations and is compliant related to the potential emissions of fugitive dust and odour at the existing sensitive receptors in the area. Potential fugitive dust and odour emissions at the Subject Lands are expected to be similar or less. As a result, adverse air quality impacts are not anticipated at the Subject Lands. Therefore, additional assessment is not warranted.

5.1.4.3 Department of National Defence Operations

The federal Department of National Defence (DND) operates facilities approximately 220 m south of the Project lands. The operations include a Defence Research and Development Canada (DRDC) facility, the Denison Armoury, and the Toronto Military Family Resource Centre.

There are no MECP Environmental Site Registry permits or approvals listed for the DND operations on the property, and operations of the Federal Government are not subject to permit. The DRDC component of the operations are adjacent to the Subject Lands. Based on the size and nature of the facility operations, the laboratory component of the DRDC is considered a Class II Medium Industry under MECP Guideline D-6, with a potential area of influence of 300 m.

SLR and made a number of requests to DND to seek additional information related to the DRDC laboratory operations. However, DND did not provide a response.

Based on SLR experience with regard to research laboratory use of fume hoods, the following is provided:

- Use is typically limited to day-time hours and in accordance with regular business operating hours;
- Fume hoods are typically used to transfer small quantities (<100 ml) of chemicals that are deemed by their applicable safety data sheet information to be considered hazardous;
- Within a 24-hour day the fume hoods are typically used less than 6 hours and they are not used continuously.

Based on a review of **Figure 5**, the DRDC laboratory is located predominantly downwind of the Subject Lands. Approximately 14 percent of the time, winds come from the south through to the southeast. There are existing multi-storey residential uses located on De Boers Drive (30 m) located closer to the DRDC laboratory than the Subject Lands.

The DRDC laboratory is buffered from the Subject Lands by other commercial and employment land uses

as well as the above noted multi-storey residential development located on De Boers Drive.

Based on our experience with similar facilities, adverse air quality impacts are not anticipated at the Subject Lands. It is expected that the DRDC laboratory operates in a compatible manner with the existing sensitive receptors in the area. Potential fugitive dust and odour emissions at the Subject Lands are expected to be similar or less. As a result, adverse air quality impacts are not anticipated at the Subject Lands. Therefore, additional assessment is not warranted.

5.1.4.4 Children's Aid Society of Toronto

The Children's Aid Society of Toronto is located in a mixed use building immediately south of the Subject Lands. The Children's Aid Society of Toronto operates a standby generator under MECP EASR number R-002-3523890690 (2015).

Copies of the above permit is provided in **Appendix B.03**.

The MECP has a specific Environmental and Activity Sector Registry (EASR) for permitting of standby power generation. This permitting regime recognizes that air quality impacts from these sources are not anticipated to extend beyond the limits of the properties upon which they are operating.

It is expected that the equipment operates in compliance with the requirements of the EASR permit and that it is properly maintained as required by the MECP. The MECP determines compliance to be required at the property boundary, and any elevated receptor locations. The Subject Lands have the potential to introduce new elevated sensitive receptor(s).

Based on our experience, these standby generation facilities are not expected to have air quality impacts beyond the limits of the properties upon which they are operated. Therefore, no mitigation from an air quality perspective is required.

5.2 TRANSPORTATION RELATED AIR POLLUTION

Transportation related air pollution (TRAP) is generally considered in background pollution levels, however, based on recent studies conducted by Toronto Public Health (TPH), the City of Toronto is starting to look more closely at TRAP and its impacts on new residential developments in close proximity to major highways and roadways. The 2017 Toronto Public Health *'Avoiding the Trap' Technical Report – Land Use Planning at the Subject Lands Level* and *"Operational and Behaviour strategies in Buildings"* document notes that TRAP is a major local contributor to air pollution in Toronto and can result in adverse health impacts for people residing in close proximity to highways and roadways. Common mitigation strategies for TRAP include filtration, strategic intake/amenity location, HVAC system operational procedures (i.e. timing around rush hour), physical barriers and vegetation buffers.

5.2.1.1 Arterial Roads

Roadways adjacent to the Property include Sheppard Avenue West and the Allen Expressway. The Project is inside the TRAP exposure zone of 500 m to highway 401. Detailed TRAP studies are typically performed for sites immediately adjacent to major highways (i.e. within ~100 m). Therefore, a detailed TRAP assessment is not warranted for this Subject Lands. However, a review of the site sensitive uses and incorporation of best management practices to address TRAP is recommended as the design progresses through the planning process.

It is generally a good practice to locate fresh air intakes in rooftop mechanical spaces, or at above-grade locations to provide separation distance from vehicle emissions (roadways, loading bays, on-site parking), and to include standard MERV rated filters on fresh air intakes.

5.3 SUMMARY OF AIR QUALITY, DUST AND ODOUR CONCLUSIONS AND RECOMMENDATIONS

The potential for air quality impacts on the Subject Lands, including dust and odour, have been reviewed. Based on the results of our studies, adverse air quality impacts are not anticipated at the Subject Lands.

6. NOISE ASSESSMENT

6.1 INDUSTRIAL (STATIONARY) SOURCES

6.1.1 GUIDELINES

6.1.1.1 MECP Publication NPC-300 Guidelines for Stationary Noise

The applicable MECP noise guidelines for new sensitive land uses adjacent to existing industrial commercial uses are provided in MECP Publication NPC-300. NPC-300 revokes and replaces the previous noise assessment guideline, Publication LU-131 and Publication NPC-205, which was previously used for assessing noise impacts as part of Certificates of Approval / Environmental Compliance Approvals granted by the MECP for industries.

The new guideline sets out noise limits for two main types of noise sources:

- Non-impulsive, “continuous” noise sources such as ventilation fans, mechanical equipment, and vehicles while moving within the property boundary of an industry. Continuous noise is measured using 1-hour average sound exposures (L_{eq} (1-hr) values), in dBA; and
- Impulsive noise, which is a “banging” type noise characterized by rapid rise time and decay. Impulsive noise is measured using a logarithmic mean (average) level (L_{LM}) of the impulses in a one-hour period, in dBA.

Furthermore, the guideline requires an assessment at, and provides separate guideline limits for:

- Outdoor points of reception (e.g., back yards, communal outdoor amenity areas); and
- Façade points of reception such as the plane of windows on the outdoor façade which connect onto noise sensitive spaces, such as living rooms, dens, eat-in kitchens, dining rooms and bedrooms.

The applicable noise limits at a point of reception are the higher of:

- The existing ambient sound level due to road traffic, or
- The exclusion limits set out in the guideline.

The following tables set out the exclusion limits from the guideline.

Table 5: NPC-300 Exclusion Limits for Non-Impulsive Sounds (L_{eq} (1-hr), dBA)

| Time of Day | Class 1 Area | | Class 4 Area | |
|---------------|--|-----------------------------|--|-----------------------------|
| | Plane of Windows of Noise Sensitive Spaces | Outdoor Points of Reception | Plane of Windows of Noise Sensitive Spaces | Outdoor Points of Reception |
| 7 am to 7 pm | 50 | 50 | 60 | 55 |
| 7 pm to 11 pm | 50 | 50 | 60 | 55 |
| 11 pm to 7 am | 45 | n/a | 55 | n/a |

Table 6: NPC-300 Exclusion Limits for Impulsive Sounds (L_{LLM} , dBAI)

| Time of Day | No. of Impulses in a 1-hour Period | Class 1 Area | | Class 4 Area | |
|---------------|------------------------------------|--|-----------------------------|--|-----------------------------|
| | | Plane of Windows of Noise Sensitive Spaces | Outdoor Points of Reception | Plane of Windows of Noise Sensitive Spaces | Outdoor Points of Reception |
| 7 am to 11 pm | 9 or more | 50 | 50 | 60 | 55 |
| | 7 to 8 | 55 | 55 | 65 | 60 |
| | 5 to 6 | 60 | 60 | 70 | 65 |
| | 4 | 65 | 65 | 75 | 70 |
| | 3 | 70 | 70 | 80 | 75 |
| | 2 | 75 | 75 | 85 | 80 |
| | 1 | 80 | 80 | 90 | 85 |
| 11 pm to 7 am | 9 or more | 45 | n/a | 55 | n/a |
| | 7 to 8 | 50 | n/a | 60 | n/a |
| | 5 to 6 | 55 | n/a | 65 | n/a |
| | 4 | 60 | n/a | 70 | n/a |
| | 3 | 65 | n/a | 75 | n/a |
| | 2 | 70 | n/a | 80 | n/a |
| | 1 | 75 | n/a | 85 | n/a |

Notes:

n/a Not Applicable. Outdoor points of reception are not considered to be noise sensitive during the overnight period.

- Area classifications are: Class 1 - Urban Class 4 - Urban Redevelopment

The applicable guideline limits for infrequent events such as emergency generator set testing are +5 dB higher than the values above.

6.1.2 APPLICATION OF THE NPC-300 GUIDELINES

The stationary noise guidelines apply only to residential land uses and to noise-sensitive commercial and institutional uses, as defined in NPC-300 (e.g., schools, daycares, hotels). For the Subject Lands, the stationary noise guidelines only apply to the residential portions of the development, including:

- Individual residences;
- Communal indoor amenity areas; and
- Communal outdoor amenity areas.

All of the above have been considered as noise-sensitive points of reception in the analysis.

NPC-300 allows for the applicable noise limits at a point of reception to be the higher of the following:

- The existing ambient sound level due to road traffic, or
- The exclusionary limits set out in the guideline.

For this screening level assessment, only the exclusionary limits were considered. Ambient traffic is likely to increase the applicable noise limits in areas surrounding Allen Road, Sheppard Ave West, and Wilson Avenue. A more detailed assessment of ambient roadway sound levels will be completed at a later stage in design and development of the Subject lands.

6.1.3 PROJECT SITE VISITS AND NOISE OBSERVATIONS

A site visit to the area was conducted by SLR personnel on July 6, 2021, to identify any significant sources of noise, vibration, odour, and dust in the Subject Lands neighbourhood. The sound levels at the Subject Lands property was dominated by roadway noise from Allen Road and Sheppard Avenue West.

The TTC Wilson Complex, the Dufferin Organics facility, and the Department of National Defence research building, were identified as potential noise sources. However, given the large setback to the Subject Lands, a detailed assessment of noise impacts was not deemed necessary for these facilities.

SLR staff was unable to locate the standby generator at the Domo Centre building. Further assessment of this noise source should be conducted at a later stage when building design is included.

An aerial review was also conducted by SLR staff. Various rooftop HVAC equipment were identified as potential sources of noise. Therefore, an assessment of stationary noise was deemed necessary for all HVAC units within 70m of the Subject Lands.

6.1.3.1 City of Toronto Noise By-law

The City of Toronto Noise By-law (Chapter 591 of the Municipal Code) applies to noise emissions within the City, including from industrial/ commercial uses. The following provisions of the By-law apply:

Section 591-2.4. Loading and unloading.

No person shall emit or cause or permit the emission of sound resulting from loading, unloading, delivering, packing, unpacking, and otherwise handling any containers, products, or materials from 11 p.m. to 7 a.m. the next day, except until 9 a.m. on Saturdays, Sundays and statutory holidays.

And:

Section 591-2.8. Stationary sources and residential air conditioners.

A. No person shall cause or permit the emission of sound from a stationary source or residential air conditioner that, when measured with a sound level meter at a point of reception, has a sound level (expressed in terms of Leq for a one-hour period) exceeding 50 dB(A) or the applicable sound level limit prescribed in provincial noise pollution control guidelines.

B. Subsection A does not apply to the emission of sound from a stationary source that is in compliance with a provincial environmental compliance approval.

6.1.3.2 Guideline Summary and Interpretation

The following presents a summary of the guidelines and settlements presented above.

- The applicable Ministry of the Environment noise guideline for assessing new residential development applications is Publication NPC-300, which is also referenced in the City Noise By-law. Noise levels from industry meeting NPC-300 requirements will meet the requirements of Bylaw Section 591-2.8;

- The Class 1 noise guideline limits have been considered in this study.

6.1.4 SOURCES OF INTEREST

Based on the information obtained from the site visit, and the review of the aerial imagery, the significant sources of noise in the area of the project have been identified. A screening level noise model was prepared for each of the above facilities identified in **Section 4** above, as follows:

Table 7: Modelled Noise Sources

| Facility | Modelled Noise Sources |
|---|--|
| The Pur Company/ Safe Cross First Aid 21-23 Kodiak Crescent | <ul style="list-style-type: none"> • HVAC units (x7) • Loading bay impulsive Noise |
| Lash Group of Companies 1140 Sheppard Ave West | <ul style="list-style-type: none"> • HVAC units (x6) |
| Imperial Coffee and Services Inc. 12 Kodiak Crescent | <ul style="list-style-type: none"> • HVAC units (x5) |
| Domo Centre 20 De Boers Drive | <ul style="list-style-type: none"> • HVAC units (x2) • Loading bay impulsive noise |

Noise emission data used in the assessment can be found in **Appendix B**. Locations for sources are provided in **Figure 6**.

Noise sources from the Dufferin Organics Processing Facility, TTC Wilson Complex and the Department of National Defence building, were not audible on-site, due to distance and screening. Subsequently, these facilities were not included in the noise modelling.

6.1.5 AMBIENT ROADWAY - BACKGROUND SOUND LEVEL

During the site visit on July 6th, 2021, it was observed that the acoustic environment surrounding the Subject Lands is dominated by the roadway noise from Allen Road and Sheppard Avenue West. As NPC-300 allows for the higher of the existing ambient sound level or the exclusion limits, an assessment of roadway noise ambient levels was completed.

Road traffic data was obtained from the City of Toronto Open Data website. Average annual daily traffic (AADT) volumes were then calculated for each roadway based on the turning movement counts provided. The percentage of vehicle splits were assumed based on historical data for similar roadways in the Toronto area. Excerpts of the traffic data taken from the sites and traffic volume calculations are provided in **Appendix D**. The road traffic data used in the modelling is summarized in **Table 6**.

Table 8: Summary of Ambient Road Traffic Data ^[1]

| Roadway Link | Existing Traffic Volume (AADT) | Minimum Hourly Percentages ^[2] | | | % Commercial Traffic Breakdown | | Vehicle Speed (km/h) |
|---------------------|--------------------------------|---|------------------|---------------------|--------------------------------|--------------|----------------------|
| | | Daytime 7am-7pm | Evening 7pm-11pm | Night-time 11pm-6am | Medium Trucks | Heavy Trucks | |
| Allen Road – NB | 20,815 | 6.2 | 3.1 | 0.4 | 4.7 | 2.2 | 60 |
| Allen Road – SB | 24,995 | 6.2 | 3.1 | 0.4 | 4.4 | 1.8 | 60 |
| Sheppard Ave W – WB | 19,070 | 6.2 | 3.1 | 0.4 | 5.8 | 1.8 | 50 |
| Sheppard Ave W – EB | 14,983 | 6.2 | 3.1 | 0.4 | 4.9 | 1.7 | 50 |
| Kodiak Crescent | 5,387 | 6.2 | 3.1 | 0.4 | 2.3 | 2.0 | 50 |

Notes: [1] Traffic data from the City of Toronto Open Data website.

[2] Determined based on SLR's in-house database for arterial roadways in the GTA.

Existing road traffic was modelled using Cadna/A (a commercially available noise propagation modelling software). Line sources of sound were used, with sound emission rates calculated using the ORNAMENT algorithms, the road traffic noise model of the MECP. These predictions were validated and are equivalent to those made using the MECP's ORNAMENT or STAMSON v5.04 road traffic noise models.

Resulting ambient (background) sound levels from the surrounding roadways are shown in **Tables 9 and 10** as the applicable guideline limit. Predicted sound level contours are shown in **Figure 7** for daytime, and night-time operations, respectively.

6.1.6 NOISE MODELLING AND RESULTS

Noise levels from the surrounding commercial/ industrial operations were modelled using Cadna/A, a computerized version of the internationally recognized ISO 9613-2 noise propagation algorithms. This is the preferred noise modelling methodology of the MECP. The ISO 9613 equations account for:

- Source to receiver geometry
- Distance attenuation
- Atmospheric absorption
- Reflections off of the ground and ground absorption
- Reflections off of vertical walls
- Screening effects of buildings, terrain, and purpose-built noise barriers (noise walls, berms, etc.).

The following additional parameters were used in the modelling, which are consistent with providing a conservative (worst-case assessment of noise levels):

- Temperature: 10°C
- Relative Humidity: 70%
- Ground Absorption G: G=0.0 (reflective) as default global parameter, specific absorptive areas such as foliage/grass defined as G=1.0 (absorptive).
- Reflection: An order of reflection of 2 was used (accounts for noise reflecting from walls)
- Wall Absorption Coefficients: Set to 0.20 (20 % of energy is absorbed, 80% reflected)
- Terrain: Assumed to be flat

The predicted sound levels for each of the above facilities are summarized in the following tables. To simplify presentation results, a 20-storey rectangular building was modelled within the Subject Lands. The greatest predicted levels are shown in **Figure 8 and Figure 9**, for continuous and impulsive noise, respectively.

Table 9: Stationary Noise Impacts -Normal Operations - Continuous

| Industry | Stationary Noise Impacts (dBA) | | Guideline Limit (dBA) | | Meets Guideline? |
|-----------------------------------|--------------------------------|------------|-----------------------|------------|------------------|
| | Daytime | Night-time | Daytime | Night-time | |
| Pur Company & Safecross First Aid | 49 | 47 | 60 | 48 | Yes |
| Imperial Coffee & Services | 43 | 41 | 58 | 47 | Yes |
| Lash Group of Companies | 48 | 46 | 59 | 48 | Yes |
| Domo Centre | 45 | 43 | 59 | 47 | Yes |

Notes: Sound levels are L_{eq} (1-hr) sound levels, in dBA

[1] Sound levels presented are for the worst-case exposed facade, in which totals may not correspond to the same location.

Table 10: Stationary Noise Impacts – Normal Operations - Impulsive

| Industry | Stationary Noise Impacts (dBI) | | Guideline Limit (dBI) | | Meets Guideline? |
|-----------------------------------|--------------------------------|------------|-----------------------|------------|------------------|
| | Daytime | Night-time | Daytime | Night-time | |
| Pur Company & Safecross First Aid | 17 | 17 | 64 | 52 | Yes |
| Domo Centre | 32 | 32 | 59 | 51 | Yes |

Notes: Sound levels are L_{LM} (1-hr) sound levels, in dBI

[1] Sound levels presented are for the worst-case exposed facade, in which totals may not correspond to the same location.

Based on the results provided in **Table 9** and **Table 10**, the surrounding industrial/commercial properties are expected to meet NPC-300 Class 1 guideline limits at the Subject Lands. Therefore, no additional mitigation is required.

6.2 TRANSPORTATION SOURCES

6.2.1 TRANSPORTATION NOISE SOURCES

Transportation sources of interest with the potential to produce noise at the Subject Lands are:

- Roadway noise from Sheppard Avenue West, Allen Road, and Kodiak Crescent.

A review was completed of the above transportation sources and summarized below.

6.2.2 MECP PUBLICATION NPC-300 GUIDELINES FOR TRANSPORTATION SOURCES

6.2.2.1 Indoor Criteria

The following table summarizes the criteria in terms of energy equivalent sound exposure (L_{eq}) levels for specific indoor noise-sensitive locations. These indoor criteria vary with sensitivity of the space. As a result, sleep areas have more stringent criteria than Living / Dining room space.

Table 11: NPC-300 Sound Level Criteria for Road and Rail Noise

| Type of Space | Time Period | Energy Equivalent Sound Exposure Level L _{eq} (dBA) [1] | | Assessment Location |
|--------------------------------|----------------------------|---|----------|---------------------|
| | | Road | Rail [2] | |
| Criteria for Residential Units | | | | |
| Living / Dining Room | Daytime (7 am to 11 pm) | 45 | 40 | Indoors |
| | Night-time (11 pm to 7 am) | 45 | 40 | Indoors |
| Sleeping Quarters | Daytime (7 am to 11 pm) | 45 | 40 | Indoors |
| | Night-time (11 pm to 7 am) | 40 | 35 | Indoors |

| Supplementary Criteria for Non-Residential Uses | | | | |
|--|----------------------------|----|----|---------|
| General offices, reception areas, retail stores, etc. | Daytime (7 am to 11 pm) | 50 | 45 | Indoors |
| Living/dining areas of residences, hospitals, schools, nursing/retirement homes, day-care centres, theatres, places of worship, libraries, individual or semi-private offices, conference rooms, reading rooms, etc. | Daytime (7 am to 11 pm)) | 45 | 40 | Indoors |
| Sleeping quarters of hotels/motels | Night-time (11 pm to 7 am) | 45 | 40 | Indoors |
| Sleeping quarters of residences, hospitals, nursing/retirement homes, etc. | Night-time (11 pm to 7 am) | 40 | 35 | Indoors |

Notes: [1] Road and Rail noise impacts are to be combined for assessment of impacts.

[2] Whistle/warning bell noise is excluded for OLA noise assessments and included for indoor assessments, where applicable.

6.2.2.2 Ventilation and Warning Clauses

The following table summarizes requirements for ventilation where windows potentially would have to remain closed as a means of noise control. Despite the implementation of ventilation measures where required, some occupants may choose not to use the ventilation means provided, and as such, warning clauses advising future occupants of the potential excess over the indoor guideline limits are required.

Table 12: NPC-300 Ventilation and Warning Clause Requirements

| Assessment Location | Time Period | Energy Equivalent Sound Exposure Level - L_{eq} (dBA) | | Ventilation and Warning Clause Requirements ^{[2],[3]} |
|---------------------|----------------------------|---|---------------------|--|
| | | Road | Rail ^[1] | |
| Plane of Window | Daytime (7am to 11 pm) | ≤ 55 | | None |
| | | 56 to 65 incl. | | Forced Air Heating with provision to add AC + Applicable Warning Clause(s) |
| | | > 65 | | Central AC + Applicable Warning Clause(s) |
| | Night-time (11 pm to 7 am) | 51 to 60 incl. | | Forced Air Heating with provision to add AC+ Applicable Warning Clause(s) |
| | | > 60 | | Central AC + Applicable Warning Clause(s) |

Notes: [1] Whistle/warning bell noise is excluded.

[2] Road and Rail noise is combined for determining Ventilation and Warning Clause requirements.

6.2.2.3 Building Shell Requirements

The following table provides sound exposure (L_{eq}) thresholds which if exceeded, require the building shell and components (i.e., wall, windows) to be designed and selected accordingly to ensure that the indoor location criteria are met.

Table 13: NPC-300 Building Component Requirements

| Assessment Location | Time Period | Energy Equivalent Sound Exposure Level - L_{eq} (dBA) | | Component Requirements |
|---------------------|----------------------------|---|----------|--|
| | | Road | Rail [1] | |
| Facade | Daytime (7am to 11 pm) | > 65 | > 60 | Designed/ Selected to Meet Indoor Requirements [2] |
| | Night-time (11 pm to 7 am) | > 60 | > 55 | |

Notes: [1] Including whistle/warning bell noise.

[2] The resultant sound isolation parameter from Road and Rail are to be combined for determining the overall acoustic parameter.

6.2.2.4 Outdoor Sound Level Criteria

The following table summarizes criteria in terms of energy equivalent sound exposure (L_{eq}) levels for the outdoor noise-sensitive locations, with a focus of outdoor areas being amenity spaces (called Outdoor Living Areas (OLAs) per NPC-300).

Table 14: NPC-300 Outdoor Sound Level Criteria for Road and Rail Noise

| Type of Space | Time Period | Energy Equivalent Sound Exposure Level L_{eq} (dBA) [1, 2] | Assessment Location |
|---------------|----------------------|--|---------------------|
| OLA | Daytime (0700-2300h) | 55 | Outdoors |

Notes: [1] Excluding whistle/warning bell noise for OLA noise assessments

[2] Road and Rail noise impacts are to be combined for assessment of OLA impacts.

6.2.2.5 Mitigation and Warning Clauses

The following table summarizes mitigation and warning clause requirements for outdoor amenity spaces.

Table 15: NPC-300 Outdoor Living Area Mitigation & Warning Clause Requirements

| Assessment Location | Time Period | Energy Equivalent Sound Exposure Level - L_{eq} ^{[1][2]} (dBA) | Mitigation and Warning Clause Requirements ^[3] |
|---------------------|----------------------|---|---|
| OLA | Daytime (0700-2300h) | ≤ 55 | None |
| | | 56 to 60 incl. | Noise Control Measures may be applied, and/or Applicable Warning Clause(s) |
| | | > 60 | Noise barrier to reduce noise to 55 dBA, or Noise barrier to reduce noise to 60 dBA and Applicable Warning Clause(s) |

Notes: [1] Whistle/warning bell noise is excluded.

[2] Road and Rail noise is combined for determining Ventilation and Warning Clause requirements.

As indicated in NPC-300, noise control measures may be applied to reduce sound levels to 55 dBA. If measures are not provided, potential purchasers/tenants are required to be informed of potential noise problems with the applicable Warning Clause(s).

If noise impacts are predicted to be greater than 60 dBA, noise control measures are required to reduce noise levels to 55 dBA. If noise control measures are not technically feasible for meeting 55 dBA, an excess of up to 5 dBA is allowed, with the inclusion of the applicable Warning Clause(s).

6.2.3 TRANSPORTATION IMPACT REVIEW

6.2.3.1 Façade Sound Levels

As Sheppard Avenue West and Allen Road are classified as a Main Arterial Roads, a roadway noise assessment is expected to be required at a future time when design and development of the Subject lands proceeds to including building design.

This assessment is focused solely on land use. The residential/commercial lands fronting Sheppard Avenue, south of the site has the same potential for transportation noise as the proposed site.

6.2.3.2 Ventilation and Warning Clause Requirements

Air conditioning is expected to be required for the majority of units, as roadway noise is expected to be significant along Allen Road, and Sheppard Avenue West.

In addition, a combination of **Type C** and **Type D** warning clauses are expected to be required for the development. See **Appendix A** for warning clause details.

6.2.3.3 Outdoor Living Areas

Outdoor amenity areas on podium rooftops or along the ground level may require physical noise controls, given the high rail traffic and roadway traffic volumes.

Should common rooftop amenity areas be included with the development, MECP **Type A** or **Type B** warning clauses are expected to be required, given the proximity to Allen Road, and Sheppard Avenue West. See **Appendix A** for warning clause details.

Private balconies and terraces are not expected to meet the MECP minimum requirement of 4 m for inclusions and would not be included in the assessment.

6.3 SUMMARY OF NOISE CONCLUSIONS AND RECOMMENDATIONS

The potential for noise impacts on the Subject Lands have been assessed. Based on the results of our studies:

- Adverse noise impacts from industrial/commercial facilities are not anticipated for the Subject Lands. The requirements of MECP Guideline D-6 and Publication NPC-300 are met.
- SLR staff completed a site visit on July 6th, 2021, to the Subject Lands and surrounding area. The TTC Wilson Complex, the Dufferin Organics facility, and the Department of National Defence building were identified as a source of potential stationary noise impacts at portions of the Subject lands. However, given the large setback to these facilities, noise impacts are not expected.
- After an aerial review of the surrounding area, SLR staff identified various rooftop HVAC equipment at surrounding commercial properties, including the Pur Company/Safecross First Aid, the Lash Group of Companies, Imperial Coffee and Services, and the Domo Centre.
- An assessment of surrounding stationary noise was conducted. The surrounding commercial properties were predicted to meet the NPC-300 Class 1 criteria at the Subject Lands. Stationary noise impacts from surrounding commercial properties will be assessed in further detail at a later stage in the Subject Lands planning process.
- The standby generator located within the Domo Centre should be assessed in further detail at a

later stage in the planning process.

- A detailed roadway noise assessment is expected to be required at a future time when design and development of the Subject lands proceeds to including building design.
- With the inclusion of potential, future mitigation measures (upgraded glazing/barriers) and warning clauses, adverse noise impacts from transportation sources are not anticipated.

7. VIBRATION ASSESSMENT

7.1 INDUSTRIAL (STATIONARY) SOURCES

There are no existing or proposed industrial vibration sources within 75 m of the Project, such as large stamping presses or forges. Any future industries which may use vibration sources will be able to incorporate vibration isolation into their design. Under applicable MECP guidelines, a detailed vibration assessment is not required. Adverse impacts from industrial vibration are not anticipated.

7.2 TRANSPORTATION SOURCES

The Sheppard West subway line runs under the northeast corner of the property. There are no other existing or proposed transportation vibration sources within 75 m of the Project.

7.3 GUIDELINES

For public transit systems, the MECP has previously issued a number of draft protocols for vibration assessment of various planned TTC expansions. The MECP has also developed a draft *Guideline for Noise and Vibration Assessment of Transit Projects*. The adopted guideline limits are presented in the following table.

Table 16: Transportation Vibration Guideline Limits

| Train Type | Receptor Type | Limit (mm/s RMS) | Source |
|------------------------------------|---------------|---------------------|-----------|
| Transit Rail (Streetcars and LRTs) | Residential | 0.10 | TTC, MECP |

Notes: Limits are overall vibration levels in the vertical direction, measured in root-mean square ("RMS") values (1-second averaging time), in the frequency range from 4 Hz to 200 Hz.

7.4 FUTURE ASSESSMENT OF VIBRATION IMPACTS

The future foundation designs of any buildings on the Subject Lands will need to account for the presence of the subway tunnel. A detailed vibration assessment will need to be conducted at that time, including measurements of existing vibration levels and the propagation characteristics of the soil. A model of vibration levels through the foundation system will then be developed.

If elevated vibration levels are measured and/or predicted, then vibration mitigation measures can be incorporated into the foundation design to reduce vibration levels and ensure that the applicable criteria are met. In our experience, such mitigation measures are feasible. The need for, type and extent of vibration mitigation can be appropriately determined at later stages of the planning process (e.g., at ZBA

or SPA). With the inclusion of such mitigation measures (if required) adverse vibration impacts would not occur.

8. CONCLUSIONS

A Compatibility/ Mitigation assessment has been completed, examining the potential for air quality, dust, odour, noise, and vibration impacts from roadway sources and from nearby industrial/commercial land uses to affect the Subject Lands.

The assessment has included a review of the major industrial facilities in the area. Their MECP approvals have been reviewed. Multiple site visits were completed to evaluate the perceived levels of dust, odour, noise, and vibration from the industries of concern.

Based on our assessment the Project will not affect the majority of industrial facilities' compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines, including the City's Noise Bylaw.

With the inclusion of receptor- and/or source-based mitigation measures, the Project is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities;
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations;
- Unlikely to result in constraints for new major facilities to reasonably be established in the Employment Area.

Receptor-based mitigation measures, including façade upgrades, noise barriers, and various warning clauses are likely to be required to ensure that the applicable transportation noise guidelines are met. Additional warning clauses are required to address the industrial land uses. Adverse impacts from vibration are not anticipated.

The potential mitigation measures for transportation related noise impacts are summarized in **Appendix A**. These measures can be secured as part of conditions for Subject Lands Plan Approval. A detailed study of impacts should be conducted at a later planning stage when building design is included. All mitigation measures/warning clauses mentioned are typical for buildings located near arterial roadways like Allen Road and Sheppard Avenue West.

The future foundation designs of any buildings on the Subject Lands will need to account for the presence of the subway tunnel. A detailed vibration assessment will need to be conducted at that time, including measurements of existing vibration levels and the propagation characteristics of the soil. A model of vibration levels through the foundation system will then be developed.

If elevated vibration levels are measured and/or predicted, then vibration mitigation measures can be incorporated into the foundation design to reduce vibration levels and ensure that the applicable criteria are met. In our experience, such mitigation measures are feasible. The need for, type and extent of vibration mitigation can be appropriately determined at later stages of the planning process (e.g., at ZBA or SPA). With the inclusion of such mitigation measures (if required) adverse vibration impacts would not occur.

From the perspective of air quality, noise and vibration, there is no reason why the redesignation of the Subject Lands should not proceed.

9. REFERENCES

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U.S. Federal Transit Administration (FTA, 2013), *Transit Noise and Vibration Impact Assessment Manual*

10. STATEMENT OF LIMITATIONS

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for Tel-e Connect Investments Inc. and Charles Sos Investments Ltd, hereafter referred to as the “Client”. It is intended for the sole and exclusive use of the Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

This report has been prepared in a manner generally accepted by professional consulting principles and practices for the same locality and under similar conditions. No other representations or warranties, expressed or implied, are made.

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Figures

5 -15 Kodiak Crescent

Compatibility & Mitigation Study

SLR Project No.: 241.30277.00000



True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

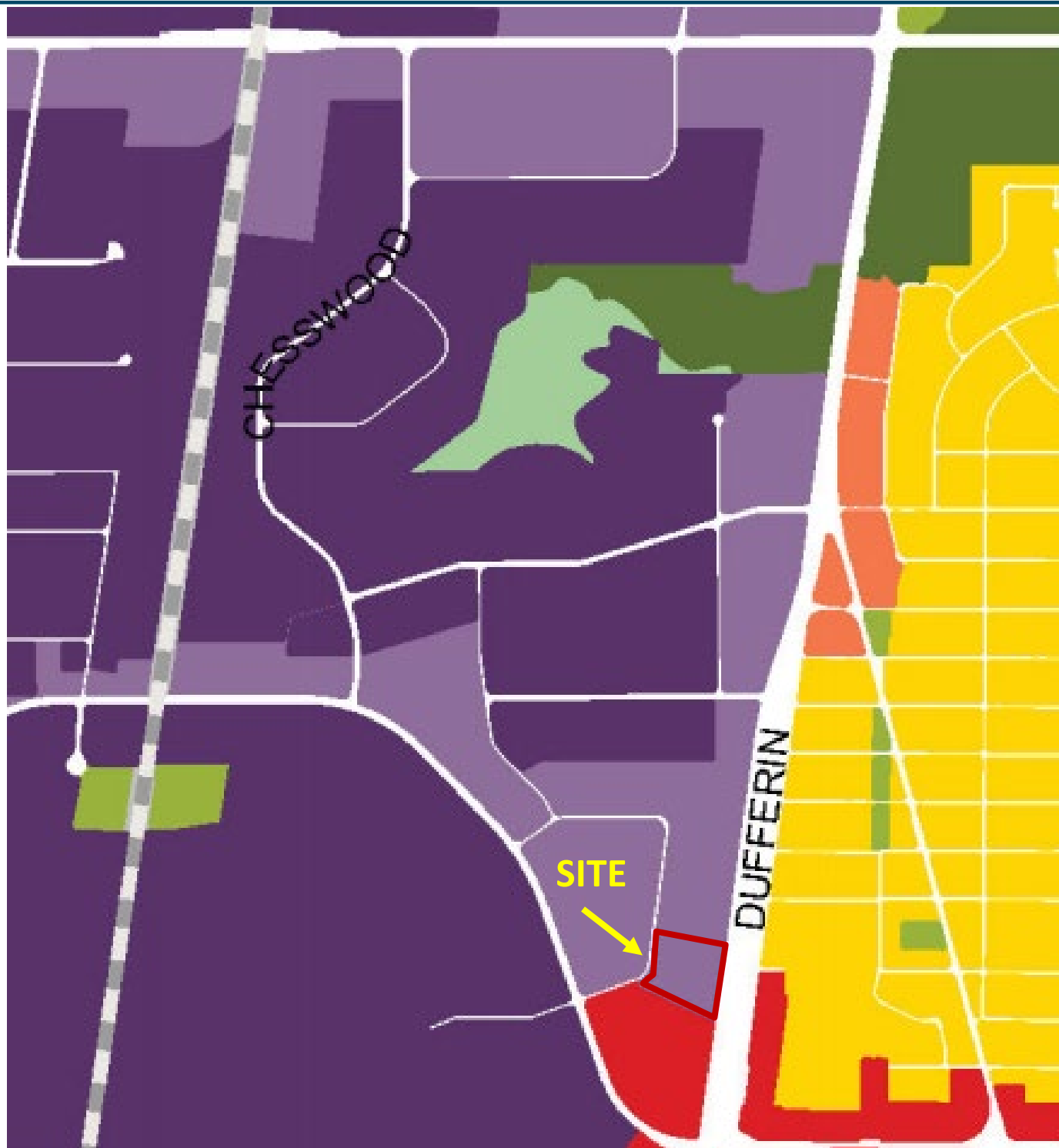
SITE AND CONTEXT PLAN

Scale: 1: 5,000 METRES

Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

1



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

True North

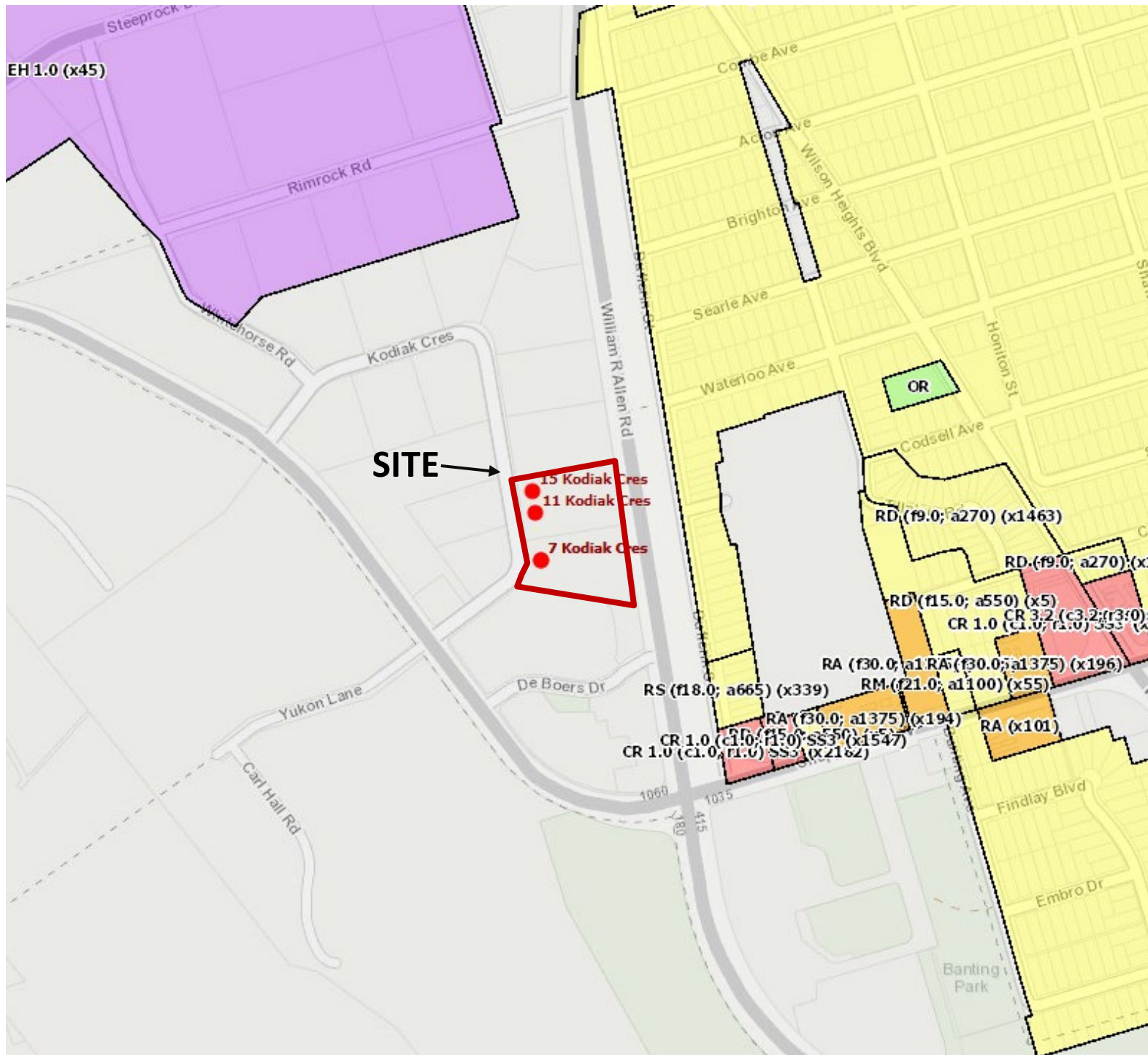


5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

CITY OF TORONTO OFFICIAL
PLAN EXCERPT (MAP 16)

| | | |
|-----------------------------|---------|------------|
| Scale: | 1:4,000 | METRES |
| Date: Aug 26, 2021 | Rev 0.0 | Figure No. |
| Project No. 241.30277.00000 | | 2 |



LEGEND:

- Residential
- Residential Apartment
- Open Space
- Utility and Transportation
- Commercial
- Commercial Residential
- Commercial Residential Employment
- Employment Industrial
- Institutional

True North



5 - 15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS INVESTMENTS LTD.

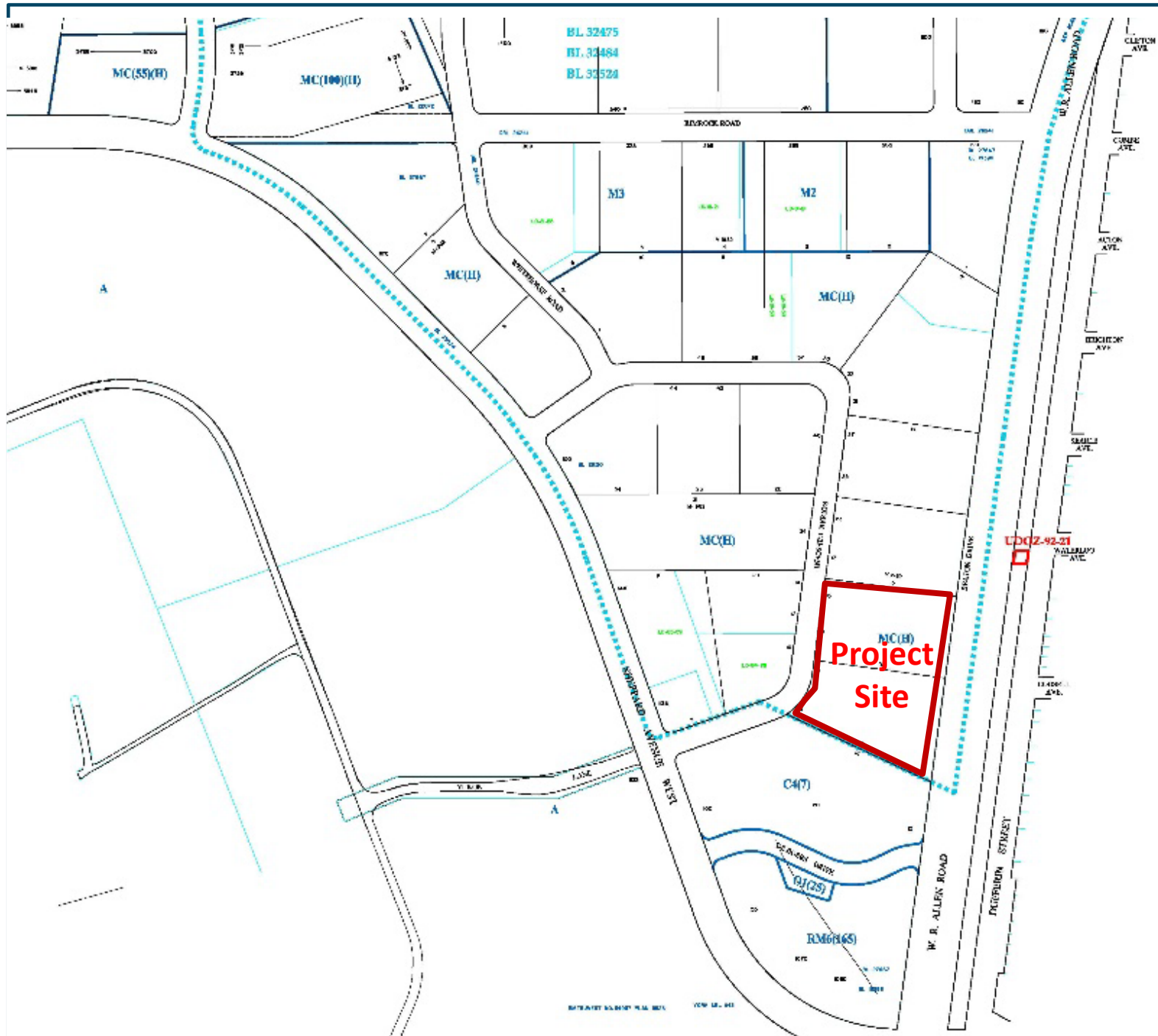
AREA ZONING MAP

Scale: n/a METRES

Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

3a



True North



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FORMER NORTH YORK
ZONING MAP 36

| | | |
|-----------------------------|---------|------------|
| Scale: | n/a | METRES |
| Date: Aug 20, 2021 | Rev 0.0 | Figure No. |
| Project No. 241.30277.00000 | | 3b |



LEGEND:

- Facility with MECP Permit (ECA/EASR)
- Facility without MECP Permit (ECA/EASR)
- ▭ 300m Setback Distance
- ▭ 1000m Area of Influence
- 1 Dufferin Organics Class III
- 2 TTC Wilson Yard Class III

True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS INVESTMENTS LTD..

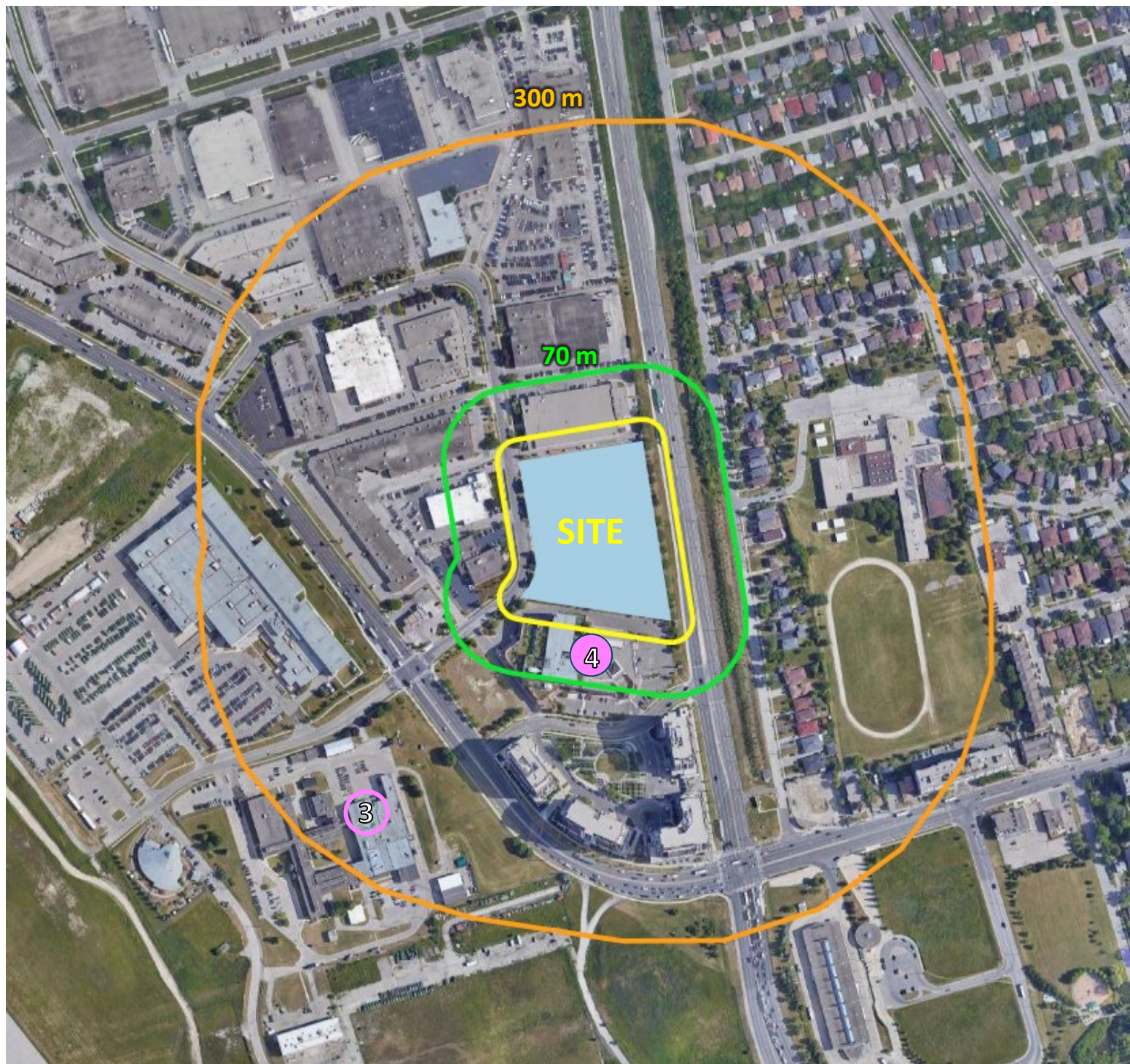
CLASS III GUIDELINE D-6
SETBACK DISTANCES AND
LOCAL INDUSTRIES WITHIN
1000 M OF THE SITE

Scale: 1:25,000 METRES

Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

4a



LEGEND:

- Facility with MECP Permit (ECA/EASR)
- Facility without MECP Permit (ECA/EASR)
- 70m Setback Distance
- 300m Area of Influence
- 3 Defence Research & Development Canada Class II
- 4 Children's Aid Society Class I

True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS INVESTMENTS LTD..

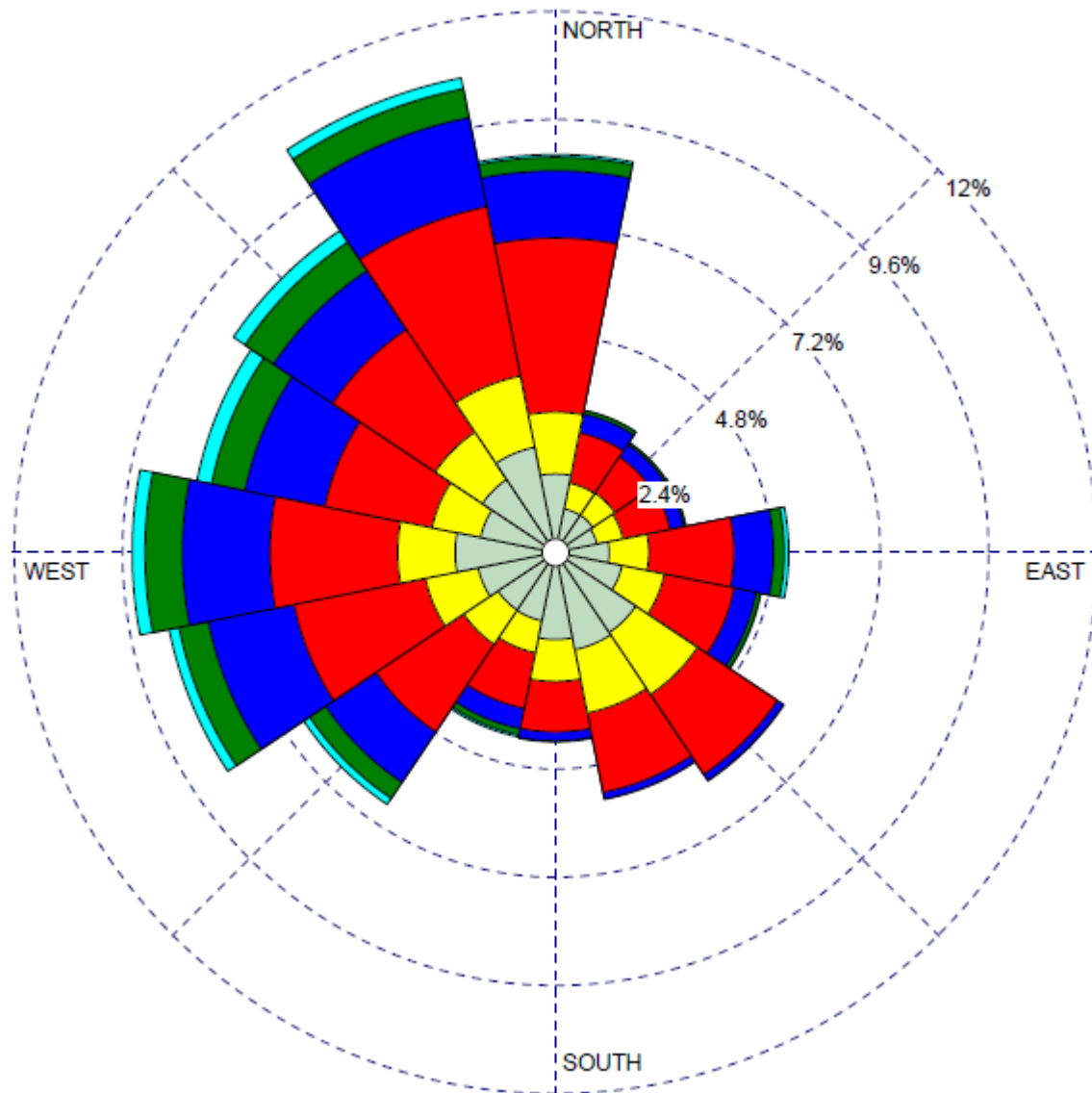
CLASS I AND II GUIDELINE D-6 SETBACK DISTANCES AND LOCAL INDUSTRIES WITHIN 300 M OF THE SITE

Scale: 1:10,000 METRES

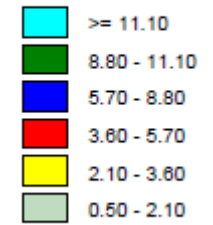
Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

4b



WIND SPEED
(m/s)



Calms: 0.00%

True North



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TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

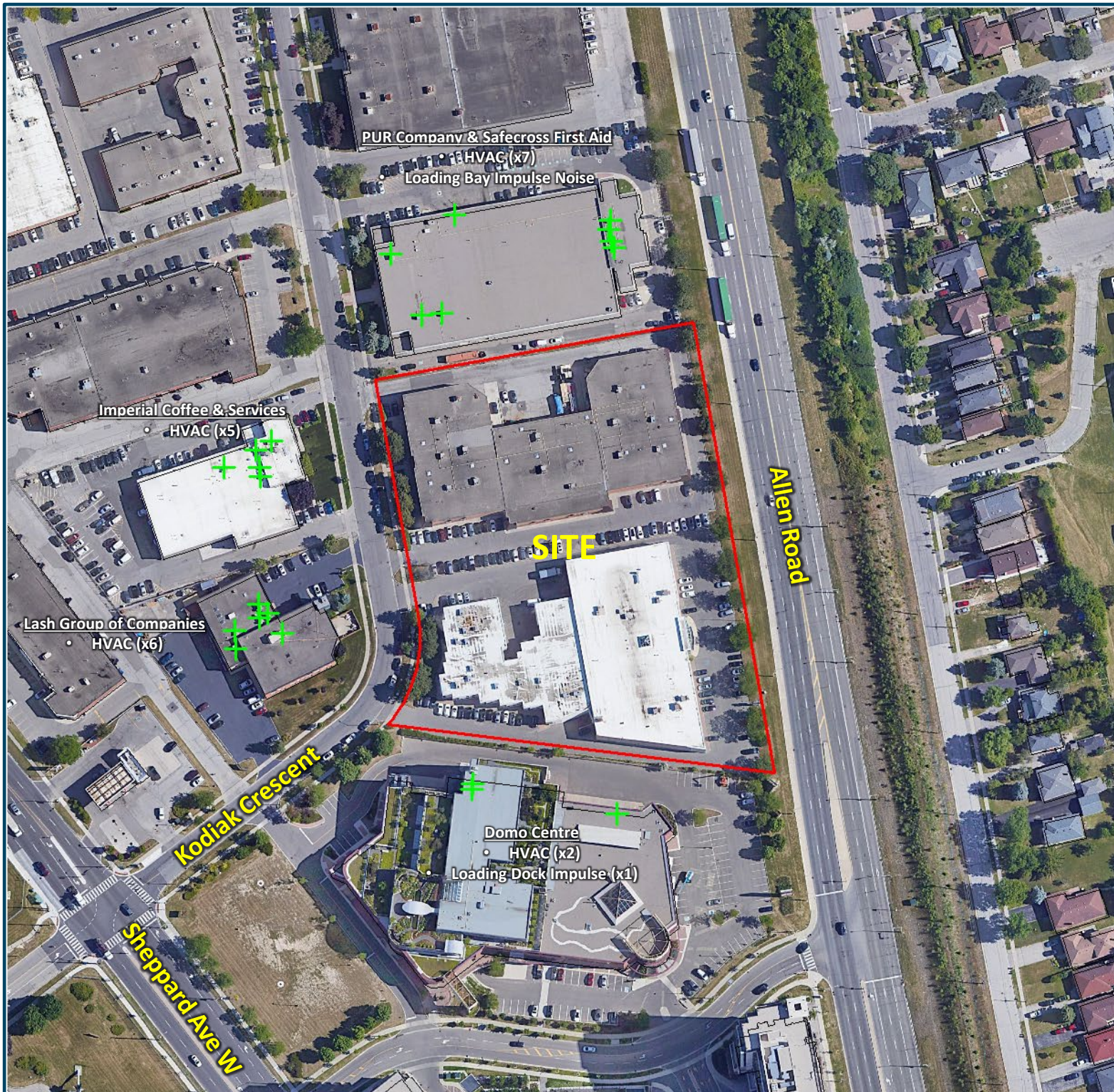
WIND FREQUENCY
DISTRIBUTION DIAGRAM –
TORONTO PEARSON
INTERNATIONAL AIRPORT

Scale: n/a METRES

Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

5



True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

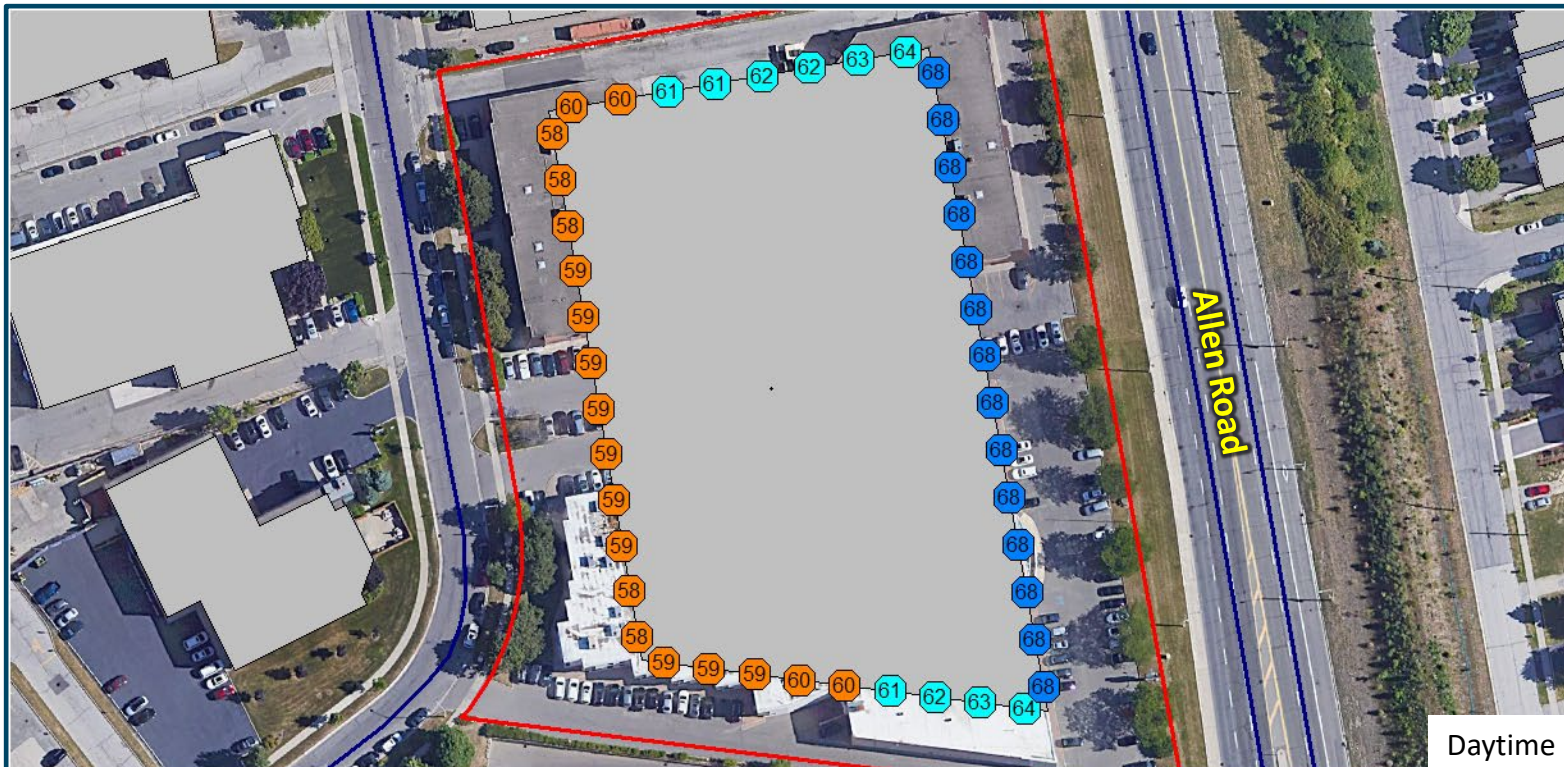
MODELLED NOISE SOURCE
LOCATIONS

Scale: 1: 2,000 METRES

Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

6



Daytime



Night-time

True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

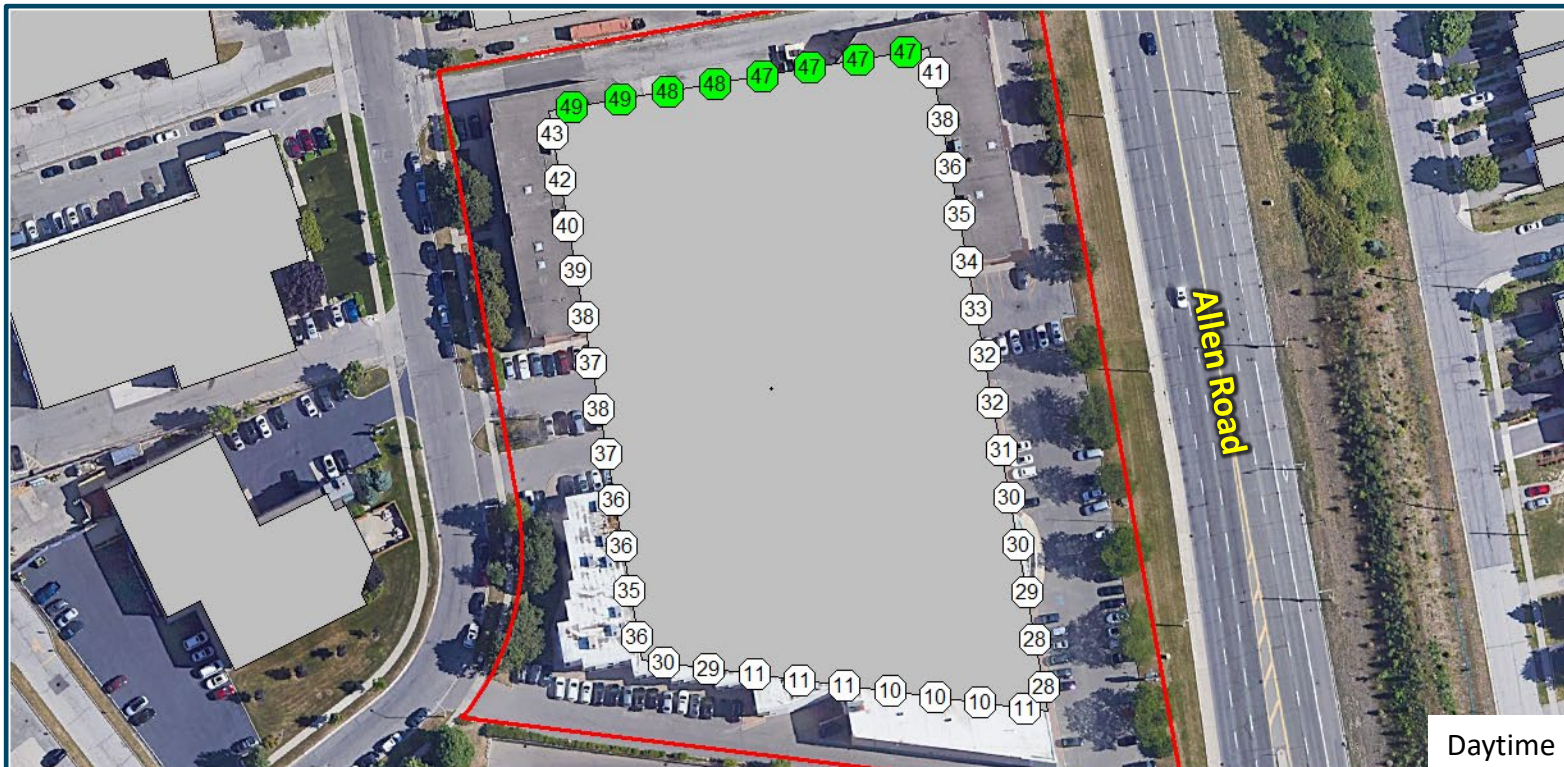
PREDICTED AMBIENT
ROADWAY SOUND LEVELS

Scale: 1: 1,500 METRES

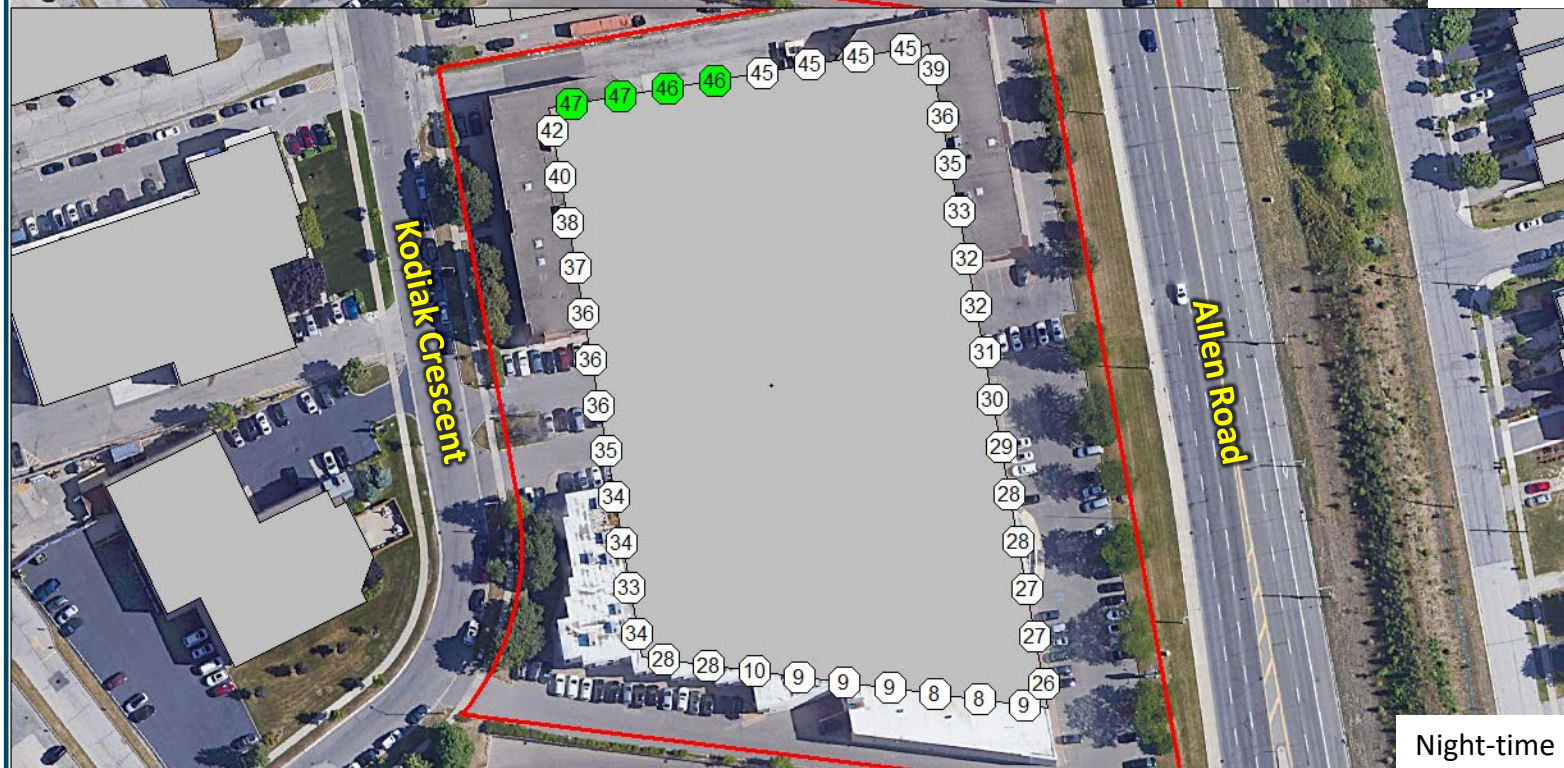
Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

7



Daytime



Night-time

True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

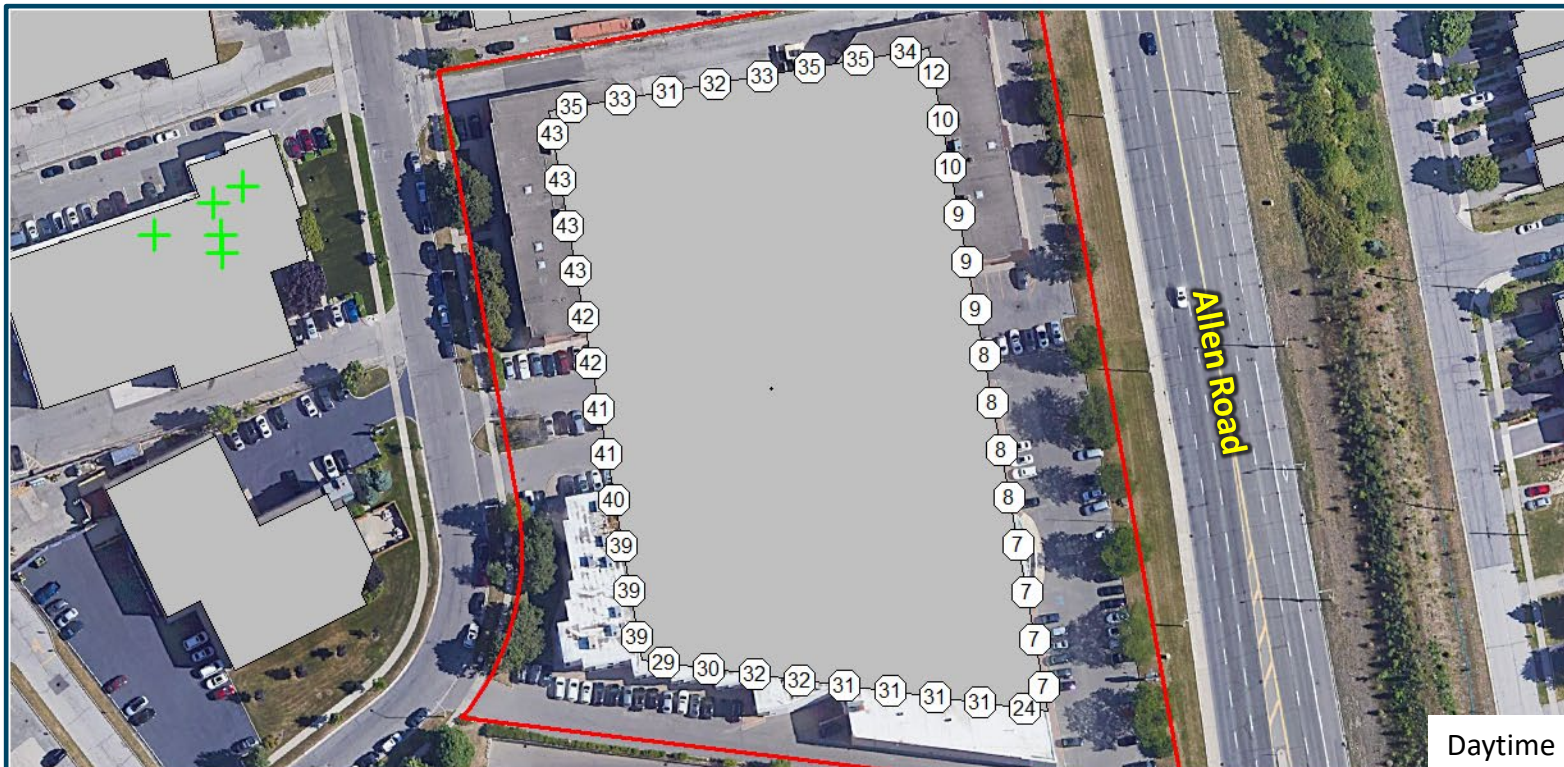
PREDICTED CONTINUOUS
STATIONARY NOISE IMPACTS –
PUR COMPANY & SAFECROSS
FIRST AID

Scale: 1: 1,500 METRES

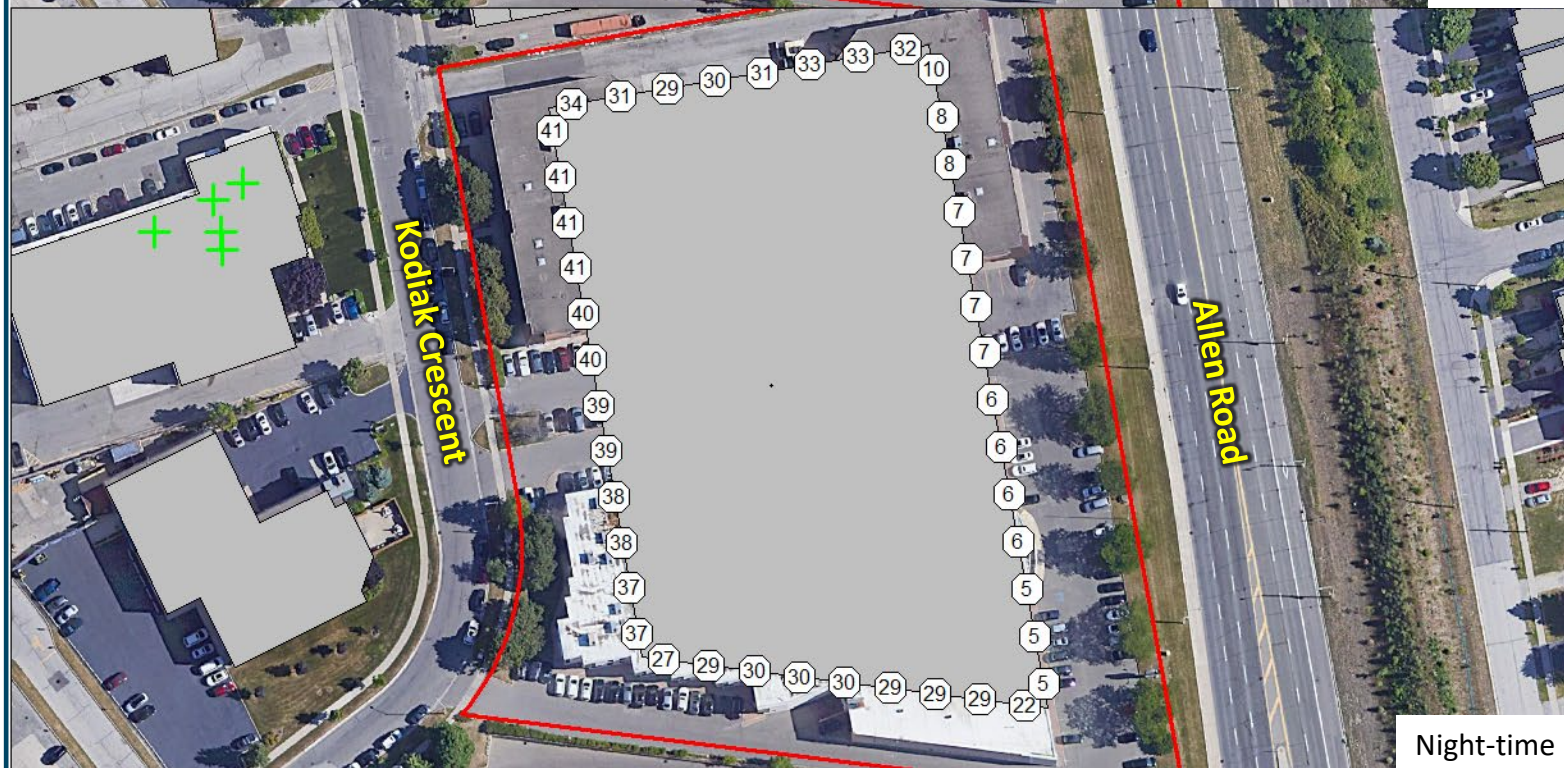
Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

8a



Daytime



Night-time

True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

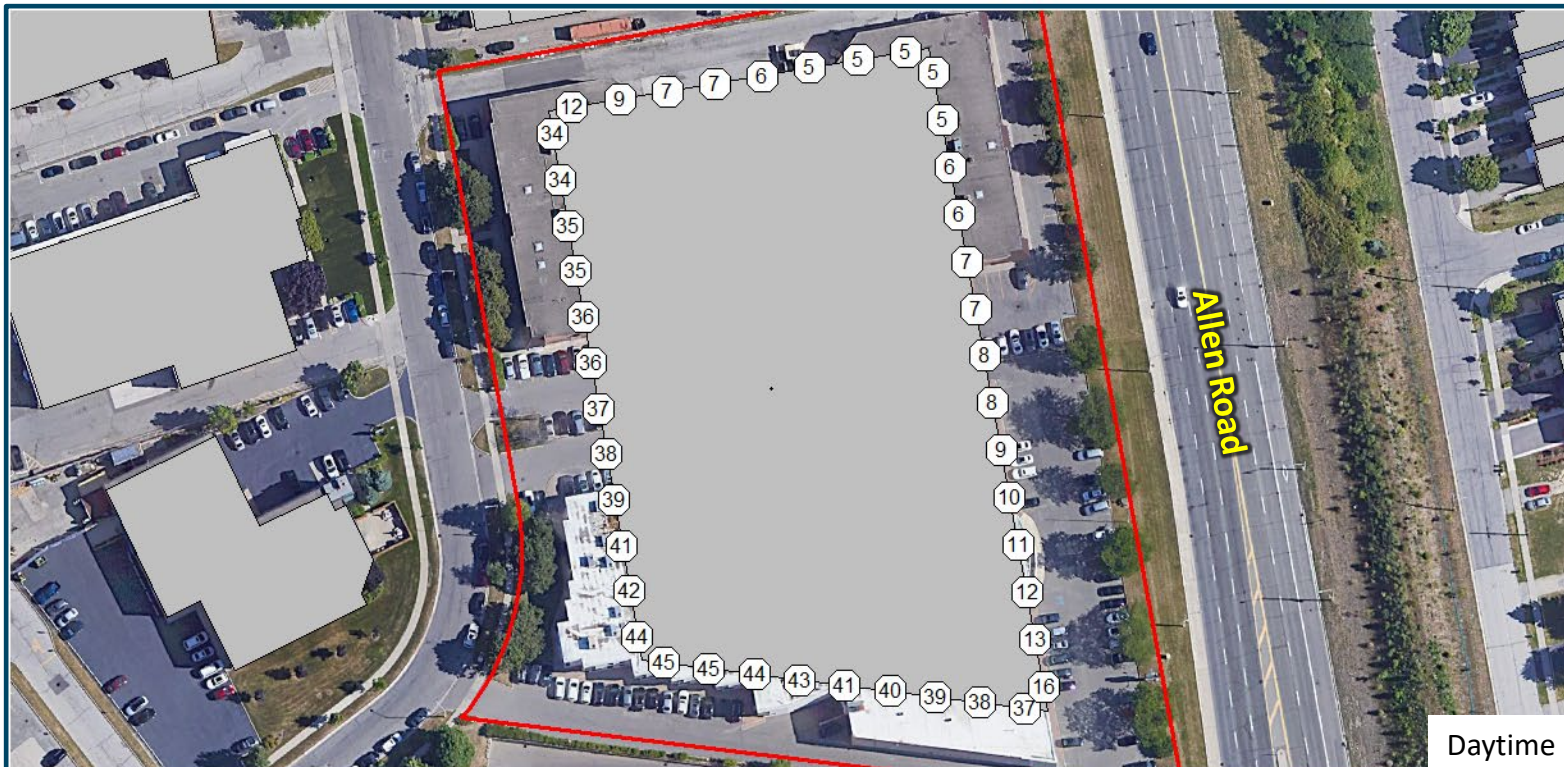
PREDICTED CONTINUOUS
STATIONARY NOISE IMPACTS –
IMPERIAL COFFEE & SERVICES

Scale: 1: 1,500 METRES

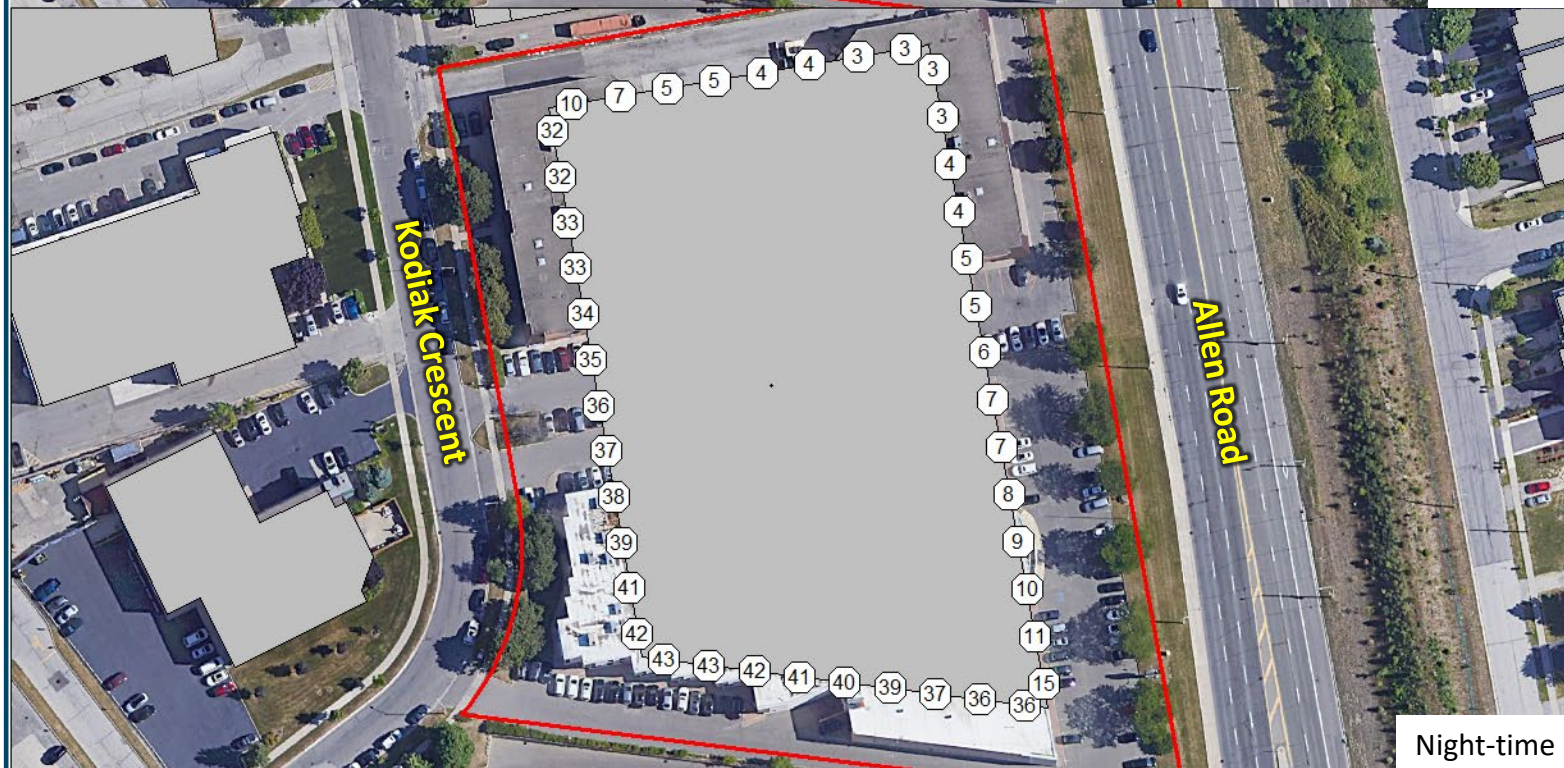
Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

8b



Daytime



Night-time

True North



5 -15 KODIAK CRESCENT

TEL-E CONNECT & CHARLES SOS
INVESTMENTS LTD..

PREDICTED CONTINUOUS
STATIONARY NOISE IMPACTS –
DOMO CENTRE

Scale: 1: 1,500 METRES

Date: Aug 26, 2021 Rev 0.0 Figure No.

Project No. 241.30277.00000

8d



Appendix A Mitigation and Warning Clause Summary

5 -15 Kodiak Crescent

Compatibility & Mitigation Study

SLR Project No.: 241.30277.00000

SUMMARY OF MITIGATION MEASURES AND WARNING CLAUSES

Warning Clauses

Warning Clauses may be used individually or in combination. The following Warning Clauses should be included in agreements registered on Title for the residential units, and included in all agreements of purchase and sale or lease, and all rental agreements:

Transportation Sources (Roadway)

MECP Type A Warning Clause

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”

MECP Type B Warning Clause

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic, and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”

MECP Type C Warning Clause

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

MECP Type D Warning Clause

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”



Appendix B

Industrial Information

5 -15 Kodiak Crescent
Compatibility & Mitigation Study

Land Uses Surrounding 7&11-15 Kodiak

| Name | Address | Description | MECP ECA or EASR No. (Date) | Class | MECP Guideline D-6 | | | | |
|--|----------------------|---|-----------------------------|-------|--------------------|-------|--------------|----------------|---------------|
| | | | | | A of I | R M S | Actual Dist. | Within A of I? | Within R M S? |
| Children's Aid Society of Toronto | 20 De Boers Drive | Standby Generator | R-002-3523890690 (2015) | I | 70 | 20 | 0 | Yes | Yes |
| City of Toronto | 35 Vanley Crescent | Dufferin Organics Processing Facility | A280709 (2020) | III | 1000 | 300 | 875 | Yes | - |
| | | | 7159-BC6LJN (2020) | | | | | | |
| TTC Wilson Complex | 160 Transit Road | Subway Vehicle Maintenance Centre and Facilities Yard | 1565-A52KPP (2015) | III | 1000 | 300 | 860 | Yes | - |
| Defence Research & Development Canada | 1133 Sheppard Ave W | Laboratory Fume Hoods | N/A | II | 300 | 70 | 220 | Yes | - |
| Johnvince Foods Ltd. | 555 Steeprock Drive | Food Processing/roasting Operations | 0650-AF3R36 (2016) | II | 300 | 70 | 440 | - | - |
| Canada Bread Company | 680 Steeprock Drive | Bagel Production Facility | 8960-5YQKFC (2004) | II | 300 | 70 | 725 | - | - |
| KGA Custom Kitchens Limited | 590 Steeprock Drive | Kitchen Manufacturing: Paint Booths | 8310-ACVKQ3 (2016) | II | 300 | 70 | 720 | - | - |
| Aluminum Mold & Pattern Ltd. | 15 Vanley Crescent | Aluminum Mould Manufacturing | 7446-A26J9E (2015) | II | 300 | 70 | 955 | - | - |
| Leggett & Platt Canada Co. | 4040 Chesswood Drive | Manufacture Bed Springs/Coils | 2182-6TFNGD (2006) | II | 300 | 70 | 940 | - | - |
| Metrolinx | 200 Steeprock Drive | HVAC EASR | R-003-3499305307 (2015) | II | 300 | 70 | 730 | - | - |
| | | Bus Maintenance and Washing Facility | 0417-A8SRQ5 (2016) | | | | | | |
| | | Standby Generator | 2336-65FKAX (2004) | | | | | | |
| Tectrol Inc. | 39 Kodiak Cres | Soldering line, process stacks | 0814-9KXKL9 (2014) | I | 70 | 20 | 140 | - | - |
| Trafalgar Industries of Canada Limited | 333 Rimrock Road | Cosmetic and pharmaceutical manufacturing | 2461-AL6L4W (2017) | I | 70 | 20 | 330 | - | - |
| The Corporation of the City of Toronto | 4330 Dufferin Street | Backup Generator - EMS EOC | 8022-7FVK67 (2008) | I | 70 | 20 | 835 | - | - |
| Downsview Chrysler | 199 Rimrock Road | Car Dealership | N/A | I | 70 | 20 | 155 | - | - |

Notes:

A of I = Areas of Influence: Class I = 70m, Class II = 300m, Class III = 1,000m

R M S = Recommended Minimum Separation Distances: Class I = 20m, Class II = 70m, Class III = 300m.



Appendix B.01

City of Toronto Dufferin Organics

MECP Permit(s)

5 -15 Kodiak Crescent

Compatibility & Mitigation Study

SLR Project No.: 241.30277.00000

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER A280709

Issue Date: August 21, 2020

City of Toronto
35 Vanley Cres Building 250
Toronto, Ontario
M3J 2B7

Site Location: Dufferin Waste Management Facility
35 Vanley Crescent
Toronto City, Municipality Of Metropolitan Toronto
M3B 2J7

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act , R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

a 23.70 hectare Waste Disposal Site (transfer and processing) consisting of:

I. Dufferin Organics Processing Facility, (DOPF), having a maximum processing capacity of 65,000 tonnes per year of Source Separated Organic Waste (SSO) and including the following:

1. one (1) fully enclosed building, (DOPF Building), consisting of:
 - a. the Main Building encompassing the following:
 - i. tipping area, including three (3) receiving bays, where the incoming SSO is unloaded and temporarily stored;
 - ii. two (2) hydraulic press extraction systems, including ancillary equipment, to remove residual waste from the incoming SSO and convert it into digestible organic pulp;
 - iii. two (2) de-watering units to separate solids from liquids in the effluent stream discharged from the two (2) Anaerobic Digesters;
 - iv. two (2) compactors to compact the residual waste;
 - b. Wastewater Treatment Plant Mechanical Building encompassing the following:
 - i. two (2) Membrane Tanks to treat effluent from two (2) Bioreactors (wastewater treatment tanks);
 - ii. one (1) Process Water Sump;
 - iii. one (1) Sodium Hydroxide Tank to store sodium hydroxide solution for use in the wastewater treatment process;

- iv. one (1) Return Activated Sludge Overflow Tank to recycle the activated sludge in the wastewater treatment process;
 - c. one (1) ventilation system that draws air from the DOPF Building and that collects odorous air from the headspace of the Buffer Tank and the process water and wastewater processing and storage tanks and directs the odorous air to the Biofilter;
 - 2. one (1) enclosed, 4-cell, down-flow Biofilter, equipped with a packed-tower humidifier, each cell having dimensions of about 14.0 metres long by 10.0 metres wide, filled with engineered inorganic media to remove odour and particulate matter in the incoming air, exhausting into the atmosphere through a stack;
 - a. two (2) dual-fuel (Biogas/Natural Gas) fired boilers discharging into the atmosphere through individual stacks;
 - b. one (1) outdoor tank farm encompassing the following:
 - c. one (1) Buffer Tank to temporarily store SSO pulp prior to transfer to the Anaerobic Digester Tanks;
 - d. two (2) fixed roof, mixed Anaerobic Digester Tanks to anaerobically digest SSO pulp transferred from the Buffer Tank;
 - e. one (1) Process Water Tank to temporarily store wastewater and treated Centrate generated at the Site;
 - f. one (1) Equalization Tank to temporarily store wastewater and Centrate generated at Dufferin Waste Management Facility and condensate from the Biogas Upgrading System Facility, as defined in this Approval, prior to its transfer to the Bioreactors;
 - g. two (2) Bioreactors to treat Centrate transferred from Equalization Tank;
 - h. one (1) Process Water Tank to temporarily store treated effluent from two (2) Membrane Tanks prior to discharge to the sanitary sewer;
 - i. one (1) Anoxic Tank to provide improved treatment and redundancy in the wastewater treatment system;
 - 3. one (1) flare, equipped with a pilot system, to burn biogas originating from the anaerobic digestion of SSO generated at Dufferin Waste Management Facility and rejected gas from the Biogas Upgrading System Facility, discharging into the atmosphere through a stack;
- II. Dufferin Transfer Station (Building #300) having a maximum transfer capacity of 100,000 tonnes per year of municipal solid waste (MSW) and encompassing the following:

1. one (1) one fully enclosed transfer building with a tipping floor for unloading and consolidating MSW, transfer trailer hauling lanes and a PCB Storage Area;

III. Dufferin outdoor transfer area having a maximum transfer capacity of 750 tonnes per year of waste electrical and electronic equipment (WEEE), 18,000 tonnes per year of leaf and yard waste (L & Y Waste), 2,500 tonnes per year of Scrap Metal and White Goods and 1,000 tonnes of Used Tires and encompassing the following:

1. one (1) outdoor storage pad for the receipt, temporary storage and transfer of L & Y Waste and Compost;
2. one (1) outdoor storage pad for the receipt, temporary storage and transfer of Used Tires, White Goods, Scrap Metal and WEEE;

IV. Dufferin Material Recovery Facility (Building #500) having a maximum processing capacity of 135,000 tonnes per year of single-stream recyclable materials (SSRM) and encompassing the following:

1. one (1) one fully enclosed building with a tipping floor for unloading and processing of SSRM, storage areas, and loading docks for the durable goods material stream (DGMS);

V. Dufferin Maintenance / SSRM Overflow Building (Building #75) to temporarily store excess SSRM;

VI. one (1) outdoor storage pad for the temporary storage and transfer of glass waste resulting from processing of SSRM; and

VII. ancillary facilities including, but not limited to the scale house, radiation detection system, front-end loader(s), backhoe(s), compactor(s), forklift(s), truck(s); and

which includes the use of the Site only for the following categories of waste, as listed in Condition 2.2:

1. solid non-hazardous municipal waste;
2. leaf and yard waste;
3. source separated organic waste;
4. waste electrical and electronic equipment;
5. white goods;

6. used tires; and

7. single stream recyclable materials.

For the purpose of this environmental compliance approval, the following definitions apply:

"Approval (Air/Noise)" means the Environmental Compliance Approval issued for the Site for the activities mentioned in subsection 9 (1) of the EPA;

"Approval" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation listed in the attached Schedule "A";

"Biogas Upgrading System Facility" means the biogas upgrading system facility owned and operated by Enbridge Gas Inc. on a parcel of land leased from the City of Toronto to upgrade the biogas generated at Dufferin Waste Management Facility into the renewable natural gas destined for injection into the natural gas distribution infrastructure;

"Centrate" means wastewater originating from de-watering of the Digestate;

"Compost" is as defined in Reg. 347;

"Digestate" means SSO that has been processed in the anaerobic digesters and is destined for further processing or disposal at an approved waste disposal site;

"Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;

"District Manager" means the District Manager of the Toronto District Office of the Ministry;

"DMRF" refers to the Dufferin Material Recovery Facility (Building #500);

"DOPF Building" means the Dufferin Organics Processing Facility processing building where the approved SSO is received and processed prior to transfer to the outdoor Buffer Tank and where the Digestate, the Residual Waste and the Rejected Waste are temporarily stored and loaded into vehicles for transport from the Site to an approved waste disposal site for further processing or final disposal and the adjacent Wastewater Treatment Plant Mechanical Building;

"DOPF" means Dufferin Organics Processing Facility consisting of the processing building, the tank farm, the biofilter and the flare, the boiler and the heater approved in this Approval and in the Approval (Air/Noise);

"DTS Building" means Dufferin Road Transfer Station building where the approved MSW is received and transferred from the Site to an approved waste disposal for further processing or final disposal;

"Durable Goods Material Stream" or "DGMS" means waste consisting of, but is not limited to, waste with the potential for reuse, recycle or resale such as furniture, woody items and materials, waste electrical and electronic equipment, textiles, carpets, scrap metal, mattresses, box springs, consumer goods, sports equipment and ceramic waste generated within the service area;

"EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;

"Equipment" means equipment or processes associated with the handling of the approved wastes described in this Approval and in the supporting documentation referred to herein and any other equipment or processes handling approved wastes;

"L & Y Waste" means leaf and yard waste as defined in Ontario Regulation 101/94 (Recycling and Composting of Municipal Waste), made under the EPA;

"Minister" means the Minister of the Ministry or such other member of the Executive Council as may be assigned the administration of the EPA and OWRA under the *Executive Council Act*, R.S.O. 1990, c. E.25;

"Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

"MSW" means municipal solid waste limited to waste remaining after the diversion programs which as a minimum require removal of SSRM, SSO, WEEE and L & Y Waste from the waste stream;

"NMA" means the *Nutrient Management Act*, 2002, S.O. 2002, c. 4, as amended;

"O. Reg. 463/10" means Ontario Regulation 463/10 (Ozone Depleting Substances and Other Halocarbons), as amended, made under the EPA;

"Owner" means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes the City of Toronto, its successors and assigns;

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;

"PA" means the *Pesticides Act*, R.S.O. (1990), c. P.11, as amended;

"Professional Engineer" means a Professional Engineer as defined within the Professional Engineers Act, R.S.O. 1990, c. P.28, as amended;

"Provincial Officer" means any person designated in writing by the Minister as a provincial officer pursuant to Section 5 of the OWRA or Section 5 of the EPA or Section 17 of the PA or Section 4 of the NMA or Section 8 of the SDWA;

"Reg. 347" means R.R.O. 1990, Reg. 347: (General - Waste Management), as amended, made under the EPA;

"Rejected Waste" means the waste which is not approved for receipt at the Site. Rejected Waste includes municipal waste which cannot be processed at the DOPF or the DMRF;

"Residual Waste" means the waste resulting from the processing of the incoming Waste at the Site and which requires final disposal. Residual Waste includes non-marketable grit and pulp residue, but does not include the Rejected Waste or the Digestate;

"SDWA" means the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32, as amended;

"Site" means the entire waste disposal site, referred to as Dufferin Waste Management Facility located at 35 and 75 Vanley Crescent in the City of Toronto, Ontario and as shown in the supporting documentation listed in the attached Schedule "A";

"SSO" means the source separated organic waste which consists of the organic waste suitable for anaerobic digestion which has been separated at its source of origin by the generator of the waste and including the bags used by the generator to encase the organic waste at the source of generation;

"SSRM" means source separated single stream blue box waste that has the same meaning as in Ontario Regulation 386/16, as amended, entitled Blue Box Waste, made under the Waste Diversion Transition Act;

"Start-up Date" means the date on which SSO is received at the DOPF following the Substantial Performance acceptance of commissioning operations at the expanded DOPF by the Owner;

"Substantial Performance" has the same meaning as "substantial performance" in the *Construction Lien Act*, R.S.O. 1990, C.30, as amended;

"Trained Personnel" means one or more Site personnel trained in accordance with the requirements of Condition 8.0;

"Used Tires" means tires that are used and have not been refurbished for road use;

"Waste Diversion Transition Act" means the *Waste Diversion Transition Act*, 2016, S.O. 2016, c. 12, Sched. 2, as amended;

"Waste" means all waste approved for receipt at the Site;

"WEEE" means "waste electrical and electronic equipment" as defined in Ontario Regulation 389/16 made under Waste Diversion Transition Act, and includes devices listed in Schedules 1 through 7;

"White Goods Containing Refrigerants" means white goods which contain, or may contain refrigerants, and which include, but is not restricted to, refrigerators, freezers and air-conditioning systems; and

"White Goods" means the white goods with or without the refrigerants.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1.0 GENERAL

1.1 Compliance

(1) The Owner shall ensure compliance with all the conditions of this Approval and shall ensure that any person authorized to carry out work on or operate any aspect of the Site is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

(2) Any person authorized to carry out work on or operate any aspect of the Site shall comply with the conditions of this Approval.

1.2 Build in Accordance and As-Built Drawings

(1) Except as otherwise provided for in this Approval, the Site shall be designed, developed, built, operated, maintained and monitored in accordance with the application for this Approval, dated April 23, 2014 and the supporting documentation listed in the attached Schedule "A".

(2) Any design modification that is inconsistent with the design basis set out in the supporting documentation in the attached Schedule "A", except as otherwise provided for in this Approval, shall be clearly identified, along with an explanation of the reasons for the change and submitted to the Director for approval.

(3) If a change to the conceptual design is submitted to the Director for approval, no construction of the Site shall commence prior to the Director approving, in writing, the final conceptual design of the Site.

(4) Unless otherwise required by the District Manager, within ninety (90) days from the Start-up Date, a set of as-built drawings showing the DOPF and bearing the stamp of a Professional Engineer, shall be prepared and retained at the Site for the operational life of the Site.

(5) The as-built drawings shall be made available to Ministry staff upon request.

1.3 Interpretation

(1) Where there is a conflict between a provision of any document, including the application referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

(2) Where there is a conflict between the applications and a provision in any documents listed in Schedule "A", the applications shall take precedence, unless it is clear that the purpose of the document was to amend the applications and that the Ministry approved the amendment.

(3) Where there is a conflict between any two documents listed in the attached Schedule "A", other than the applications, the document bearing the most recent date shall take precedence.

(4) The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.

1.4 Other Legal Obligations

(1) The issuance of, and compliance with the conditions of this Approval does not:

- a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement; or
- b. limit in any way the authority of the Ministry to require certain steps be taken or to require the Owner to furnish any further information related to compliance with this Approval.

1.5 Adverse Effects

(1) The Site shall be constructed, operated and maintained in a manner which ensures the health and safety of all persons and prevents adverse effects on the natural environment or on any persons.

(2) The Owner shall take steps to minimize and ameliorate any adverse effect on the natural environment or impairment of water quality resulting from the approved operations at the Site, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.

(3) Despite the Owner or any other person fulfilling any obligations imposed by this Approval, the person remains responsible for any contravention of any other condition of this Approval or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

(4) If at any time odours, pests, litter, dust, noise or other such negative effects are generated at this Site and cause an adverse effect, the Owner shall take immediate appropriate remedial action(s) that may be necessary to alleviate the adverse effect, including suspension of all waste management activities if necessary.

1.6 Change of Ownership

(1) The Owner shall notify the Director in writing, and forward a copy of the notification to the District Manager, within thirty (30) days of the occurrence of any changes:

- a. the ownership of the Site;
- b. the operator of the Site;
- c. the address of the Owner;
- d. the partners, where the Owner is or at any time becomes a partnership and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c. B.17, as amended, shall be included in the notification;
- e. the name of the corporation where the Owner is or at any time becomes a corporation, other than a municipal corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C.39, as amended, shall be included in the notification.

(2) No portion of this Site shall be transferred or encumbered prior to or after closing of the Site unless the Director is notified in advance. In the event of any change in ownership of the Site, other than change to a successor municipality, the Owner shall notify the successor of and provide the successor with a copy of this Approval, and the Owner shall provide a copy of the notification to the District Manager and the Director.

1.7 Inspections by the Ministry

(1) No person shall hinder or obstruct a Provincial Officer from carrying out any and all inspections authorized by the OWRA, the EPA, the PA, the SDWA or the NMA of any place to which this Approval relates, and without limiting the foregoing:

- a. to enter upon the premises where the approved processing is undertaken, or the location where the records required by the conditions of this Approval are kept;
- b. to have access to, inspect, and copy any records required to be kept by the conditions of this Approval;
- c. to inspect the Site, related equipment and appurtenances;
- d. to inspect the practices, procedures, or operations required by the conditions of this Approval;

- e. to conduct interviews with staff, contractors, agents and assignees of the Owner; and
- f. to sample and monitor for the purposes of assessing compliance with the terms and conditions of this Approval or the EPA, the OWRA, the PA, the SDWA or the NMA.

1.8 Information

(1) Any information requested by the Ministry, concerning the operation of the Site and its operation under this Approval, including but not limited to any records required to be kept by this Approval, manuals, plans, records, data, procedures and supporting documentation shall be provided to the Ministry, in a timely manner, upon request.

(2) The receipt of any information by the Ministry or the failure of the Ministry to prosecute any person or to require any person to take any action, under this Approval or under any statute, regulation or other legal requirement, in relation to the information, shall not be construed as:

- a. an approval, waiver, or justification by the Ministry of any act or omission of any person that contravenes any term or condition of this Approval or any statute, regulation or other legal requirement; or
- b. acceptance by the Ministry of the information's completeness or accuracy.

(3) The Owner shall ensure that a copy of this Approval, in its entirety and including all its Notices of Amendment and the supporting documentation listed in the attached Schedule "A", are retained at the Site at all times.

(4) All records and monitoring data required by the Conditions of this Approval must be kept at the Site, available for review by a Provincial Officer, for a minimum two (2) year period.

(5) The Owner shall ensure that all communications/correspondence made pursuant to this Approval includes reference to this Approval Number A280709.

1.9 Certificate of Requirement

(1) Prior to dealing with the property in any way, the Owner shall provide a copy of this Approval and any amendments, to any person who will acquire an interest in the property as a result of the dealing.

(2) Within sixty (60) calendar days from the date of issuance of this Approval, the Owner shall submit to the Director a completed Certificate of Requirement which shall include:

- a. a plan of survey prepared, signed and sealed by an Ontario Land Surveyor, which shows the area of the Site where waste has been or is to be deposited at the Site;
- b. proof of ownership of the Site;
- c. a letter signed by a member of the Law Society of Upper Canada or other qualified legal practitioner acceptable to the Director, verifying the legal description provided in the Certificate of Requirement;
- d. the legal abstract of the property; and
- e. any supporting documents including a registerable description of the Site.

(3) Within thirty (30) calendar days of receiving a Certificate of Requirement authorized by the Director, the Owner shall:

- a. register the Certificate of Requirement in the appropriate Land Registry Office on the title to the property; and
- b. submit to the Director written verification that the Certificate of Requirement has been registered on title.

2.0 SERVICE AREA, WASTE TYPES, RATES AND STORAGE

2.1 Service Area

(1) This Site is approved to accept the Waste generated within the Province of Ontario.

2.2 Waste Types

(1) The Site is approved to receive the following Waste categories:

- a. MSW from residential (domestic) and commercial sources;
- b. SSRM from residential (domestic) and commercial sources;
- c. L & Y Waste as defined in this Approval, from residential (domestic) and commercial sources;
- d. SSO from residential (domestic) and commercial sources limited to the following waste types:
 - i. food wastes: fruit, vegetable and general table scraps, meat, poultry and seafood products, dairy products, egg shells, confectionery products, sauces, bones, pet food, fat, grains and rice, including bread, cereal, pasta, coffee grounds and filters, tea bags;
 - ii. paper fibres: soiled paper towels (not soiled with chemicals such as cleaning products), tissues, napkins, paper plates, soiled paper food packaging items such as boxboard, cardboard, ice cream containers, popcorn, flour and sugar bags, newspaper, and other packaging materials;
 - iii. miscellaneous: houseplants, including soil, and yard wastes and wood shavings and litter or bedding; and
 - iv. soiled diapers and sanitary products and pet wastes;
- e. WEEE, as defined in this Approval, from residential (domestic) sources;
- f. White Goods, as defined in this Approval, from residential (domestic) sources;
- g. Scrap Metal, from residential (domestic) sources;
- h. Used Tires, from residential (domestic) sources; and
- i. DGMS from residential (domestic), industrial, commercial and institutional sources;

(2) The Site shall not receive subject waste as defined under Reg. 347. Any incidental subject waste received at the Site shall be handled as the Rejected Waste and in

accordance with the requirements set out in this Approval.

2.3 Waste Receipt Rates

(1) Waste receipt rates are approved as follows:

- a. The maximum daily amount of Waste that is approved to be accepted at the Site shall not exceed 1,545 tonnes per day.
- b. The Owner is only approved to receive Waste in quantities that are not to exceed at the DTS and the DMRF:
 - i. a maximum of 100,000 tonnes per year of MSW;
 - ii. a maximum of 135,000 tonnes per year of SSRM;
 - iii. a maximum of 750 tonnes per year of WEEE;
 - iv. a maximum of 18,000 tonnes per year of L & Y Waste;
 - v. a maximum of 5,000 tonnes per year of Compost;
 - vi. a maximum of 1,000 tonnes per year of Used Tires;
 - vii. a maximum of 2,500 tonnes per year of Scrap Metal and White Goods;
 - viii. a maximum of 36,500 tonnes per year of DGMS; and
- c. The Owner is only approved to receive Waste in quantities that are not to exceed at the DOPF:
 - i. a maximum of 65,000 tonnes per year of SSO.

2.4 Waste Storage Amounts

Solid Waste at the DTS and the DMRF

(1) The maximum amounts of solid Waste that are approved to be stored at the DTS and DMRF at any one time shall not exceed the following:

- a. a maximum of 1,000 tonnes of MSW temporarily stored on

the tipping floor within the DTS Building and 82 tonnes in the transfer trailers in the hauling lanes within the confines of the DTS Building;

- b. a maximum of 500 tonnes of unprocessed SSRM temporarily stored in the SSRM receiving area within the DTS Building and 1,620 tonnes within the Dufferin Maintenance/SSRM Overflow Building;
- c. a maximum of 40 tonnes of processed SSRM, and/or DGMS temporarily stored in two (2) transfer trailers parked at the truck loading bays of the DMRF Building;
- d. a maximum of 500 tonnes of DGMS temporarily stored within the 335 square metre DGMS storage area of the DMRF Building as shown in the supporting documentation in the attached Schedule "A";
- e. a maximum of 400 tonnes of processed SSRM, temporarily stored within the 170 square metre storage area of the DMRF Building as shown in the supporting documentation in the attached Schedule "A";
- f. a maximum of 6.25 tonnes of WEEE, 170 tonnes of Scrap Metal and White Goods, 60 tonnes (or 5,000 units) of Used Tires and 84 tonnes of broken glass, temporarily stored on the outdoor storage pad referred to as "35 Vanley Outdoor Storage Pad" having a maximum storage area of 2,706 square meters;
- g. a maximum of 2,240 tonnes of L & Y Waste and compost and 524 tonnes of broken glass temporarily stored on the outdoor storage pad, referred to as "Lower Outdoor Storage Pad", having a maximum storage area of 3,900 square metres;
- h. a maximum of 500 tonnes of DGMS shall be stored at the Site within the 335 square metre DGMS transfer area of the DMRF Building, outdoors in 40 yard bins, in two (2) transfer trailers parked at the truck loading bays of the DMRF Building or on the 35 Vanley outdoor storage pad at any one time, as shown in the supporting documentation in Schedule "A".

- i. Mattresses, textiles, carpets and similar DGMS items that may deteriorate upon contact with water shall be stored under cover.

Solid Waste at the DOPF

(2) The maximum amounts of solid Waste that are approved to be stored at the DOPF at any one time shall not exceed the following:

- a. a maximum of 800 tonnes SSO and/or the Residual Waste and/or the Digestate temporarily stored on the tipping floor or within the transfer trailers temporarily parked on the tipping floor of the DOPF Building and in the SSO storage area located within the confines of the DOPF Building;
- b. a maximum of 80 tonnes of the de-watered Digestate may be temporarily stored within the transfer trailers in the loading bays at the DOPF Building; and
- c. a maximum of 80 tonnes of the Residual Waste limited to waste resulting from processing of SSO may be temporarily stored within the transfer trailers in the loading bays at the DOPF Building.

Liquid Waste

(3) The maximum amounts of liquid Waste that are approved to be stored at the Site at any one time shall not exceed the following:

- a. A maximum of 2,000 cubic metres of the SSO pulp shall be stored in one (1) outdoor Buffer Tank located within the Upper Spill Containment Area.
- b. A maximum of 3,600 cubic metres of SSO pulp undergoing anaerobic digestion shall be contained in one (1) fixed roof,

mixed anaerobic digester tank located within the Upper Spill Containment Area.

- c. A maximum of 5,300 cubic metres of SSO pulp undergoing anaerobic digestion shall be contained in one (1) fixed roof, mixed anaerobic digester tank located within the Upper Spill Containment Area.

2.5 Waste Storage Duration

SSO

(1) SSO received at the DOPF shall be processed within forty eight (48) hours of receipt, except for statutory holidays when a storage duration of up-to ninety six (96) hours is permitted.

(2) The de-watered Digestate and the Residual Waste generated in the DOPF shall be transferred from the Site to an approved waste disposal site as soon as their transfer trailers are filled to their holding capacity.

(3) Should the departure of the Residual Waste trailer or the Digestate trailer be delayed by the receipt restrictions at the receiving site, the trailers temporarily parked in the receiving area of the DOPF Building shall be removed from the Site within the forty eight (48) hours of completed loading, except for statutory holidays when a storage duration up-to ninety six (96) hours is permitted.

L & Y Waste

(4) L & Y Waste received at the Site shall be transferred from the Site within forty eight (48) hours from its receipt at the Site.

(5) During peak periods (March through May, September through November and during the Christmas holiday season) L & Y Waste may be stored on its outdoor storage pad for a maximum of seven (7) days from its receipt at the Site.

(6) Any extension to the maximum storage duration approved in Conditions 2.5(4) and (5) may be undertaken with a written concurrence from the District Manager.

SSRM

(7) SSRM received at the DMRF for transfer and/or processing shall be removed or

processed within forty eight (48) hours of receipt, except for statutory holidays or during operational upsets, when a period of up-to seven (7) days may be permitted.

(8) Glass may be stored for a maximum of three (3) months.

MSW

(9) MSW received at the DTS for transfer shall be removed from the Site within forty eight (48) hours of receipt, except for statutory holidays or during operational upsets, when a period of up to seven (7) days may be permitted.

Storage Extensions

(10) The Owner may store MSW and SSRM beyond the time periods specified in Condition 2.5(7), 2.5(8) and 2.5(9) only with the written concurrence of the District Manager.

2.6 Waste Storage

(1) The Owner shall schedule processing of SSO in a way that ensures that the oldest SSO is processed first.

(2) The Owner shall ensure that all storage/processing tanks located within the DOPF are equipped with a liquid level monitoring device designed to provide an auditory alarm when the high level setpoint is reached.

(3) The Owner shall monitor and control the liquid waste levels in the said storage/processing tanks to ensure that the liquid waste inflow into the tanks does not cause an overflow.

(4) The Owner shall ensure that the DOPF outdoor storage/processing tanks are located within the Upper Spill Containment Area designed in accordance with the supporting documents listed in the attached Schedule "A".

(5) Glass shall be stored in trailers, roll-off bins or in a pile within the storage pad, as approved in this Approval. All glass waste shall be covered.

(6) The Owner shall ensure that the outdoor storage of glass does not generate litter.

(7) The Owner shall ensure that Used Tire pile(s) do not exceed a maximum height of 3 metres and that a minimum of 6 metre separation distance is maintained between Used Tires and other stored waste.

- (8) The Owner shall ensure that WEEE is stored in covered roll-off containers or on skids shrink-wrapped or otherwise secured.
- (9) The City shall store spilled municipal solid waste that results from transfer trailer loading in Building 300 in one (1)-40 cubic yard bin. The bin shall be covered at all times to prevent contact with precipitation and to ensure proper nuisance control. The bin shall only be used within the confines of the waste management facility.
- (10) The spilled waste bin, referred to in Condition 2.6(9), may be stored outdoor and shall only be used for the purpose specified in Condition 2.6(9) above.
- (11) DGMS may be stored in the DMRF Building, outdoors in 40 cubic yard bins, in transfer trailers or on the 35 Vanley outdoor storage pad.
- (12) The Rejected Waste shall be stored in clearly designated Rejected Waste temporary storage area of the DOPF and shall be effectively segregated from all other waste prior to its transfer to the DTS.
- (13) The Residual Waste shall be stored in clearly designated temporary storage area of the DOPF and shall be effectively segregated from all other waste prior to its transfer for final disposal off-Site.
- (14) In the event that the Waste cannot be processed/transferred at the Site and the Site is at its approved storage capacity, the Owner shall cease accepting additional Waste. Receipt of additional Waste may be resumed once such receipt complies with the waste storage limitations approved in this Approval.

3.0 SIGNAGE AND SITE SECURITY

3.1 Signs

(1) The Owner shall maintain sign(s) at the entrance to the Site. The sign(s) shall be visible and readable from the main road leading to the Site. The following information shall be included on the sign(s):

- a. name of the Owner;
- b. this Approval number;
- c. hours during which the Site is open;
- d. waste types that are approved to be accepted at the Site;

- e. Owner's telephone number to which complaints may be directed;
- f. Owner's twenty-four hour emergency telephone number (if different from above);
- g. a warning against unauthorized access; and
- h. a warning against dumping at the Site.

(2) The Owner shall ensure that appropriate and visible signs are posted at the Site clearly identifying wastes being managed at the Site and stating warnings about the nature and any possible hazards of the wastes.

(3) The Owner shall ensure that appropriate and visible signs are posted at the Site to prohibit smoking, open flames or sources of ignition from being allowed near any flammable materials storage areas.

(4) The Owner shall install and maintain appropriate and visible signs at the Site to direct vehicles to the Waste receiving and waste removal areas.

(5) The Owner shall post appropriate and visible signs along the traffic route providing clear directions to the Site and to all Waste drop off areas clearly identifying the acceptable Waste types and other appropriate instructions.

3.2 Security

(1) The Owner shall ensure that the Site is fenced in and that all entrances are secured by lockable gates to restrict access only to authorized personnel when the Site is not open.

(2) The Owner shall ensure that the Site is operated in a safe and secure manner, and that the Waste, the Residual Waste and the Rejected Waste are properly handled, packaged or contained and stored so as not to pose any threat to the Site personnel.

4.0 SITE OPERATIONS

4.1 Operating hours

(1) The Site is approved to receive and process Waste and to transfer the processed Waste, the Rejected Waste, the Residual Waste and the Digestate, from the Site twenty-four (24) hours per day three hundred and sixty-five (365) days per year.

4.2 Incoming Waste receipt

- (1) At the weigh scale, the Trained Personnel shall inspect the required documentation prior to acceptance of the incoming Waste at the Site.
- (2) The Trained Personnel shall visually inspect all incoming Waste being unloaded at the Site.
- (3) The Owner shall only accept the incoming Waste that is delivered in vehicles that have been approved by the Ministry, as required.
- (4) All unloading of the incoming MSW at the Site shall be undertaken indoors, within the confines of the DTS building.
- (5) All unloading of the incoming SSRM at the Site shall be undertaken indoors, within the confines of the DMRF building.
- (6) All unloading of the incoming SSO at the Site shall be undertaken indoors, within the confines of the DOPF building.
- (7) L & Y Waste, Used Tires, White Goods, Scrap Metal and WEEE, may be unloaded outdoors on their respective approved storage areas.

4.3 Rejected Waste handling

- (1) In the event that waste that is not approved under this Approval is inadvertently accepted at the Site, the Owner shall ensure that the Rejected Waste:
 - a. is stored in a way that ensures that no adverse effects result from its storage;
 - b. is segregated from all other waste;
 - c. is handled and removed from the Site in accordance with the EPA and Reg. 347;and
 - d. is removed from the Site in accordance with the time frame acceptable to the District Manager.
- (2) The Owner shall ensure that all loading of the Rejected Waste into transport vehicles is carried out entirely within the confines of the enclosed buildings.

(3) The Rejected Waste inadvertently received in the DTS and the DMRF shall be immediately transferred to the designated storage areas approved in this Approval.

(4) The Rejected Waste inadvertently received in the DOPF Building shall be transferred to the DTS Building as soon as possible, but no later than by the end of the working day at the DOPF.

4.4 Waste Sorting

(1) Except for L & Y Waste, the Trained Personnel shall remove the Rejected Waste from the incoming Waste prior to transfer of the Waste from the designated receiving area.

(2) Except for L & Y Waste, WEEE, White Goods, Used Tires and Scrap Metal sorting, all sorting of the incoming Waste at the Site shall be undertaken indoors, within the confines of the enclosed buildings.

4.5 Residual Waste Handling and Disposal

(1) The Owner shall ensure that all handling of the Residual Waste, including loading of the Residual Waste into vehicles for transport from the Site is undertaken within the confines of the enclosed buildings.

(2) Only haulers approved by the Ministry shall be used to transport the Residual Waste from the Site, as required.

(3) The Residual Waste shall be transported from the Site in appropriately covered vehicles that will not allow fugitive dust or odour emissions to be emitted into the natural environment during the transport referred to in Condition 4.5(2).

(4) Residual Waste generated at the Site shall be shipped for further processing or final disposal at an approved waste disposal site in accordance with the requirements in the EPA and Reg. 347 or at a location with the appropriate jurisdictional approval or a license, if required.

4.6 Waste Management Activities

MSW Handling at the DTS

(1) The DTS is approved to accept MSW for subsequent transfer for further processing or final disposal off-Site.

SSRM Handling at the DMRF

(2) The DMRF is approved to accept SSRM for the following waste processing activities:

- a. waste receiving;
- b. waste screening;
- c. manual removal of contamination such as MSW; and
- d. transfer of unprocessed SSRM and removal of the Rejected Waste for transfer for final disposal off-Site.

Waste Handling on Outdoor Transfer Areas

(3) White Goods, Scrap Metal, L & Y Waste, Compost, Used Tires and WEEE are approved to be accepted, consolidated and temporarily stored on the outdoor transfer areas prior to transfer off-Site for further processing and/or re-use.

(4) The Owner may carry out debugging of the L & Y Waste for the purpose of inspection for invasive species.

(5) The Owner shall remove the refrigerant from White Goods Containing Refrigerants in accordance with the following:

- a. all White Goods Containing Refrigerants which have not been tagged by a licensed technician to verify that the equipment no longer contains refrigerants, shall be stored in a separate area in an upright position; and
- b. White Goods Containing Refrigerants received at the Site shall be shipped off-Site in order to have the refrigerants removed by a licensed technician in accordance with O. Reg. 463/10; or
- c. the refrigerant shall be removed at the Site by a licensed technician, in accordance with O. Reg. 463/10, prior to shipping White Goods off-Site; and
- d. a detailed log of all White Goods Contain Refrigerants received shall be maintained. The log shall include the

following:

- i. date of the record;
- ii. types, quantities and source of White Goods Containing Refrigerants received;
- iii. details on removal of refrigerants as required by O. Reg. 463/10;and
- iv. the quantities and destination of the White Goods and/or refrigerants transferred from the Site.

Waste Management at the DOPF

(6) The DOPF is approved to accept SSO for the following waste processing activities:

- a. manual removal of large inorganic residues and their temporary storage in a self-dumping bin prior to transfer to the DTS;
- b. processing of SSO in two (2) hydraulic press extraction systems;
- c. removal of Residual Waste from the SSO pulp and subsequent processing in two (2) compactors prior to loading into a Residual Waste transport trailer for further processing or final disposal off-Site;
- d. anaerobic digestion of the organic pulp and production of biogas in two (2) mesophilic completely mixed anaerobic Digesters #1 and #2, that have been insulated, heated, equipped with pressure/vacuum release valves and covered with a fixed roof;
- e. separation of solid and liquid components of the Digestate in two (2) de-watering units;
- f. conditioning and the combustion of the biogas in a flare approved in the Air/Noise Approval;
- g. wastewater and process water treatment, recirculation and discharge to sanitary sewer; and

- h. transfer of the Digestate for further off-Site processing or final disposal.

(7) The Owner shall electronically monitor the over/under pressure relief valves on the anaerobic Digesters #1 and #2, to ensure that if they are open, it is recorded and the Owner is notified. Should any unintentional raw (untreated) biogas be released from the over/under pressure relief valves to the atmosphere, regardless of quantity, and leave the Site, the Owner shall immediately notify the Ministry in accordance with the requirements in Condition 10.2.

4.7 Prohibitions

- (1) Dismantling or any other processing of WEEE is prohibited at the Site.
- (2) Burning of any wastes is prohibited at the Site.
- (3) The Owner shall not offer any wastes for re-use.
- (4) Uncontrolled removal of reusable material from the Site (scavenging) is not permitted at the Site.
- (5) No processing of L & Y Waste, except as permitted in Condition 4.(6)(c) and (d), above, is approved under this Approval.

4.8 Wastewater Management

- (1) The Owner shall ensure that all wastewater generated at the Site is contained within enclosed buildings, sumps, tanks, pipes and the spill containment areas.
- (2) The Owner shall ensure that all wastewater generated at the Site is collected in the following leak-proof and sufficiently designed wastewater storage facilities and Tanks:
 - a. wastewater collection sumps within the confines of the DOPF Building;
 - b. one (1) outdoor Process Water Tank, having a maximum storage capacity of 200 cubic metres to temporarily store

wastewater from the sumps and other process areas identified in the supporting documentation in the attached Schedule "A" and the treated wastewater prior to its re-use in SSO processing system;

- c. one (1) indoor Equalization Tank, having a maximum storage capacity of 500 cubic metres, to buffer the flow of wastewater, Centrate and condensate prior to the Bioreactors;
- d. two (2) outdoor Bioreactors , each having a maximum treatment capacity of 1,380 cubic metres, to treat the Centrate and wastewater;
- e. two (2) outdoor Membrane Tanks, each having a maximum treatment capacity of 11.55 cubic metres, to treat effluent from the Bioreactors;
- f. one (1) outdoor Anoxic Tank, having a maximum storage capacity of 1,000 cubic metres, to provide improved treatment and redundancy in the wastewater treatment system;
- g. one (1) existing indoor underground Process Water Tank (Tank B-2), having a maximum storage capacity of 140 cubic metres to store effluent from Membrane Tanks;
- h. one (1) indoor Return Activated Sludge Overflow Tank (RAS Tank), having a maximum storage capacity of 10.5 cubic metres to recycle the activated sludge in the wastewater treatment process;
- i. one (1) indoor Dilution Streams Holding Tank, having a maximum storage capacity of 20 cubic metres to store and transfer miscellaneous wastewater generated at the Site; and
- j. one (1) indoor, underground new process sump having a maximum storage capacity of 20 cubic metres to store and transfer miscellaneous wastewater generated at the Site.

(3) The wastewater level in the wastewater holding facilities shall be monitored and controlled to ensure that the wastewater inflow to the tanks does not cause an overflow.

- (4) The Owner shall empty and clean, as necessary, all sumps, wastewater storage/holding areas and equipment that are used to contain, collect and handle the wastewater generated at the Site.
- (5) Should the Owner find it necessary to remove the wastewater from the Site, the wastewater shall only be disposed of at a Ministry-approved site in accordance with the site's Environmental Compliance Approval or be discharged to the sanitary sewer in accordance with the applicable municipal sewer-use by-laws.
- (6) The tipping floor of the DOPF Building shall be sufficiently sloped to facilitate the flow of the wastewater generated from the floor cleaning activities and from the truck washdown towards the designated wastewater collection area.
- (7) The Owner shall ensure that the outdoor wastewater treatment storage/processing tanks are located within the Lower Spill Containment Area designed in accordance with the supporting documents listed in the attached Schedule "A".
- (8) The Owner shall ensure that sodium hydroxide is stored indoors in the tank having a maximum storage capacity of 47 cubic metres.
- (9) All activities approved under this Approval shall only be carried out by appropriately Trained Personnel.

5.0 NUISANCE IMPACT CONTROL AND HOUSEKEEPING

5.1 Odour Management

- (1) The Owner shall:
- a. be permitted to keep the doors in the DMRF Building open only during the hours of operations to increase the air flow and ventilation of the building and its occupants. Only doors on the west of the DMRF Building shall be left open. Doors on the north, south and east side of the building shall be kept closed at all times;
 - b. be allowed to keep the west side doors open for a maximum duration of twelve (12) months or up to June 30, 2021, unless written concurrence is obtained from the District Manager extending this date; and

- c. ensure that all doors in the DOPF Building and DTS Building remain closed at all times except during shipping and/or receiving, operational access and maintenance.

(2) The Owner shall maintain and monitor a negative air pressure atmosphere within the DOPF Building, relative to the ambient atmospheric conditions, as required by the Approval (Air/Noise).

(3) The Owner shall ensure that the air from the DOPF Building and from the wastewater management tanks is exhausted into the Biofilter as required by the Approval (Air/Noise).

(4) In the event of the Biofilter failure or the Biofilter is shutdown and/or if the required negative air pressure in the DOPF Building cannot be maintained as required by the Approval (Air/Noise), the Owner shall immediately cease receiving SSO at the DOPF and implement any necessary additional odour containment and control measures, including, but not necessarily limited to those in the required Contingency and Emergency Response Plan.

(5) In the event that the Biofilter is not brought back on-line within forty eight (48) hours or that the negative pressure, as required by the Approval (Air/Noise), can not be re-established in the DOPF Building within forty eight (48) hours or as acceptable to the District Manager, all SSO temporarily stored on the tipping floor shall be removed from the DOPF and no additional SSO shall be accepted at the DOPF until such time as the necessary odour control systems are fully functioning as designed.

(6) The Owner shall undertake appropriate housekeeping activities, including regular cleaning of the tipping floor in the DTS Building to control potential sources of fugitive odour emissions.

(7) The Owner shall undertake appropriate housekeeping activities, including regular cleaning/washing of the tipping floor in the DOPF Building to control potential sources of fugitive odour emissions.

(8) The Owner shall ensure that, if needed, L & Y Waste storage stockpiles are turned at a rate frequent enough to reduce the likelihood of anaerobic conditions arising within the stockpiles.

(9) The Owner shall ensure that no storage containers or equipment used to handle SSO, the Rejected Waste, the Residual Waste or the Digestate are kept outside,

unless they have been washed first to prevent odour emissions.

5.2 Vehicles and Traffic

(1) The Owner shall ensure that all vehicles transporting waste to and from the Site are not leaking or dripping waste when arriving at or leaving the Site.

(2) Should the Owner become aware that the vehicle(s) delivering waste to the Site have leaked wastewater on the municipal roadways, the Owner shall immediately report the violation to the owner of the vehicle(s) and to the District Manager.

(3) The Owner shall ensure that the wheels of all vehicles delivering SSO to the DOPF are inspected and washed, as required, prior to the vehicles' departure from the Site.

(4) Any necessary vehicle wheel washing shall occur only in the designated wash down area of the DOPF Building.

(5) Following the Start-up Date, should SSO be handled at the DTS, the Owner shall ensure the wheels of all vehicles delivering SSO to the DTS are washed, as required.

(6) The Owner shall ensure that there is no queuing or parking of vehicles that are waiting to enter the Site on any roadway that is not a distinct part of the Site.

(7) The Owner shall ensure that all vehicles hauling waste, including the Digestate, are adequately covered to prevent fugitive odour or dust emissions during transport.

5.3 Litter

(1) The Owner shall:

- a. prevent the escape of litter from the Site;
- b. pick up litter around the Site on a daily basis, or more frequently if necessary; and
- c. if necessary, erect litter fences around the areas causing a litter problem.

5.4 Dust

(1) The Owner shall ensure that all on-site roads and operations/yard areas are

regularly swept/washed to prevent dust impacts off-Site.

5.5 Vermin and Vectors

(1) The Owner shall:

- a. implement necessary housekeeping procedures to eliminate sources and potential sources of attraction for vermin and vectors; and
- b. hire a qualified, licensed pest control professional to design and implement a pest control plan for the Site. The pest control plan shall remain in place, and be updated from time to time as necessary, until the Site has been closed and this Approval has been revoked.

6.0 EQUIPMENT, SITE INSPECTIONS AND MAINTENANCE

6.1 Inspection Program

(1) Within one hundred and eighty (180) days from the issuance of this Approval, the Owner shall prepare a comprehensive written inspection program which includes procedures for inspections of all aspects of the Site's operations including but not limited to the following:

- a. loading/unloading/storage area for L & Y Waste and evidence of uncontrolled run-off, odours or smoke from L & Y Waste storage area;
- b. outdoor waste storage areas;
- c. the structural integrity of the DOPF Building and the DTS Building including but not limited to the Building's exterior/roof and the condition of any areas previously requiring repairs;
- d. condition of the Biofilter;
- e. condition of all major pieces of waste transfer/processing equipment;
- f. condition of all instruments including but not limited to the instruments for monitoring the anaerobic digestion parameters and the DOPF Building environment pressure;

- g. security fence and property line;
- h. on-site roads for presence of leaks and drips from the waste delivery trucks;
- i. presence of excessive fugitive dust emissions from the on-site roads, L & Y Waste storage pad and the compost storage area;
- j. presence of the litter at the Site and around the perimeter fence and the boulevard;
- k. presence of vector and vermin; and
- l. presence of off-Site odours.

(2) The inspections listed in Condition 6.1 (1) are to be undertaken daily by Trained Personnel in accordance with the inspection program to ensure that all equipment and facilities at the Site are maintained in good working order at all times and that no off-Site impacts are occurring. Any deficiencies detected during these regular inspections must be promptly corrected.

6.2 Preventative Maintenance

(1) The Owner shall ensure that critical spare parts are readily available from an off-Site supplier, in the event of on-Site equipment malfunction.

(2) The Owner shall have in place a preventative maintenance program for all on-Site equipment associated with the processing and managing of waste, control of odour and dust emissions, and the required monitoring activities in accordance with manufacturers' recommendations. The preventative maintenance program shall be maintained up-to-date and shall be available for inspection by a Provincial Officer upon request.

7.0 END USE OF DIGESTATE

7.1 Digestate Management

(1) Digestate is considered a waste and shall only be transferred to a Ministry-approved waste processing site, final waste disposal site, a site where land application can be undertaken in compliance with the requirements set out in the NMA and its regulations or a waste disposal site approved by authorities having jurisdiction in the geographic area that the waste disposal site is located.

(2) The Digestate shall only be transferred by the Owner where the Owner has received a written confirmation from the receiving site that the Digestate complies with the regulatory requirements of the receiving site.

(3) The Owner shall provide written notification to the receiving site, and shall obtain written confirmation of the receiving site's acceptance of the Digestate, prior to an operational process change or change in the incoming feedstock which could affect the quality of the Digestate.

(4) The Owner shall provide written notification to the receiving site, as soon as practical, of any analytical results for the Digestate in excess of the receiving site's acceptance criteria.

8.0 STAFF TRAINING

8.1 Training Requirements

(1) The Owner shall ensure that all operators of the Site are trained with respect to the following, as per the specific job requirements of each individual operator:

- a. terms and conditions of this Approval;
- b. operation and management of the Site, or area(s) within the Site, as per the specific job requirements of each individual operator, and which may include procedures for receiving, screening and identifying Waste, refusal, handling, processing and temporarily storing wastes, operation of the transfer, processing, monitoring and control equipment and the Biofilter;
- c. shipping and manifesting procedures, if such functions fall within the job requirements of an individual operator;
- d. testing, monitoring, calibrating and operating requirements;
- e. maintenance and inspection procedures;
- f. recording procedures;
- g. nuisance impact control and housekeeping procedures;
- h. procedures for recording and responding to public complaints;

- i. an outline of the responsibilities of Site personnel including roles and responsibilities during emergency situations;
- j. the Contingency and Emergency Response Plan including exit locations and evacuation routing, and location of relevant equipment available for emergency situations;
- k. environmental, and occupational health and safety concerns pertaining to the wastes to be handled;
- l. emergency first-aid information; and
- m. relevant waste management legislation and regulations, including the EPA and Reg. 347.

(2) The Owner shall ensure that all personnel are trained in the requirements of this Approval relevant to the employee's position:

- a. upon commencing employment at the Site in a particular position;
- b. whenever items listed in Condition 8.1(1) are changed or updated; and
- a. during the planned refresher training.

9.0 COMPLAINTS / ODOUR EMISSIONS RESPONSE PROCEDURE

9.1 Complaints

(1) A designated representative of the Owner shall be available to receive complaints twenty-four (24) hours per day, seven (7) days per week.

(2) If at any time, the Owner receives any environmental complaints from the public regarding the operation of the Facility approved by this Approval, the Owner shall respond to these complaints according to the following procedures:

- a. Step 1: Record of Complaint
 - i. The Owner shall record each complaint in a computerized tracking system. The information to be recorded shall include the following:
 - 1. name, address and the telephone number of the

- complainant, if known;
- 2. time and date of the complaint; and
- 3. details of the complaint.

b. Step 2: Investigation and Handling of Complaint

- i. After the complaint has been received by the Owner, the Owner shall immediately report, either to the District Manager by phone during office hours or to the Ministry's Spills Action Centre at 1-800-268-6060 after office hours, on the receipt of the complaint. The Owner shall immediately initiate investigation of the complaint. The investigation shall include, as a minimum, the following:
 - 1. determination of the activities undertaken in the Facility at the time of the complaint;
 - 2. meteorological conditions including, but not limited to the ambient temperature, approximate wind speed and its direction;
 - 3. determination if the complaint is attributed to activities in the Facility and if so, the possible cause(s) of the complaint;
 - 4. determination of the remedial action(s) to address the cause(s) of the complaint, and implementation of the remedial action(s) as soon as practicably possible.
- ii. The Owner shall document the response provided to the complainant, if known, and shall make the document(s) available for inspection by staff of the Ministry upon request. The response shall include the results of the investigation of the complaint, the action(s) taken or planned to be taken to address the cause(s) of the complaint, and if follow-up response(s) would be provided.
- iii. The Owner shall, within three (3) business days, submit a report to the District Manager on that complaint, and all proposed action(s) to prevent recurrence of the complaint in the future.

- c. All the information collected and action(s) taken in Step 2 above shall be recorded in the computerized tracking system.

10.0 CONTINGENCY AND EMERGENCIES

10.1 Contingency and Emergency Response Plan

(1) A minimum of six (6) months from the date of this Approval, the Owner shall update and submit to the District Manager, the Site's Contingency and Emergency Response Plan. The Plan shall be prepared in consultation with the District Manager and the local Fire Department and, as a minimum, shall include the following:

- a. the Site plan clearly showing the equipment layout and all storage areas for wastes, on-site catch basins, storm sewer outlets and nearby watercourses;
- b. a list of Site personnel responsible for the implementation of the contingency measures and various emergency response tasks and their training requirements;
- c. a list of equipment and materials required for the implementation of the contingency measures and the emergency situation response;
- d. maintenance and testing program for equipment required for the implementation of the contingency measures and the emergency situation response;
- e. procedures to be undertaken as part of the implementation of the contingency measures and the emergency situation response;
- f. names and telephone numbers of waste management companies available for emergency response;
- g. notification protocol, with names and telephone numbers of persons to be contacted, including the Owner, the Site personnel, the Ministry of the Environment Spills Action Centre and the Toronto District, the local Fire and Police Departments, the local Medical Officer of Health, and the Ministry of Labour;
- h. procedures and actions to be taken should the incoming Waste not meet the applicable quality criteria specified in this Approval;
- i. procedures and actions to be taken should the outgoing Residual Waste fail to meet the criteria specified in this Approval;
- j. procedures and actions to be taken should the current disposal options for the outgoing Residual Waste, Rejected

Waste and the Digestate become unavailable;

- k. design of the contingency measure, procedures and actions should the emissions from the Site, including the fugitive odour/dust emissions cause occurrences of public complaints;
- l. procedures and actions to be taken should the Owner be unable to maintain the negative pressure in the DOPF Building;
- m. procedures and actions to be taken should the opening of the doors to the DOPF Building cause odour emission resulting in complaints from the public;
- n. procedures and actions to be taken should a breakdown of the equipment at the Site, including the Biofilter result in emissions to the atmosphere causing occurrences of public complaints;
- o. procedures and actions to be taken should the occurrence of the complaints require the Owner to implement additional odour control measures;
- p. procedures and actions to be taken should the occurrence of complaints require the Owner to suspend the waste processing activities at the Site;
- q. procedures and actions to be taken should the Digestate fail to meet the criteria required by the receiving site;
- r. procedures and actions to be taken during a power failure;
- s. procedures and actions to be taken during an emergency shutdown and start-up of the equipment at the Site, including the Biofilter;
- t. procedures for operation of the Site during the labour disruptions or transportation disruptions;
- u. procedures and actions to be taken should the storage of SSO on the tipping floor of the DOPF Building cause odour complaints;
- v. description of the preventative and control measures to minimize the occurrence or impacts of any of the above

incidents.

(2) The Owner shall implement the recommendations of the updated Contingency and Emergency Response Plan, immediately upon receipt of the written concurrence from the District Manager.

(3) The Contingency and Emergency Response Plan shall be reviewed on a regular basis and updated, as necessary. The revised version of the Contingency and Emergency Response Plan shall be submitted to the District Manager for comments and concurrence and it shall be implemented immediately upon receipt of the written concurrence from the District Manager.

(4) An up-to-date version of the Contingency and Emergency Response Plan shall be kept at the Site at all times, in a central location available to all staff, and shall be available for inspection by a Provincial Officer upon request.

10.2 Emergency Situation Response and Reporting

(1) The Owner shall immediately take all measures necessary to contain and clean up any spill or leak which may result from the operation at this Site and manage any emergency situation in accordance with the Contingency and Emergency Response Plan.

(2) The Owner shall ensure that the equipment and materials listed in the Contingency and Emergency Response Plan are immediately available at the Site, are in a good state of repair, and fully operational at all times.

(3) The Owner shall ensure that all Site personnel responsible for the emergency situation response are fully trained in the use of the equipment and related materials, and in the procedures to be employed in the event of an emergency.

(4) All Spills as defined in the EPA shall be immediately reported to the Ministry's Spills Action Centre at 1-800-268-6060 and shall be recorded in the log book as to the nature of the emergency situation, and the action taken for clean-up, correction and prevention of future occurrences.

11.0 RECORD KEEPING

11.1 Daily Activities

(1) The Owner shall maintain an ongoing record of the Waste entering the Site, waste leaving the Site, and quantity of waste remaining on the Site (end of day reconciliation or real time totals).

(2) The Owner shall maintain an on-Site written or digital record of activities undertaken at the Site. A separate daily written record of the waste received and processed at each of the DTS, the DMRF and the DOPF. All measurements shall be recorded in consistent metric units of measurement. As a minimum, the record shall include the following:

- a. date of record and the name and signature of the person completing the report;
- b. date, time, quantity, quality and source of waste received, processed and transferred from each of the waste management activities;
 - a. date, time, quantity and destination of any Rejected Waste and the Residual Waste transferred from each of the waste management activities; and
 - b. housekeeping activities, including litter collection and washing/cleaning activities.

(3) In addition to the information required by Condition 11.1(2), above, for the DOPF, the Owner shall maintain the following additional daily records:

- a. daily operation temperatures of the anaerobic digesters;
- b. biogas production;
- c. daily organic waste feed rates and Digestate removal rates from the anaerobic digesters;
- d. date, quantity and destination of the Digestate transferred from the Site;
- e. any analytical results of samples taken from the feed and digested wastes of the anaerobic digestion process; and
- f. housekeeping activities, including litter collection and washing/cleaning activities, etc.

11.2 Monitoring and Testing Records

(1) The Owner shall maintain an on-Site written or digital record of activities undertaken at the Site. All measurements shall be recorded in consistent metric units of measurement. As a minimum, the record shall include the following:

- a. day and time of the activity;
- b. all original records produced by the recording devices associated with the continuous monitoring devices;
- c. a summary of daily records of readings of the continuous monitoring devices, including records of all excursions from the negative pressure, as required by the Approval (Air/Noise) and measured by the continuous monitoring devices, duration of the excursions, reasons for the excursions and corrective measures taken to eliminate the excursions; and
- d. results of the negative pressure and containment testing carried out in the DOPF Building.

11.3 Inspections/Maintenance/Repairs

(1) The Owner shall maintain an on-Site written or digital record of inspections and maintenance as required by this Approval. As a minimum, the record shall include the following:

- a. the name and signature of the Trained Personnel that conducted the inspection;
- b. the date and time of the inspection;
- c. the list of any deficiencies discovered, including the need for a maintenance or repair activity;
- d. the recommendations for remedial action;
- e. the date, time and description of actions (repair or maintenance) undertaken; and
- f. the name and signature of the Trained Personnel who undertook the remedial action.

11.4 Emergency Situations

(1) The Owner shall maintain an on-Site written or digital record of the emergency situations. As a minimum, the record shall include the following:

- a. the type of an emergency situation;
- b. description of how the emergency situation was handled;
- c. the type and amount of material spilled, if applicable;
- d. a description of how the material was cleaned up and stored, if generated; and
- e. the location and time of final disposal, if applicable; and
- f. description of the preventative and control measures undertaken to minimize the potential for re-occurrence of the emergency situation in the future.

11.5 Complaints Response Records

(1) The Owner shall establish and maintain a written or digital record of complaints received and the responses made as required by this Approval.

11.6 Training

(1) The Owner shall maintain an on-Site written or digital record of training as required by this Approval. As a minimum, the record shall include the following:

- a. date of training;
- b. name and signature of person who has been trained; and
- c. description of the training provided.

12.0 REPORTING

12.1 Annual Report

(1) By March 31st of each year, the Owner shall prepare and retain on Site an annual report for the previous calendar year. Each report shall include, as a minimum, the

following information:

- a. for the DTS and the DMRF:
 - i. a monthly summary of the quantity of SSRM, DGMS, L & Y Waste, Used Tires, White Goods and WEEE received, processed and transferred;
 - ii. a monthly summary of the quantity of the Residual Waste transferred;
 - iii. a monthly summary of the quantity of the Rejected Waste transferred, its destination and Reg. 347 waste class if applicable; and
 - iv. destinations of all waste transferred from the Site;
- b. for the DOPF:
 - i. a monthly summary of the quantity of SSO received and processed;
 - ii. a monthly summary of the quantity of the Digestate transferred from the Site by destination;
 - iii. a monthly summary of the quantity, by weight, of the Residual Waste transferred;
 - iv. a monthly summary of the quantity, by weight, of the Rejected Waste transferred;
 - v. a monthly description of the anaerobic digestion processing including operating temperature
 - vi. profile of the anaerobic digesters, biogas production and organic waste feed rates to the anaerobic digesters; and
 - vii. a monthly summary of analytical results of any samples taken;
- c. total amount and category of Compost received at the Site and removed from the Site;
- d. dates of all environmental complaints relating to the Site together with cause of the complaints and actions taken to prevent future complaints and/or events that could lead to future complaints;

- e. a summary of any emergency situations that have occurred at the Site and how they were handled;
- f. summaries and conclusions from the records required by Conditions 11.1 through 11.6 of this Approval;
- g. any environmental and operational problems that could negatively impact the environment encountered during the operation of the Site, or during the facility inspections, and any mitigative actions taken; and
- h. any recommendations to improve the environmental and process performance of the Site in the future and to improve the Site's monitoring programs in this regard.

(2) The Owner shall notify the District Manager, in writing, prior to adding any additional waste categories to SSRM handled at the Site.

13.0 SITE CLOSURE

13.1 Closure Plan

(1) The Owner shall submit a written closure plan to the District Manager six (6) months prior to closure of all or part of the Site. The plan shall include, as a minimum, a description of the work that will be done to facilitate closure of the Site, or a portion of the Site, and a schedule for completion of that work.

(2) Within ten (10) days after closure of the Site, or a portion of the Site, the Owner shall notify the Director and the District Manager, in writing, that the Site is closed and that the closure plan has been implemented.

14.0 TEMPORARY OPERATIONS

14.1 Temporary Storage at the DMRF (Building # 500)

(1) Notwithstanding the above conditions of this Approval, the Owner may temporarily unload, load and consolidate municipal solid waste (MSW) at the tipping floor of the Dufferin Material Recovery Facility [DMRF (Building # 500)], while the tipping floor of the Dufferin Transfer Station [DTS (Building # 300)] undergoes structural upgrades, subject to the following conditions and items #19 and #20 of Schedule "A":

- a. The temporary operations described above are permitted from August 1, 2019 to May 31, 2020, unless written concurrence is obtained from the District Manager extending the expiry date.
- b. The total amount of MSW and/or unprocessed SSRM stored at the DMRF tipping floor shall not exceed 1,050 tonnes at any one time.
- c. The Owner shall ensure that co-mingling of the MSW and/or unprocessed SSRM at the DMRF tipping floor does not take place.
- d. In addition to the odour control and house-keeping activities set out in Condition 5.0 of this Approval, the Owner shall clean-up the DMRF tipping floor on a weekly basis, or before switching over to the storage of the second waste stream, all in accordance with items 19 and 20 of Schedule "A".
- e. The temporary storage approved in this notice of amendment does not change the storage quantities approved in all other storage areas of the DTS (Building#300), DMRF, and SSRM Overflow Building (Building # 75).

SCHEDULE "A"

This Schedule "A" forms part of this Approval.

1. Application for an Environmental Compliance Approval dated December 4, 2013 and signed by Derek Angove, City of Toronto, including the cover letter dated December 4, 2013, from Derek Angove, City of Toronto to Agatha Garcia-Wright, Ontario Ministry of the Environment.
2. E-mail dated December 10, 2013 (11:25 a.m.), from Michele Fournier, City of Toronto to Margaret Wojcik, Ontario Ministry of the Environment, including an attachment entitled "DWMF D&O Report Fig.4.pdf".
3. Application for a Provisional Certificate of Approval signed by Carlyle Khan, City of Toronto, dated April 23, 2014, including the following documents:
 - a. "Design and Operations Report Dufferin Waste Management Facility", prepared by Conestoga-Rovers & Associates, Toronto, Solid Waste Management Services Division Design & Operating Report, dated April, 2014; and
 - b. "Design and Operations Report Dufferin Organics Processing Facility", prepared by Conestoga-Rovers & Associates, Toronto, Solid Waste Management Services Division Design & Operating Report, dated April, 2014.
4. E-mail dated November 4, 2014 (2:28 p.m.) from Michael Muffels, Conestoga-Rovers

& Associates, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled "081337Wojcik-1 Response Letter #1.pdf".

5. E-mail dated December 17, 2014 (9:44 a.m.) from Michael Muffels, Conestoga-Rovers & Associates, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled "081337Wojcik-2 Response Letter No2.pdf".

6. E-mail dated August 6, 2015 (2:13 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled "081337Wojcik-3 Response Letter 3.pdf".

7. E-mail dated September 24, 2015 (4:11 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled ""081337Wojcik-4 Response Letter 4.pdf".

8. E-mail dated September 30, 2015 (2:34 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled "DMRF D&O Report MOE Final 28May10.pdf".

9. E-mail dated October 2, 2015 (2:30 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled "081337Wojcik-5 Response Letter 5.pdf".

10. E-mail dated October 23, 2015 (9:55 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing additional information on the proposal, including an attachment entitled "081337Wojcik-6 Response Letter 6.pdf" including Figure 4 entitled "Site Plan" showing the location of the glass storage bunker at the Site.

11. E-mail dated December 1, 2015 (3:42 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment and Climate Change, providing revisions to the proposal.

12. Application for amendment to ECA #A280709, dated July 11, 2017 and signed by Derek Angove, City of Toronto, including the Design & Operations Report and all attachments.

13. Application for amendment to ECA #A280709, dated April 20, 2018 and signed by Derek Angove, City of Toronto, including the attachments.
14. E-mail dated July 27, 2018 (10:50 a.m.) from Dilshad Mondegarian, GHD, to Margaret Wojcik, Ontario Ministry of the Environment, Conservation and Parks, providing revisions to the Dufferin Organics Processing Building design proposal.
15. E-mail dated July 31, 2018 (5:20 p.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment, Conservation and Parks, removing the renewable natural gas generation plant from this application.
16. E-mail dated August 13, 2018 (8:41 a.m.) from Michael Muffels, GHD, to Margaret Wojcik, Ontario Ministry of the Environment, Conservation and Parks, providing additional clarification on the proposal.
17. Application to amend Environmental Compliance Approval No. A280709, dated July 4, 2018 and signed by Grace Maione, Director (Acting), Processing & Resource Management, Solid Waste Management Services, City of Toronto.
18. Email to amend Environmental Compliance Approval No. A280709, dated November 15, 2018, from Nina Koskenoja, Engineer, City of Toronto.
19. ECA application from the City of Toronto, dated April 25, 2019 and signed by Grace Maione, including all supporting information.
20. Emails dated July 4, 2019 and July 9, 2019 from Nina Koskenoja, City of Toronto to Maliha Tariq, MECP, addressing additional application questions, including all attachments.
21. Application for the Environmental Compliance Approval, dated February 15, 2019, signed by Grace Maione, City of Toronto and submitted by Mike Muffels, GHD, including supporting documentation.
22. Letter dated March 6, 2019 from Mike Muffels, GHD to Jeff Frost, Ontario Ministry of the Environment, Conservation and Parks, with Attachment 1 entitled "Public Notification and Mailing Lists".
23. Letter dated April 29, 2019 from Mike Muffels, GHD to Margaret Wojcik, Ontario Ministry of the Environment, Conservation and Parks, to revise the approved site size and to clarify the management of condensate from the adjacent biogas upgrading system facility.
24. E-mail dated August 6, 2019 (12:21 p.m.) from Mike Muffels, GHD to Margaret

Wojcik, Ontario Ministry of the Environment, Conservation and Parks, to confirm the approved site size and to further clarify the management of condensate from the adjacent biogas upgrading system facility.

25. Letter dated October 2, 2019 signed by Darryl Yaworski, Director (Acting), Transfer Station and Landfill Operations, City of Toronto, including the ECA application form and all other supporting documentation, re: application for amendment to the existing ECA no. A280709 for Dufferin Waste Disposal Site.

26. Email dated July 6, 2020 from Nina Koskenoja, City of Toronto addressed to Maliha Tariq, MECP, re: clarifications on changes proposed, including all attachments.

27. Email dated July 9, 2020 from Nina Koskenoja, City of Toronto addressed to Maliha Tariq, MECP, re: clarifications on DMRF ventilation project and critical spare parts list.

28. Email dated August 12, 2020 from Nina Koskenoja, City of Toronto addressed to Maliha Tariq, MECP, re: further clarifications for outdoor waste storage, DMRF operations and spare parts for on-site equipment.

29. Email dated August 18, 2020 from Nina Koskenoja, City of Toronto addressed to Maliha Tariq and Ashok Kumar, MECP, re: outdoor storage of glass waste and DMRF ventilation project.

The reasons for the imposition of these terms and conditions are as follows:

1. GENERAL

2. Conditions 1.1, 1.3, 1.4, 1.5, 1.8(2) through 1.8(5) are included to clarify the legal rights and responsibilities of the Owner.

3. Condition 1.2 is included to ensure that the Site is operated in accordance with the application and supporting documentation submitted by the Owner, and not in a manner which the Director has not been asked to consider.

4. Condition 1.6(1) is included to ensure that the Site is operated under the corporate name which appears on the application form submitted for this approval and to ensure that the Director is informed of any changes.

5. Condition No.6(2) is included to restrict potential transfer or encumbrance of the Site without the notification to the Director and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Approval.

6.

Condition No. 1.7 is included to ensure that the appropriate Ministry staff has ready access to the operations of the Site which are approved under this Approval. Condition No. 1.7 is supplementary to the powers of entry afforded a Provincial Officer pursuant to the EPA, the OWRA, the PA, the NMA and the SDWA.

7. Condition 1.8(1) is included to ensure the availability of records and drawings for inspection and information purposes.

8. Condition 1.9 is included, pursuant to subsection 197(1) of the EPA, to provide that any persons having an interest in the Site are aware that the land has been approved and used for the purposes of waste disposal.

9. SERVICE AREA, WASTE TYPES, RATES and STORAGE

10. Condition 2.0 is included to specify the approved waste receipt rates, the approved waste types and the service area from which waste may be accepted at the Site based on the Owner's application and supporting documentation. Condition 2.0 is also included to specify the maximum amount of waste that is approved to be stored at the Site.

11. SIGNS and SITE SECURITY

12. Condition 3.0 is included to ensure that the Site's users, operators and the public are fully aware of important information and restrictions related to the operation of the Site. Condition 3.0 is also included to ensure that the Site is sufficiently secured, supervised and operated by properly trained personnel and to ensure controlled access and integrity of the Site by preventing unauthorized access when the Site is closed and no site personnel is on duty. Condition 3.0 is also included is to ensure that the publicly accessible portions of the Site are only operated in the presence of Trained Personnel.

13. SITE OPERATIONS

14. Condition 4.0 is included to outline the operational requirements for the Site to ensure that the said operation does not result in an adverse effect or a hazard to the natural environment or any person.

15. NUISANCE IMPACT CONTROL AND HOUSEKEEPING

16. Condition 5.0 is included to ensure that the Site is operated and maintained in an environmentally acceptable manner which does not result in a negative impact on the natural environment or any person. Condition 5.0 is also included to specify odour control measures to minimize a potential for odour emissions from the Site.

17. EQUIPMENT, SITE INSPECTIONS AND MAINTENANCE

18. Condition 6.0 is included to require the Site to be maintained and inspected thoroughly on a regular basis to ensure that the operations at the Site are undertaken in a manner which does not result in an adverse effect or a hazard to the health and safety of the environment or any person.

19. END USE OF DIGESTATE

20. Condition 7.0 is included to ensure the Owner and the Digestate receiving sites are aware that the Digestate is a waste and that it requires further treatment. Condition 7.0 is also included to ensure that the Digestate receiving sites are aware of any changes in the quality of the Digestate that may create negative impacts upon delivery.

21. STAFF TRAINING

22. Condition 8.0 is included to ensure that staff are properly trained in the operation of the equipment and instrumentation used at the Site, in the emergency response procedures and on the requirements and restrictions related to the Site operations under this Approval.

23. COMPLAINTS / ODOUR EMISSIONS RESPONSE PROCEDURE

24. Condition 9.0 is included to require the Owner to respond to any environmental complaints resulting from the Site appropriately and in a timely manner and that appropriate actions are taken to prevent any further incidents that may cause complaints in the future.

25. CONTINGENCIES AND EMERGENCIES

26. Condition 10.0 is included to ensure that the Owner is prepared and properly equipped to take immediate action in the event of an emergency situation.

27.

RECORD KEEPING

28. Condition 11.0 is included to ensure that detailed records of Site activities, inspections, monitoring and upsets are recorded and maintained for inspection and information purposes.

29.

REPORTING

30. Condition 12.0 is to ensure that regular review of site, operations and monitoring is carried out and findings are for determining whether or not the Site is being operated in compliance with this Approval of Approval, the EPA and its regulations and whether or not any changes should be considered.

31. SITE CLOSURE

32. Condition 13.0 is included to ensure that the final closure of the Site is completed in accordance with Ministry's standards.

33. TEMPORARY OPERATIONS

34. Condition 14.0 is included to approve the temporary use of the DMRF tipping floor while the DTS Building's tipping floor is under construction.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). A280709 issued on January 14, 2020

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;

6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

The Director appointed for the purposes of Part II.1
of the Environmental Protection Act
Ministry of the Environment, Conservation and
Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 21st day of August,
2020

Mohsen Keyvani, P.Eng.
Director
appointed for the purposes of Part
II.1 of the *Environmental Protection
Act*

MT/
c: District Manager, MECP Toronto - District
Nina Koskenoja, City of Toronto

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7159-BC6LJN

Issue Date: January 14, 2020

City of Toronto
35 Vanley Cres Building 250
Toronto, Ontario
M3J 2B7

Site Location: 35 Vanley Crescent
Toronto

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act , R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

one (1) Organic Processing Facility that receives a maximum of 65,000 tonnes per year of *Source Separated Organic (SSO) Waste* and includes:

Fully enclosed *Buildings* consisting of:

- one (1) ventilation system that maintains adequate negative pressure in *Buildings* by drawing air from the areas including but not limited to receiving area including tipping floor, floor sumps, SSO storage area; main feed conveyor, grit removal system; SSO, pulp, residue and digestate processing and storage equipment; suspension buffer tank, pulp residue and digestate trailer area; pulp, digestate, wastewater and process water pump areas, and residue management system and directs odorous air to the *Biofilter*;

one (1) enclosed, four (4) cells, down-flow *Biofilter*, equipped with four (4) upstream packed-tower humidifiers (one for each cell) to maintain the process air relative humidity and in built sprinkler system for media irrigation, with a minimum Empty Bed Residence Time (EBRT) of 35 seconds, each cell having dimensions of about 14 metres long by 10 metres wide, filled with engineered inorganic media to a height of approximately 1.8 metres to remove odour and particulate matter in the incoming air, exhausting into the air at a maximum volumetric flow rate of 20.83 actual cubic metres per second, through a stack having an exit diameter of 1.175 metres extending 40.0 metres above grade;

one (1) flare, equipped with a pilot system, to burn biogas originating from the anaerobic digestion of *Source Separated Organic Waste* and rejected gas from the *Biogas Upgrading System Facility*, discharging into the air at a maximum volumetric flow rate of 12.0 actual cubic metres per second at an

approximate temperature of 500 degrees Celsius, through a stack, having an exit diameter of 1.2 metre, extending 12.1 metres above grade;

two (2) dual-fuel (Biogas/Natural Gas) fired boilers, each having a maximum heat input rating of 6,330,400 kilojoules per hour, discharging into the air at a maximum volumetric flow rate of 2.0 actual cubic metre per second, through individual stacks, each having an exit diameter of 0.7 metre, extending 2.1 metres above the roof and 9.42 metres above grade;

•

all in accordance with the Application for an Approval, dated February 15, 2019 and signed by Grace Maione, City of Toronto and all information and documentation associated with the application including *ESDM Report* prepared by GHD dated February 13, 2019 and signed by Matthew Griffin; the Acoustic Assessment Report prepared by GHD dated February 13, 2019 and signed by Michael Masschaele; and an email update provided by Matthew Griffin of GHD on March 21, 2019; and an email update provided by Ryan Loveday of GHD on April 04, 2019.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "*AERMOD*" means the dispersion model developed by the American Meteorological Society/U.S. Environmental Protection Agency Regulatory Model Improvement Committee (AERMIC) including the PRIME (Plume Rise Model Enhancement) algorithm;
2. "*Approval*" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
3. "*Biofilter*" means the one (1) enclosed biofilter described in this *Approval* and in the supporting documentation referred to herein, to the extent approved by this *Approval*;
4. "*Biogas Upgrading System Facility*" means the biogas upgrading system facility owned and operated by Enbridge Gas Inc. on a parcel of land leased from the *Company* to upgrade the biogas generated at the *Facility* into the renewable natural gas destined for injection into the natural gas distribution infrastructure;
5. "*Buildings*" means Dufferin Organics Processing Facility (DOPF) processing building and the adjacent wastewater treatment mechanical building;

6. "*Company*" means **City of Toronto** that is responsible for the construction or operation of the *Facility* and includes any successors and assigns;
7. "*Director*" means a person appointed by the Minister pursuant to section 5 of the *EPA*;
8. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located;
9. "*Emission Summary Table*" means a table described in paragraph 14 of subsection 26 (1) of *O. Reg. 419/05*;
10. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended ;
11. "*Equipment*" means the equipment described in the *Company's* application, this *Approval* and in the supporting documentation submitted with the application, to the extent approved by this *Approval*;
12. "*ESDM Report*" means the most current Emission Summary and Dispersion Modelling Report that describes the *Facility* and prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document*;
13. "*Facility*" means the entire operation at the Dufferin Organic Processing Facility (DOPF) that is located at building 700, including the adjacent wastewater treatment mechanical building, and is part of the Dufferin Waste Management Facility including the *Equipment* as listed in the *Approval*;
14. "*Malfunction*" means any sudden, unplanned, infrequent and not reasonably preventable failure of the equipment associated with maintaining or monitoring negative pressure in the enclosed *Buildings*, excluding failures that may be caused in part by poor maintenance or negligent operation;
15. "*Manager*" means the Manager, Technology Standards Section, Technical Assessment and Standards Development Branch of the *Ministry*, or any other person who represents and carries out the duties of the Manager, as those duties relate to the conditions of this *Approval*;
16. "*Manual*" means a document or a set of documents that provide written instructions to staff of the *Company*;
17. "*Ministry*" means the ministry of the government of Ontario responsible for the *EPA* and includes all officials, employees or other persons acting on its behalf;
18. "*Odour Management Plan*" means a document or a set of documents that provide written instructions to staff of the *Company*, for the purpose of meeting the requirements of Condition No. 4(1)(d) of this *Approval*;
19. "*O. Reg. 419/05*" means the Ontario Regulation 419/05, Air Pollution – Local Air Quality; as amended;

20. "*Point of Impingement*" has the same meaning as in section 2 of *O. Reg. 419/05*;
21. "*Pre-Test Plan*" means a plan for the *Source Testing* including the information required in Section 5 of the *Source Testing Code*;
22. "*Procedure Document*" means *Ministry* guidance document titled "Guidance for Emission Summary and Dispersion Modelling Report under Ontario Regulation 419/05" dated February 2017, as amended;
23. "*Professional Engineer*" means Professional Engineer as defined within the Professional Engineers Act, R.S.O. 1990, as amended;
24. "*Publication NPC-300*" means the *Ministry* Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013, as amended;
25. "*Sensitive Receptor*" means any location where routine or normal activities occurring at reasonably expected times would experience adverse effect(s) from odour discharges from the *Facility*, including one or a combination of:
 - a. private residences or public facilities where people sleep (e.g.; single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.),
 - b. institutional facilities (e.g; schools, churches, community centres, day care centres, recreational centres, etc.),
 - c. outdoor public recreational areas (e.g.; trailer parks, play grounds, picnic areas, etc.), and
 - d. commercial areas where there are continuous public activities (e.g.; commercial plazas and office buildings);
26. "*Source Separated Organic (SSO) Waste*" means organic waste suitable for anaerobic digestion which has been separated at its source of origin by the generator of the waste and including the bags used by the generator to encase the organic waste at the source of generation;
27. "*Source Testing*" means sampling and testing to measure the rate of emissions of odour, hydrogen sulphide and total mercaptans as required under this *Approval* from the *Biofilter* exhaust under process conditions which yield the worst case emissions within the approved operating range of the *Biofilter* and satisfies paragraph 1 of subsection 11(1) of *O. Reg. 419/05*;
28. "*Source Testing Code*" means the Ontario Source Testing Code, dated June 2010, prepared by the *Ministry*, as amended;
29. "*Start-up Date*" means the date on which *Source Separated Organic (SSO) Waste* is received at the DOPF following the *Substantial Performance* acceptance of commissioning operations at the expanded DOPF by the *Company*; and

30. "*Substantial Performance*" has the same meaning as "*substantial performance*" in the *Construction Lien Act*, R.S.O. 1990, C.30.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. NOISE PERFORMANCE LIMITS

1. The *Company* shall ensure that the noise emissions from the *Facility* comply with the limits set in *Ministry Publication NPC-300*.

2. ODOUR PERFORMANCE LIMITS

1. The *Company* shall operate and maintain the *Facility* so that the maximum 10-minute average concentration of odour at the most impacted *Sensitive Receptor*, computed in accordance with Schedule "A", resulting from the operation of the *Facility*, shall not be greater than 1.0 odour unit under all atmospheric conditions. The 1 odour unit requirement shall come into the effect after the successful commissioning of the *Biofilter*.

3. MONITORING

1. The *Company* shall monitor and record the following operating parameters of the *Biofilter* and the *Buildings*, through a combination of sensors, meters, physical probes or equivalent means, at frequencies as recommended by the *Equipment* suppliers or as determined by operational needs, except for frequencies identified in this *Approval*:

a. *Biofilter*:

- i. process air flow rate through each cell (cubic metres per second),
- ii. inlet air temperature after the pre-humidification chamber (degrees Celsius),
- iii. inlet air relative humidity after the pre-humidification chamber (percent),
- iv. media temperature, at least one location in each cell (degrees Celsius),
- v. pressure drop across the biofilter beds in each cell (kilopascals),
- vi. water irrigation pressure and volume, at irrigation supply to each cell,

- vii. media in each cell, minimum 3 depths in the media (moisture content, heterotrophic plate count/total microbial count (TMC), pH, ammonia, ammonium ions, nitrates and sulphur (once every three (3) months as a minimum); and
- viii. Empty Bed Residence Time.

b. *Buildings*:

- i. negative pressure.

4. **OPERATION AND MAINTENANCE**

1. The *Company* shall:

- a. ensure that the *Facility* and the *Equipment* are properly operated and maintained at all times;
- b. prepare a *Manual*, and review annually, and update, as necessary, outlining the operating procedures for the *Facility* that relate to noise, as well as the operating procedures and a maintenance program for the *Equipment* in accordance with good engineering practice, including:
 - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the *Equipment* suppliers;
 - ii. contingency procedures to be followed for the storage of incoming materials when the *Facility* is shut down; during *Equipment* malfunction, power outages, transportation disruption, inability of receiving sites to accept waste material, a spill or any other business disruption to the operation and procedures for notifying the *Ministry* of such events;
 - iii. frequency of monitoring of the parameters for the *Biofilter* as required in Condition No. 3 of this *Approval*,
 - iv. procedures for any record keeping activities relating to the operation and maintenance of the *Equipment* and noise related activities at the *Facility*;
 - v. all appropriate measures to minimize noise emissions from all potential sources, including but not limited to a contingency plan when the *Facility* is shut down;
- c. submit the *Manual* (electronic copy) to the *District Manager*, three (3) months prior to the *Start-up Date*;
- d. prepare and submit to the *District Manager*, three (3) months prior to the *Start-up Date*, and review annually, and update, as necessary, an *Odour*

Management Plan, identifying fugitive odour emission sources from the operation of the *Facility* and outlining the physical and procedural controls such as policies and standard operating procedures required in order to prevent or mitigate fugitive odour emissions from the operation of the *Facility*;

- e. perform a quarterly review of operational data for the *Biofilter*, within (3) months after the successful commissioning of the *Biofilter* or within a period as directed or agreed by the *District Manager* including an analysis of critical parameters (including but not limited to all of the parameters identified in this *Approval*) trends and their comparison to the design levels and prepare a report, not later than four (4) weeks after end of the previous quarter and make the report available for inspection by staff of the *Ministry* upon request; and
 - f. implement the procedures/recommendations of the accepted and updated operation and maintenance *Manual* and *Odour Management Plan*.
- 2. The *District Manager* may not accept the *Odour Management Plan* if the requirements of Condition No. 4(1)(d) were not followed.
 - 3. If the *District Manager* does not accept the *Odour Management Plan*, the *District Manager* may require the *Odour Management Plan* to be revised and re-submitted.
 - 4. The *Company* shall keep all doors in the enclosed *Buildings* of the *Facility* fully closed at all times, except when used for necessary personnel or vehicle entrance and exit. Also, the *Company* shall ensure that the two bay doors within a separately ventilated area of the enclosed *Buildings* at the *Facility* are not open at the same time.
 - 5. The opening and closing of all bay doors within the enclosed *Buildings* shall be interlocked with the respective fans and negative pressure control system.
 - 6. The *Company* shall maintain the *Buildings* under adequate negative pressure as compared to the ambient atmospheric pressure at all times, excluding any time periods of *Malfunction*, at a magnitude sufficient enough to prevent:
 - a. a migration of the fugitive odour emissions from the *Buildings* to any off-site location; or
 - b. an occurrence of an adverse effect and/or complaints from the public being affected by the said migration of the fugitive odour emissions from the *Buildings*.
 - 7. The *Company* shall develop and submit a plan, prepared by a *Professional*

Engineer, at least six (6) months prior to the *Start-up Date* or as directed or agreed by the *District Manager*, to the *District Manager* for performing negative pressure assessment for the enclosed *Buildings* to identify ideal methodology for achieving and monitoring negative pressure. The plan should include; as a minimum but not limited to:

- a. drawings showing:
 - i. layout of the *Facility*;
 - ii. identification of enclosures, if required; and
 - iii. proposed locations for the pressure monitoring sensors for each enclosure;
- b. accuracy of the monitoring instruments;
- c. identification of target negative pressure and negative air balance inside the enclosure(s)/ *Facility*;
- d. instrument calibration schedule;
- e. data collection and reporting frequency;
- f. alarm levels and triggers;
- g. consideration of remedial actions if an alarm is triggered;
- h. an evaluation of the negative pressure and air balance inside the *Facility*;
- i. the monitoring period duration; and
- j. reporting, including an analysis of the results and recommendations.

8. The *Company* shall finalize the plan in consultation with the *District Manager* and the *Director*.

9. The *Company* shall:

- a. conduct negative pressure assessment for the enclosed *Buildings* two (2) months prior to the *Start-up Date* or as directed or agreed by the *District Manager* as per the plan prepared in accordance with Condition No. 4(7) of this *Approval*;
- b. prepare and submit a report prepared by a *Professional Engineer* on the negative pressure assessment for the enclosed *Buildings* to the *Director* and the *District Manager* within two (2) months after completing the negative pressure assessment; and
- c. implement the recommendations identified in the negative pressure assessment report within two (2) months after completing the negative pressure assessment or as directed or agreed by the *District Manager*.

10. The maximum volumetric flow rate through the Biofilter shall not exceed 20.83 actual cubic metres per second (75,000 cubic metres per hour).

5. SOURCE TESTING

1. The *Company* shall perform *Source Testing* to determine the rate of emission of odour, hydrogen sulphide and total mercaptans from the *Biofilter*.
2. The *Company* shall submit, three (3) months prior to the *Start-up Date*, to the *Manager* a *Pre-Test Plan* for the *Source Testing* required by the *Source Testing Code*. The *Company* shall finalize the *Pre-Test Plan* in consultation with the *Manager*.
3. The *Company* shall not perform *Source Testing* required under this *Approval* until the *Manager* has accepted the *Pre-Test Plan*.
4. The *Company* shall complete the *Source Testing* not later than three (3) months after the successful commissioning of the *Biofilter* or within a period as directed or agreed by the *District Manager*.
5. The *Company* shall repeat the *Source Testing* once every year after the first *Source Testing* or as directed or agreed by the *District Manager*.
6. The *Company* shall notify the *Director*, the *District Manager* and the *Manager* in writing of the location, date and time of any impending *Source Testing* required by this *Approval*, at least fifteen (15) days prior to the *Source Testing*.
7. The *Company* shall submit a report, whenever *Source Testing* is completed, on the *Source Testing* to the *Director*, the *District Manager* and the *Manager* not later than two (2) months after completing the *Source Testing*. The report shall be in the format described in the *Source Testing Code*, and shall include, but not be limited to:
 - a. an executive summary;
 - b. an updated emission inventory;
 - c. records of weather conditions such as ambient temperature and relative humidity, wind speed and direction, and any environmental complaints if received, at the time of the *Source Testing*;
 - d. all operating conditions of the *Facility*, including the quantity of *Source Separated Organic Waste* received, the quantity of *Source Separated Organic Waste* on the tipping floor, the quantity of *Source Separated Organic Waste* in the process, at the time of the *Source Testing*;
 - e. results of the *Source Testing*;
 - f. the results of dispersion calculations, taking into account for all other

sources at the *Facility* that are not tested in the *Source Testing*, employing the *AERMOD* dispersion model that employs at least five (5) years of hourly local meteorological data, and using the average of the results of the *Source Testing*, to indicate the maximum one-hour concentrations of hydrogen sulphide and total mercaptans at the *Point of Impingement* and the most impacted *Sensitive Receptor*, and using a conversion factor of 1.65 to calculate the maximum 10-minute average concentrations for hydrogen sulphide and total mercaptans at the *Point of Impingement* and the most impacted *Sensitive Receptor*; and

g. the results of dispersion calculations, taking into account for all other sources at the *Facility* that are not tested in the *Source Testing*, and using the average of the results of the *Source Testing*, indicating the maximum 10-minute average concentrations for odour at the *Point of Impingement* and at the most impacted *Sensitive Receptor* computed in accordance with Schedule "A", and their comparison with the performance limit for odour contained in Condition No. 2 of this *Approval*.

8. The *Director* may not accept the results of the *Source Testing* if:

- a. the *Source Testing Code* or the requirements of the *Manager* were not followed; or
- b. the *Company* did not notify the *Manager*, the *District Manager* and the *Director* of the *Source Testing*; or
- c. the *Company* failed to provide a complete report on the *Source Testing*.

9. If the *Director* does not accept the results of the *Source Testing*, the *Director* may require re-testing. If re-testing is required, the *Pre-Test Plan* strategies need to be revised and submitted to the *Manager* for approval. The actions taken to minimize the possibility of the *Source Testing* results not being accepted by the *Director* must be noted in the revision.

10. If the *Source Testing* results are higher than the emission estimates in the *Company's ESDM Report*, the *Company* shall update their *ESDM Report* in accordance with Section 26 of O. Reg. 419/05 with the results from the *Source Testing* report and make these records available for review by staff of the *Ministry* upon request. The updated *Emission Summary Table* from the updated *ESDM Report* shall be submitted with the report on the *Source Testing*.

11. If the results of dispersion calculations conducted in any report on the *Source Testing* indicate non-compliance with Condition No. 2 of this *Approval*, the *Company* shall include in the report of the *Source Testing* an action plan to

investigate the cause(s) of the non-compliance and an implementation schedule of the remedial action(s) identified to bring the *Facility* back into compliance. The *Company* shall repeat the *Source Testing* within one (1) month after completion of remedial action(s).

12. The *District Manager* may not require subsequent testing of hydrogen sulphide or total mercaptans or relax the frequency of subsequent *Source Testing* if the results of the *Source Testing* indicate that the environmental impact from the contaminants are insignificant.

6. COMPLAINTS RECORDING PROCEDURE AND RESPONSE PLAN

1. A designated representative of the *Company* shall be available to receive complaints twenty-four (24) hours per day, seven (7) days per week.
2. If at any time, the *Company* receives any environmental complaints from the public regarding the operation of the *Facility* approved by this *Approval*, the *Company* shall respond to these complaints according to the following procedures:
 - a. Step 1 : Record of Complaint
 - i. The *Company* shall record each complaint in a computerized tracking system. The information to be recorded shall include the following:
 - I. name, address and the telephone number of the complainant, if known;
 - II. time and date of the complaint; and
 - III. details of the complaint.
 - b. Step 2 : Investigation and Handling of Complaint
 - i. After the complaint has been received by the *Company*, the *Company* shall immediately report, either to the *District Manager* by phone during office hours or to the *Ministry's* Spills Action Centre at 1-800-268-6060 off office hours, on the receipt of the complaint. The *Company* shall immediately initiate investigation of the complaint. The investigation shall include, as a minimum, the following:
 - I. determination of the activities undertaken in the *Facility* at the time of the complaint;
 - II. meteorological conditions including, but not limited to the ambient temperature, approximate wind speed and its direction;

- III. determination if the complaint is attributed to activities being undertaken at the *Facility* and if so, determination of all the possible cause(s) of the complaint; and
- IV. determination of the remedial action(s) to address the cause(s) of the complaint, and implementation of the remedial action(s) to eliminate the cause(s) of the complaint as soon as practicably possible.

- 3. The *Company* shall document the response provided to the complainant, if known, and shall make the document(s) available for inspection by staff of the *Ministry* upon request.
- 4. The *Company* shall, within three (3) business days of recording a complaint, submit a report to the *District Manager* on that complaint, including action(s) taken or planned to be taken to address the cause(s) of the complaint and on all proposed action(s) to prevent recurrence of the complaint in the future. .
- 5. All the information collected and action(s) taken in this step have to be recorded in the computerized tracking system.
- 6. If at any time, the *Company* cannot maintain the adequate negative pressure for the *Buildings*, as outlined in Condition No. 4(6) of this *Approval*; or the *District Manager* is of the opinion that the *Facility* is not being operated as approved; or the *District Manager* deems the remedial measures taken as per Condition No. 6 (2) of this *Approval* to be unsuitable, insufficient or ineffective, The *District Manager* may direct the *Company*, in writing, to take further measures to address the noted failure, upset or malfunction including but not limited to:
 - a. maintain, monitor and record the negative pressure and negative air balance data, as per the accepted plan in accordance with Condition No. 4(7) of this *Approval*, for the *Buildings* (rolling arithmetic average over 1 hour period) every five minutes utilizing negative pressure data and negative air balance data every second; and
 - b. pursuant to the remedial order section (s.17) or the preventative measures order section (s.18) of the *EPA* requiring a reduction in the receipt of *Source Separated Organic (SSO) Waste*, cessation of the receipt of the *Source Separated Organic (SSO) Waste*, removal and off-*Facility* disposal of the *Source Separated Organic (SSO) Waste*, as well as making repairs or modifications to *Equipment* or processes at the *Facility*.
- 7. If at any time, the *Company* cannot maintain, for the *Buildings*, adequate

negative pressure as outlined in Condition No. 4(6) of this *Approval*, the *Company* shall complete, retain on *Facility*, a daily written report within one (1) week of the losing the negative pressure, identifying all possible causes for losing the negative pressure, actions taken to resolve the identified cause(s) and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

7. COMPLIANCE REPORT

1. The *Company* shall submit to the *District Manager* an annual *Compliance Report*, prepared by a *Professional Engineer* detailing:
 - a. compliance with all terms and conditions of this *Approval* and *EPA*;
 - b. a detailed description of the measures taken to ensure compliance with all terms and conditions of this *Approval* and *EPA*;
 - c. a detailed description of:
 - i. non-compliance with any terms and conditions of this *Approval* and *EPA* and;
 - ii. how and when any non-compliance was corrected;
2. The *Compliance Report* shall be signed by a person designated by the *Company*.
3. The *Company* shall ensure that copies of the *Compliance Report* are available for inspection at the *Facility* by any member of the public during normal business hours without charge.

8. RECORD RETENTION

1. The *Company* shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the operation, maintenance and monitoring activities required by this *Approval*. These records as well as the *Manual* shall be made available to staff of the *Ministry* upon request. The *Company* shall retain:
 - a. all records on the maintenance, repair and inspection of the *Facility* and *Equipment*,
 - b. all records of the monitored parameters as required by this *Approval*,
 - c. all records of fan failure such that there is no process air flow through the *Biofilter*,
 - d. all records on the daily, monthly and annual quantities of incoming *Source Separated Organic (SSO) Waste*,
 - e. all reports of the *Source Testing*,

- f. all measures taken to minimize odour emissions from all potential sources, and
- g. all records on environmental complaints and record created in accordance with Condition No. 6 (2) of the *Approval*.

The reasons for the imposition of these terms and conditions are as follows:

1. Conditions Nos. 1 to 3, inclusive, are included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the *Facility*.
2. Conditions No. 4 is included to emphasize that the *Equipment* and the *Facility* must be maintained and operated according to a procedure that will result in compliance with the *EPA*, the regulations and this *Approval*.
3. Conditions Nos. 5 and 6 are included to require the *Company* to gather accurate information so that compliance with the *EPA*, the regulations and this *Approval* can be verified.
4. Condition Nos. 7 and 8 are included to require the *Company* to retain records and provide information to the *Ministry* so that compliance with the *EPA*, the regulations and this *Approval* can be verified.

SCHEDULE "A"

Procedure to calculate and record the 10-minute average concentration of odour at the *Point of Impingement* and at the most impacted *Sensitive Receptor*

1. Calculate and record one-hour average concentration of odour at the *Point of Impingement* and at the most impacted *Sensitive Receptor*, employing the *AERMOD* atmospheric dispersion model that employs at least five (5) years of hourly local meteorological data and that can provide results reported as individual one- hour average odour concentrations;
2. Convert and record each of the one-hour average concentrations predicted over the five (5) years of hourly local meteorological data at the *Point of Impingement* and at the most impacted *Sensitive Receptor* to 10-minute average concentrations using the One-hour Average to 10-Minute Average Conversion described below; and
3. Record and present the 10-Minute Average concentrations predicted to occur over

a five (5) year period at the *Point of Impingement* and at the most impacted *Sensitive Receptor* in a histogram. The histogram shall identify all predicted 10-minute average odour concentration occurrences in terms of frequency, identifying the number of occurrences over the entire range of predicted odour concentration in increments of not more than 1/10 of one odour unit. The maximum 10-minute average concentration of odour at the *Sensitive Receptor* will be considered to be the maximum odour concentration corresponding to 99.5% of the time in the 5 year modelling period at the most impacted *Sensitive Receptor*. If elimination of meteorological anomalies in accordance with the section 6.6 of the ministry's document titled "Air Dispersion Modelling Guideline for Ontario" dated February 2017, as amended is considered before considering frequency, only those anomalies per year of meteorology over the full modelling grid as required under section 14 of O. Reg. 419/05 shall be removed.

One-hour Average To 10-minute Average Conversion

Use the following formula to convert and record one-hour average concentrations predicted by the *AERMOD* atmospheric dispersion model to 10-minute average concentrations:

$$X_{10min} = X_{60min} * 1.65$$

where X_{10min} = 10-minute average concentration
 X_{60min} = one-hour average concentration

(Equation: X Subscript 10min Baseline equals X Subscript 60min Baseline times 1.65, where X Subscript 10min Baseline equals 10-minute average concentration and X Subscript 60min Baseline equals one-hour average concentration.)

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8836-B2QNBV issued on August 17, 2018.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in

an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

The Director appointed for the purposes of Part
II.1 of the Environmental Protection Act
Ministry of the Environment, Conservation and
Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 14th day of
January, 2020

Jeffrey McKerrall, P.Eng.
Director
appointed for the purposes of Part
II.1 of the *Environmental Protection
Act*

BS/
c: District Manager, MECP Toronto - District
Matthew Griffin, GHD



Ministry of the Environment, Conservation and Parks
Operations Division

Confirmation of Registration

Registration Number: R-010-2110786259

Version Number: 002

Update Date: Apr 03, 2019 15:13:30 PM

Dear Sir/Madam,

ENBRIDGE GAS INC

PO BOX 650

PO BOX 650

SCARBOROUGH ON M1K 5E3

You have registered, in accordance with Section 20.21(1) (a) of the *Environmental Protection Act*, the use, operation, construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing that is located at the facility noted below, or the alteration of a process or rate of production at the facility, including the activities set out in schedule 'A'.

35 VANLEY Crescent NORTH YORK ON M3J 2B7

Please note that the facility noted above is subject to the applicable provisions of O. Reg. 245/11, and O. Reg. 1/17.

The activity related information provided during the registration process is included as part of the confirmation of registration as schedule 'A'.

Dated on Apr 03, 2019

Director

Environmental Approvals Access and Service Integration Branch

Ministry of the Environment, Conservation and Parks

135 St. Clair Avenue West, 1st Floor

Toronto ON M4V 1P5

Any questions related to this registration and the Environmental Activity and the Sector Registry should be directed to:

Ministry of the Environment, Conservation and Parks

Customer Service Representative

Environmental Approvals Access and Service Integration Branch

Phone: (416) 314-8001

Toll free: 1-800-461-6290

Schedule 'A'

Part 3 - Activity Information

3.1 Industry Eligibility Check

| | |
|---|---|
| a. Please select the facility's primary North American Industry Classification System (NAICS) code. | 221210 |
| | |
| b. Does the facility have any other applicable NAICS codes? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| b. i. If yes, please select the facility's secondary NAICS code(s), and confirm any other applicable NAICS code(s). | |
| | |
| c. Are you engaged in an activity at the facility that may discharge or from which may be discharged a contaminant into any part of the natural environment other than water? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | |
| d. Is the activity exempt from requiring an Environmental Compliance Approval (ECA) under section 9 (1) of the Environmental Protection Act (EPA) other than an activity that has been prescribed by an EASR regulation under Part II.2 of the Act? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| e. Are the only activities engaged in at the facility, other than activities described in question 3.1d above, prescribed under a single other EASR regulation? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| f. Is an alternative low-carbon fuel site within the meaning of Ontario Regulation (O. Reg.) 79/15 (Alternative Low-Carbon Fuels) operated at the facility? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| g. Is the activity a renewable energy project as defined in the EPA? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| h. Is an end-of-life vehicle waste disposal site within the meaning of O. Reg. 85/16 operated at the facility? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

3.2 Facility Related Information

| | |
|---|---|
| a. Has a site-specific air standard ever been set for a contaminant discharged from the facility? (section 35 of O. Reg. 419/05 (Air Pollution -- Local Air Quality)) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| b. Has a person ever been registered in the Ministry's Technical Standards Registry – Air Pollution under section 39 of O. Reg. 419/05 (Air Pollution – Local Air Quality) in respect of the facility? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| c. Do all of the activities to be registered occur exclusively at the site? <i>Please Note: Discrete activities that involve the use of equipment that is intended to be moved from one site to another to perform the same function (such as the use of mobile rock crushing equipment or mobile PCB destruction equipment) are not prescribed for the purpose of the Environmental Activity and Sector Registry, and an Environmental Compliance Approval may be required.</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | |
| d. Is the facility located on a property that has been deemed a single property under subsection 4 (2) of O. Reg. 419/05? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| e. Is the facility located in an area of development control within the Niagara Escarpment Planning Area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| e. i. If yes, has a development permit required under section 24 of the Niagara Escarpment Planning and Development Act (NEPDA) in respect of the facility been issued? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | |
| f. Is there a landfilling site that is no longer permitted to accept waste for disposal located on the site on which the facility is located? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| g. Is the activity part of an undertaking to which the Environmental Assessment Act applies? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | |
| g. i. If yes, is one or more of the following conditions met: - All class EA requirements have been completed, including decisions on any Part II order requests; OR - The facility has received approval to proceed with the undertaking. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | |
| h. Please provide a description of the facility. The description should include a summary of operations and activities at the facility that discharge contaminants, as well as what is produced, if applicable. | |
| | |
| The facility will operate a biomethane upgrading system that will be injected into the pipeline. Expected contaminants are hydrogen sulfide. | |
| | |
| i. Please enter the date on which the facility commenced or will commence operations. | 2019-11-01 |

| | | |
|--|------------------------------|--|
| j. Is the facility located in a multi-tenant building? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

3.3 Activity Related Information

| | | |
|---|------------------------------|--|
| a. Does the land disposal of waste as defined in Regulation 347 General – Waste Management occur at the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|---|------------------------------|--|

| | | |
|---|------------------------------|--|
| b. Does the facility process or dispose of waste by way of thermal treatment, other than the thermal treatment of wood fuel that meets the specifications in Chapter 5 of the EASR publication in a wood-fired combustor? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|---|------------------------------|--|

| | | |
|--|------------------------------|--|
| c. Does the facility use a wood-fired combustor? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

| | | |
|---|------------------------------|-----------------------------|
| c. i. If yes, does the wood-fired combustor have a nominal load heat input capacity of less than 3 megawatts? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|------------------------------|-----------------------------|

| | | |
|---|------------------------------|-----------------------------|
| c. ii. If yes, was the wood-fired combustor installed at the facility on or after January 31, 2017? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|------------------------------|-----------------------------|

| | | |
|---|------------------------------|-----------------------------|
| c. iii. If yes, does the wood-fired combustor exclusively use one or more of the following as fuel: - Wood chips that meet the specifications set out in Chapter 5 of the EASR publication. - Wood briquettes that meet the specifications set out in Chapter 5 of the EASR publication. - Wood pellets that meet the specifications set out in Chapter 5 of the EASR publication. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|------------------------------|-----------------------------|

| | | |
|---|------------------------------|--|
| d. Does the facility have any plating processes that use cadmium, cyanide, chromium or nickel, including chrome plating, electroplating or electroless plating? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|---|------------------------------|--|

| | | |
|---|------------------------------|--|
| e. Is an electrolytic stripping process that removes cadmium, chromium or nickel from an object used at the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|---|------------------------------|--|

| | | |
|--|------------------------------|--|
| f. Are metals processed outdoors at the facility, including torching, shearing, shredding or plasma cutting, other than for the purpose of routine maintenance carried out at the facility on any plant, structure, equipment, apparatus or thing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

| | | |
|--|------------------------------|--|
| g. Is a fossil-fuel electric power generation facility with a maximum electrical power output capacity equal to or greater than 25 megawatts operated at the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

| | | |
|---|------------------------------|--|
| h. Is a combustion source that uses biogas, biomass, coal, petroleum coke or waste as a fuel, or that uses a fuel derived from biogas, biomass, coal, petroleum coke or waste other than a small wood-fired combustor operated at the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|---|------------------------------|--|

| | | |
|--|------------------------------|--|
| i. Is a combustion turbine used at the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|--|------------------------------|--|

Part 4 - Operational Information

4.1 Air

| | | |
|---|---|--|
| a. Does the EASR Emission Summary and Dispersion Modelling (ESDM) Report provide for modifications that have not yet been implemented at the facility? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| a. i. If yes, please provide the date on which the modifications will be completed. | 2019-11-01 | |
| b. Has an instrument under O. Reg. 419/05 been issued in respect of the facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| b. i. If yes, what type(s) of instruments (including any notices, orders or approvals) has (have) been issued? (select all that apply) | | |
| ss. 7(1) Specified Dispersion Models | <input type="checkbox"/> | |
| ss. 8(2) Negligible Sources | <input type="checkbox"/> | |
| ss. 10(2) Operating Conditions | <input type="checkbox"/> | |
| ss. 11(2) Refined Emission Rates | <input type="checkbox"/> | |
| ss. 13.1 Value of Dispersion Modelling Parameters | <input type="checkbox"/> | |
| ss. 13(1) Meteorological Data | <input type="checkbox"/> | |
| ss. 14(6) Area of Modelling Coverage | <input type="checkbox"/> | |
| ss. 20(5) Speed-up Order | <input type="checkbox"/> | |
| Other | <input type="checkbox"/> | |
| List all that have been issued | | |
| | | |
| c. To what standard did the licensed engineering practitioner assess compliance of the facility's emissions (please select the applicable box(es)): | | |
| Section 19 of O. Reg. 419/05 (Schedule 2) | <input type="checkbox"/> | |
| Section 20 of O. Reg. 419/05 (Schedule 3) | <input checked="" type="checkbox"/> | |
| N/A – The amount of any contaminant discharged from the site is negligible | <input type="checkbox"/> | |
| N/A – Source(s) discharge only sound as a contaminant | <input type="checkbox"/> | |
| N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible | <input type="checkbox"/> | |
| d. Please select all applicable boxes that apply to a discharge of a contaminant(s) to air from the facility: | | |
| Contaminant(s) belonging to Benchmark 1 category of ACB list is at or below the concentration for each specified averaging period set out for the contaminant | <input checked="" type="checkbox"/> | |
| Contaminant(s) belonging to Benchmark 2 category of ACB list is at or below the concentration for each specified averaging period set out for the contaminant | <input type="checkbox"/> | |
| Contaminant(s) belonging to Benchmark 2 category of ACB list is above the concentration for a specified averaging period set out for the contaminant | <input type="checkbox"/> | |
| The concentration of the contaminant(s) does not have a Ministry standard, guideline, or screening level set out for the contaminant | <input type="checkbox"/> | |

| | |
|---|--------------------------|
| N/A – The amount of any contaminant discharged from the site is negligible | <input type="checkbox"/> |
| N/A – Source(s) discharge only sound as a contaminant | <input type="checkbox"/> |
| N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible | <input type="checkbox"/> |

e. Does the facility operate a generator for non-emergency purposes? ☐ Yes ☒ No

f. Does the facility use or operate a large boiler or heater greater than 10.5 gigajoules per hour? ☐ Yes ☒ No

g. Will an Emissions Summary Table be uploaded? ☒ Yes ☐ No
Please Note: An Emissions Summary Table is required to be uploaded at the time of registration. An Emissions Summary Table is also required to be uploaded if any modifications to the facility require an update to the EASR ESDM. Additionally, as part of the 10 year review required by O. Reg. 1/17, an updated Emissions Summary Table is required to be uploaded.

h. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the EASR ESDM Report and made statements in the EASR ESDM Report Supplement and the date signed.

| First Name | Last Name | Licence Number(s) | Date Signed |
|------------|-----------|-------------------|-------------|
| Matthew | Griffin | 100160149 | 2018-12-20 |

4.2 Fugitive Dust Control

a. Does the EASR ESDM Report prepared for the facility identify a source of fugitive dust? ☐ Yes ☒ No

a. i. If yes, has a licensed engineering practitioner signed and sealed a Best Management Practice Plan (BMPP) for fugitive dust control? ☐ Yes ☐ No

b. Has a BMPP for fugitive dust control been prepared as a result of a written notice from the Director issued under O. Reg. 1/17? ☐ Yes ☒ No

c. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the BMPP for fugitive dust control and the date signed and sealed.

| First Name | Last Name | Licence Number(s) | Date Signed |
|------------|-----------|-------------------|-------------|
| | | | |

4.3 Noise

a. Please select the noise assessment method that was completed for the facility:

The facility meets the 1000m setback distance ☐

Primary Noise Screening Method ☐

Secondary Noise Screening Method ☐

Acoustic Assessment Report ☒

a. i. If the Primary Noise Screening Method was used, is the actual separation distance from the facility to the closest Point of Noise Reception equal to or greater than the minimum separation distance as determined by the Primary Noise Screening Method? ☐ Yes ☐ No

a. ii. If the Secondary Noise Screening Method was used, is the combined sound level from the facility at each affected Point of Noise Reception as determined by the Secondary Noise Screening Method less than or equal to the applicable sound level limit set out in Chapter 3 of the EASR publication? ☐ Yes ☐ No

a. iii. If an acoustic assessment was completed, did the acoustic assessment determine that the combined sound level from the facility at each affected Point of Noise Reception less than or equal to of the applicable sound level limit set out in Chapter 3 of the EASR publication? ☒ Yes ☐ No

a. iii. a) If no, has a Noise Abatement Action Plan been developed for the facility? ☐ Yes ☐ No

a. iii. b) If yes, please provide the title of the Noise Abatement Action Plan and the date it was prepared.

| Name of NAAP | Date Prepared |
|--------------|---------------|
| | |

b. Has an Acoustic Audit Report been prepared as a result of a written notice from the Director? ☐ Yes ☒ No

b. i. If yes, please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the acoustic audit report, and the date signed and sealed.

| First Name | Last Name | Licence Number(s) | Date Signed |
|------------|-----------|-------------------|-------------|
| | | | |

c. Will an Acoustic Assessment Summary Table be uploaded? ☒ Yes ☐ No
Please Note: An Acoustic Assessment Summary Table is required to be uploaded at the time of registration if an Acoustic Assessment was completed for the facility. An Acoustic Assessment Summary Table is also required to be uploaded if any modifications to the facility require an update to the facility's noise report. Additionally, as part of the 10 year review required by O. Reg. 1/17, an updated Acoustic Assessment Summary Table is required to be uploaded.

d. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the noise report, and the date signed and sealed.

| First Name | Last Name | Licence Number(s) | Date Signed |
|------------|------------|-------------------|-------------|
| Mike | Masschaele | 100508855 | 2018-12-20 |

4.4 Odour

a. Did the Odour Screening Report indicate that a circumstance which requires a BMPP for odour to be prepared exists at the facility? ☐ Yes ☒ No

b. Did the Odour Screening Report indicate that a circumstance which requires an Odour Control Report (OCR) to be prepared exists at the facility? ☐ Yes ☐ No

b. i. If yes, please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the Odour Control Report and the date signed and sealed.

| First Name | Last Name | Licence Number(s) | Date Signed |
|------------|-----------|-------------------|-------------|
| | | | |

c. Has a BMPP for odour been prepared as a result of a written notice from the Director issued under O. Reg. 1/17? ☐ Yes ☒ No

d. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the BMPP for odour and the date signed and sealed.

| First Name | Last Name | Licence Number(s) | Date Signed |
|------------|-----------|-------------------|-------------|
| | | | |

Table 3

**Acoustic Assessment Summary
Enbridge Gas Distribution Inc.
Renewable Natural Gas (RNG) Facility, Toronto, Ontario**

| Point of Reception ID | Point of Reception Description | Time of Day | Steady Sound Levels (L _{EQ}) (dBA) | Performance Limit ¹ (L _{EQ}) (dBA) | Compliance with Performance Limit (Yes/No) | Class Number | Verified by Acoustic Audit |
|----------------------------------|----------------------------------|-------------|--|--|---|--------------|----------------------------|
| Steady State Noise Impact | | | | | | | |
| POR1 | Lodestar Road Daycare | 07:00–19:00 | 38.6 | 50 | Yes | Class 1 | No |
| | | 19:00–23:00 | 38.6 | 50 | Yes | Class 1 | No |
| | | 23:00–07:00 | 38.6 | 45 | Yes | Class 1 | No |
| POR2 | Stanstead Drive Residence Facade | 07:00–19:00 | 37.9 | 50 | Yes | Class 1 | No |
| | | 19:00–23:00 | 37.9 | 50 | Yes | Class 1 | No |
| | | 23:00–07:00 | 37.9 | 45 | Yes | Class 1 | No |

Note:

¹ Minimum MECP sound level limits as defined in NPC-300 and Chapter 3 of the EASR Publication.


Table 4

Emission Summary Table
Enbridge - Renewable Natural Gas (RNG) Facility
35 Vanley Crescent, Toronto, Ontario

| Contaminant | CAS No. | Total Plant Emission Rate (g/s) | Air Dispersion Model Used | Maximum Off-Property Concentration (µg/m ³) | MECP POI Standard ⁽¹⁾ (µg/m ³) | Averaging Period (hours) | Limiting Effect | Benchmark Category | Percentage of Criteria (%) |
|------------------|-----------|---------------------------------------|------------------------------|--|---|--------------------------------|--------------------|-----------------------|----------------------------------|
| Hydrogen Sulfide | 7783-06-4 | 1.15E-03 | AERMOD v. 16216r | 6.01E+00 | 7 | 24-hr | Health | B1 | 86% |
| Hydrogen Sulfide | 7783-06-4 | 1.15E-03 | AERMOD v. 16216r | 7.06E-01 | 13 | 10-minute | Odour | B1 | 5% |

Notes:

- (1) MECP POI Limit listed on the "Air Contaminants Benchmarks (ACB) List: Standards, Guidelines and Screening Levels for Assessing Point of Impingement Concentrations of Air Contaminants" dated April 2018.



Appendix B.02 TTC Wilson Complex MECP Permit

5 -15 Kodiak Crescent

Compatibility & Mitigation Study

SLR Project No.: 241.30277.00000



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1565-A52KPP

Issue Date: December 23, 2015

Toronto Transit Commission
1900 Yonge Street
Toronto, Ontario
M4S 1Z2

Site Location: Wilson Complex
160 Transit Rd
Toronto City

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

- one (1) standby diesel generator set, having a rating of 300 kilowatts, to provide power during emergency situations, discharging to the air at a maximum volumetric flow rate of 0.62 actual cubic metre per second at an approximate temperature of 542 degrees Celsius, through a stack having an exit diameter of 0.2 metre, extending 0.1 metre above generator roof line and 2.6 metres above grade;
- one (1) tail pipe emission exhaust stack serving tail pipes of twenty-two (22) buses, discharging to the air at a maximum volumetric flow rate of 4.4 cubic metres per second, with an exit diameter of 0.6 metre, extending 3.5 metres above the roof and 12.5 metres above grade;
- one (1) general exhaust fan serving the welding area, discharging to the air at a maximum volumetric flow rate of 1.28 cubic metres per second, through a roof stack, having an exit diameter of 0.36 metre, extending 1.0 metre above the roof and 4.9 metres above grade;
- one (1) general ventilation system for the bus fuelling bay;
- one (1) general ventilation system for the bus storage bay;
- three (3) fume collectors serving wheel truing operations for subway cars, each re-circulating the air into the indoor area;
- touch-up paint spraying operation;
- maintenance welding; and
- salt depot;

all in accordance with the following:

1. Environmental Compliance Approval Application dated June 19, 2014 and signed by John O'Grady, Safety and Environment Department Head, Toronto Transit Commission, and all supporting information associated with the application including the Emission Summary and Dispersion Modelling Report provided by AECOM Canada Ltd., dated June 19, 2014 and signed by Halim Abdihalim; the Acoustic Assessment Report prepared by SS Wilson Associates, dated May 23, 2014 and signed by Hazem Gidamy, P.Eng.; and the Noise Abatement Action Plan prepared by AECOM, dated May 2014

and signed by John Campbell, P.Eng. and Joe Peristy, P.Eng.;

2. Application for Approval dated November 19, 2007 and signed by John O'Grady, Chief Safety Officer, Toronto Transit Commission, and all supporting documentation and information including the Emission Summary and Dispersion Modelling Report dated October 26, 2007 and the addendum dated August, 2008 and signed by Jeff Frost and Bridget Mills, Pottinger Gaherty Environmental Consultants Limited; and

3. Application for Approval (Air) submitted by Toronto Transit Commission, dated September 5, 2007 and signed by John O'Grady, Chief Safety Officer; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by Watters Environmental Group Incorporated, dated August 9, 2007 and signed by Seble Afework P.Eng. and the acoustic assessment report submitted by J.E. Coulter Associates Limited, dated August 8, 2007 and signed by John Coulter, P.Eng.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Acoustic Assessment Report" means the report, prepared in accordance with Publication NPC-233 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility. "Acoustic Assessment Report" also means the Acoustic Assessment Report prepared by SS Wilson Associates, dated May 23, 2014 and signed by Hazem Gidamy, P.Eng.;

2. "Acoustic Audit" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the Facility, assessed to determine compliance with the Performance Limits for the Facility regarding noise emissions, completed in accordance with the procedures set in Publication NPC-103 and reported in accordance with Publication NPC-233;

3. "Acoustic Audit Report" means a report presenting the results of an Acoustic Audit, prepared in accordance with Publication NPC-233;

4. "Acoustical Consultant" means a person currently active in the field of environmental acoustics and noise/vibration control, who is familiar with Ministry noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from a Facility;

5. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;

6. "Company" means Toronto Transit Commission, that is responsible for the construction or operation of the Facility and includes any successors and assigns;

7. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;

8. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;

9. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;

10. "Facility" means the entire operation located on the property where the Equipment is located;

11. "Independent Acoustical Consultant" means an Acoustical Consultant who is not representing the Company and was not involved in preparing the Acoustic Assessment Report or the design/implementation of Noise Control Measures for the Facility and/or Equipment. The Independent

Acoustical Consultant shall not be retained by the Acoustical Consultant involved in the noise impact assessment or the design/implementation of Noise Control Measures for the Facility and/or Equipment;

12. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;

13. "Ministry" means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf;

14. "Noise Abatement Action Plan" means the noise abatement program developed by the Company, submitted to the Director and District Manager and approved by the Director, designed to achieve compliance with the sound level limits set in Publications NPC-300. It also means the Noise Abatement Action Plan prepared by AECOM, dated May 2014 and signed by John Campbell, P.Eng. and Joe Peristy, P.Eng.;

15. "Noise Control Measures" means measures to reduce the noise emission from the Facility including, but not limited to silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers. It also means the noise control measures detailed in the Noise Abatement Action Plan;

16. "Publication NPC-103" means the Ministry Publication NPC-103 of the Model Municipal Noise Control By-Law, Final Report, August 1978, published by the Ministry as amended;

17. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995 as amended; and

18. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August, 2013, as amended.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

OPERATION AND MAINTENANCE

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

(1) prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

(b) emergency procedures, including spill clean-up procedures;

(c) procedures for any record keeping activities relating to operation and maintenance of the Equipment;

(d) all appropriate measures to minimize noise and odorous emissions from all potential sources; and

(e) the frequency of inspection and replacement of the filter material in the Equipment;

(2) implement the recommendations of the Manual.

RECORD RETENTION

2. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

(1) all records on the maintenance, repair and inspection of the Equipment; and

(2) all records of any environmental complaints, including:

(a) a description, time and date of each incident to which the complaint relates;

(b) wind direction at the time of the incident to which the complaint relates; and

(c) a description of the measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future.

NOTIFICATION OF COMPLAINTS

3. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

(1) a description of the nature of the complaint; and

(2) the time and date of the incident to which the complaint relates.

NOISE

4. The Company shall:

(1) implement by not later than December 31, 2018, the Noise Control Measures detailed in the Noise Abatement Action Plan;

(2) undertake life-cycle replacement of existing Equipment with quieter Equipment; and

(3) ensure that the Noise Control Measures are properly maintained and continue to provide the acoustical performance outlined in the Acoustic Assessment Report and the Noise Abatement Action Plan.

ACOUSTIC AUDIT

5.1 The Company shall carry out Acoustic Audit measurements on the actual noise emissions due to the operation of the Facility. The Company:

(1) shall carry out Acoustic Audit measurements in accordance with the procedures in Publication NPC-103;

(2) shall submit an Acoustic Audit Report on the results of the Acoustic Audit, prepared by an Independent Acoustical Consultant, in accordance with the requirements of Publication NPC-233, to the District Manager and the Director not later than June 30, 2019.

5.2 The Director:

(1) may not accept the results of the Acoustic Audit if the requirements of Publication NPC-233 were not followed;

(2) may require the Company to repeat the Acoustic Audit if the results of the Acoustic Audit are found unacceptable to the Director.

5.3 In the event that the findings of the Acoustic Audit Report demonstrate that the Facility is not in compliance with the sound level limits set out in Ministry Publication NPC-300, the Company shall prepare and submit an updated Acoustic Assessment Report to the District Manager and the Director once every five (5) years, that documents all sources of noise emissions and the most effective feasible Noise Control Measures that could be installed at the Facility.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition No. 1 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the Regulations and this Approval.
2. Condition No. 2 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.
3. Condition No. 3 is included to require the Company to notify staff of the Ministry so as to assist the Ministry with the review of the site's compliance.
4. Condition No. 4 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
5. Condition No. 5 is included to require the Company to gather accurate information and submit an Acoustic Audit Report in accordance with procedures set in the Ministry's noise guidelines, so that the environmental impact and subsequent compliance with this Approval can be verified.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 3526-7DAP67, 6866-7DAPB8 issued on September 12, 2008, May 21, 2008.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

The Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment and
Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 23rd day of December,
2015

Ian Greason, P.Eng.
Director
appointed for the purposes of Part II.1 of
the *Environmental Protection Act*

AA/

c: District Manager, MOECC Toronto District Office
Hazem Gidamy, S.S. Wilson Associates
Halim Abdihalim, AECOM Canada Ltd.



Appendix B.03

Children's Aid Society of Toronto

MECP Permit

5 -15 Kodiak Crescent

Compatibility & Mitigation Study

SLR Project No.: 241.30277.00000



Ministry of the Environment and Climate Change
Operations Division

Confirmation of Registration

Registration Number: R-002-3523890690
Version Number: 001

Date Registration Filed: Sep 09, 2015 15:30:12 PM

Dear Sir/Madam,

CHILDREN'S AID SOCIETY OF TORONTO
30 ISABELLA ST
TORONTO ON M4Y 1N1

You have registered, in accordance with Section 20.21(1)(a) of the *Environmental Protection Act*, the use, operation, construction, alteration, extension or replacement of a Standby Power located at:

20 DE BOERS Drive NORTH YORK ON M3J 0H1

Please note that the Standby Power is subject to the applicable provisions of O.Reg 245/11 and O. Reg. 346/12. Environmental Protection Act.
The activity related information provided during the registration process is included as part of the confirmation of registration as schedule 'A'
Dated on Sep 09, 2015

Director
Environmental Approvals Branch
Ministry of the Environment and Climate Change
135 St. Clair W, 1st Floor
Toronto ON M4V 1P5

Any questions related to this registration and the Environmental Activity and the Sector Registry should be directed to:

Ministry of the Environment and Climate Change
Customer Service Representative
Environmental Approvals Access and Service Integration Branch

Phone: (416) 314-8001
Toll free: 1-800-461-6090

Schedule 'A'

Part 3 . Activity Information

3.1 Registration Information

This form is to be used to register the use, operation, construction, alteration, extension, or replacement of the standby power system. Please confirm that you will be engaging in one or more of these activities.

☒ Yes

☐ No

3.2 Activity Design-Related Information

(a) Is the standby power system intended to be used only for the provision of electrical power during power outages or involuntary power reductions?

☒ Yes

☐ No

(b) Is the rated capacity of each generator unit that is part of the standby power system 700 kilowatts or less?

☒ Yes

☐ No

(c) Does the standby power system only use one or more of the following as fuel:

- biodiesel;
- diesel;
- natural gas; or
- propane?

☒ Yes

☐ No

(d) Is the wastewater from the standby power system, if any:

- transferred to a waste management system that is subject to an Environmental Compliance Approval or is registered in the Environmental Activity and Sector Registry;
- discharged to a sewage works that is subject to an Environmental Compliance Approval; or
- discharged to a municipal sanitary sewer?

☒ Yes

☐ No

3.3 Environmental Activity and Sector Registration Exemptions

(a) Is the standby power system used to generate electricity at a renewable energy generation facility and is operated in the circumstances described in subsection 7(1) of Ontario Regulation 359/09 (Renewable Energy Approvals under Part V.0.1 of the Environmental Protection Act)?

☐ Yes

☒ No

(b) Is the standby power system associated with a building or structure that contains one or more dwellings and is used by the occupants of not more than three dwellings in the building or structure?

☐ Yes

☒ No

(c) Is the standby power system used in agriculture?

☐ Yes

☒ No

(d) Is the standby power system used solely to mitigate the effects of an emergency declared to exist under the Emergency Management and Civil Protection Act?

☐ Yes

☒ No

(e) Is the standby power system part of a large municipal residential system or small municipal residential system, as those systems are defined in Ontario Regulation 170/03 (Drinking Water Systems) made under the Safe Drinking Water Act, 2002?

☐ Yes

☒ No



Appendix C

Stationary Noise Modelling Inputs

5 -15 Kodiak Crescent

Compatibility & Mitigation Study
SLR Project No.: 241.30277.00000

| Name | ID | Result. PWL | | | Lw / Li | | Value | norm. dB(A) | Correction | | | Sound Reduction | | Attenuatio Operating Time | | | K0 | Freq. | Direct. | Height | Coordinates | | | |
|-------------------------|---------------|--------------|------------------|----------------|---------|--------------|-------|----------------|------------------|----------------|---|-----------------|--------------|---------------------------|----------------|------|----|--------|---------|--------|-------------|----------|----------|----------|
| | | Day (dBA) | Evening (dBA) | Night (dBA) | Type | Day dB(A) | | | Evening dB(A) | Night dB(A) | R | Area (m²) | Day (min) | Special (min) | Night (min) | (dB) | | | | | (Hz) | X (m) | Y (m) | Z (m) |
| Loading Impulsive Noise | loading_impls | 70.9 | 70.9 | 70.9 | Lw | Loading | | | 0 | 0 | 0 | | | | | | 0 | (none) | | 1.5 | r | 623591 | 4845500 | 196.18 |
| Loading Impulsive Noise | loading_impls | 70.9 | 70.9 | 70.9 | Lw | Loading | | | 0 | 0 | 0 | | | | | | 0 | (none) | | 1.5 | r | 623530.8 | 4845722 | 198.05 |
| HVAC | HVAC_1 | 85.5 | 85.5 | 85.5 | Lw | HVAC_10ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623518.5 | 4845685 | 205.97 |
| HVAC | HVAC_1 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623525.9 | 4845686 | 205.97 |
| HVAC | HVAC_1 | 85.5 | 85.5 | 85.5 | Lw | HVAC_10ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623507.1 | 4845708 | 205.97 |
| HVAC | HVAC_1 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623590 | 4845710 | 205.97 |
| HVAC | HVAC_1 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623588.8 | 4845712 | 205.97 |
| HVAC | HVAC_1 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623587.7 | 4845717 | 205.97 |
| HVAC | HVAC_1 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623588.5 | 4845720 | 205.97 |
| HVAC | HVAC_2 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623458.5 | 4845625 | 206.06 |
| HVAC | HVAC_2 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623458.1 | 4845628 | 206.06 |
| HVAC | HVAC_2 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623456.7 | 4845635 | 206.06 |
| HVAC | HVAC_2 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623462.5 | 4845638 | 206.06 |
| HVAC | HVAC_2 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623444.8 | 4845628 | 206.06 |
| HVAC | HVAC_3 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623449.2 | 4845561 | 206.61 |
| HVAC | HVAC_3 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623449.1 | 4845568 | 206.61 |
| HVAC | HVAC_3 | 85.5 | 85.5 | 85.5 | Lw | HVAC_10ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623457.9 | 4845577 | 206.61 |
| HVAC | HVAC_3 | 85.5 | 85.5 | 85.5 | Lw | HVAC_10ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623458.2 | 4845573 | 206.61 |
| HVAC | HVAC_3 | 85.5 | 85.5 | 85.5 | Lw | HVAC_10ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623461.4 | 4845574 | 206.61 |
| HVAC | HVAC_3 | 92.5 | 92.5 | 92.5 | Lw | HVAC_15ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623466.7 | 4845567 | 206.61 |
| HVAC | HVAC_4 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623537.3 | 4845511 | 213.94 |
| HVAC | HVAC_4 | 82.5 | 82.5 | 82.5 | Lw | HVAC_5ton | | | 0 | 0 | 0 | | | 45 | 45 | 30 | 0 | (none) | | 1.2 | g | 623537.2 | 4845509 | 213.94 |