

# 2400-2440 Dundas Street West

## Compatibility/Mitigation Study

### **Fora Developments**

2440 Dundas Street West, Suite 200  
Toronto, ON M6P TW9

Prepared by:

### **SLR Consulting (Canada) Ltd.**

100 Stone Road West, Suite 201  
Guelph, ON N1G 5L3

SLR Project No:

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## Executive Summary

SLR Consulting (Canada) Ltd. (SLR), was retained by Fora Developments., to conduct a Compatibility / Mitigation Study focusing on air quality, odour, and dust in support of a Zoning By-law Amendment (“ZBA”) application for the proposed development located at 2400-2440 Dundas Street West in Toronto, Ontario (“the Project site”).

This assessment is intended to address the air quality, odour, and dust portions of the Terms of Reference of the City of Toronto OPA231 requirements for Land Use Compatibility/Mitigation Studies (“the OPA 231 ToR”).

This assessment has considered:

- Industrial air quality, odour, and dust emissions; and
- Transportation-related air pollution.

SLR also completed an environmental noise study which is provided with the planning submission in a separate, stand alone report.

The Project site is located on the east side of Dundas Street West, between approximately Chelsea Avenue and Glenlake Avenue. The proposed development includes two buildings. The north building includes a 25-storey tower and an 18-storey tower atop a three-storey podium. The south building includes a 36-storey tower atop a four-storey podium.

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 **Appendix A**.

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.

The requirements of MECP Guideline D-6 are met. As the applicable policies and guidelines are met, the Project site is:

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

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## 1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR), was retained by Fora Developments, to conduct a Compatibility / Mitigation Study focusing on air quality, odour, and dust in support of a Zoning By-law Amendment (“ZBA”) application for the proposed development located at 2400-2440 Dundas Street West in Toronto, Ontario (“the Project site”).

This assessment is intended to address the air quality, odour, and dust portions of the Terms of Reference of the City of Toronto OPA231 requirements for Land Use Compatibility/Mitigation Studies (“the OPA 231 ToR”).

SLR also completed an environmental noise and vibration assessment report which is provided with the planning submission in a separate, stand alone report.

This assessment has considered such matters as:

- Industrial air quality, odour, and dust emissions; and
- Transportation-related air pollution.

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

- The City of Toronto Terms of Reference for Compatibility/ Mitigation Studies;
- The Provincial Policy Statement;
- 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 draft policies on odour impacts and assessment; and
- Public Health Toronto report “City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure. Technical Report”, dated October 2017.

This report is intended to meet the requirements of the “Compatibility/ Mitigation Study” Terms of Reference published by the City of Toronto (“the OPA 231 ToR”). 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.

## 2.0 Description of Development and Surroundings

### 2.1 Proposed Development

The Project site is located on the east side of Dundas Street West, between approximately Chelsea Avenue and Glenlake Avenue. The proposed development includes two buildings. The north building includes a 25-storey tower and an 18-storey tower atop a three-storey podium. The south building includes a 36-storey tower atop a four-storey podium.

A site and context plan is provided in **Figure 1a**. The proposed Site plan is provided in **Figure 1b**.

### 2.2 Surroundings

The Project site is bounded by Dundas Street West to the west. The Canadian National (“CN”) Weston Subdivision and the GO Transit Weston/Lower Galt Subdivisions are located to the east. There are a number of commercial and industrial facilities in the immediate vicinity of the Project site. The area surrounding the Project site is currently residential and mixed use, commercial residential buildings. Some of the surrounding properties, have submitted applications to the City of Toronto to permit high density mixed use developments.

### 2.3 Land Use Designations in the Area

The sections to follow outline the current land use designations under the City of Toronto Official Plan (OP) (February 2019 consolidation).

#### 2.3.1 City of Toronto Official Plan

The City of Toronto Official Plan Map for the area can be seen in **Figure 2a**. The City of Toronto Official Map Land Use Conversion map can be seen in **Figure 2b**. The Project site has been redesignated to Mixed Use Area.

On July 22, 2022, City Council adopted Official Plan Amendment No. 591 (OPA 591) and By-law 1106-2022 to permit the conversion of lands designated General Employment Areas and Core Employment Area to a more permissive land use, such as Mixed Use Areas. Among other amendments, OPA 591 introduced a number of Site and Area Specific Policies (SASP) to Chapters 6 and 7 of the Official Plan. As it relates to the subject site, the lands were redesigned from General Employment Areas to Mixed Use Areas, and Site and SASP 769 was introduced with specific land use provisions related to the subject site. Excerpts from this amendment is attached in **Appendix D**.

The lands north, south, and west of the Project site are designated as Mixed Use Areas. The lands to the east are designated as Utility Corridors. Beyond the immediate vicinity of the Project site the lands are predominantly designated as Neighbourhoods.

#### 2.3.2 City of Toronto Zoning By-Law 569-2013 and Former City of Toronto By-Law No. 438-86

The Project site and surrounding lands illustrated in grey on **Figure 2b**, have not been brought into By-law 569-2013 and remain zoned under the Former City of Toronto By-Law No. 438-86. An excerpt from the Former City of Toronto Zoning By-law No. 438-86 map for the area is provided in **Figure 2c**.

Under the Former City of Toronto By-law 438-86 the Project site is zoned as Industrial District (“IC”). The lands north and south of the Project site are also zoned as Industrial District (“I2”). The lands east of the Project site are the railway which are also zoned as Industrial District (“T”). The lands to the west are zoned as Mixed Use District (“MCR”).

### **3.0 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 surrounding 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 the Ontario 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 – making sure 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 MECP D-series of guidelines set out methods to determine if assessments are required (Areas of Influence, Recommended Minimum 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 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”<sup>1</sup>

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 the Ontario 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 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. The current 2020 PPS came into effect on May 1, 2020. Policy direction concerning land use compatibility is provided in Section 1.2.6 of the PPS.

From the current 2020 version:

### “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

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<sup>1</sup> <https://www.ontario.ca/document/citizens-guide-land-use-planning/planning-act>



requirements of the PPS will be met.

### 3.3 City of Toronto Official Plan Amendment No. 231

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 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 proposed development;
- Existing approvals from the MECP;
- Within the immediate area of the proposed development, 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;
- 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 Minimum 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 D-3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).

For this assessment, the applicable guideline is Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*.

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

The guideline specifically addresses issues of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, Areas of Influence and Recommended Minimum Separation Distances are included within the guidelines. The Areas of Influence and Recommended Minimum Separation Distances from the guidelines are provided in the table below.

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

Industry Classification	Area of Influence	Recommended Minimum Separation 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, 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"> <li>Noise: Sound not audible off-property</li> <li>Dust: Infrequent and not intense</li> <li>Odour: Infrequent and not intense</li> <li>Vibration: No ground-borne vibration on plant property</li> </ul>	<ul style="list-style-type: none"> <li>No outside storage</li> <li>Small-scale plant or scale is irrelevant in relation to all other criteria for this Class</li> </ul>	<ul style="list-style-type: none"> <li>Self-contained plant or building which produces/stores a packaged product</li> <li>Low probability of fugitive emissions</li> </ul>	<ul style="list-style-type: none"> <li>Daytime operations only</li> <li>Infrequent movement of products and/or heavy trucks</li> </ul>	<ul style="list-style-type: none"> <li>Electronics manufacturing and repair</li> <li>Furniture repair and refinishing</li> <li>Beverage bottling</li> <li>Auto parts supply</li> <li>Packaging and crafting services</li> <li>Distribution of dairy products</li> <li>Laundry and linen supply</li> </ul>
Class II Medium Industry	<ul style="list-style-type: none"> <li>Noise: Sound occasionally heard off-property</li> <li>Dust: Frequent and occasionally intense</li> <li>Odour: Frequent and occasionally intense</li> <li>Vibration: Possible ground-borne vibration, but cannot be perceived off-property</li> </ul>	<ul style="list-style-type: none"> <li>Outside storage permitted</li> <li>Medium level of production allowed</li> </ul>	<ul style="list-style-type: none"> <li>Open process</li> <li>Periodic outputs of minor annoyance</li> <li>Low probability of fugitive emissions</li> </ul>	<ul style="list-style-type: none"> <li>Shift operations permitted</li> <li>Frequent movements of products and/or heavy trucks with the majority of movements during daytime hours</li> </ul>	<ul style="list-style-type: none"> <li>Magazine printing</li> <li>Paint spray booths</li> <li>Metal command</li> <li>Electrical production</li> <li>Manufacturing of dairy products</li> <li>Dry cleaning services</li> <li>Feed packing plants</li> </ul>
Class III Heavy Industry	<ul style="list-style-type: none"> <li>Noise: Sound frequently audible off property</li> <li>Dust: Persistent and/ or intense</li> <li>Odour: Persistent and/ or intense</li> <li>Vibration: Ground-borne vibration can frequently be perceived off-property</li> </ul>	<ul style="list-style-type: none"> <li>Outside storage of raw and finished products</li> <li>Large production levels</li> </ul>	<ul style="list-style-type: none"> <li>Open process</li> <li>Frequent outputs of major annoyances</li> <li>High probability of fugitive emissions</li> </ul>	<ul style="list-style-type: none"> <li>Continuous movement of products and employees</li> <li>Daily shift operations permitted</li> </ul>	<ul style="list-style-type: none"> <li>Paint and varnish manufacturing</li> <li>Organic chemical manufacturing</li> <li>Breweries</li> <li>Solvent recovery plants</li> <li>Soaps and detergent manufacturing</li> <li>Metal refining and manufacturing</li> </ul>

### 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). However, the D-Series of guidelines are still active, 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).

### 3.4.3 Recommended 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 Recommended Minimum 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.

## 4.0 Nearby Industries

The Guideline D-6 Separation distances from the Project site are shown in **Figures 3a** and **3b**. SLR personnel conducted a site visit to the area on February 8, 2023. Local industries within 1 km of the Project site were inventoried and are listed in **Appendix B**. The lands surrounding the Project site are generally comprised of commercial, residential and employment uses.

In Ontario, facilities that emit significant amounts of contaminants to the environment are required to obtain and maintain an Environmental Compliance Approval (“ECA”) from the MECP or submit an Environmental Activity and Sector Registry (“EASR”). ECAs/ EASRs within 1 km of the site were obtained from the MECP *Access Environment* website<sup>2</sup>.

The majority of the identified industries, detailed in **Appendix B**, are outside of their respective Guideline D-6 Area of Influence and, therefore, are anticipated to be compatible with the proposed Project site development.

The CN Weston/Lower Galt and the GO Transit Weston Subdivisions are located along the east property boundary of the Project Site. The subdivisions consists of multiple tracks used for through traffic of passenger and freight trains.

The Toronto Transit Commission (“TTC”) operates the Bloor-Danforth line approximately 80 m south of the Project site. For the most part, the subway line is underground. A portion of track and the Keele Yard (formerly known as the Vincent Yard) is open to atmosphere between the Dundas West and Keele TTC stations. The yard is located approximately 215 m southwest of the Project site.

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<sup>2</sup> <https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action>

## 4.1 Class III Heavy Industries

The area within 1 km of the Project site was reviewed. As shown in **Figure 3a**, there is one Class III Heavy industry within 1 km of the Project site, namely Nitta Gelatin.

### 4.1.1 Nitta Gelatin

ADDRESS:	60 Paton Road
DISTANCE TO PROJECT:	520 m
D-6 CLASSIFICATION:	Class III heavy industry

Nitta Gelatin Canada Inc. produces unflavoured pork-skin gelatine. The facility is located approximately 520 m east of the Project site. The facility operates under EASR registration number R-010-1113159456 (2021).

The following description of the operations is provided in the EASR document, the gelatin “product is used in the food industry (marshmallows, gummy candy, dairy products, meat processing), the pharmaceutical industry (soft/hard shell capsules), the cosmetic industry (encapsulation of bath oils, lotions, skin creams), and in various other industry processes (adhesives, matches etc.)”.

Further, the EASR document outlines that raw materials used in the process include:

- Natural gas and No.2 fuel for combustion equipment;
- Pig skin/rinds and associated additives and reagents (sodium hydroxide, hydrochloric acid, sulphuric acid) used during gelatin processing;
- Two cooling towers;
- Combustion equipment (five process boilers and natural gas fired HVAC equipment);
- Four baghouses; and
- Odour producing processes associated with the gelatin production.

A copy of the MECP EASR information for Nitta Gelatin Canada is provided in **Appendix C**.

The facility is a large-scale operation with continuous movement of products/employees, including shift operations. It is expected that the emission sources have the potential to emit fugitive dust and odour.

Based on the size and nature of the above noted operations, the facility is considered a Class III Heavy Industries under MECP Guideline D-6, with a 1000 m Area of Influence and a Recommended Minimum Separation Distance of 300 m.

The Project lands are located within the 1000 m Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided within Section 5 of this report.

## 4.2 Propane Suppliers

As per the City of Toronto Zoning By-law 569-2013, dated September 2021, as amended:

*“i. In the EH zone, a propane transfer, handing, and storage facility pertains to facilities which transfer, handle, or store propane in quantities equal to or greater than 5,000 U.S. Water Gallons (USWG) on the lot, and:*

*(A) may be on a lot that is at least 500 metres from a lot in the Residential Zone category, Residential Apartment Zone category, Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, Institutional Zone category, or Open Space Zone category; and*

*(B) is not a permitted manufacturing use that involves propane in the manufacturing process, or in the operation of equipment or vehicles that is not subject to regulation (A) above.”*

The area within 500 m of the Project site was reviewed. There are a no propane Suppliers located within 500 m of the Project site.

## 4.3 Future Uses

A review of development applications in the area indicated that there are 79 active development applications within 1000 m of the Project site. The following is a summary of the significant applications and excludes committee of adjustment applications such as minor variance or consent. This information is reflective of those applications listed online at the City of Toronto [applications information centre](#) as of February 7, 2023:

**Table 3: Development Applications in the Area**

Address	Date	Development Application Information *	Details
1293 Bloor St W	9/8/2022	22 188062 STE 09 OZ	Redevelopment with a new 28-storey mixed-use building.
1319 Bloor St W	12/18/2020	20 230587 STE 09 OZ	Proposal for new 31-storey and 33-storey towers on podium which varies in height from 4-7 storeys.
1405 Bloor St W	9/29/2020	20 199975 STE 09 OZ	Redevelopment with a mixed-use, predominately residential development with a hight of 18 storey along Bloor street west then stepping down to 12 and 4 storeys to the south.
1423 Bloor St W	4/13/2021	21 139658 STE 09 OZ	Development of new 18-storey, inclusive of a 6-storey podium, mixed-use building
1439 Bloor St w	1/14/2010	10 104718 STE 18 SA	14-storey mixed use building with retail at grade - 2 stories below grade parking - 131 parking spaces
1480 Bloor St W	7/14/2022	16 271669 ESC 37 OZ	Site plan approval for pedestrian tunnel and entrance at Randolph Avenue as a replacement for the existing West Toronto Rail Path entrance

2280 Dundas St W	4/26/2018	18 149172 STE 14 OZ	Mixed-use high-rise development containing commercial, retail, employment, residential, institutional and park and open space uses.
1540 Bloor St W	12/19/2019	19 263422 STE 04 OZ	Redevelopment of 27-storey mixed-use building comprised of a 6-14-storey podium and 13-storey tower element.
1630 Bloor St W	5/7/2019	19 150312 STE 04 SA	Development of 6-storey building with retail at-grade and hotel use at the upper levels.
316 Campbell Ave	4/9/2021	21 138108 STE 09 OZ	Proposal for 28-storey building, inclusive of a 6-storey podium.
323 Symington Ave	11/24/2022	22 232811 STE 09 OZ	Development of 2 towers of 39 and 36 storeys including a 6-store podium with commercial at grade.
2376 Dundas St W	7/9/2020	20 165478 STE 04 SA	Proposal to add 3 storeys to the approved 24 storey building, increase the permitted building height of the tower.
2639 Dundas St W	11/24/2017	17 267100 STE 14 OZ	Development of a new 8-storey residential building.
1650 Dupont St	8/16/2021	21 198981 STE 09 SA	Site plan approval for a 6-storey mixed use building, 28 residential dwelling units.
2720 Dundas St W	8/2/2017	17 210219 STE 14 OZ	Zoning By-law amendment to facilitate redevelopment of the site with a 9-storey mixed-use building.
26 Ernest Ave	6/5/2014	14 169077 STE 18 OZ	To rezone the subject property to allow for the constructing of a three-storey 79-unit townhouse development.
148 Glenlake Ave	4/29/2022	22 140248 STE 04 SA	Site plan approval for a 3-storey residential building containing 8 residential dwelling units.
6 Howard Park Ave	4/27/2021	21 146414 STE 04 OZ	Proposal for a 10-storey mixed-use building.
421 Roncesvalles Ave	12/30/2019	19 265517 STE 04 SA	Re-development of the site with a five-storey commercial building incorporating the existing two-story heritage building.
386-394 Symington Ave	10/16/2015	15 238678 WET 17 OZ	Amendment to the official plan and zoning by-laws to permit the development of a mixed-use residential development.
72 Perth Ave	6/1/2018	18 170127 STE 18 OZ	The revised application proposes 10-storey residential building (9-storeys + mezzanine) with 10400 sqm of residential GFA.
138 St Helen's Ave	3/22/2012	12 141001 STE 18 OZ	Rezoning application to permit the redevelopment of the lands for the purposes of a new 8 storey building with 86 residential dwellings units.
150 Sterling Rd	8/15/2022	22 191025 STE 09 SA	Site plan application to allow for the construction of a new 11-storey commercial office building.
221 Sterling Rd	5/7/2021	21 151444 STE 09 OZ	Zoning by-law amendment application to facilitate the development of 3 residential towers having heights of 29, 25 and 20 storeys atop two podiums.

57 Wade Ave	12/20/2017	17 277975 STE 18 OZ	Zoning by-law amendment to facilitate the development of a 7-storey office building.
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The above table demonstrates that the neighbourhood is undergoing transition. In addition to the above 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.

## 4.4 Summary

The majority of the industries, detailed in **Appendix B**, are outside of their respective Guideline D-6 Area of Influence and, therefore, are anticipated to be compatible with the proposed Project site development.

The Nitta Gelatin facility was identified in the surrounding area. This facility is considered a Class III Heavy industry. The facility is within the Guideline D-6, 1000 m Area of Influence, suggesting further study is required, and is discussed further below.

## 5.0 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 ECA from the MECP or submit an EASR. Facilities with an ECA/EASR should already meet the MECP guidelines for air quality contaminants at their property line.

#### 5.1.2 Air Quality

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air emissions 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 mid-rise or high-rise residential buildings 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 be in compliance at grade-level at their property line.

##### 5.1.2.1 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 released an updated Draft Guideline to address odour mixtures in Ontario May 4, 2021. At the time of preparation of this report, the Draft Guideline has not been finalized.<sup>3</sup>

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.
- **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 May 2021 document provides clarification of point of Odour Receptors as follows:

*“Each of the following locations is a Point of Odour Reception if the location is not on the same property as the facility from which the odour is or will be discharged:*

1. *A building or structure that contains one or more dwellings.*
2. *A building used for a commercial purpose that includes one or more habitable rooms used as sleeping facilities, such as a hotel or motel.*
3. *A building used for an institutional purpose, including an educational facility, a child care centre, a health care facility, a community centre.*
4. *A building used for a place of worship, other than a place of worship located on land that is zoned for commercial or industrial use.*
5. *A location on a vacant lot, other than an inaccessible vacant lot, that has been zoned to permit a building mentioned in paragraph 1, 2, 3 or 4.*
6. *A portion of a property used for recreational purposes, not including a portion used for a recreational trail.*
7. *A portion of a property that is used for as a campsite or campground at which overnight accommodation is provided by or on behalf of a public agency or as part of a commercial operation.*

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<sup>3</sup> <https://prod-environmental-registry.s3.amazonaws.com/2021-03/Draft%20Odour%20Guidance.pdf>

*The MECP notes that the above definition of a “Point of Odour Reception” is for screening purposes only. When assessing odour, the facility should consider additional points of odour reception such as commercial buildings, office buildings or outdoor areas where there is human activity.”*

In addition, the MECP provided proposed clarification of human odour receptors, as shown in the following table:

**Table 4: Proposed Clarification of Human Receptors (MECP 2016)**

Receptor Category	Examples	Exposure Type	Type of Assessment
Permanent potential 24-hour sensitivity	Anywhere someone could sleep including any residence 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	Night-time 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.

Under the May 2021 Guideline, MECP recommends that Land use compatibility assessments of potential odour sources identify facilities with the potential to emit mixed odours under the following industrial tiers:

**Table 5: Industrial Tiers for Odourous Activities and Processes**

MECP Tier	Activities/Processes Requiring Assessment	MECP Industry Requirements
Not Applicable	<ul style="list-style-type: none"> <li>Foundries, Forest Products, Pulp and paper, Petroleum Refining, Petrochemical and Asphalt Mix</li> </ul>	<ul style="list-style-type: none"> <li>Screen out of Odour Assessment requirements if registered to MECP Industry Specific Technical Standard</li> </ul>

Tier 1	<ul style="list-style-type: none"> <li>• Wastewater facilities with design capacity &lt;25,0000 m<sup>3</sup>/day</li> <li>• Paint and Coating Manufacturing</li> <li>• Portable Asphalt paving mixture and block manufacturing</li> <li>• Adhesive manufacturing</li> <li>• Printing ink manufacturing</li> <li>• Blowing or expanding foam products</li> <li>• Crematory</li> <li>• Meat and poultry processing</li> <li>• Landfills</li> <li>• Thermal treatment of waste (non-biomass)</li> <li>• Plastic extrusion or melting</li> <li>• Printing &lt;100 kg/hour and &lt;400 kg/hour</li> <li>• Process using resins</li> <li>• Scented products manufacturing &lt;10 million kg/year</li> <li>• Spraying operations &lt;10 litres/hour</li> <li>• Indoor waste transfer and/or processing station (residential or IC&amp;I)</li> </ul>	<ul style="list-style-type: none"> <li>• Regulated industry</li> <li>• Require an up to date Best Management Practice Plan (BMPP) to ensure odours are minimized</li> </ul>
Tier 2	<ul style="list-style-type: none"> <li>• Wastewater facilities with design capacity &gt;25,0000 m<sup>3</sup>/day and &lt;100,000 m<sup>3</sup>/day</li> <li>• Paper, newsprint, and Paperboard mills</li> <li>• Asphalt paving mixture and block manufacturing</li> <li>• Asphalt shingle and coating material manufacturing</li> <li>• Cooking or drying animal products</li> <li>• Leaf and yard waste composting</li> <li>• Food frying</li> <li>• Printing &gt;400 kg/hour</li> <li>• Scented products manufacturing &gt;10 million kg/year</li> <li>• Wastewater sludge pelletization</li> <li>• Spraying operations &gt;10 litres/hour</li> <li>• Vulcanized rubber product manufacturing</li> <li>• Outdoor waste transfer and/or processing station (residential or IC&amp;I)</li> </ul>	<ul style="list-style-type: none"> <li>• Regulated industry</li> <li>• Require an up to date Best Management Practice Plan (BMPP) to ensure odours are minimized</li> <li>• If in compliance with MECP Industry Standard required to implement Odour controls</li> <li>• Potentially require an up to date Odour Technology Benchmarking Report</li> </ul>

Tier 3	<ul style="list-style-type: none"> <li>• Wastewater facilities with design capacity &lt;100,000 m<sup>3</sup>/day</li> <li>• Wet corn milling</li> <li>• Oilseed processing</li> <li>• Fat and oil refining and blending</li> <li>• Anaerobic digestion</li> <li>• Animal or poultry slaughtering</li> <li>• Biofuel production</li> <li>• Rendering or tallow production</li> <li>• Thermal Treatment of biomass, other than wood waste</li> <li>• Waste transfer and/or processing of putrescible waste</li> </ul>	<ul style="list-style-type: none"> <li>• Regulated industry</li> <li>• Require an up to date Best Management Practice Plan (BMPP) to ensure odours are minimized</li> <li>• If in compliance with MECP Industry Standard required to implement Odour controls</li> <li>• Potentially require an up to date Odour Technology Benchmarking Report</li> </ul>
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The May 2021 Guideline further recommends that the Recommended Minimum Separation Distance for assessment of odour be measured from the point of reception to the nearest source of odour, not property boundary to property boundary.

#### 5.1.2.2 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 site. 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.

#### 5.1.2.3 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 is 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.

#### 5.1.2.4 Local Meteorology

Surface wind data was obtained to generate a wind rose from data collected at the Pearson International Airport in Toronto from 1986 through 2015, as shown in **Figure 4**. As can be seen in the wind rose, predominant winds are from the west and northwestern quadrants, while winds from the northeast and southeast quadrants may be the least frequent.

#### 5.1.3 Site Visits and Odour and Dust Observations

A site visit was conducted to the area on February 8, 2023 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 area surrounding the Project site. During the site visit, the staff members observed existing industries

from the sidewalks and other publicly accessible areas. Wind conditions during the site visit were noted as:

- February 8, 2023                      westerly winds, 19 km/h, 4 °C, 65 %RH

No odours or fugitive dust emissions were detected at the Project site during the site visit.

When visiting the Nitta Gelatin Canada facility on Paton Road, odours were detected. Nitta Gelatin manufactures gelatin products which has the potential to emit odours from the process. The odour is described as a 'putrid' type of odour. About approximately 100 m downwind of the Nitta Gelatin Facility, odours were found to significantly decrease and become undetectable. Odours from Nitta Gelatin were not detected at the Project site during the February 8, 2023 site visit.

#### **5.1.4      Assessment of Potential Air Emissions**

##### **5.1.4.1    Nitta Gelatin Canada Inc.**

Nitta Gelatin Canada Inc. produces unflavoured pork-skin gelatine. The facility is located approximately 520 m northeast of the Project site. The facility operates under MECP EASR registration number R-010-1113159456 (2021).

The following description of the operations is provided in the EASR document, the gelatin "product is used in the food industry (marshmallows, gummy candy, dairy products, meat processing), the pharmaceutical industry (soft/hard shell capsules), the cosmetic industry (encapsulation of bath oils, lotions, skin creams), and in various other industry processes (adhesives, matches etc.)".

Further, the EASR document outlines that raw materials used in the process include:

- Natural gas and No.2 fuel for combustion equipment;
- Pig skin/rinds and associated additives and reagents (sodium hydroxide, hydrochloric acid, sulphuric acid) used during gelatin processing;
- Two cooling towers;
- Combustion equipment (five process boilers and natural gas fired HVAC equipment);
- Four baghouses; and
- Odour producing processes associated with the gelatin production.

A copy of the MECP EASR information for Nitta Gelatin Canada are provided in **Appendix C**.

SLR conducted a site visit to the area on February 8, 2023. When visiting the Nitta Gelatin Canada facility on Paton Road, odours were detected. The odour is described as a 'putrid' type of odour. About approximately 100 m downwind of the Nitta Gelatin Facility, odours were found to significantly decrease and become undetectable. Odours from Nitta Gelatin were not detected at the Project Site during the site visit.

The Nitta facility is surrounded by existing residential land uses that are located closer to Nitta than the Project site. These residential properties are located on Rankin Crescent (20 m), Paton Road (20 m), and Lansdowne Avenue (130 m). These residential land uses are within the MECP Recommended Minimum Separation Distance of 300 m and closer in proximity to the facilities than the Project site which is over 500 m to the southeast.

Based on a review of the wind frequency distribution diagram illustrated in **Figure 4**, winds with the potential to direct emissions towards the Project site from the Nitta Canada operations occur less than 5 percent of the time.

Emissions of odour are known to occur from the facility. Under Part 4.1 of the EASR permit, the facility is required to record and respond to complaints for odour emissions and continuously update their Odour Action Plan as required.

The facility is required to operate and maintain in compliance with the requirements of their MECP permit. The MECP determines compliance to be required at the property boundary, and any elevated receptor locations. There are sensitive receptors located downwind and closer to the facility than the Project site.

Based on the size and nature of the above noted operations, the facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m Area of Influence and a Recommended Minimum Separation Distance of 300 m. The Project lands are located within the 1000 m Area of Influence but outside the Recommended Minimum Separation Distance of 300 m.

Based on the above analysis and that the facility is outside the Recommended Minimum Separation Distance, the proposed Project site development is anticipated to be compatible with the Nitta Gelatin facility from an air quality perspective. Emissions of dust, and/or odour at the Project site are not anticipated. Further, 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.

#### **5.1.4.2 Existing Residential Units Surrounding the Project Site**

The Project site is currently surrounded by existing residential units along Dundas Street West. The property located immediately south of the Project site is currently under construction and includes the development of a mixed use building inclusive of a multi-storey residential tower. With the presence of existing elevated sensitive receptors, there is already an obligation for surrounding industry to meet the MECP requirements related to air emissions.

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 Project site buildings will include mechanical heating, ventilation, and air conditioning systems. These systems will be designed to ensure that the applicable MECP air quality regulations, standards and guidelines are met off-site and at the building itself. If required (depending on the type and size of systems used), an MECP ECA or EASR will need to be obtained. This is no different from any other similar development.

Overall, adverse air quality emissions from new facility sources on the surroundings and on itself are not anticipated.

## 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 potential air emissions on new residential developments near major highways and roadways. The 2017 Toronto Public Health *'Avoiding the Trap' Technical Report – Land Use Planning at the Project site 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 outcomes for people residing near 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.

The City of Toronto document entitled Reducing Health Risks from Traffic Related Air Pollution (TRAP) in Toronto, October 16, 2017<sup>4</sup> identifies that:

"Exposures to traffic-related air pollution (TRAP) are highest near highways and busy roads. The health literature indicates that health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume of 100,000 vehicles or more, and within 100 metres of arterial roads with an average daily traffic volume of 15,000 vehicles or more."

The report recommends that City Staff

"develop guidance to assist appropriate City agencies, corporations, and divisions in establishing traffic-related air pollution mitigation measures at City owned sites located within 500 metres of roads with annual average traffic volumes of 100,000 vehicles or more per day, and within 100 metres of roads with annual average traffic volumes of 15,000 vehicles or more per day; and

develop best practices guidelines for new and existing buildings, in consultation with industry professionals, and raise awareness of these practices among school board staff, childcare centre operators, long-term care facility operators, and residents, as well as builders, developers, designers, architects, engineers and other professionals"

At this time, there is no guidance related to addressing TRAP within potential exposure zones.

### 5.2.1 Arterial Roadways

Major arterial roadways near to the Project site include Dundas Street West and Bloor Street West.

The Project is outside the TRAP exposure zone of 500 m to the Gardiner Expressway. Detailed TRAP studies are typically performed for sites immediately adjacent to major highways (i.e. within ~100 m). On occasion, TRAP studies may be considered for arterial roads with an average daily traffic volume ("AADT") of 15,000 vehicles or more. The AADT for Bloor Street West is 13,000 and the AADT for Dundas Street West is 9,000.

Therefore, a detailed TRAP assessment is not warranted for the Project Site. A review of the site sensitive

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<sup>4</sup> <https://www.toronto.ca/legdocs/mmis/2017/pe/bgrd/backgroundfile-108665.pdf>

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.

### **5.2.2 Canadian National Weston Subdivision and Go Transit Weston/Lower Galt Subdivision**

The CN Weston Subdivision and the GO Transit Weston/Lower Galt Subdivisions are located along the east property boundary of the Project site. The subdivision consists of multiple tracks used for through traffic of passenger and freight trains.

The closest and nearest, existing elevated points of reception include the following:

- Bishop Marrocco/Thomas Merton Catholic Secondary School on the corner of Bloor Street West and Dundas Street West (Adjacent);
- Sault College Toronto Campus and Kikkawa College on the corner of Bloor Street West and Dundas Street West (Adjacent); and
- Perth Avenue Housing Co-Operative on Perth Avenue (Adjacent).

The rail operations in this area are predominately through traffic or passby trains. The Bloor GO Transit station is located east of the Project site and immediately north of Bloor Street West. Under routine operating conditions, the potential exists for GO Transit vehicles to idle for a short period of time (less than 10 minutes) while passengers load and unload. There are no storage or yard facilities along this corridor and the rails are continuously used for through traffic, therefore, long-term idling of vehicles is not anticipated.

Based on a review of the Project site plan provided on **Figure 1b**, the Project site is setback from the rail corridor by 2m. The two-storey podium that runs adjacent to the rail corridor will be used as commercial space. The closest sensitive receptor to the rail corridor is the 25-storey residential tower (Tower A2) that is setback from the rail corridor by 12.6m

As can be seen in the wind rose in **Figure 4**, predominant winds are from the north northwest through to the south southwest quadrants, while winds from the north northeast through to the south southeast quadrants may be the least frequent. The winds with the potential to direct the emissions from the rail corridor towards the Project site are predicted to occur less than 35% of the time.

Electrification of the GO Transit line is under consideration by Metrolinx, however timing related to implementation is not confirmed. 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 Clause is provided in **Appendix A**.

### **5.2.3 Toronto Transit Commission Bloor-Danforth Line and Keele Yard**

The TTC operates the Bloor-Danforth line approximately 80 m south of the Project site. For the most



part, the subway line is underground. A portion of track and the Keele Yard (formerly known as the Vincent Yard) is open to atmosphere between the Dundas West and Keele TTC stations. The yard is located approximately 215 m southwest of the Project site.

According to available on-line information, the yard, on the Bloor Danforth line, is primarily used to service four trains overnight. The following describes the operations of the Keele Yard:

*"The yard consists of four tracks each long enough to hold two six-car trains. Each track enters an underground carhouse at the east end of the yard providing interior storage for half of the yard's eight train capacity. There is a locked passage for TTC staff between the carhouse and Dundas West Station. The tracks of the Keele Yards join the mainline about 80 metres east of Keele Station near Indian Road.*

*Since the Keele Yard's 2017 re-opening, most activity occurs in the late evenings and early mornings. Four trains plus some work cars use the yard. Each night, subway workcars typically leave the Keele Yard before 2 a.m. when the four passenger trains start to arrive. At night, the trains are tested and prepared for morning service with some system check tests occurring on the outdoor storage tracks. Workcars will return to the yard before 5:45 a.m. at which time the passenger trains start to go into morning service. The first westbound train is scheduled to go past the Keele Yard at about 6:00 a.m. The number of work cars using the yard will vary depending on work scheduled at the west end of Line 2."*<sup>5</sup>

Based on the size and nature of the Keele Yard operations, the facility is considered a Class I Light Industry under MECP Guideline D-6, with a 70 m Area of Influence and a Recommended Minimum Separation Distance of 20 m. The Project lands are located outside the 70 m Area of Influence and outside the Recommend Minimum Separation Distance of 20 m.

Based on the above discussion, the Bloor-Danforth line and Keele Yard is anticipated to be compatible with the Project lands, from an air quality perspective, for the following reasons:

- It is an electrified system therefore, air emissions associated with the operation of combustion engines will not occur; and
- Servicing of the rail cars occurs within the carhouse. Therefore potential emissions are controlled within the building.

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<sup>5</sup> [https://en.wikipedia.org/wiki/Keele\\_Yard](https://en.wikipedia.org/wiki/Keele_Yard)

## 6.0 Conclusions

SLR conducted a Compatibility / Mitigation Study focusing on air quality, odour, and dust, noise in support of a ZBA for the Project site.

This assessment is intended to address the air quality, odour, and dust portions of the OPA 231 ToR requirements for Land Use Compatibility/Mitigation Studies.

This assessment has considered:

- Industrial air quality, odour, and dust emissions; and
- Transportation-related air pollution.

SLR also completed an environmental noise and vibration assessment report which is provided with the planning submission in a separate, stand alone report.

The Project site is located on the east side of the Dundas Street West, between approximately Chelsea Avenue and Glenlake Avenue. The proposed development includes two buildings. The north building includes a 25-storey tower and an 18-storey tower atop a three-storey podium. The south building includes a 36-storey tower atop a four-storey podium.

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 **Appendix A**.

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.

The requirements of MECP Guideline D-6 are met. As the applicable policies and guidelines are met, the Project site is:

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

## **7.0 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 Fora Developments, 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 the City of Toronto in their role as a land use planning approval authority, 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.

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## 8.0 Closure

Should you have questions on the above report, please contact the undersigned.

Sincerely,

**SLR Consulting (Canada) Ltd.**



**Alice Najjar, B.A.**  
Air Quality Scientist



**Diane Freeman, P.Eng., FEC, FCAE**  
Principal, Air Quality

Distribution:        1 electronic copy – Fora Developments  
                             1 electronic copy – SLR Consulting (Canada) Ltd.

## 9.0 References

Environmental Commissioner of Ontario (ECO, 2010), *Review of Posted Decision: Developing an Odour Policy Framework*, April 2010.

Ontario Ministry of the Environment, Conservation & Parks (MECP, 1995), Guideline D-1: *Land Use Compatibility*

Ontario Ministry of the Environment, Conservation & Parks (MECP, 1995), Guideline D-6: *Compatibility Between Industrial Facilities and Sensitive Land Uses*

Ontario Ministry of the Environment, Conservation & Parks (MECP, 2021), *Guideline to Address Odour Mixtures in Ontario*, July 2021

Ontario Ministry of the Environment, Conservation & Parks (MECP, 2008), *Technical Bulletin, Standards Development Branch, Methodology For Modelling Assessments Of Contaminants With 10-Minute Average Standards And Guidelines Under O. Reg. 419/05*, September 2016

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Ontario Ministry of the Environment, Conservation & Parks (MECP, 2008), *Technical Bulletin, Standards Development Branch, Methodology For Modelling Assessments Of Contaminants With 10-Minute Average Standards And Guidelines Under O. Reg. 419/05*, April 2008.

Ontario Regulation 419/05 – *Local Air Quality*.

# Figures

## **2400-2440 Dundas Street West**

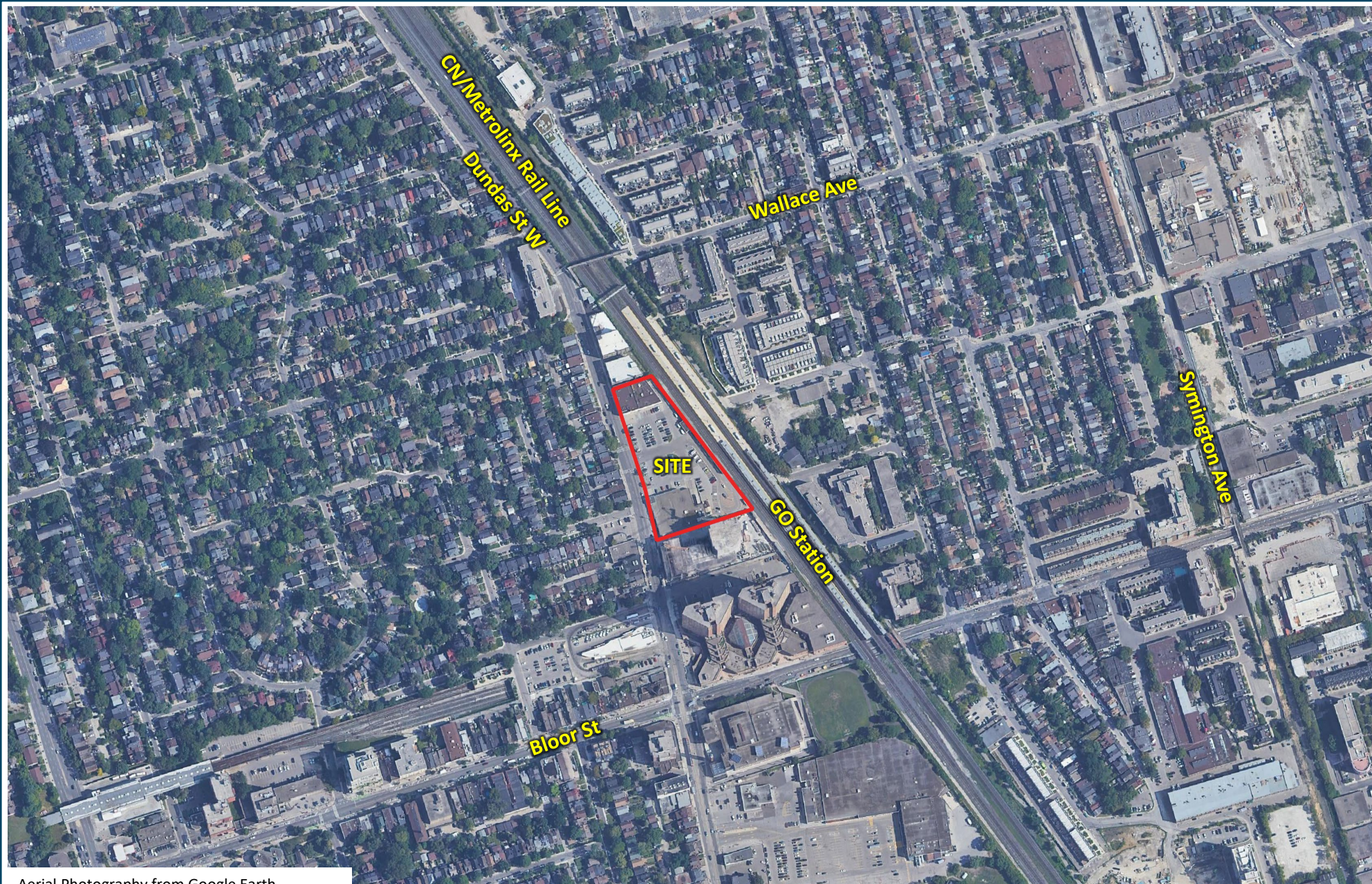
**Compatibility/ Mitigation Study Air Quality**

**Fora Developments**

SLR Project No. 241.V14270.00001







Aerial Photography from Google Earth

# **FORA DEVELOPMENTS**

2400-2440 DUNDAS STREET WEST - TORONTO, ONTARIO

## **SITE AND CONTEXT PLAN**

True North



Scale: 1:5,000

Date: March 8, 2023 Rev 0.0

Project No. 241.V14270.00001

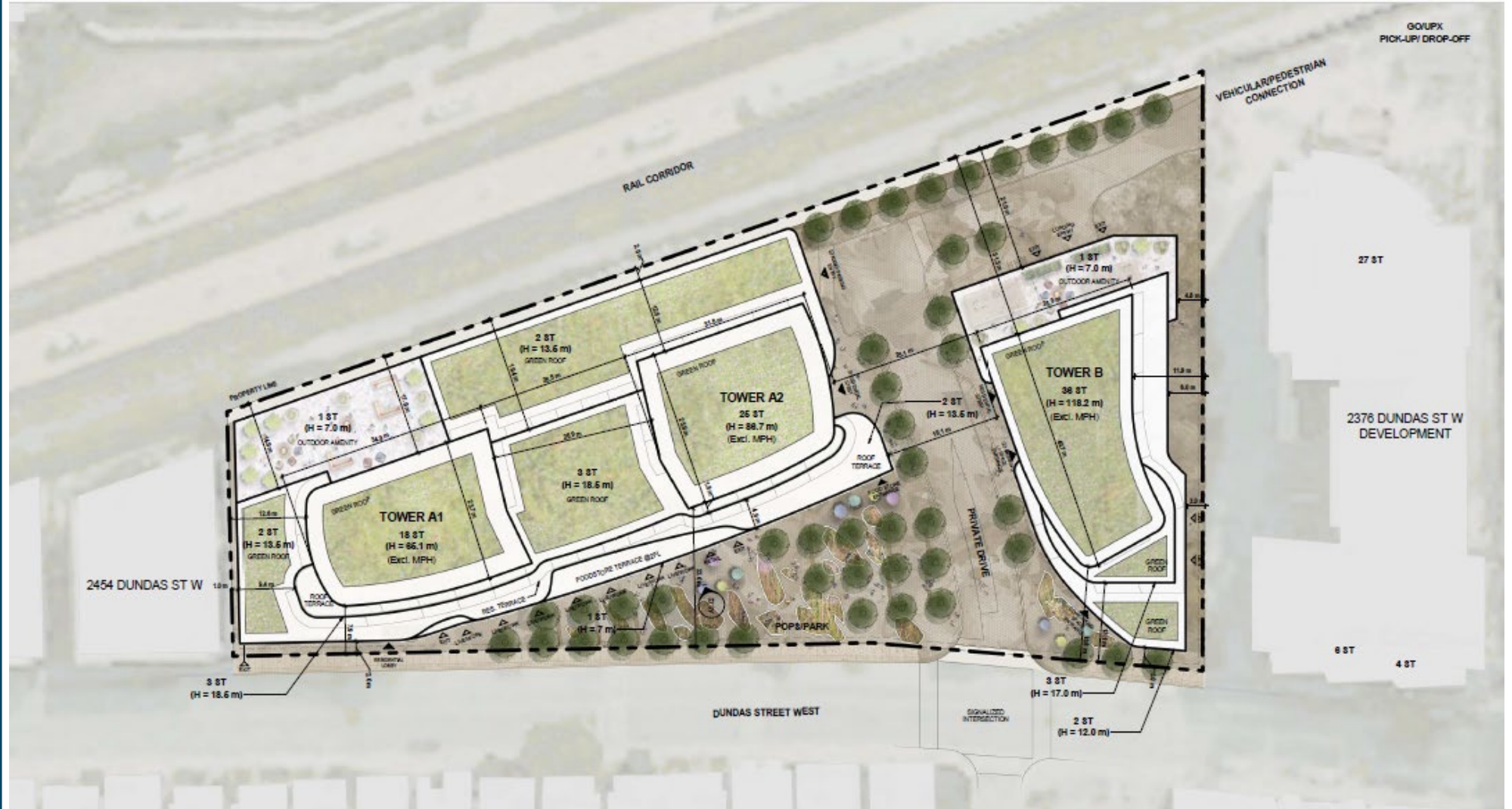
METRES

Figure No.

**1a**







## FORA DEVELOPMENTS

2400-2440 DUNDAS STREET WEST - TORONTO, ONTARIO

EXCERPTS FROM SITE PLAN

True North



Scale:

n/a

METRES

Date: March 8, 2023

Rev 0.0

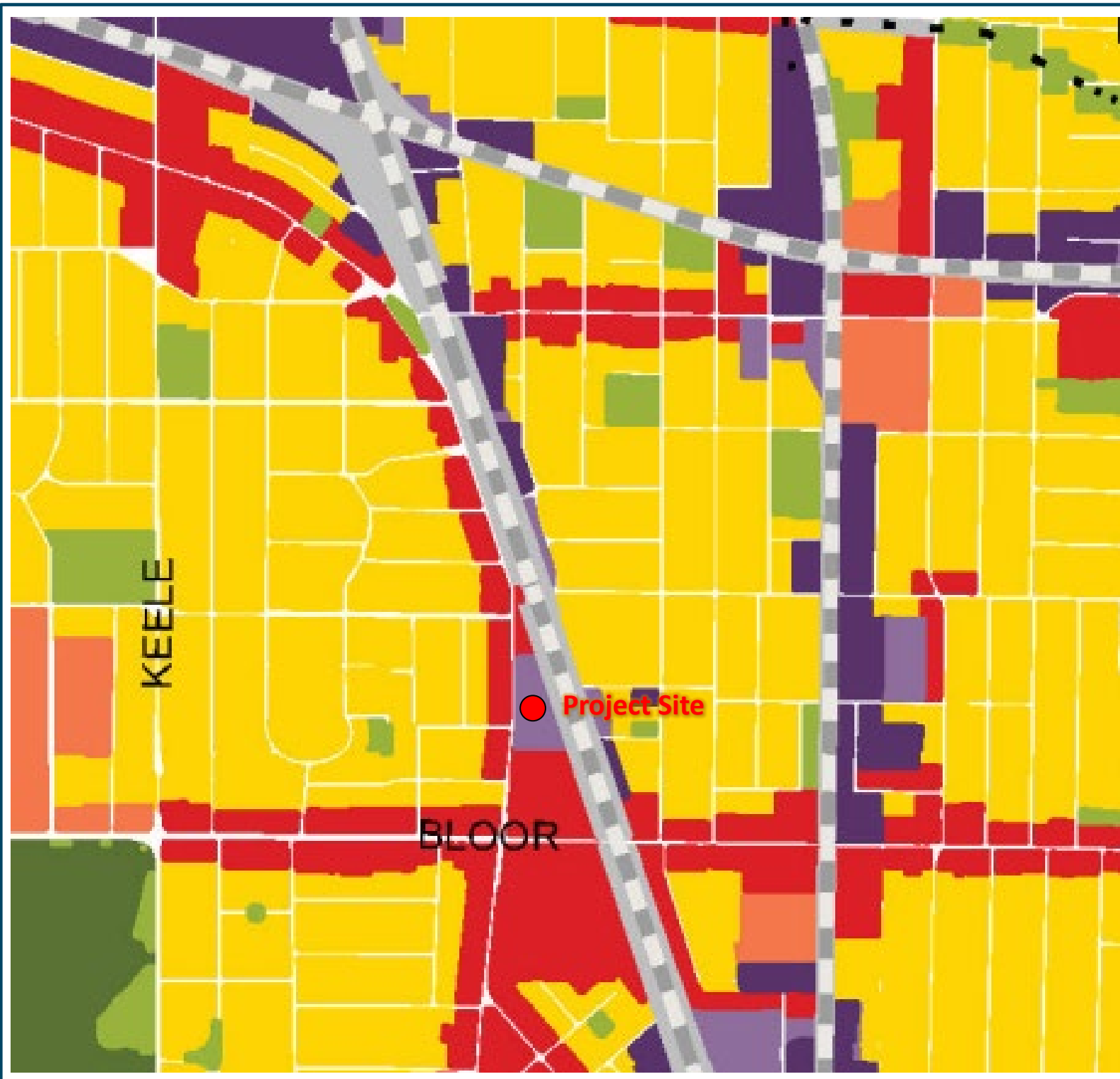
Figure No.

**1b**

Project No. 241.V14270.00001







- 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



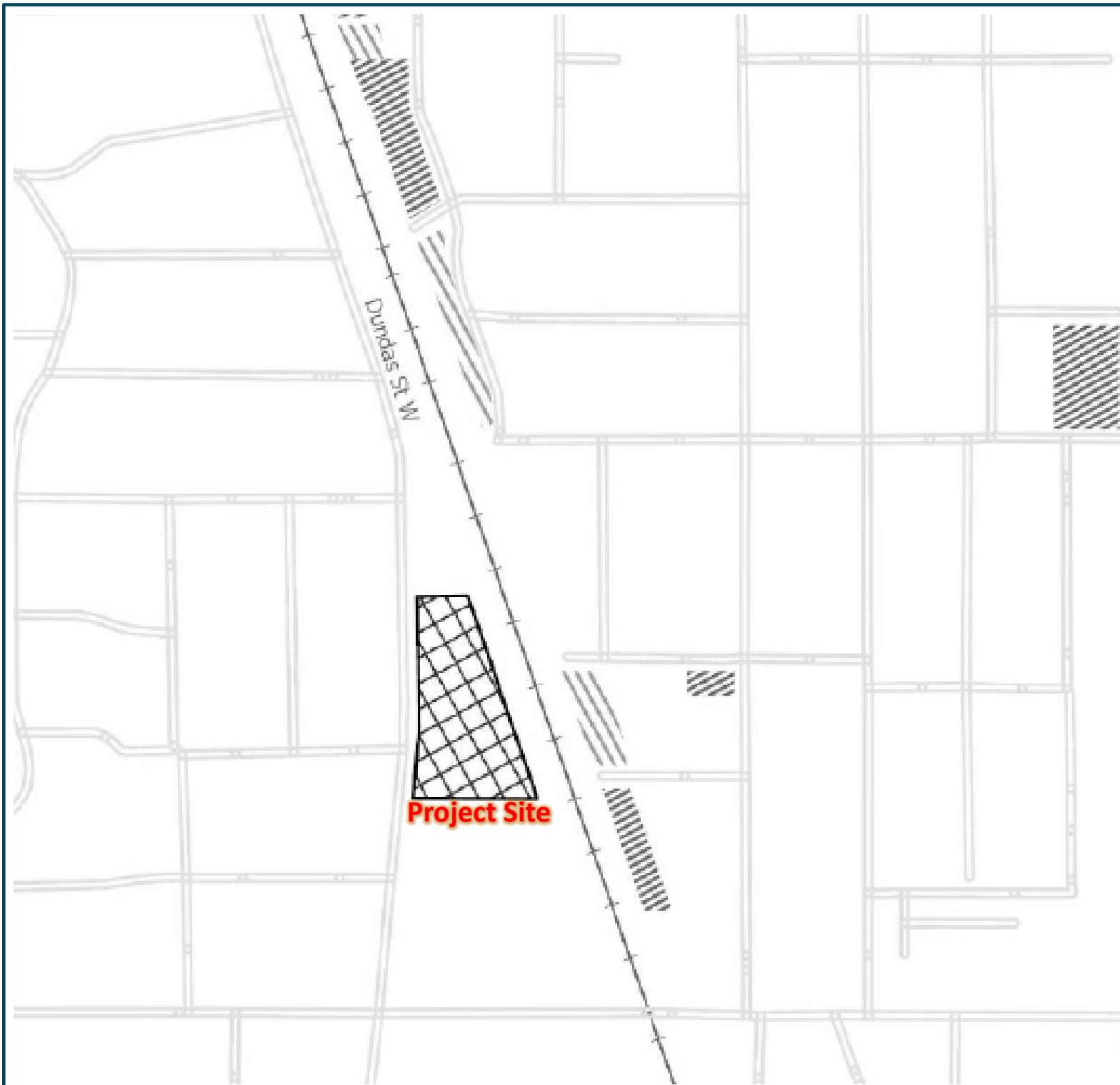
**FORA DEVELOPMENTS**

2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO

TORONTO OFFICIAL PLAN MAP  
[Official Plan Maps – City of Toronto](#)

Scale:	n/a	METRES
Date: March 8, 2023	Rev 0.0	Figure No.
Project No.241.V14720.00001		<b>2a</b>





-  General Employment Areas
-  Core Employment Areas
-  General Employment Areas
-  Institutional Areas
-  Mixed Use Areas
-  Parks
-  Regeneration Areas

True North

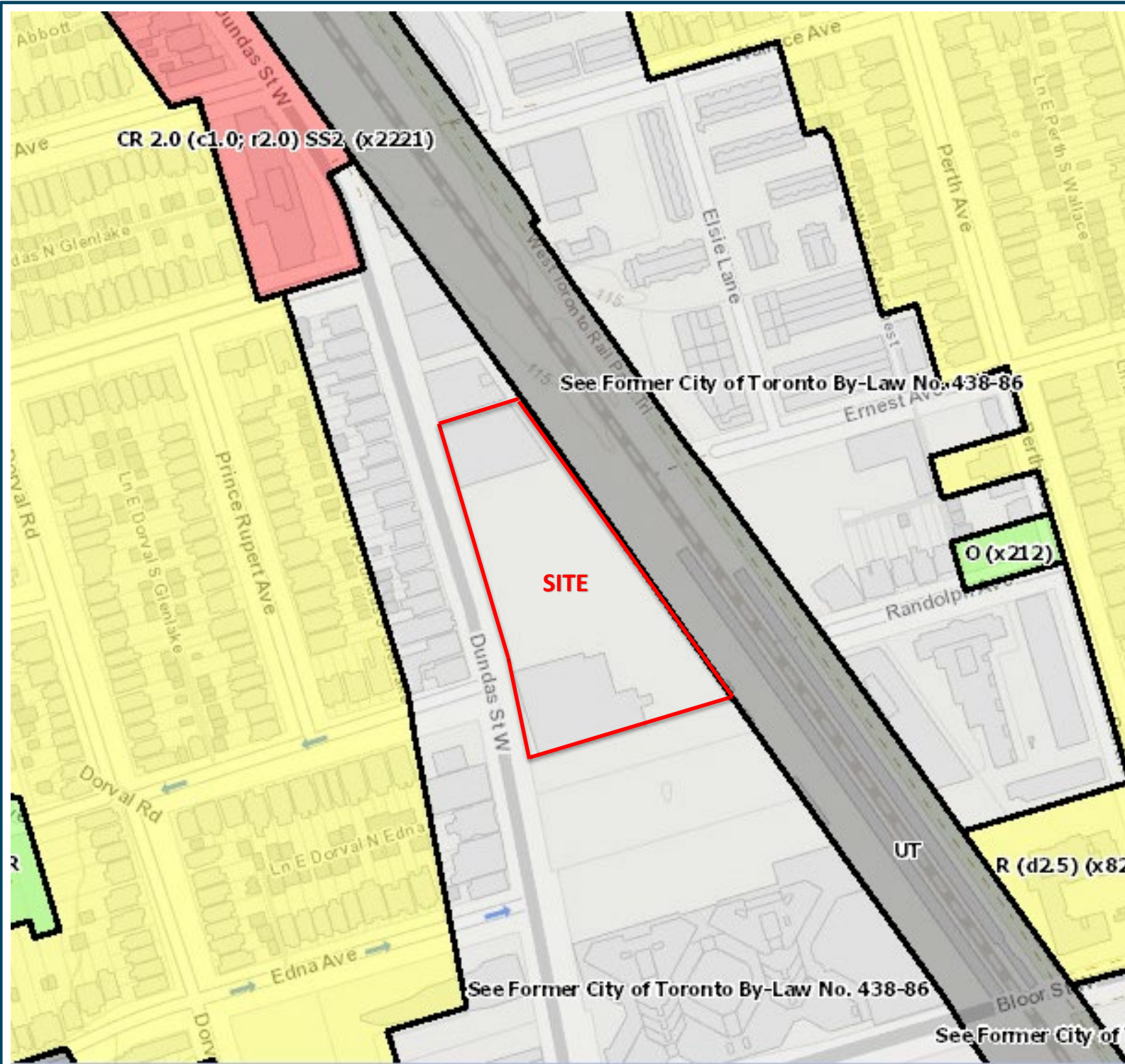


#### FORA DEVELOPMENTS

2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO

TORONTO OFFICIAL PLAN MAP  
CONVERSION MAP  
JUNE 2019

Scale:	n/a	METRES
Date: March 8, 2023	Rev 0.0	Figure No.
Project No.241.V14720.00001		<b>2b</b>



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

True North



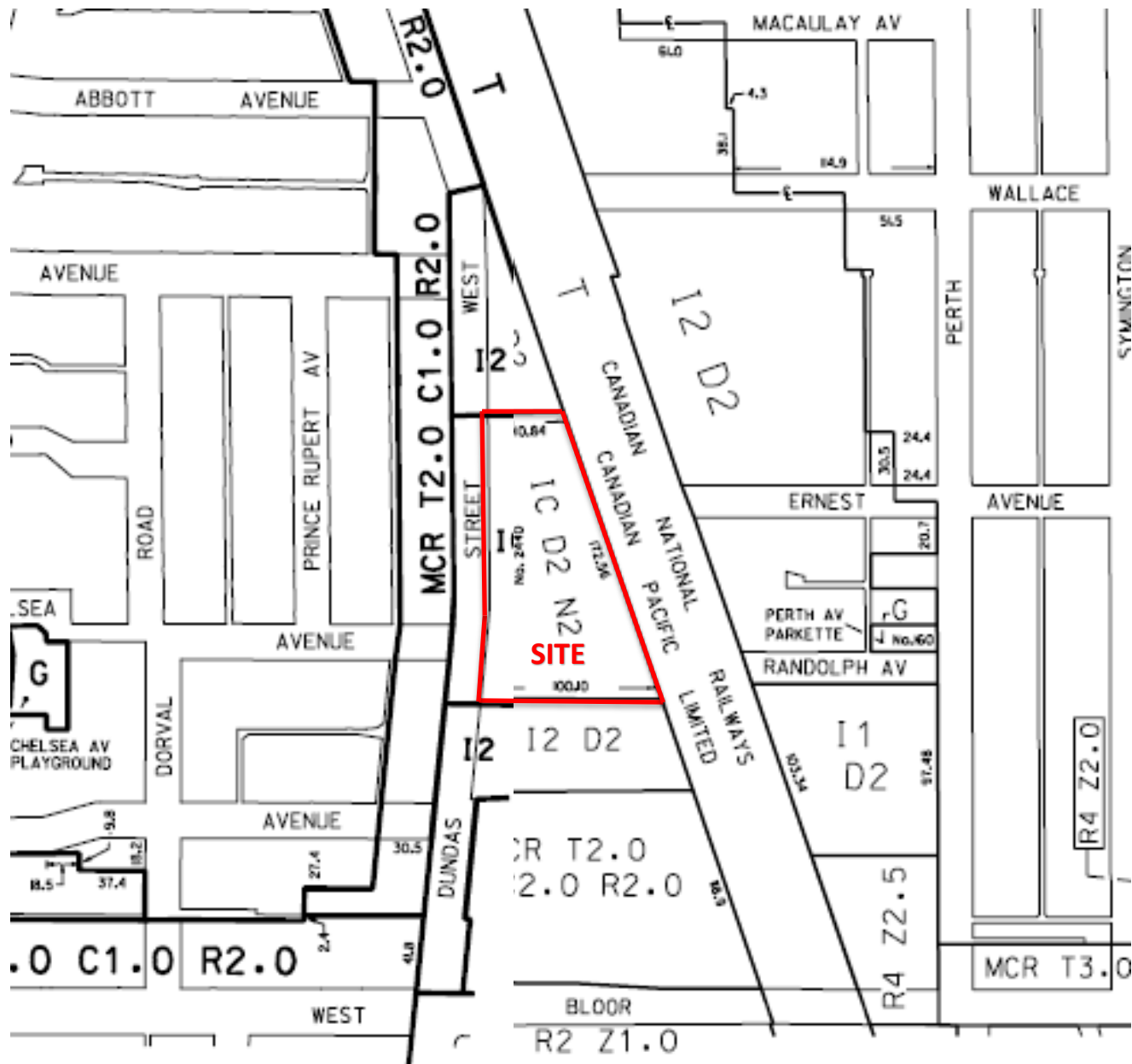
#### FORA DEVELOPMENTS

2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO

#### AREA ZONING MAP

[http://map.toronto.ca/maps/map.jsp?app=ZBL\\_CONSULT](http://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT)

Scale:	n/a	METRES
Date: March 8, 2023	Rev 0.0	Figure No.
Project No.241.V14720.00001		<b>2b</b>



True North



#### FORA DEVELOPMENTS

2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO

EXCERPT OF FORMER CITY OF  
TORONTO BY-LAW NO. 438-86

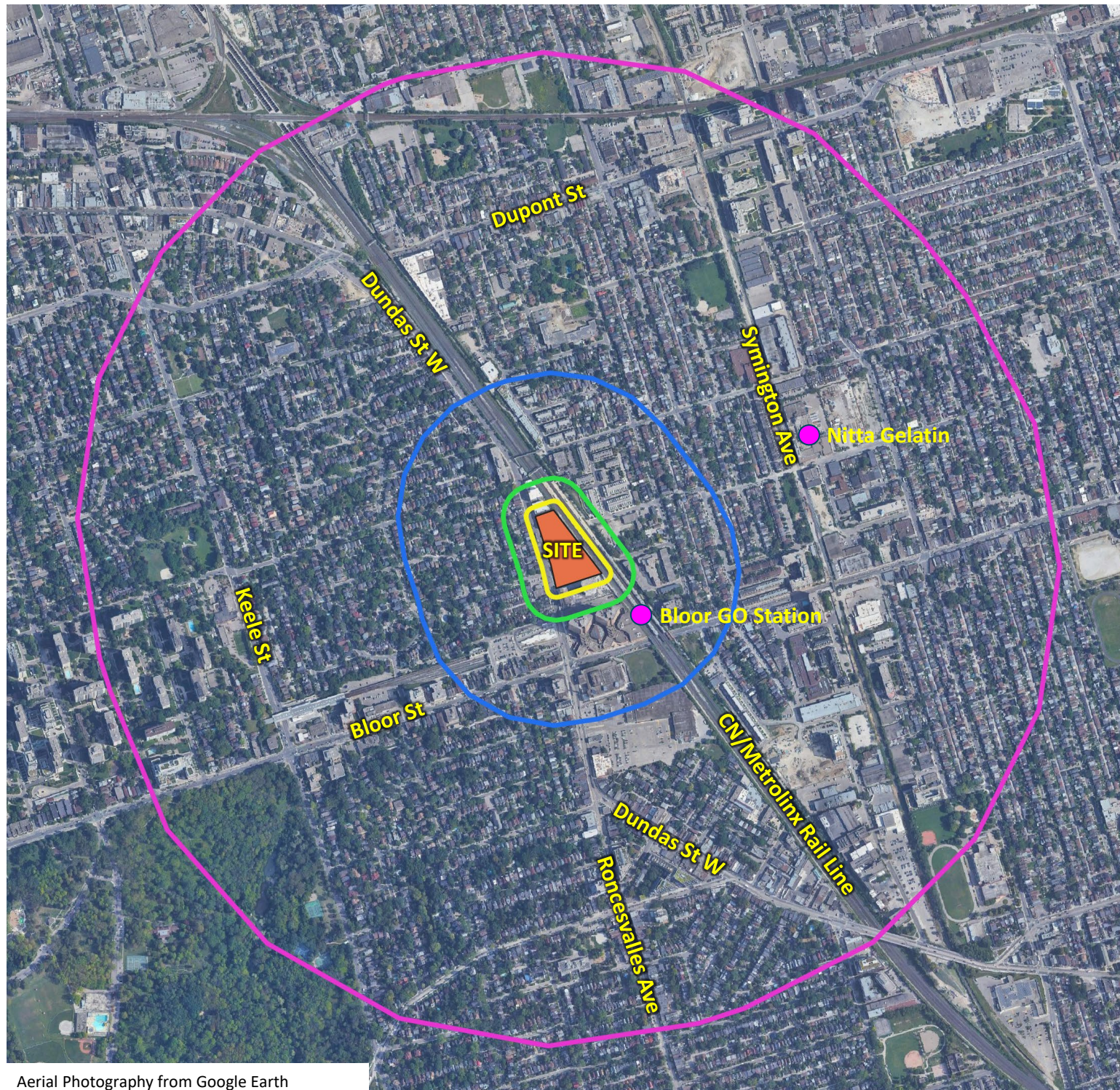
Scale: n/a METRES

Date: March 8, 2023 Rev 0.0 Figure No.






Project No.241.V14720.00001

**2c**





Aerial Photography from Google Earth

-  Facility with MECP Permit (ECA/EASR)
-  20 m Separation
-  70 m Separation
-  300 m Separation
-  1000 m Separation

True North



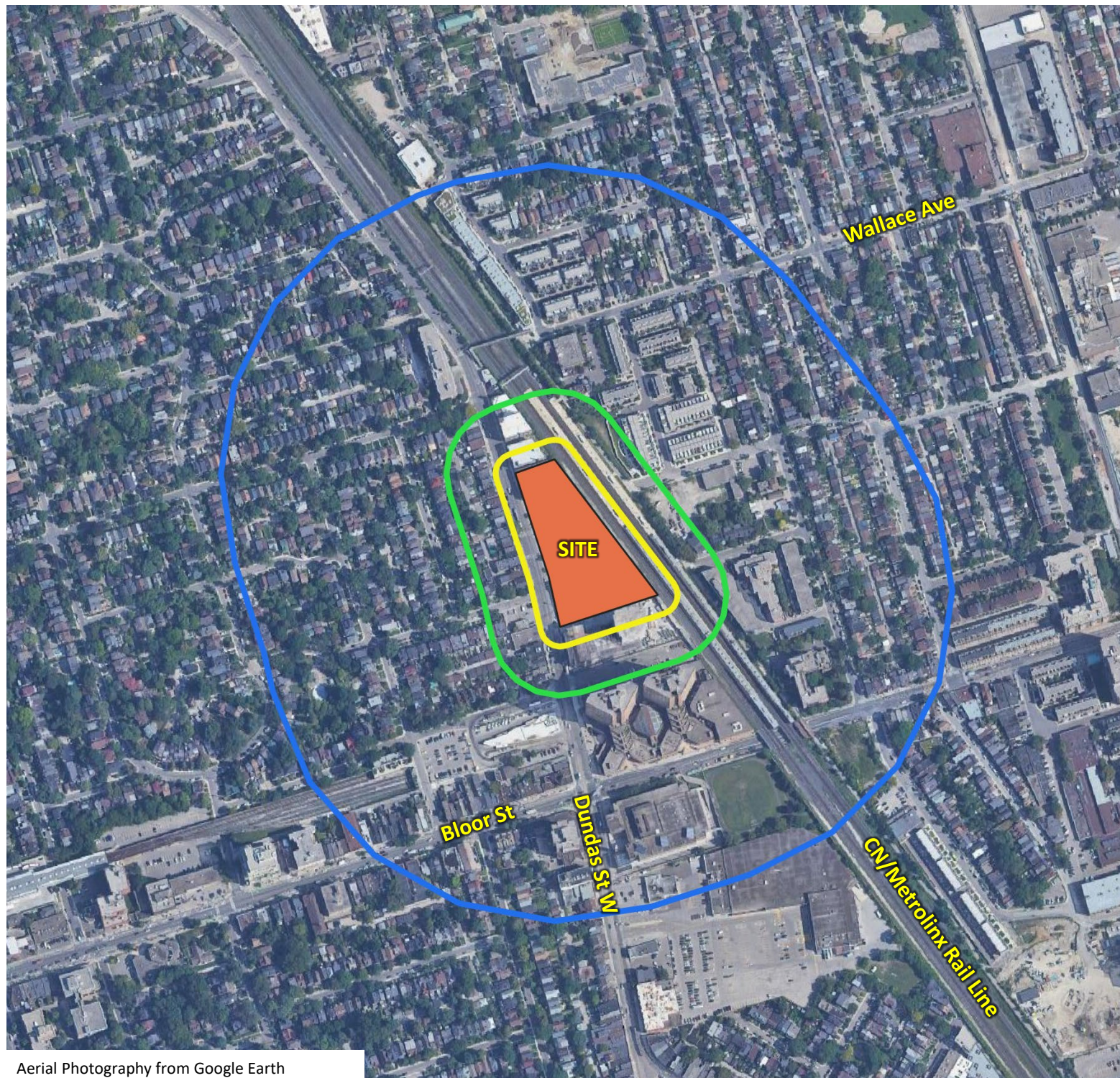
#### FORA DEVELOPMENTS

2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO





GUIDELINE D-6 SEPARATION  
DISTANCES TO 1000 METRES

Scale:	1: 13,000	METRES
Date:	March 8, 2023 Rev 0.0	Figure No.
Project No. 241.V14270.00001		<b>3a</b>

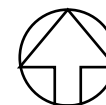




Aerial Photography from Google Earth

-  Facility with MECP Permit (ECA/EASR)
-  20 m Separation
-  70 m Separation
-  300 m Separation

True North



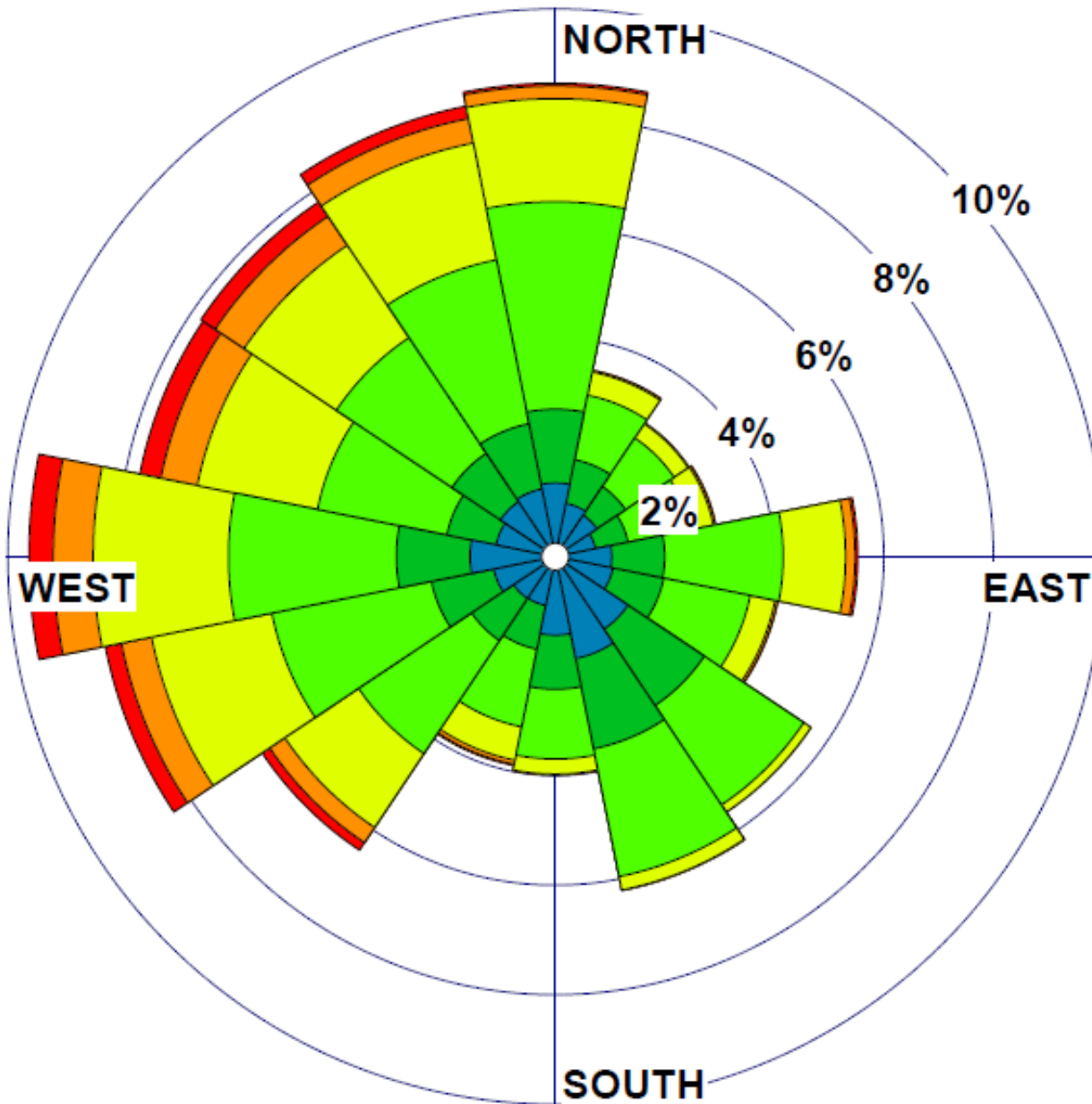
#### FORA DEVELOPMENTS

2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO

GUIDELINE D-6 SEPARATION  
DISTANCES TO 300 METRES

Scale:	1: 7,500	METRES
Date:	March 8, 2023	Rev 0.0
Project No.241.V14270.00001	Figure No. <b>3b</b>	





# **Appendix A    Warning Clause**

**2400-2440 Dundas Street West**

**Compatibility/ Mitigation Study Air Quality**

**Fora Developments**

SLR Project No. 241.V14270.00001





## ***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.

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

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

# **Appendix B    Surrounding Industries**

**2400-2440 Dundas Street West**

**Compatibility/ Mitigation Study Air Quality**

**Fora Developments**

SLR Project No. 241.V14270.00001



## Land Uses Surrounding the 2400 Dundas Street West Site

Name	Address	Description	MECP ECA or EASR No. (Date)	MECP Guideline D-6					
				Class	A of I	R M S	Actual Dist.	Within A of I?	Within R M S?
1407257 Ontario Corp. (Closed)	2125-2131 Dundas St W	Automotive refinishing	6588-8M3QJ9 (2011)	I	70	20	610	-	-
Cool 1 Auto Body Ltd.	1405 Bloor Street West	Automotive refinishing	3306-53FHB7 (2001)	I	70	20	355	-	-
1407 Bloor St. Auto Body, Collision & Mechanics Inc.	1407 Bloor Street West	Automotive refinishing	8-3406-93-006 (2002)	I	70	20	355	-	-
Toronto Catholic District School Board	1515 Bloor Street West	1 Spray booth	4548-69HSXZ (2005)	I	70	20	185	-	-
2446039 ONTARIO INC.	128 Sterling RD	Brewing company	R-010-8111234362 (2019)	I	70	20	630	-	-
MASSIVE AUTO COLLISION INC	1361 Dupont Street	Automotive refinishing	R-001-6113456850 (2021)	I	70	20	970	-	-
1534739 Ontario Limited	1375 Dupont Street	Diesel Generator	5807-6F3HYR (2005)	I	70	20	940	-	-
514962 ONTARIO LIMITED	21 WADE AVE	Automotive Refinishing	R-001-7282127117 (2012)	I	70	20	615	-	-
Moloney Electric Inc. (Closed)	213 sterling Rd.	Exhaust vent above storage tank, natural gas boiler, paint spray booth and vacuum pump	7542-5K62YF (2003)	I	70	20	515	-	-
NRI Manufacturing Inc. (Closed)	394 Symington Avenue	Currently greenspace	3299-68DM5B (2005)	I	70	20	870	-	-
Nitta Gelatin Canada, Inc.	60 Paton Rd	Meat processor	2858-9ZTNDG (2015)	III	1000	300	500	Yes	-
GWL Realty Advisors Inc.	66 Pacific Ave	Real estate company 26 natural gas boilers, 2 generators	6164-7LSQFS (2008)	I	70	20	870	-	-
Nestlé Canada Inc.	72 Sterling Rd	Chocolate producer	4910-8NFRZV (2012)	II	300	70	700	-	-
541035 Ontario Limited	77 Perth Ave	Automotive refinishing	1998-78FGQG (2007)	I	70	20	315	-	-
Gibson Greenwood Inc.	80 Ward Street	Cabinet maker	8310-6JTSHT (2005)	I	70	20	625	-	-
Kenton Donald Aggus	80 Ward Street	Automotive refinishing	5581-6RGPFK (2006)	I	70	20	625	-	-
Arthur Lewis Billard	80 Ward Street, Unit 106	Automotive refinishing	1157-6N5SA2 (2006)	I	70	20	625	-	-
Alternative Grounds: Coffee House & Roastery LTD. (Closed)	87 Wade Ave	Coffee roaster	2898-7RDQQ5 (2009)	I	70	20	490	-	-
Canada Square Development Corporation Ltd. (Closed)	940 Lansdowne Avenue	2 Boilers	5833-5DPT3P (2002)	I	70	20	995	-	-
General Electric Canada (Closed)	940 Lansdowne Avenue	Generator	9386-69QHFR (2005)	I	70	20	995	-	-

Name	Address	Description	MECP ECA or EASR No. (Date)	MECP Guideline D-6					
				Class	A of I	R M S	Actual Dist.	Within A of I?	Within R M S?
Metrolinx	Rail Lands (On access ontario near cariboo rd)	Rail lands, generator	8443-825SS2 (2010)	N/A	n/a	n/a		Yes	Yes
Bloor GO station		Train station		I	70	20	0	Yes	Yes
Dufferin Aggragates	Top North West of the Circle	Storage area		II	300	70	660	-	-
Graham	61 Paton Rd (Right beside Nitta Gelatin)	Construction/construction storage?		II	300	70	580	-	-
Red Hot Printing Inc	1444 Dunpont St	Print shop		I	70	20	775	-	-
Aces Live	138 St Helens Ave	Print shop		I	70	20	815	-	-
Envoy Business Services	412 Roncesvalles Ave	Print shop		I	70	20	690	-	-
SL Graphics &Printing Inc.	1246 Bloor St W	Print shop		I	70	20	925	-	-
Rio Motors	231A Sterling Rd	Auto repair shop		I	70	20	445	-	-
Atlantic Auto Collision	229 Sterling Road	Auto repair shop	12965-EGLLC (2002)	I	70	20	445	-	-
KWL Automotive Centre	1405 Bloor Street West	Auto repair shop		I	70	20	355	-	-
Universal Transmission	1405 Bloor Street West	Auto repair shop		I	70	20	355	-	-
1 Four 0 Nine	1407 Bloor Street West	Auto repair shop		I	70	20	355	-	-
Kontakt Films	284 St Helens Avenue	Film production company		I	70	20	575	-	-
ABS Movers & Storage	17 Dora Ave	Mover		I	70	20	675	-	-
Marbles of Portugal	11 Dublin St	Countertop manufacturer		I	70	20	735	-	-
Vision Auto Body	192 St Helens Avenue	Auto repair shop		I	70	20	795	-	-
Marvos Foods & Distrubutors Inc.	182 St Helens Avenue	Food and Beverage consultatnt		I	70	20	810	-	-
Master Mechanic	2 Howard Park Avenu	Auto repair shop		I	70	20	680	-	-
Galaxy Auto	70-76 Wade Avenue	Auto repair shop		I	70	20	540	-	-

# **Appendix C     Nitta Gelatin MECP Permit**

**2400-2440 Dundas Street West**

**Compatibility/ Mitigation Study Air Quality**

**Fora Developments**

SLR Project No. 241.V14270.00001





Ministry of the Environment, Conservation and Parks  
Operations Division

## Confirmation of Registration

**Registration Number: R-010-1113159456**

**Version Number: 001**

**Date Registration Filed: Apr 30, 2021 13:54:53 PM**

Dear Sir/Madam,

NITTA GELATIN CANADA, INC.

H-60 PATON Road  
TORONTO ON M6H 1R8

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'.

60 PATON Road TORONTO ON M6H 1R8

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 30, 2021

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. 311990

b. Does the facility have any other applicable NAICS codes? ☐ Yes ☒ 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? ☒ Yes ☐ 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? ☐ Yes ☒ 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? ☐ Yes ☒ 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? ☐ Yes ☒ No

g. Is the activity a renewable energy project as defined in the EPA? ☐ Yes ☒ No

h. Is an end-of-life vehicle waste disposal site within the meaning of O. Reg. 85/16 operated at the facility? ☐ Yes ☒ 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)) ☐ Yes ☒ 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? ☐ Yes ☒ No

c. Do all of the activities to be registered occur exclusively at the site? ☒ Yes ☐ No

*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.*

d. Is the facility located on a property that has been deemed a single property under subsection 4 (2) of O. Reg. 419/05? ☐ Yes ☒ No

e. Is the facility located in an area of development control within the Niagara Escarpment Planning Area? ☐ Yes ☒ 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? ☐ Yes ☐ 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? ☐ Yes ☒ No

g. Is the activity part of an undertaking to which the Environmental Assessment Act applies? ☐ Yes ☒ No

g. i. If yes, is one or more of the following conditions met: ☐ Yes ☐ No

- 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.

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 manufactures unflavoured pork-skin gelatine. This product is used in the food industry (marshmallows, gummy candy, dairy products, meat processing), the pharmaceutical industry (soft/hard shell capsules), the cosmetic industry (encapsulation of bath oils, lotions, skin creams), and in various other industry processes (adhesives, matches etc.). Raw

materials include natural gas and No.2 fuel for combustion equipment, in addition to pig skin/rinds and associated additives and reagents (sodium hydroxide, hydrochloric acid, sulphuric acid) used during gelatin processing. The primary sources at the facility include two cooling towers, combustion equipment (five process boilers and natural gas fired HVAC equipment), four baghouses, and odour producing processes associated with the gelatin production process.

i. Please enter the date on which the facility commenced or will commence operations.

1990-04-04

j. Is the facility located in a multi-tenant building?

☐ Yes ☒ 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?

☐ Yes ☒ 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?

☐ Yes ☒ No

c. Does the facility use a wood-fired combustor?

☐ Yes ☒ No

c. i. If yes, does the wood-fired combustor have a nominal load heat input capacity of less than 3 megawatts?

☐ Yes ☐ No

c. ii. If yes, was the wood-fired combustor installed at the facility on or after January 31, 2017?

☐ Yes ☐ 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.

☐ Yes ☐ No

d. Does the facility have any plating processes that use cadmium, cyanide, chromium or nickel, including chrome plating, electroplating or electroless plating?

☐ Yes ☒ No

e. Is an electrolytic stripping process that removes cadmium, chromium or nickel from an object used at the facility?

☐ Yes ☒ 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?

☐ Yes ☒ 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?

☐ Yes ☒ 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?

☐ Yes ☒ No

i. Is a combustion turbine used at the facility?

☐ Yes ☒ 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.	2021-12-31	
b. Has an instrument under O. Reg. 419/05 been issued in respect of the facility?	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/>	
List all that have been issued		
Notice of Violation No. 1-13379907		
1. The Company must continue to follow the procedures for recording and responding to complaints for odour emissions.		
2. The Company shall notify MECP Toronto district office when the Stage 2 Noise Control Measures are completed.		
3. The Company must continue to update their Odour Action Plan as required.		
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 1 category of ACB list is above the concentration for a specified averaging period set out for the contaminant	<input type="checkbox"/>	
By exceeding a Benchmark 1 contaminant limit(s), you must also notify your local District Office and take appropriate action in accordance with Reg. 419/05. Please see <a href="https://www.ontario.ca/page/rules-air-quality-and-pollution#section-4">https://www.ontario.ca/page/rules-air-quality-and-pollution#section-4</a> for more details under "Notification"		

of Exceedances”.

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 ☐

Contaminant(s) belonging to Benchmark 2 category of ACB list is above the concentration for a specified averaging period set out for the contaminant ☐

The concentration of the contaminant(s) does not have a Ministry standard, guideline, or screening level set out for the contaminant ☐

N/A – The amount of any contaminant discharged from the site is negligible ☐

N/A – Source(s) discharge only sound as a contaminant ☐

N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible ☐

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
AKHTER	IQBAL	100106827	2021-04-21

#### 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 ☐ Yes ☐ No

separation distance as determined by the Primary Noise Screening Method?

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
Corey	Kinart	100079328	2021-04-01

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
Corey	Kinart	100079328	2021-04-01

#### 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



## Emission Summary Table

**Nitta Gelatin Canada Inc.**  
**60 Paton Road, Toronto, Ontario M6H1R8**

**Dated: April 21, 2021**

Contaminant	CAS	Total Emission Rate (g/s)	Model Used	Max. POI Conc. ( $\mu\text{g}/\text{m}^3$ )	Averaging Period (hours)	MECP Criteria, ( $\mu\text{g}/\text{m}^3$ )	Limiting Effect	Category (as per ACB list)	Percentage of MECP Criteria (%)
CO	630-08-0	0.24	AERMOD Ver.19191	86.40	0.5	6,000	Health	B1 (Standard)	1.44
NO <sub>x</sub>	10102-44-0	0.94	AERMOD Ver.19191	287.96	1	400	Health	B1 (Standard)	71.99
			AERMOD Ver.19191	170.73	24	200	Health	B1 (Standard)	85.37
PM	N/A	0.78	AERMOD Ver.19191	95.46	24	120	Visibility	B1 (Standard)	79.55
SO <sub>2</sub>	7446-09-5	0.01	AERMOD Ver.19191	3.07	1	690	Health & Vegetation	B1 (Standard)	0.44
			AERMOD Ver.19191	1.82	24	275	Health & Vegetation	B1 (Standard)	0.66
Ozone	10028-15-6	0.04	AERMOD Ver.19191	7.88	1	165	Health	B1 (Standard)	4.77
Notes: N/A - not available									
ACB - Air Contaminants Benchmarks									
Benchmark 1 (B1) Values: Standards and guideline values									

Nitta Gelatin Canada Inc. Acoustic Assessment Summary Tables

Table 1: Acoustic Assessment Summary Table - Existing

Point of Reception	Point of Reception Description	Sound Level at Point of Reception, $L_{EQ}$ [dBA]			Performance Limit, $L_{EQ}$ [dBA]			Compliance with Performance Limit	Acoustical Classification Area	Verified by Acoustic Audit
		Day	Eve	Night	Day	Eve	Night			
R1	Second storey window of home approx. 45 m west of Nitta	58	58	58	53	53	47	No/No/No	Class 1	No
R2	Upper storey window of two storey home approx. 45 m northeast of Nitta	53	53	53	53	53	47	Yes/Yes/No	Class 1	No
R3	Upper storey window of two storey home approx. 25 m southeast of Nitta	46	44	44	53	53	47	Yes/Yes/Yes	Class 1	No
R4	Upper storey window of home approx. 45 m west of Nitta with no patio barrier	59	59	59	53	53	47	No/No/No	Class 1	No
R5	Upper storey window of home approx. 45 m west of Nitta with no patio barrier	59	59	59	53	53	47	No/No/No	Class 1	No
R6	Upper storey window of two storey home approx. 150 m east of Nitta	50	49	49	53	53	47	Yes/Yes/No	Class 1	No

Table 1: Acoustic Assessment Summary Table - Future, Fully Mitigated

Point of Reception	Point of Reception Description	Sound Level at Point of Reception, $L_{EQ}$ [dBA]			Performance Limit, $L_{EQ}$ [dBA]			Compliance with Performance Limit	Acoustical Classification Area	Verified by Acoustic Audit
		Day	Eve	Night	Day	Eve	Night			
R1	Second storey window of home approx. 45 m west of Nitta	48	48	47	53	53	47	Yes/Yes/Yes	Class 1	No
R2	Upper storey window of two storey home approx. 45 m northeast of Nitta	47	47	46	53	53	47	Yes/Yes/Yes	Class 1	No
R3	Upper storey window of two storey home approx. 25 m southeast of Nitta	45	43	43	53	53	47	Yes/Yes/Yes	Class 1	No
R4	Upper storey window of home approx. 45 m west of Nitta with no patio barrier	48	48	47	53	53	47	Yes/Yes/Yes	Class 1	No
R5	Upper storey window of home approx. 45 m west of Nitta with no patio barrier	48	48	47	53	53	47	Yes/Yes/Yes	Class 1	No
R6	Upper storey window of two storey home approx. 150 m east of Nitta	44	44	43	53	53	47	Yes/Yes/Yes	Class 1	No



ACOUSTICS



NOISE



VIBRATION

# **Appendix D    City of Toronto Official Plan Conversion**

**2400-2440 Dundas Street West**

**Compatibility/ Mitigation Study Air Quality**

**Fora Developments**

SLR Project No. 241.V14270.00001



## FINAL ASSESSMENT OF CONVERSION REQUEST NO. 013

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**Address:** 2400-2440 Dundas Street West

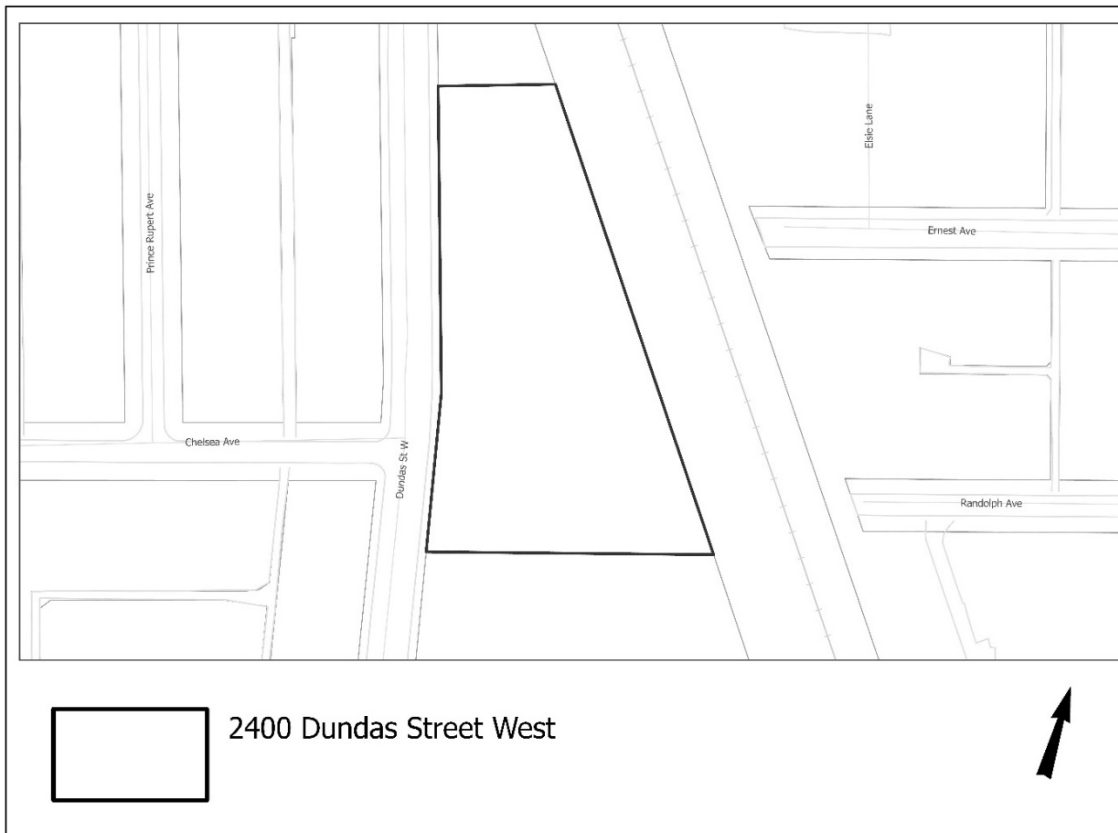
**General area:** Dundas Street West, north of Bloor Street West

**Ward:** Parkdale-High Park (4)

**Owner (Applicant):** Fora Developments (Bousfields Inc.)

**Site area:** Approximately 1.02 hectares (2.53 acres)

**Existing uses:** 2 low-rise commercial buildings with a grocery store (1,800 square metres) and pharmacy (1,769 square metres)



## CONVERSION REQUEST

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential, office, service and retail uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

**Urban Structure:** *Employment Areas* (Map 2)

**Designation(s):** *General Employment Areas* (Map 17)

**Area Specific Policies:** N.A.

**Zoning By-law:** Mixed Commercial Residential Zone (MCR (T4.0 C1.5 R3.0)) in the Former City of Toronto By-law 438-86

## SITE CONTEXT AND ADJACENT USES

**North:** A 3.5 storey commercial building (Further north: a 5-storey commercial building, a 2 storey commercial building, a 1-1.5 storey commercial building and a pedestrian bridge over the rail corridor to Wallace Avenue).

**South:** An 8-storey mixed use building fronting on to Dundas Street West with a 24-storey tower to the rear under construction (Further south: two 29-storey apartment buildings linked by a 3-storey podium with retail at grade).

**East:** The CNR/CPR rail corridor, owned by Metrolinx, and the Bloor GO Station (Further east: the West Toronto Rail Path and industrial uses east of the Rail Path, and then residential uses).

**West:** Immediately west of the site, north of Chelsea Avenue and south of Glenlake Avenue, low-rise semi-detached buildings for both residential and commercial uses (Further west: North of Glenlake Avenue is a 7-storey residential building. South of Chelsea Avenue are low-rise residential buildings including a car rental facility, a place of worship, a 4-storey residential building and grade related commercial uses. South of Edna Avenue is Dundas West TTC subway station)

## CONVERSION REQUEST CONSIDERATION

The *Planning Act*, the PPS, and the Growth Plan 2020 emphasize the importance of protecting employment lands to ensure a prosperous economic future. The Growth Plan 2020 and Toronto's Official Plan set out the criteria by which the City is to consider the conversion of lands designated *Employment Areas*. Criteria include the requirement to demonstrate a need for the conversion; that the City will maintain sufficient land to meet the 2051 employment forecasts set out in the Growth Plan 2020; the conversion would



not adversely affect the overall viability of the employment area; and, there is infrastructure and public facilities to accommodate the proposed uses.

The City received over 140 requests to convert lands designated *Core Employment Areas* and *General Employment Areas* as part of the City's Official Plan Growth Plan Conformity and Municipal Comprehensive Review (MCR). Preliminary Assessments were prepared that provided preliminary issues and staff positions on requests. Planning and Housing Committee authorized the use of over 130 preliminary assessments for the basis of consultation with requestors, neighbouring businesses, major facilities, propane operators, other stakeholders and the public.

Staff have reviewed the material provided as part of this conversion request; considered the conclusions of the Peer Review of the Compatibility/Mitigation Study; consulted with the owner/applicant; and conducted a site visit. This Final Assessment completes the review of Conversion Request No. 013 and provides staff's recommendations.

## **FINAL ASSESSMENT**

The lands are located at the centre of the Junction-Weston-Dupont area of employment, at the intersection of Dundas Street West and Bloor Street West and adjacent to the Metrolinx GO Kitchener Rail Line. Located close to the GO/UP Express Station, the Bloor GO Station, and the Dundas Street West TTC Station, the lands have excellent access and connections to Pearson International Airport and downtown Toronto. The lands are identified as an *Avenue* on Map 2, Urban Structure of the Official Plan and on a Major Street shown on Schedule 3. The Official Plan directs that *Avenues* are important corridors on major streets where development is to create new housing and job opportunities that are served by transit, while improving the pedestrian environment, and offer opportunities for people of all means to be affordably housed.

The lands represent a relatively small and isolated area of employment that is surrounded on the south, west and north by lands designated *Mixed Use Areas*. While there are some sites designated *Employment Areas* in the vicinity, they are on the east side of the rail corridor with little functional relationship to the lands.

The larger Junction-Weston-Dupont area of employment accommodates a broad spectrum of uses, from meat packing to business services. Originally developed along the rail corridor, this area of employment has transitioned to accommodate a range of uses including business and professional services, light manufacturing, and those in the media, film and high tech sectors. Over 80% of the jobs in the Junction-Weston-Dupont area of employment are held by Toronto residents. Major planned transit investment will continue to increase transit accessibility for workers. The area's appeal has led to over \$500 million in new industrial and commercial buildings and alterations in the past five years, and there is over 436,000 square metres of non-residential floor space in currently in development.

The lands are proposed to be used for a mix of residential and employment uses. Outreach to local industry included those with existing provincial Environmental Compliance Approvals (ECAs) and Environmental Activity and Sector Registrations (EASRs), as well as those in the immediate vicinity. With a 2021 vacancy rate of 1%,

the continued provision of employment space in this area is important. Further, transit investment will broaden the office-user catchment area, encouraging businesses to explore options to locate offices and studios in this accessible area that is proximate to a large labour force.

In staff's opinion, a *Mixed Use Areas* designation is appropriate for the lands with conditions that secure, among other matters, employment gross floor area and public access to parks and transit facilities. A SASP is proposed to apply to the lands that would:

- Require that a minimum of 8% of the total gross floor area be employment gross floor area, the majority of which would be dedicated to uses permitted on lands designated *Core Employment Areas* and the remainder of which could be comprised of uses such as retail, restaurants, personal services, galleries and showrooms;
- Given the size and location of the lands, if the City determines on-site parkland dedication is not desirable, require a Privately-Owned, Publically-Accessible Space of at least 1,000 square metres would be provided on Dundas Street West;
- Require that public access to transit facilities is provided and secured to connect area residents and employee to transit and facilitate connectivity;
- Require prescribed rates of affordable housing; and,
- Require various technical studies.

EDC staff are of the opinion that the minimum amount of employment gross floor area prescribed in the proposed SASP should be greater.

### **Recommendation**

Staff have reviewed Conversion Request No. 013 against the policies of the PPS, the Growth Plan, and the Official Plan and recommend that the lands be redesignated from *Core Employment Areas* to *Mixed Use Areas* with a SASP. The SASP secures prescriptive rates of affordable housing and employment gross floor area while ensuring new development provides public access to parks and transit facilities.

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