

From: [Schneider, Bruce](#)
To: [Candice Valente](#); [Planning and Housing](#)
Cc: [Labocha, Michael](#); [Fleming, Ashly](#); [Janani Mahendran](#); [Gord Perks](#)
Subject: FW: DRAFT: Re: Agenda item PH32.8 Our Plan Toronto: Employment Area Conversion Requests – Preliminary Assessments Group 3
Date: March 24, 2022 3:52:17 PM
Attachments: [image002.png](#)

To Whom It May Concern:

Cintas Canada would like to voice an objection to any proposed changes to the currently permitted land-uses near our 3370 Dundas Street West location that would result in new residential development. The reasons for this objection are as follows:

- The Ministry of the Environment and Climate Change (MECP) requires the Cintas Canada – Dundas St. W. facility to operate in accordance with the provincial air and noise regulations which impose a requirement to meet certain contaminant concentration limits and noise-level standards at certain pre-defined points of reception located outside our property lines. Such points of reception include facades and windows of residential buildings as well as certain outdoor areas near such buildings.
- Based on the previous acoustic assessment reports prepared for Cintas and after multiple noise complaints received by the MECP, Cintas was required to implement a multi-year Noise Abatement Action Plan (NAAP) designed to reduce the noise impacts on the surrounding residential development, eliminate noise complaints and bring the location into compliance with the provincial noise standards. The NAAP was designed and implemented at a substantial cost to Cintas and involved the replacement of certain pieces of noisy equipment with quieter models, installation of noise enclosures and stack silencers. Following the implementation of the plan in 2019 Cintas received no new noise complaints.
- Any new residential development in the vicinity of our plant (especially, any multi-story development) would create new sensitive receptors where the provincial noise standards would have to be met. Based on our previous assessments, we believe that we have reached a limit to further noise reduction abilities and no significant further reduction of our noise footprint is possible using economically-reasonable means.

Accordingly, the addition of any new sensitive receptors would create a situation where Cintas would find itself in a non-compliance situation caused entirely by the land-use changes. Furthermore, and required additional reduction of the noise emissions from our facility would be very costly and may even turn out to be technically non-feasible.

Regards

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