FINAL REPORT

1580-1650 DUNDAS STREET EAST (DUNDAS & MATTAWA)

MISSISSAUGA, ONTARIO

LAND-USE COMPATIBILITY/MITIGATION STUDY (AIR QUALITY & VIBRATION)

RWDI # 2101131

July 29, 2022

SUBMITTED TO

Aimée Grigg
Associate, Real Estate Development
E: agrigg@hazelview.com
T: 416.624.8667

Hazelview Investments
1133 Yonge Street, 4th floor
Toronto, Ontario, M4T 2Y7

SUBMITTED BY

Stefan Gopaul, M.A.Sc., P.Eng.
Project Manager | Senior Engineer
Stefan.Gopaul@rwdi.com

RWDI – Head Office
600 Southgate Drive
Guelph, Ontario N1G 4P6

RWDI – Toronto Office
625 Queen Street West
Toronto, Ontario, Canada, M5V 2B7

VERSION HISTORY

Index	Date	Description	Prepared by	Reviewed by
1	2021/06/29	Draft	LBC/AFS	TJB/GER
2	2021/09/29	Updated Draft	SGG	-
3	2021/11/15	Final	SGG	-
4	2022/07/29	Final	YIO	SGG

TABLE OF CONTENTS

LIST OF TABLES

(Found within the Report)

LIST OF FIGURES

LIST OF APPENDICES

1 INTRODUCTION

RWDI AIR Inc. (RWDI) was retained by Hazelview Investments to complete a land-use compatibility/mitigation study with respect to air quality (dust, odour and emissions) and vibration for the proposed mixed-used development at 1580-1650 Dundas Street East (the "subject lands" or "proposed development") in support of a request by the City of Mississauga. The subject lands are located on the south side of Dundas Street East, approximately 640 meters east of the intersection of Dixie Road and Dundas Street East in Mississauga, Ontario. The location of the proposed development is shown on **Figure 1**.

The proposed development will consist primarily of residential towers ranging from 18 to 41 storeys and a 1.03-hectare parkland dedication. The subject lands are currently used for commercial use with 2-storey buildings. The surrounding land use consists primarily of low-rise residential, employment and commercial lands.

The scope of this study was to identify any existing and potential land use compatibility issues and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment areas and/or major facilities.

2 BACKGROUND

2.1 Dundas Connects Land Use Compatibility Terms of Reference

The City of Mississauga has endorsed the Dundas connects Master Plan (DCMP) which includes recommendations for parcels identified for potential conversion from employment use to employment mixed-use designation. The Dundas Connects Land Use Compatibility Terms of Reference (ToR) [1] identifies the criteria for the City of Mississauga to assess when considering the compatibility for such conversions. The ToR is intended as a tool for developers to scope the required studies to be submitted to the City for review. The ToR outlines appropriate assessments of air quality and vibration impacts to ensure feasibility of development through design and/or mitigation measures. For the vibration assessment, the ToR adopts the Ontario Ministry of the Environment, Conservation and Parks (MECP) publication NPC-207 [2].

2.2 Land Use Planning Compatibility Guidelines

Land-use planning plays a secondary role in managing air quality, noise and vibration effects in Ontario. For example, this can be achieved by creating a land-use buffer between industry and a sensitive land use, such as residences, schools, seniors' facilities, daycares, hospitals, churches and campgrounds. The MECP guideline D-6: Compatibility between Industrial Facilities [3] is typically referenced to assist planners in establishing adequate buffers.

The D-series guidelines, and specifically Guideline D-6, are intended to minimize encroachment of sensitive land uses on industrial facilities and vice versa. They address potential incompatibilities due to emissions such as noise, vibration, odour and dust. Guideline D-6 states that studies for noise, vibration, dust and odour should be provided

by the proponent to the approving authority. It also provides a classification scheme for industries, based their potential for emissions that could cause adverse effects. This study only assesses air quality and vibration impacts on the proposed development.

For each class of industry, the guideline provides an estimate of potential influence area and states that this influence area shall be used in the absence of the recommended technical studies. Guideline D-6 also includes recommendations for minimum separation distances between each class of industry and sensitive land uses (see **Table 1**). Section 4.10 of D-6 identifies exceptional circumstances with respect to redevelopment, infill and mixed-use areas. In these cases, the guideline suggests that separation distances at, or less than, the recommended minimum separation distance may be acceptable if a justifying impact assessment is provided.

Table 1: Summary of Guideline D-6

Industry Class	Definition	Potential Influence Area	Recommended Minimum Separation Distance (property line to property line)
I	Small scale, self-contained, daytime only, infrequent heavy vehicle movements, no outside storage.	70 m	20 m
II	Medium scale, outdoor storage of wastes or materials, shift operations and frequent heavy equipment movement during the daytime.	300 m	70 m
III	Large scale, outdoor storage of raw and finished products, large production volume, continuous movement of products and employees during daily shift operations.	1000 m	300 m

Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule and intensity of operations. **Table 2** provides the classification criteria and examples.

Table 2: Guideline D-6 Industrial Categorization Criteria

Criteria	Class I	Class II	Class III
Outputs	• Sound not audible off property • Infrequent dust and/ or odour emissions and not intense • No ground-borne vibration	• Sound occasionally audible off property • Frequent dust and/ or odour emissions and occasionally intense • Possible ground-borne vibration	• Sound frequently audible off property • Persistent and intense dust and/ or odour emissions • Frequent ground-borne vibration
Scale	• No outside storage • Small scale plant or scale is irrelevant in relation to all other criteria	• Outside storage permitted • Medium level of production	• Outside storage of raw and finished products • Large production levels
Process	• Self-contained plant or building which produces / stores a packaged product • Low probability of fugitive emissions	• Open process • Periodic outputs of minor annoyance • Low probability of fugitive emissions	• Open process • Frequent outputs of major annoyances • High probability of fugitive emissions
Operation / Intensity	• Daytime operations only • Infrequent movement of products and/or heavy trucks	• Shift operations permitted • Frequent movements of products and/or heavy trucks with majority of movements during daytime hours	• Continuous movement of products and employees • Daily shift operations permitted

3 METHODOLOGY

The compatibility assessment for the proposed development follows a two-stage approach with the first stage including a review of all industries in the area to identify those that may encroach within the D-6 influence areas within respect to the subject lands. The second stage would then be a detailed study of industries identified based on the findings of the initial review. This report details the first stage of initial screening of industrial uses and other potentially significant emission sources in the surrounding area. This involves the use of experience and professional judgement, with the classification system and potential influence areas of Guideline D-6 serving as a guidance. Based on Guideline D-6, the screening of industries within 1000 m of the proposed development are included.

The following tasks were included in the screening assessment:

- Review of potential constraints for new major facilities to reasonably be established in the employment area, based on the types of uses permitted in the zoning by-law;
- Review of potential constraints with respect to existing facilities in the employment area (increased risk of complaints, operational constraints, etc.), based on interpretation of the following information:
    - published satellite imagery;
    - published street-based photography;
    - MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries whose potential influence zones touch on the subject lands;
    - Environment and Climate Change Canada's (ECCC) National Pollutant Release Inventory (NPRI) data for industries within 1000 m of the subject lands; and
    - Guideline D-6 from the Ministry of the Environment, Conservation and Parks (MECP)
    - Publication NPC-207 from the Ministry of the Environment, Conservation and Parks (MECP)
    - Review of meteorological data for the study area.

- Contact the applicable MECP District Office to determine if there have been any complaints in recent years or are any air quality or vibration concerns within the area; and

The results of these tasks are summarized in the following sections.

3.1 Meteorological Data

RWDI reviewed wind data from Pearson International Airport. A summary of the directional distribution of winds over a period from 2000-2020 is shown in **Figure 3**. The compass directions in the figure refer to the direction from which the wind blows, the concentric circles represent frequencies of occurrence, and the various colours represent wind speed ranges in m/s as indicated in the legend. The wind in the study area comes most frequently from directions between west-southwest and north and least frequently from the south-southwest, south and directions between north-northeast and east-northeast.

4 RESULTS OF REVIEW

The following sections summarize the sources of air and vibration impacts at the subject lands, the level of concern based on publicly available information, and provide next steps and recommendations to address data gaps

4.1 Permit Review and Effects on Major Facilities' Compliance

4.1.1 Industrial Facilities

The land uses within 1000 m of the subject land are predominantly residential, commercial, and employment/industrial uses. The majority of residential lands in the study area consist of detached two-storey dwellings. The zoning designations for the study area is presented in **Figure 2**.

Table A-1 and Table A-2 in **Appendix A** lists the industries identified by means of the tasks outlined in Section 3. Minor industries located beyond 300m from the subject property (those that would be classified as Class I industries under Guideline D-6) are not included in the table. All others are listed. The facilities of interest are presented in **Figure 4**.

When contacted, the MECP advised that they were unable to provide any information on complaint history for the industries in this area directly, and that such inquiries have to be directed via the Ministry's Freedom of Information (FOI) office. Such a request could not be made and would not have been fulfilled within the time frame of this study. While complaint history for the area is a helpful tool in the initial screening of industries, we did not consider this task to be essential in completing this initial assessment for this site.

4.1.1.1 *Non-Industrial Sites*

There are two (2) sites within 300 m of the subject lands that are considered non-industrial but have an MECP ECA or EASR registration for the location, as seen in Table A-1 and Table A-2 in **Appendix A**. These sites are a commercial site and an office/marketing agency. The commercial site is a WalMart location which has an EASR for a heating system.

This site is located approximately 200 metres from the subject lands in the commercial area to the west. The heating system is not expected to have a significant impact on the subject lands.

The second site is located approximately 30 m south of the subject lands and the current occupant is Kubik, a marketing agency. The facility has no significant industrial operations, nor any significant rooftop stacks or emission sources. There is no ECA or EASR for Kubik. This facility is not expected to have a significant air quality impact on the subject lands and is considered compatible.

4.1.1.2 *Industries Identified as Class I under Guideline D-6*

All Class I facilities within 300 m of the subject lands were reviewed and considered in detail. Six (6) facilities within the 300 m area surrounding the subject lands have been classified as Class I. A summary of the Class I facilities is provided in Table A-1 and Table A-2 in **Appendix A**. There is one Class I facility, Rosehill Wine Cellars, whose potential influence area (70m) extends into the proposed development.

Rosehill Wine Cellars is a facility that manufactures wine cellars and racks, including custom options. Our desktop review indicated that this facility does have woodworking operations and there is evidence of a dust collector located outdoors. There is no current ECA or EASR for this facility. This type of facility is not expected to operate any large machinery that has the potential to generate vibration impacts (e.g. stamping presses, large rotating machinery). Thus, no adverse vibration impacts at the subject lands are anticipated. The impact of the air emissions is expected to be insignificant as the dust collector unit is located beyond 70 m from the subject lands. Therefore, this facility is compatible with sensitive land uses on the proposed development.

Another Class I facility, Terminal Tool Co. is located at a setback of approximately 120 m from the subject lands. This facility does not have a current ECA or EASR registration with the MECP but appears to be a metal production facility with operations such as die and metal stamping and tube bending. Although this type of facility has the potential to generate vibration, no adverse vibration impacts are anticipated as the setback distance is greater than 100 m. Moreover, existing residential uses are located at a similar setback for that facility, demonstrating that this facility is compatible with residential uses. The facility has low-lying stacks with no evidence of outdoor storage or operations. The facility is located beyond its potential influence area of 70 m of the subject lands and therefore is considered compatible from an air quality perspective with the proposed development.

4.1.1.3 *Class II*

Six (6) facilities within a 1000 m radius of the proposed development were identified as Class II. For four of these facilities, the potential influence area of 300 m does not extend to the subject lands. These industries are not discussed in further detail. A summary of all Class II facilities is provided in Table A-1 and Table A-2 in **Appendix A**.

There were two (2) facilities identified as Class II whose potential influence area extends into the proposed development. These facilities are included in **Table 3** and their respective locations identified on **Figure 4**. The facilities are discussed in further detail below.

Table 3: Class II Industries within 300 m of the Development

Name	Address	Type of Operation	ECA or EASR Registration #	Approximate Distance to Subject Land (m)
Technical Adhesives Limited	3035 Jarrow Ave, Mississauga, ON L4X 2C6	Facility that manufactures adhesives. ECA is approval for gas fired boilers, pressure washer and process exhaust fans.	9593-ASUQ89	125
Aya Kitchens and Baths Ltd.	1551 Caterpillar Road, Mississauga, ON L4X 2Z6	Cabinet manufacturer. Has paint spray booths, UV and IR ovens, dust collectors.	5735-4YHPW2 (ECA) and R-010-4110776379 (EASR)	160

Technical Adhesives Limited

The closest facility to the site, Technical Adhesives Limited, is at a setback of approximately 125 m northwest of the subject lands across from Dundas St. E.. Technical Adhesives manufactures commercial and industrial adhesives for a variety of industries. Due to the potential for odours from adhesive manufacturing this facility is considered Class II with a potential influence area of 300 m. The facility operates under an ECA which permits operations for natural gas fired process boilers and pressure washer, and process exhaust fans.

This type of facility is not expected to operate any large machinery that has the potential to generate vibration impacts (e.g. stamping presses, large rotating machinery). Thus, no adverse vibration impacts at the subject lands are anticipated.

A review of aerial and street-level imagery indicates that potential sources of air quality emissions at this site are comprised of low-lying exhausts. The ECA has no specific requirement for an odour best management practices plan which indicates that the MECP has not been concerned about odours from this facility. There is also no evidence of outdoor operations that can contribute to fugitive dust or odour emissions. Taking into account the above factors, the site is considered to have an actual influence area much less than 300m and is not expected to cause adverse air quality impacts at the subject lands.

Air Quality Impacts – Aya Kitchens and Baths Ltd.

Aya Kitchens and Baths Ltd. is a cabinet manufacturer that utilizes paints and varnishes, solvents, and conducts sanding and cutting of wood materials. Due to the nature of the operations, the facility is considered a Class II facility with potential odour emissions and a potential influence area of 300 m. The facility is located approximately 160 m south of the subject lands. The facility operates under an ECA and EASR registration for the operations with requirements for an Odour Control Report and Odour Best Management Practices Plan. A review of aerial, street-level imagery and ECA information indicates that the emission sources are low-lying stacks extending approximately 2 m above the rooftop.

While the Aya property is located approximately 160 m form the subject lands, the potential sources of air emissions are located over 300 m from the boundary of the subject property. There is an existing residential area located approximately 220 m south of the facility. As such, the facility is already constrained to manage any potential odours to an acceptable level 220m away, to avoid adverse effects at the existing residences. Therefore, the proposed development would not introduce any significant new constraint on the facility's ability to comply with air quality regulations and requirements.

4.1.1.4 *Class III*

There is one facility identified as Class III whose potential influence area (1000 m) touches on the subject lands. This facility is Tonolli Canada Ltd. which is a secondary lead smelting facility. The facility is located approximately 700 m west of the subject lands. An asterisk is applied to this Class III designation, as it pertains only to multi-storey residential uses that approach or exceed the height of the stacks at the facility, which is the case for the planned use of the subject property. With respect to dust, odours or other emissions from low-level sources at the facility, the subject property introduces now new constraint on Tonolli Canada's operations than already exists due to existing low-rise residential uses that are much closer to it.

Tonolli Canada Ltd. is a secondary lead smelting facility that manufactures lead and lead alloys primarily from scrap batteries. The facility operates under a current ECA for its operations, which includes a requirement for ambient monitoring of lead as a component of airborne particulate matter emitted from the facility. This requirement indicates that lead emissions have been a potential concern for the MECP. A review of available ECA information and aerial and street-level imagery indicates that this facility has multiple tall stacks. The emissions from the stacks would have been demonstrated to comply with provincial standards at ground-level locations in the surrounding area, as part of the Environmental Compliance Approval process. However, they would not have been shown to comply with standards at elevated points of reception, as there are no existing elevated points of reception in the area. Therefore, it is not known whether introduction of new residential towers up to 40 storeys in height on the subject property would compromise the ability of the stack emissions to comply with the standards.

Prior to rezoning, further air quality investigation should be undertaken to address this question. The study would consist of obtaining a copy of Tonolli's current Emission Summary and Dispersion Modelling Report (ESDM) and using that information to develop and run a computer dispersion modelling simulation that includes elevated points of reception at the subject property. If Tonolli, is not willing to provide a copy of its ESDM report, a request for it can be made to the provincial Freedom of Information office. Typically, the FOI office seeks input from Tonolli before releasing the report, in case any parts of it need to be redacted for confidentiality reasons.

4.1.2 Transportation Corridors

4.1.2.1 *Air Quality Impact*

The subject lands are located approximately 170 m northwest of the rail corridor serving Canadian Pacific (CP) Rail and GO Transit Milton line. Current train volumes on the Metrolinx rail corridor are less than 15 trains per day (2017) with future train volumes increasing to 35 trains per day by 2037. All trains are powered by diesel locomotives.

The GO Rail Network Electrification Environmental Project Report Addendum – Lakeshore East Study (https://www.metrolinxengage.com/en/content/go-rail-network-electrification-epr-addendum) was reviewed to get a sense of air quality effects around Metrolinx rail corridors. The Lakeshore East Segment 1 currently has more diesel train traffic than the Milton corridor, at 40 trains per day compared to less than 15. The Lakeshore East Study also indicated that air quality impacts decrease sharply with distance. Although locations adjacent to the rail corridor may experience elevated concentrations of air quality contaminants, these impacts decrease rapidly and are generally low (within 20% of background) beyond 50 meters and continue to decrease with further distance. These findings are consistent with the fact that there are residences in along the line that are adjacent to the corridor. Based on this review, the proposed development is sufficiently distant from the corridor that elevated air pollutant levels are not expected.

4.1.2.2 *Vibration Impact*

According to the Railway Association of Canada (RAC) guidance[4], the vibration area of influence is 75 metres from a railway corridor or rail yard. With a separation distance of 170 m, no adverse vibration impacts are anticipated at the subject lands.

5 CONCLUSIONS

RWDI has been retained by Hazelview Investments to undertake a land-use compatibility/mitigation study in support of a request for Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) for a proposed development at 1580-1650 Dundas Street East, Mississauga, Ontario.

A review of the City of Mississauga zoning information, MECP ECA records, and ECCC NPRI reports were conducted as part of this assessment. The land uses within 1000 m of the subject land are predominantly commercial, residential, and industrial uses.

The Class I and II facilities identified in this study are expected to be compatible with the subject lands with respect to air quality. One Class III facility was identified within the potential influence area of 1000 m. It is recommended that further detailed study be completed on the air emissions from the Tonolli Canada Ltd. facility due to the potential for the emissions from the tall stacks to impact proposed elevated sensitive receptors at the proposed development.

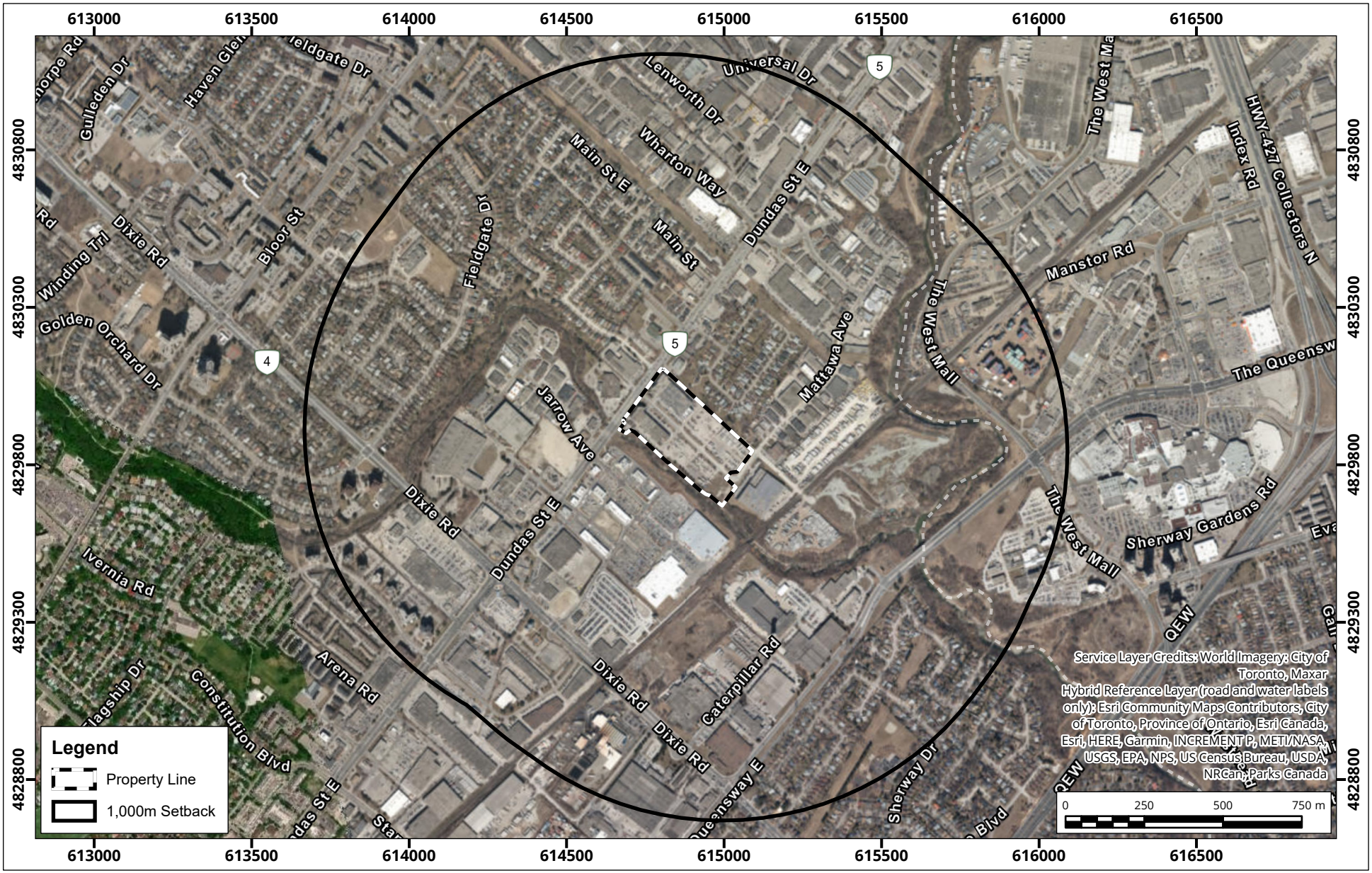
All industrial facilities identified in this study are expected to be compatible with the subject lands with respect to vibration.

Due to the separation between the subject lands and the GO/CP rail corridor, the railway is compatible with the subject lands from both an air quality and vibration perspective.

6 REFERENCES

1. Terms of Reference (ToR), Dundas Connects Land Use Compatibility.
2. Ministry of the Environment, Parks and Climate Change (MECP), previously Ontario Ministry of the Environment (MOE), 1989, Publication NPC-207, *Impulse Vibration in Residential Buildings*.
3. Ministry of the Environment, Parks and Climate Change (MECP), previously Ontario Ministry of the Environment (MOE), July 1995, Guideline D-6, *Compatibility Between Industrial Facilities and Sensitive Land Uses.*
4. The Railway Association of Canada (RAC), 2013, Guidelines for New Development in Proximity to Railway Operations.

FIGURES



Site Plan

Map Projection: NAD 1983 UTM Zone 17N

1580-1650 Dundas St E- Mississauga, Ontario

True North

Project #: 2101131

Drawn by: LJN	Figure: 1
Approx. Scale:	1:17,000
Date Revised:	Jun 25, 2021

Map Document: C:\Users\LJN\OneDrive - ROWAN WILLIAMS DAVIES & IRWIN INC\Desktop\GIS\1530-1650 Dundas Street East\1530-1650 Dundas Street East.aprx

Legend

- Property Line
- 1,000m Setback
- Municipal Boundary

Mississauga Zoning

Zoning Classification

- C - Commercial
- D - Development
- E - Employment; O - Office
- ENV; OS - Open Space and Environmental
- R; RA; RM - Residential
- U - Utility

Toronto Zoning

Zoning Classification

- CR - Commercial Residential
- E - Employment Industrial; EH - Employment Heavy Industrial; EL - Employment Light Industrial; EO - Employment Industrial Office
- IH - Institutional Hospital
- ON - Open Space Natural
- UT - Utility and Transportation

Service Layer Credits: World Imagery: City of Toronto, Maxar
Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Zoning data: City of Toronto and City of Mississauga

Zoning in Study Area

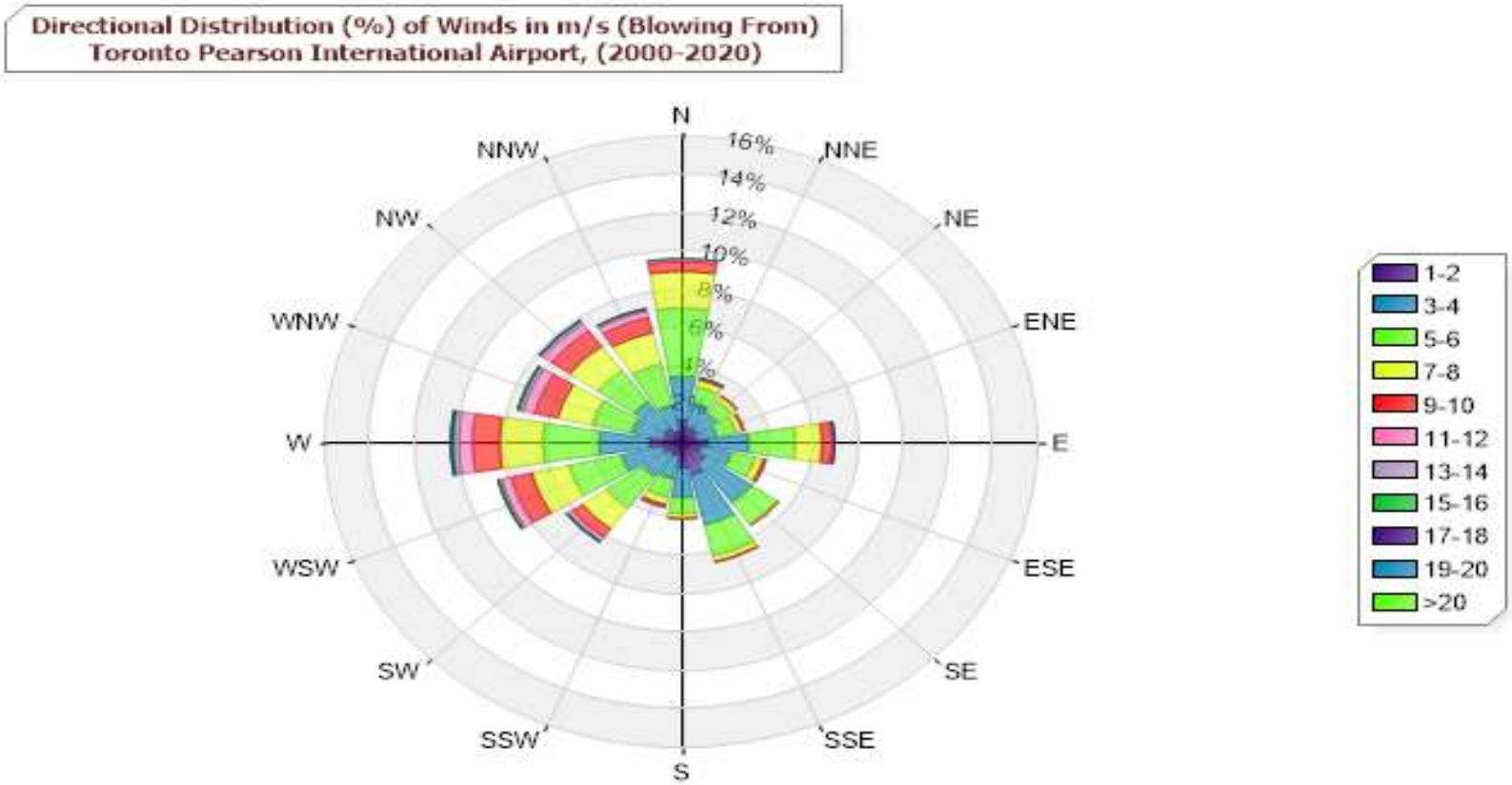
Map Projection: NAD 1983 UTM Zone 17N
1580-1650 Dundas St E - Mississauga, Ontario

True North

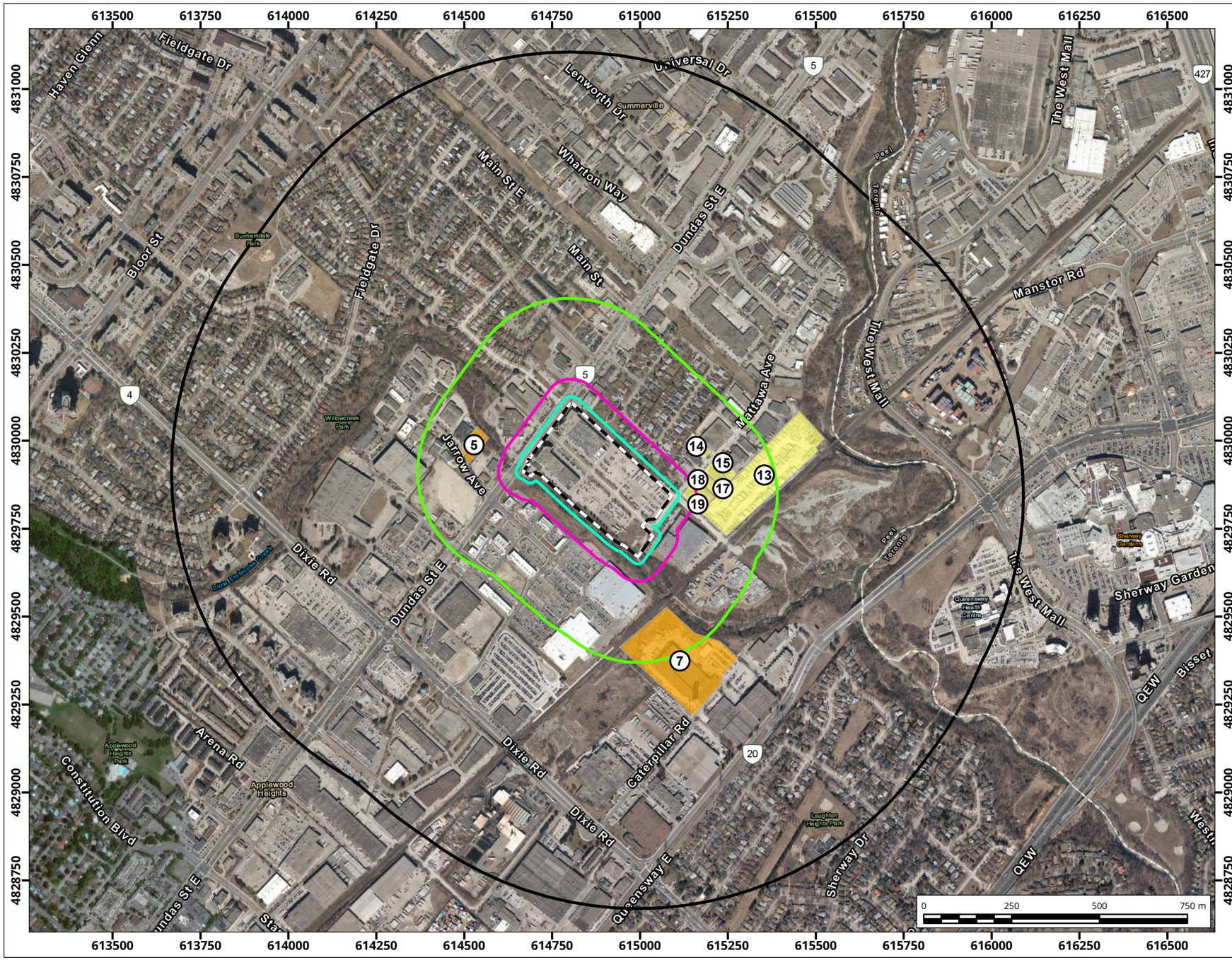
Drawn by: LJN	Figure: 2		
Approx. Scale:	1:12,000		
Date Revised:	Jun 28, 2021		

Project #: 2101131

Map Document: C:\Users\LJN\OneDrive - ROWAN WILLIAMS DAVIES & IRWIN INC\Desktop\GIS\1530-1650 Dundas Street East\1530-1650 Dundas Street East.aprx



Directional Distribution of Winds Blowing from Toronto Pearson Airport	Drawn by: TJB	Figure: 3	
	Approx. Scale: not to scale		
1580-1650 Dundas St. East - Mississauga, Ontario RWDI# 2101131	Date Revised: June 24, 2021		



Legend

- Property Line
- 20m Setback
- 70m Setback
- 300m Setback
- 1,000m Setback
- Class I Industries
- Class II Industries

ID	Business Name	Class
5	Technical Adhesives Limited	II
7	Aya Kitchens and Baths Ltd.	II
13	SFS Trucking Inc/Trail Trac Transport	I
14	Fisher Automative	I
15	CL Custom Fabrication & Service	I
17	Terminal Tool Co.	I
18	Deltro Group	I
19	Rosehill Wine Cellars	I

Service Layer Credits: World Imagery: City of Toronto, Maxar
World Boundaries and Places: Esri, HERE, Garmin, iPC, NRCan
Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

Industrial Sites in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
1580-1650 Dundas St E - Mississauga, Ontario

True North

Drawn by:	LJN	Figure:	4
Approx. Scale:	1:12,000		
Date Revised:	Jun 28, 2021		

Project #: 2101131

Map Document: C:\Users\LJN\OneDrive - ROWAN WILLIAMS DAVIES & IRWIN INC\Desktop\GIS\1530-1650 Dundas Street East\1530-1650 Dundas Street East.aprx

APPENDIX A

Table A-1: List of Industrial Sites Around the Proposed Development

Map Icon Number	BUSINESS NAME	ADDRESS	TYPE OF FACILITY/EQUIPMENT	APPROVAL / REGISTRATION NUMBER
1	Eddie's Meat Products Distribution Inc.	1577 Sedlescomb Dr	Meat processing facility. Facility has gas fired ovens, smokehouses equipped with electric powered smoke generator or burners, water heater, comfort heating equipment.	2412-BETNT8
2	508818 Ontario Limited	3180 Wharton Way	Permit is for boilers, comfort heater and one HVAC unit.	0506-896GG5
3	Dominion Colour Corporation	2615 Wharton Glen Ave 2615 & 2597	Manufacturing custom inks, paints and coatings. Facility has a dust collector system, paint booths and curing ovens.	8429-A35QP5
4	Village Juicery	1786 Mattawa Avenue	Production facility of cold-pressed juice, plant based foods etc.	N/A
5	Technical Adhesives Limited	3035 Jarrow Ave	Approval for gas fired boilers, pressure washer and process exhaust fans.	9593-ASUQ89
6	Nightingale Corp.	2301 Dixie Rd	Furniture manufacturing facility. Wood preparation, sewing, foam and glue application.	2402-9WWLP8
7	Aya Kitchens and Baths Ltd.	1551 Caterpillar Road	Kitchen cabinet manufacturer. Has paint spray booths, UV and IR ovens, dust collectors.	5735-4YHPW2
8	Kubik	1680 Mattawa Avenue	Marketing agency/commercial site.	N/A
9	Tonolli Canada Ltd.	1333 Tonollli Rd	Secondary lead smelting facility manufacturing lead and lead alloys with operations involving battery breaking and shredding, smelting furnaces, casting operations.	1198-8Q7KM6
10	2214264 ONTARIO INC.	1550 Caterpillar RD	EASR for emissions from for printing facility.	R-010-8112660344
11	TRILLIUM HEALTH PARTNERS	150 SHERWAY DR	Facility is a hospital with blood laboratory fume hoods, boilers, 2 cooling towers and 2 diesel emergency generators.	R-010-9112167179
12	WAL-MART CANADA CORP/LA COMPAGNIE WAL-MART DU CANADA	1500 DUNDAS ST E	EASR for a heating system	R-003-7550688443
13	SFS Trucking Inc/Trail Trac Transport	2315 LORELAND AVE	Freight trucking serivce - storage yard	N/A
14	Fisher Automative	1723 Mattawa Avenue	Auto repair facility	N/A
15	CL Custom Fabrication & Service	1726 Mattawa Avenue	Metal fabricator	N/A
16	Brandt Meat Manufacturing Plant & European Food Market Factory Outlet	1878 Mattawa Avenue	Meat manufacturing plant	N/A
17	Terminal Tool Co.	1716 Mattawa Avenue	Die makers, metal stamping, tube bending and fabrication.	N/A
18	Deltro Group	1706 Mattawa Ave.	Electric power syste, cabling and solar renewable installations	N/A

19	Rosehill Wine Cellars	1686 Mattawa Ave.	Construction of Wine Cellars and racks	N/A

Table A-2: List of Industrial Sites Around the Proposed Development

Map Icon Number	BUSINESS NAME	Comment on Operations	Tall Stacks Present	Approximate Distance to Site (m)	D-6 Classification
1	Eddie's Meat Products Distribution Inc.	Site is well contained with little to no potential for fugitive dust or odours. Not expected to have significant impact on air quality at the subject lands.	No	380 m	Class II
2	508818 Ontario Limited	Facility is Erie Meat Products. Site is well contained with little to no potential for fugitive dust or odours. Not expected to have significant impact on air quality or noise on the subject lands. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands.	No	720 m	Class I
3	Dominion Colour Corporation	The facility seems to be well contained and not expected to have significant impact on air quality or noise. Air emissions must comply with MECP benchmarks at property line and beyond.	No	650 m	Class II
4	Village Juicery	There is no active ECA or EASR for this site. Not expected to have significant impact on air quality or noise.	No	350 m	Class I
5	Technical Adhesives Limited	Facility is a adhesive manfuacturer with an existing ECA for operations. Air emissions must comply with MECP benchmarks at property line and beyond. No tall stacks and there is no evidence of fugitive dust however some adhesive manufacturing could produce odours. However due to the limited rooftop stacks and that the facility is governed by an ECA, emissions are expected to comply at the property line and not be significant impact on the subject lands.	No	125 m	Class II
6	Nightingale Corp.	Well contained seating manufacturing facility. No evidence of outside storage or sources of fugitive dusts or odours. The facility has no tall stacks with all air emissions regulated at the property line and beyond through the ECA.	No	650 m	Class II
7	Aya Kitchens and Baths Ltd.	Facility has paint lines, ovens and dust collectors but appears to be well contained and not expected to have fugitive emissions. There are no tall stacks and all emissions are regulated through the exisitng ECA at the facility property line and beyond. Facility also has a current EASR for operations with a prepared Odour BMPP are part of the approval.	No	160 m	Class II
8	Kubik	Facility appears to be a commercial/employment site. Kubik is a marketing agency with no evidence of singificant industrial operations. There is no current ECA or EASR for the site.	N/A	30 m	N/A - not an industrial site
9	Tonolli Canada Ltd.	Facility must comply with production limit set in the ECA. Significant emissions with tall stacks.	Yes	700 m	Class III [1]
10	2214264 ONTARIO INC.	EASR for a lithographic Printing, digital commercial and screen printing. No odour BMPP is required. Facility is well contained, no evidence of outdoor storage and no tall stacks.	No	400 m	Class I
11	TRILLIUM HEALTH PARTNERS	Not expected to have significant impact on air quality and noise. Air emissions must comply with MECP benchmarks at property line and beyond. Existing mid - high rise residential in closer proximity to the site.	Yes	820 m	Class I
12	WAL-MART CANADA CORP/LA COMPAGNIE WAL-MART DU CANADA	Not expected to have significant impact on air quality and noise.	No	200 m	N/A - not an industrial site
13	SFS Trucking Inc/Trail Trac Transport	Storage yard for transport trucks and trailers. Yard appears to be unpaved however some evidence does indicate it is watered. Activity on-site does not appear to be significant and is not expected to have impact on the subject lands.	N/A	100 m	Class I
14	Fisher Automative	Facility appears to be an auto repair shop. There is no active ECA or EASR for the site. No significant rooftop stacks. Residential exists in closer proximity than the subject lands	No	150 m	Class I
15	CL Custom Fabrication & Service	Site is well contained with some rooftop stacks. No exisitng ECA or EASR for this site. There is existing residential in wtihin 120 m of this facility. No tall stacks.	No	170 m	Class I
16	Brandt Meat Manufacturing Plant & European Food Market Factory Outlet	This facility appears to be a deli meats production and factory storefront. There is currently no ECA or EASR for the site. The facility is well contained with no expected sources of fugitive dust. There is exisitng residential between the subject lands and this facility.	No	560 m	Class II
17	Terminal Tool Co.	This facility appears to be a small metal manufacturing plant. There is currently no ECA or EASR for the site. The facility is well contained with no expected sources of fugitive dust. Information available online shows that the facility is permanently closed with their business phone number being out of service. There is exisiting residential home at a similar setback as the subject lands from this facility.	No	120 m	Class I
18	Deltro Group	Facility is a small well contained electric power system contracting and engineering firm. Design build for major electrical installations including solar. Facility is well contained, no signficant rooftop stacks however evidence of outdoor storage. No significant sources of fugitiive dust or odours. No exisitng ECA or EASR for this site.	No	100 m	Class I

19	Rosehill Wine Cellars	Facilty is a well contained site with no significant stacks or outdoor activity. The facility does not have a current ECA or EASR. Appears to undertake some woodworking activity. Evidence of a dust collector at the facility. However, impacts on the subject lands is expected to be insignificant as the dust collector is located approximately 90 m from the subject lands property boundary.	no	40 m	Class I

Notes:

[1] This Class III designation applies to only multi-storey residential uses that approach or exceed the height of the stacks at the facility.