

June 6, 2024

Attention: Anna Sorokin  
Dundas Li GP Inc.  
c/o Fora Developments  
2440 Dundas Street West, Suite 200  
Toronto, ON M6P 1W9

SLR Project No.: 241.V14270.00001

**RE: Compatibility/Mitigation Study  
2400-2440 Dundas Street West, Toronto**

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SLR Consulting (Canada) Ltd. (SLR), was retained by Dundas Li GP Inc. to conduct a Compatibility/Mitigation Study focusing on air quality, odour, and dust for their proposed development, to be located at 2400-2440 Dundas Street West in Toronto, Ontario ("the Project"). The Study, titled '2400-2440 Dundas Street West, Compatibility/Mitigation Study' dated March 8, 2023, was completed in support of a Zoning By-law Amendment ("ZBA") application to the City of Toronto.

## **Introduction**

Subsequent to the completion of the Compatibility/Mitigation Study, the plans for the Project have been updated to account for increased tower heights and revised building massing. The revised plans include two buildings. The north building includes a 37-storey tower (Tower A) atop a staggered 2-storey and 3-storey podium. The south building includes a 42-storey tower (Tower B1) and a 25-storey tower (Tower B2) atop a 2-storey podium. The updated Site Plan is provided in **Attachment A**.

## **Air Quality Assessment Results**

The increased tower heights and revised building massing of the Project does not materially alter the results of the previously completed air quality assessment. Further, the below report conclusions remain applicable to the revised Project site.

## **Conclusions**

The Project site is located on the east side of the Dundas Street West, between approximately Chelsea Avenue and Glenlake Avenue. The revised development includes two buildings.

The neighbourhood is undergoing transition, and a number of in-fill, multi-storey residential developments have been approved within 500 m of the Project site. These approved developments introduce elevated sensitive receptors within the area of the existing employment uses.

Based on the above, the requirement for compatibility with existing industry already exists and the Project site will not introduce a new condition related to environmental compliance.

The current use of diesel engines along the rail corridor have the potential to generate fugitive odour emissions.

Given this potential, it is recommended that a Warning Clause and receptor based physical mitigation measures be included in the architectural design of the Project site structures. A summary of the mitigation measures and Warning Clauses is provided in **Attachment B**.

Based on the review completed, and with the use of the Warning Clauses and recommended mitigation measures, the proposed Project site development, is anticipated to be compatible with the surrounding land uses from an air quality, perspective. The Project site is not anticipated to limit surrounding existing, or future industries and their ability to obtain/maintain their required MECP permits and/or approvals.

## Statement of Limitations

This letter has been prepared by SLR Consulting (Canada) Ltd. (SLR) for Dundas Li GP Inc. in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this report, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

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## Closure

Should you have any questions on the above, please do not hesitate to contact us.

Regards,

**SLR Consulting (Canada) Ltd.**



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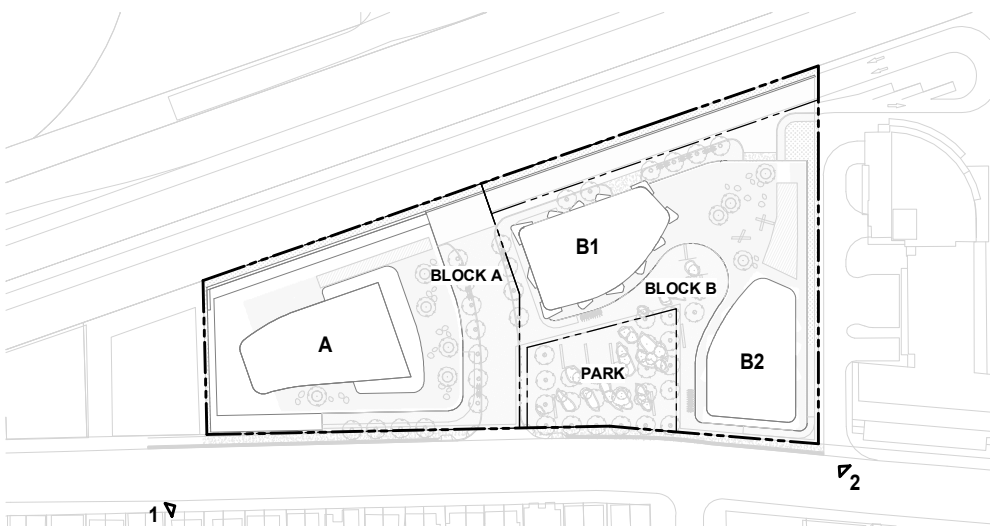
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Attachments: Figure – Roof Plan  
Warning Clauses

cc Anna Sorokin, Dundas Li GP Inc., c/o Fora Developments







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Revision Date

NOT FOR  
CONSTRUCTION

Draft Rendering



1 AERIAL PERSPECTIVE- VIEW LOOKING SOUTH EAST

RENDERINGS ARE AN ARTISTIC CONCEPT INTENDED TO CONVEY ONLY BUILDING MASSING. THEY DO NOT REFLECT FINAL ARCHITECTURE OR LANDSCAPE DESIGN.

Draft Rendering



2 AERIAL PERSPECTIVE- VIEW LOOKING NORTH EAST

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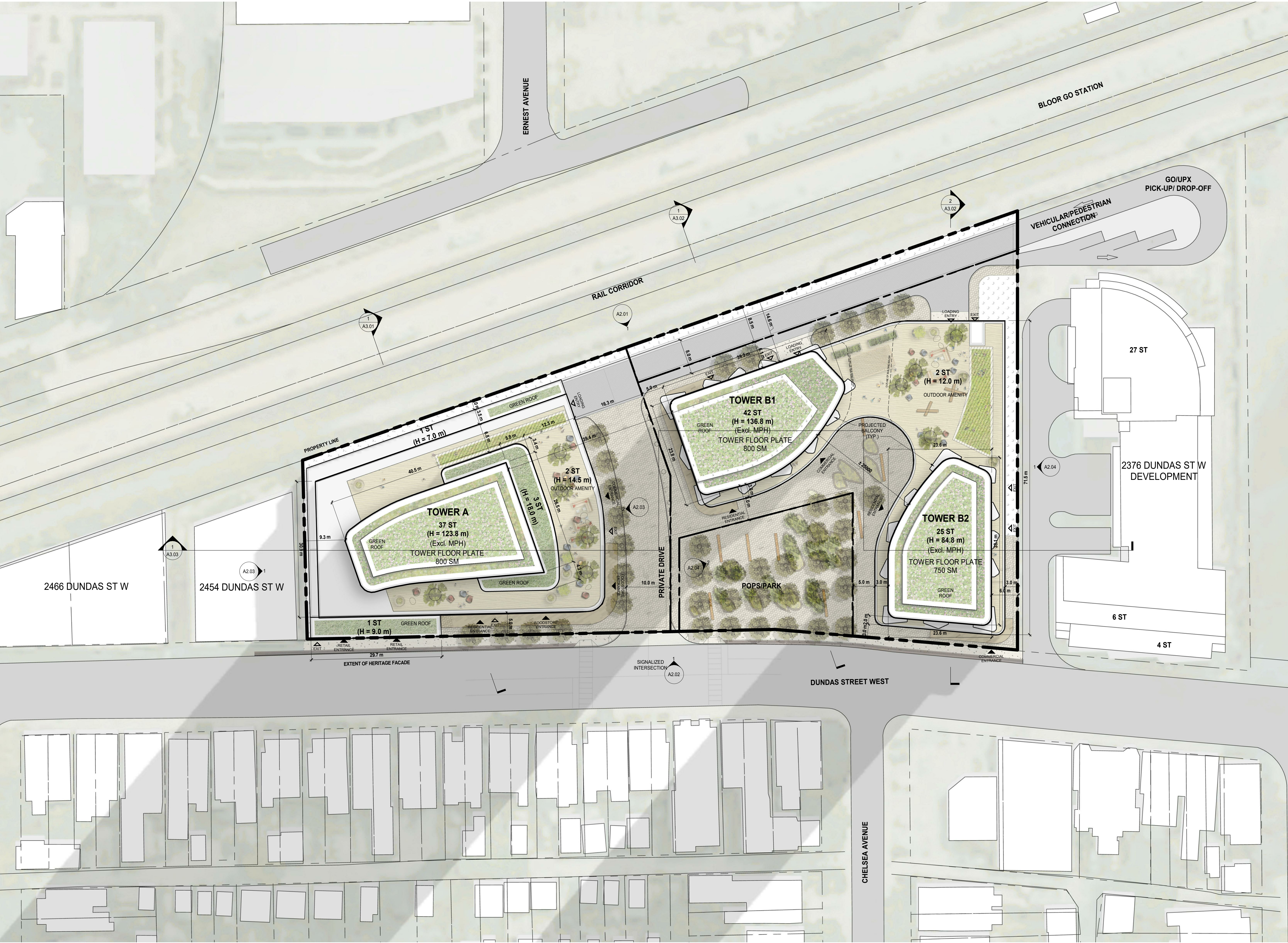
SHEET TITLE

PERSPECTIVES

DRAWN BY: GPAIA  
CHECKED BY: GPAIA  
PROJECT START DATE: 22-04-06  
PROJECT NO.: 21115  
SHEET NUMBER

A0.01





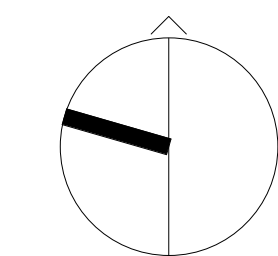
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Revision Date

**NOT FOR  
CONSTRUCTION**

3 ISSUED FOR ZBA - DRAFT 24-05-29  
2 ISSUED FOR COORDINATION 24-05-10  
1 ISSUED FOR ZBA 23-03-10

Revision Date



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**2400-2440 DUNDAS STREET WEST**  
TORONTO, ONTARIO, CANADA

SHEET TITLE

**SITE PLAN**

DRAWN BY: GPAIA  
CHECKED BY: GPAIA  
PROJECT START DATE: 22-04-06  
PROJECT NO.: 21115  
SHEET NUMBER

**A1.00**



## ***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 (Road and Rail)**

#### **Air Quality, Odour, Dust Emissions**

“Purchasers/tenants are advised that due to the proximity of adjacent transportation corridors and industries, dust and odours from these facilities may at times be perceptible.”

### **Receptor-Based Physical Mitigation Measures**

#### **Ventilation System Design**

##### **Air Intake Locations**

Air intakes for building mechanical systems, central air conditioning units and heat recovery units shall be located in areas of least impact, on the lea-side of the building (west facades), facing away from the rail corridor to the east of the development, or behind a significant intervening building or structure.

##### **Carbon/ Dust Filters**

All air intakes for building mechanical systems, make-up air units, HVAC units, central air conditioning units and heat recovery units should include carbon and/or dust filters. The filtration system is to be designed to supply the space with 100% odour filtered air drawn from outside the building envelope.

##### **Positive Pressurization**

The building mechanical systems, make-up air units, HVAC units, central air conditioning units and heat recovery units should be designed to maintain positive pressurization under normal weather conditions of all occupied areas, in accordance with current ASHRAE recommendations.