Weston Heights

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

SLR Project No: 241.30246.00000

September 2021

This page intentionally left blank

for 2-sided printing purposes

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

SLR Project No.: 241.30246.0000, Version 1

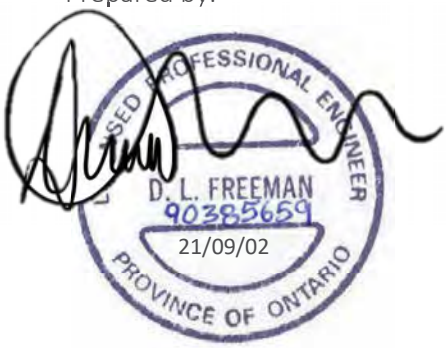
Prepared by
SLR Consulting (Canada) Ltd.
150 Research Lane, Suite 105
Guelph, ON N1G 4T2

for

Mr. Josh Marlowe
Berkshire Axis Development Corp
c/o Toryork – Weston Road
75 Scarsdale Road – Suite 201
Toronto, ON M3B 2R2

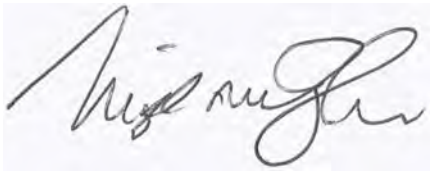
September 2, 2021

Prepared by:



Diane Freeman P.Eng., FEC, FCAE
Air Quality Specialist

Reviewed by:



Nigel Taylor, M. Sc., EP
Principal, Air Quality

Distribution: 1 copy – Birkshire Axis Development Corp
1 copy – SLR Consulting (Canada) Ltd.

EXECUTIVE SUMMARY

SLR Consulting (Canada) Ltd. (SLR), was retained by Berkshire Axis Development Corp to conduct environmental air quality study in support of a Zoning Bylaw Amendment (ZBA) Application for the Weston Heights development site in Toronto, Ontario.

The proposed development is located at 15-23 Toryork Drive, near the northwest corner of Weston Road and Finch Avenue West in the "Emery Village" neighbourhood of Toronto, Ontario ("the Project").

The proposed scope of work addresses the air quality, dust, and odour portion of the Terms of Reference requirements of the City of Toronto's new OPA231 requirements for Land Use Compatibility/Mitigation Studies[1] ("the OPA 231 ToR"). The noise and vibration portions of the ToR will be provided under a separate cover.

This assessment has considered:

- Industrial air quality, odour, and dust emissions;
- The potential for air quality impacts on the proposed development, including dust and odour, have been assessed.

The property at 40 Toryork Drive has the potential for methane emissions to be generated from historical landfilling operations on and/or near to the property. It is recommended that further investigation be undertaken related to the limits of the potential landfill operations and that consideration be given during site planning and building design to incorporate ways for monitoring and venting of potential landfill emissions. Any gas collection/venting systems will require an MECP approval prior to installation.

The potential exists for fugitive emissions from the City of Toronto works yard to reach the Project site. Therefore, additional analysis and detailed air dispersion modelling is recommended as the Project site progresses through the site planning and design process. The additional analysis will make recommendations related to appropriate mitigation measures and the preferred location(s) of residential uses on the Project site.

Based on the findings of the detailed work, recommendations related to potential mitigation will be provided. Common mitigation strategies include, but are not limited to:

- Buffering of sensitive features with a less sensitive use;
- Balcony restrictions, including depth or the need for buffered balconies;
- Centralized HVAC system (no individual intakes for units); and
- Possible need for carbon filtration on fresh air intakes.

Examples of typical mitigation measures are provided in Appendix A.

Given the industries noted in the area, warning clauses, to be included in agreements of purchase and sale and in documents registered on Title, are also recommended. The recommended Warning Clause text can be found in Appendix A.

With the inclusion of receptor-based mitigation measures, the conversion of the Project Lands is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities;

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

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

VERSIONS

Version	Date	Comment
1	September 2, 2021	• First Submission

TABLE OF CONTENTS

TABLES

FIGURES

APPENDICES

This page intentionally left blank

for 2-sided printing purposes

1. INTRODUCTION

SLR Consulting (Canada) Ltd. (SLR), was retained by Berkshire Axis Development Corp to conduct environmental air quality study in support of a Zoning Bylaw Amendment (ZBA) Application for the Weston Heights development site in Toronto, Ontario.

The proposed development is located at 15-23 Toryork Drive, near the northwest corner of Weston Road and Finch Avenue West in the "Emery Village" area of Toronto, Ontario ("the Project").

The proposed scope of work addresses the air quality, dust, and odour portions of the Terms of Reference requirements of the City of Toronto's new OPA231 requirements for Land Use Compatibility/Mitigation Studies[2] ("the OPA 231 ToR"). The noise and vibration portions of the ToR will be provided under a separate cover.

This assessment has considered:

- Industrial air quality, odour, and dust emissions.

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

- The City of Toronto's Terms of Reference for Compatibility/ Mitigation Studies;
- The Provincial Policy Statement;
- The Provincial Growth Plan
- Ministry of the Environment, Conservation and Parks ("MECP") Guidelines D-1 and D-6;
- Ontario Regulation 419/05: *Air Pollution – Local Air Quality* and its associated air quality standards and assessment requirements;
- The MECP's draft policies on odour impacts and assessment.
-

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

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

Recommended measures intended to eliminate or mitigate negative impacts and adverse effects are provided. Appendix A summarizes the required mitigation measures and warning clause recommendations developed in this report.

2. DESCRIPTION OF DEVELOPMENT AND SURROUNDINGS

2.1 PROPOSED DEVELOPMENT

The proposed development is located at 15-23 Toryork Drive, near the northwest corner of Weston Road and Finch Avenue West. The site is currently occupied by two low-rise commercial buildings.

Immediately surrounding the site are low-rise commercial developments in all directions. Beyond the immediate surroundings, there are few mid to high-rise developments to the south of the Project site. The current context plan is shown in Figure 1.

The proposed development includes three blocks. The development drawings are provided in Appendix B.

Block 1 is 38-storeys tall (114m in height) located near the northwest edge of the Project site along Toryork Drive. Main entrances of Block 1 are located along the south facade. There are retail entrances along the north facade and other secondary entrances on the east and west facade.

Block 2 is located on the east side of the Project site and includes two towers: the north tower is 36-storeys tall (approximately 113m in height), and the south tower is 30-storeys tall (approximately 90.6m in height). The north tower main entrance is located on the south facade and the south tower entrance is located on the north facade.

Block 3 is located at the southwest edge of the Project site and is 29-storeys tall (approximately 97m in height). The main residential entrance is located near the northwest corner.

2.2 SURROUNDINGS

The area surrounding the Project site is low-rise commercial land uses. The following provides more detail related to the surrounding land uses:

- North: employment uses and the Canadian Pacific Railway (CPR) MacTier Subdivision (Utility Corridor)
- East: commercial land uses that include a gas station, carwash, and commercial/retail operations, and the CPR MacTier Subdivision;
- South: commercial land uses that include offices, retail, gas station, car washes and restaurants. There are also multi-storey high-rise residential land uses south of the Project site.
- West: employment land uses and institutional land uses including Celestial Church of Christ Emmanuel Parish and North York Sikh Temple.

2.3 LAND USE DESIGNATIONS IN THE AREA

The purpose of this report is to evaluate land use compatibility in support of a ZBA Application for the Project site. The sections to follow outline the current land use designations under the City of Toronto Official Plan (OP) (February 2019 consolidation). Note that some of the lands surrounding the Project site are not subject to the new City of Toronto By-law 569-2013.

2.3.1 CITY OF TORONTO OFFICIAL PLAN

The Project site is designated as Mixed-Use Areas. To the east the lands are designated General Employment Areas, Utility Corridors (rail and hydro) and Core Employment Areas. The lands to the south are designated Mixed-Use Areas, Apartment Neighbourhoods and Utility Corridors (hydro). To the west, the lands are designated Core Employment Areas and Natural Areas. Excerpts from Official Plan Map 13 can be seen in Figure 2.

2.3.2 CITY OF TORONTO ZONING BY-LAW 569-2013

Under the City of Toronto Zoning By-Law 569-2013 the Project site is zoned CR – commercial residential. lands to the north are zoned EH – Employment Heavy Industrial Zone. To the immediate east, fronting to Weston Road and Finch Avenue, the block is not covered by By-law 569-2013, beyond this, the lands are zoned EH. To the immediate south there is a small block zoned RA – Residential Apartments fronting to Finch Avenue. South of Finch Avenue, the corner lands are not covered by By-law 569-2013, beyond this, the lands are zoned RA – Residential Apartment. To the west the adjoining block of lands are not covered by By-law 569-2013. Beyond this block, the lands are zoned EH. The proposed Project site is illustrated on the City of Toronto Zoning Map Figure 3.

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

The City of Toronto passed the new city-wide Zoning By-law No. 569-2013, one of the intentions of the new By-Law is to harmonize the many former existing By-laws, including those in the former City of North York. Some of the immediate surrounding lands to the northwest, south and east, are exempt from Zoning By-law 569-2013. These lands are illustrated as grey in colour on Figure 3. These surrounding land uses are zoned under the former City of North York By-Law No. 7625.

2.3.4 EMERY VILLAGE SECONDARY PLAN

The Project site is also included in the Emery Village Secondary Plan which provides “a framework for development that encourages a village-like, street oriented, mixed-use pattern of development that promotes transit, pedestrian use, cycling, and improvements to the area’s streetscape and significant open space system”. The Project site is located in the Area ‘C’, the Northwest Quadrant of the secondary plan as shown on Figure 4.

From a land use perspective, the Emery Village Secondary Plan encourages the Project site to be composed of mixed uses where there are “street related retail and service commercial uses with residential uses above are encourages along the Finch Avenue West and Weston Road frontages”.

3. ASSESSMENT FRAMEWORK

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

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

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

3.1 ONTARIO PLANNING ACT

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

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

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

3.2 PROVINCIAL POLICY STATEMENT

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

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

> "1.2.6 Land Use Compatibility
>
> 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.
>
> 1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards, and procedures:
>
> a) there is an identified need for the proposed use;
>
> b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
>
> c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
>
> d) potential impacts to industrial, manufacturing, or other uses are minimized and mitigated."

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

3.3 CITY OF TORONTO OFFICIAL PLAN

3.3.1 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's website at:

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

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

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

- Potential land use compatibility impacts by type (traffic, 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; and
- Potential land use compatibility issues that may have a negative impact on nearby employment areas and major facilities.

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

3.4 D-SERIES OF GUIDELINES

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

For this project, the applicable guideline is Guideline D-4 *Landfills* and D-6 - Compatibility *between Industrial Facilities and Sensitive Land Uses*. The guidelines specifically address issues of air quality, odour, dust, noise, and litter.

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

- impairment of the quality of the natural environment for any use that can be made of it,
- injury or damage to property or to plant or animal life,
- harm or material discomfort to any person,
- an adverse effect on the health of any person,

- impairment of the safety of any person,
- rendering any property or plant or animal life unfit for human use,
- loss of enjoyment of normal use of property, and
- interference with the normal conduct of business".

3.4.1 GUIDELINE D-4 REQUIREMENTS

The D-4 Guideline restricts and controls land use in the vicinity of landfills and dumps. The guideline is applicable to proposals for land use on or near, operating, and non-operating landfills.

Landfill generated gases, particularly the migration of methane gas, are some of the factors listed for consideration. For land uses within 500 m of a fill area, an evaluation of the presence and impact of any adverse effects (e.g., nuisance to human) is required, and remedial measures must be taken, where necessary.

There is no methodology specified by the D-series guidelines to evaluate the impact of odour nuisances. Typically, dispersion modelling is used in the absence of monitoring or measured exceedances to determine if a facility is likely to exceed an MECP contaminant-specific standard or guideline. Dispersion modelling is completed using emission rates, which can be estimated based on source testing, emission factors and mass balance and engineering calculations.

3.4.2 GUIDELINE D-6 REQUIREMENTS

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

Table 1: Guideline D-6 - Potential Influence Areas 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-6-2, and are shown in the following table:

Table 2: Guideline D-6 - Industrial Categorization Criteria

Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
Class I Light Industry	• Noise: Sound not audible off-property • Dust: Infrequent and not intense • Odour: Infrequent and not intense • Vibration: No ground-borne vibration on plant property	• No outside storage • Small-scale plant or scale is irrelevant in relation to all other criteria for this Class	• Self-contained plant or building which produces/ stores a packaged product • Low probability of fugitive emissions	• Daytime operations only • Infrequent movement of products and/ or heavy trucks	• Electronics manufacturing and repair • Furniture repair and refinishing • Beverage bottling • Auto parts supply • Packaging and crafting services • Distribution of dairy products • Laundry and linen supply
Class II Medium Industry	• Noise: Sound occasionally heard off-property • Dust: Frequent and occasionally intense • Odour: Frequent and occasionally intense • Vibration: Possible ground-borne vibration, but cannot be perceived off-property	• Outside storage permitted • Medium level of production allowed	• Open process • Periodic outputs of minor annoyance • Low probability of fugitive emissions	• Shift operations permitted • Frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours	• Magazine printing • Paint spray booths • Metal command • Electrical production • Manufacturing of dairy products • Dry cleaning services • Feed packing plants
Class III Heavy Industry	• Noise: Sound frequently audible off property • Dust: Persistent and/ or intense • Odour: Persistent and/ or intense • Vibration: Ground-borne vibration can frequently be perceived off-property	• Outside storage of raw and finished products • Large production levels	• Open process • Frequent outputs of major annoyances • High probability of fugitive emissions	• Continuous movement of products and employees • Daily shift operations permitted	• Paint and varnish manufacturing • Organic chemical manufacturing • Breweries • Solvent recovery plants • Soaps and detergent manufacturing • Metal refining and manufacturing

3.4.3 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 in force, still represent current MECP policy and are specifically referenced in numerous other current MECP policies. In applying the D-series guidelines, the current policies, regulations, standards, and guidelines have been used (e.g., Regulation 419, Publication NPC-300).

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

3.4.4 REQUIREMENTS FOR MINIMUM SEPARATION DISTANCES

Guideline D-6 also *recommends* that no sensitive land use be placed within the Recommended Minimum Separation Distance. However, it should be noted that this is a recommendation, only. Section 4.10 of the Guideline allows for development within the 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 guidelines are met.

4. NEARBY INDUSTRIES AND ENGAGEMENT

The Guideline D-6 setback distances from the Project site are shown in Figure 4. SLR personnel conducted site visits to the area on August 9, 2021. Local industries within 1 km of the Project site were inventoried.

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

Table 3 lists the identified industries which lie within their applicable Area of Influence in respect to the Project and are discussed further in this Section.

Table 3: Identified Industries Within 1000 m of Proposed Development

Facility	Type of Operation	Environmental Compliance Approval No.	Industry Class	Area of Influence Dist (m)	Actual Distance to Site (m)	Additional Assessment Required?
Esso Gas Station and Car Wash	Automatic Car Wash	N/A	I	70	20	Yes
Lucky and Brother Auto Inc.	Automotive Repair/Recycling	N/A	I	70	20	Yes
Mega City and Nanak Car Wash	Automatic Car Wash	N/A	I	70	0	Yes
City of Toronto	Silk Screening Process	6855-6AGTPM (2005)	I	70	50	Yes
City of Toronto	Emery Parks, Works, and Emergency Services Yard	N/A	II	300	0	Yes
City of Toronto-Fire Services	Passive Landfill Gas Ventilation System	3045-65SHY8 (2004)	II	300	50	Yes
2000007 Ontario Inc.	Armour Vehicle Manufacturing	6561-BT2RM7 (2020)	II	300	260	Yes
Danplas Pipe Systems	Pipe Supplier	N/A	II	300	180	Yes
Gerdau Ameristeel Corporation	Scrap Metal Recycling End of Life Vehicle Recycling	4852-BFWJ38 (2020) R-007-9654427693 (2016)	III	1000	200	Yes
GFL Fenmar Transfer Station	Municipal Waste Transfer/Processing	3164-6R9PXX (2007) Notices 1, 2, 3, 4, 5 0413-4LBPNZ (2008)	III	1000	310	Yes

Facility	Type of Operation	Environmental Compliance Approval No.	Industry Class	Area of Influence Dist (m)	Actual Distance to Site (m)	Additional Assessment Required?
Tito Construction/BinXpress	Waste Transfer and Aggregate/Concrete Crushing Operations	9847-873NJR (2010)	III	1000	410	Yes
269068 Ontario Limited Robert Chabot Enterprises Limited	Waste Management System/Salt Yard	R-004-7600609705 (2016) A680359 (2000) Notices 1, 2 and 3	III	1000	840	Yes
Combined Metal Industries	Thermal Treatment for Heating Metal Recycling	R-007-6656785414 (2016) 8248-8J9HBN (2011)	III	1000	665	Yes
Crown Metal Packaging	Steel food Can Coating	3902-5CYQHJ (2006)	III	1000	680	Yes
Etobicoke Iron Works	Wash and curing oven equipment	4311-4UCT8X (2001)	III	1000	720	Yes
Ingot Metal Company Limited	Copper Smelting Facility	0470-9X3K9F (2016)	III	1000	605	Yes
Knoll North America Corp	Office furniture Manufacturing	R-010-3112401486 3905-9ZRS3V (2016)	III	1000	525	Yes
Satin Finish Hardwood Flooring	Hardwood Flooring Finishing	R-010-7111025615 (2019)	III	1000	710	Yes
Roadside Paving Inc.	Crushing/Screening Operations	2798-A6AMD2 (2016)	III	1000	725	Yes
SEJJ Environmental	Municipal Waste Transfer/Processing	A841193 (2002) 0854-524QUQ (2009)	III	1000	640	Yes

A full list of all industries identified within 1 km of the Project site can be found in Appendix C. The industries that are located within their respective Areas of Influence for their identified Class category are further detailed below.

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

4.1 CPR MACTIER SUBDIVISION RAILWAY CORRIDOR

ADDRESS	N/A
CONTACTS:	N/A
DISTANCE TO PROJECT:	145
D-6 CLASSIFICATION:	N/A

The CPR MacTier Subdivision transportation rail corridor (UT) is located approximately 145 m northeast of the Project site boundary. The corridor includes one mainline track and some spur line tracks serving the employment lands north of the Project site.

The corridor is used 24 hours per day, 7 days per week. Additional analysis of the CPR Mactier Subdivision is provided in Section 5.2.2.

4.2 FORMER TORYORK LANDFILL

ADDRESS	40 TORYORK DRIVE
CONTACTS:	Enrico Pera
DISTANCE TO PROJECT:	50 m
D-4 CLASSIFICATION:	Non-operational Landfill Site

The City of Toronto Fire Services operate a passive landfill gas collection and ventilation system. An Emissions Summary and Dispersion Modelling Report was prepared for the passive gas collection system by Gartner Lee, now known as AECOM and submitted to MECP for review and approval in June 2004. The City of Toronto system operates under MECP ECA Number 3045-65SHY8, dated October 15, 2004. Copies of the MECP permit can be found in Appendix C.01.

According to the MECP permit, the City of Toronto passive system consists of "11 vent pipes that ventilate the former municipal solid waste landfill facility".

The Manager of the Facilities Management Toronto Police Service signed the MECP Permit application. SLR telephoned the facility on August 11, 2021, to request additional information related to the passive gas collection system and historical landfilling operations. At the time of this report preparation, SLR had not received a response.

During the site visit conducted on August 9, 2021, no odours were detected on the sidewalks in the vicinity of passive gas collection system.

Given the proximity to the Project site, the potential for adverse air quality or odour impacts from the former Landfill site operations on the Project site were assessed further from an air quality perspective within the context of this report in Section 0.

4.3 CLASS III HEAVY INDUSTRIES

The area within 1000 m of the Project was reviewed. Twelve class III facilities were identified within 1000 m of the Project site. The facilities and their locations relative to the Project Site are illustrated on Figure 5a.

4.3.1 GERDAU AMERISTEEL CORPORATION

ADDRESS	55 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	200 m
D-6 CLASSIFICATION:	III

Gerdau Ameristeel Corporation operates a vehicle end-of-life waste disposal site at 55 Fenmar Drive approximately 200 m north of the Project site. The facility operates under MECP numbers 4852-BRWJ38 (2020), and R-0079654427693 (2016). Based on the permit information, the following sources are operated at the Facility:

- Stormwater management systems including storm sewers and an on-site wet stormwater retention pond
- Torching and lancing of materials.

A copy of the MECP permits for Gerdau Ameristeel are provided in Appendix C.02.

During the site visit of August 10, 2021 unpaved surfaces created visible emissions of fugitive dust from on-site vehicle operations. A lot of heavy truck activity was observed. Movement of end-of-life vehicles by overhead cranes was also observed. No odour emissions were detected from the operations.

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 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 and within the Recommend Minimum Separation Distance of 300 m. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.2 GFL FENMAR TRANSFER STATION

ADDRESS	71 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	310
D-6 CLASSIFICATION:	III

Green For Life (GFL) operates a municipal waste transfer station at 71 Fenmar Drive, approximately 310 m north of the Project site. The facility operates under MECP permit numbers 3164-6R9PXX (2007) with Notices 1 through 5, 0413-4LBPNZ (2008), and R-004-4110370601 (2018). Permit number 0413-4LBPNZ (2008) is issued in the name of All Star Wood Waste & Recycling Limited. EASR Number R-004-4110370601 (2018) is issued in the name of MJM Concrete and Paving Ltd. Based on the permit information, the facility is permitted "to be used for the transfer/processing of solid non-hazardous waste limited to industrial, commercial, institutional, and construction and demolition waste."

A copy of the MECP permits for the GFL Fenmar Transfer Station are provided in Appendix C.03.

During the site visit of August 10, 2021, odour was detected during the movement of waste trucks entering and exiting the facility. The odours were faint and inconsistent. Odours were not quantifiable through the use of a field Olfactometer, known as a Nasal Ranger. Dust emissions were not observed.

The facility is 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 in subsequent sections of the report.

4.3.3 TITO CONSTRUCTION/BINXPRESS

ADDRESS	79 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	410 m
D-6 CLASSIFICATION:	III

Tito Construction/BinXpress operates a waste management facility at 79 Fenmar Drive, approximately 410 m north of the Project site. The MECP Permit is issued to BinXpress. The MECP Permit number for BinXpress is 9847-873NJR (2010).

A copy of the MECP permit for the Tito Construction/BinXpress is provided in Appendix C.04.

Based on SLR experience with similar facilities, the following sources are expected to be operated/managed at the Tito Construction/BinXpress facility.

- Comfort heating/air conditioning;
- Outdoor delivery, storage, screening, crushing and movement of materials including construction debris, aggregates, soils and etc;
- Outdoor operations including, storage and cleaning of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, waste storage bins and dump trucks.
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

The yard may be staffed 24 hours per day, 7 days per week, however the regular operating hours are likely daytime hours.

During the August 10, 2021, site visit, large aggregate piles were observed, and aggregate crushing equipment was operating on-site. Fugitive dust emissions from the operations were also observed.

The facility is a large-scale works operation with continuous movement of products/employees/vehicles. The emission sources have the potential to emit fugitive dust and odour.

Based on the size and nature of the above noted operations, this 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. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.4 269068 ONTARIO LIMITED- CHABOT ENTERPRISES LIMITED

ADDRESS	143 TORYORK DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	840 m
D-6 CLASSIFICATION:	III

269068 Ontario Limited-Robert Chabot Enterprises Limited, operate an MECP approved waste transfer and storage facility located at 143 Toryork Drive, approximately 840 m west of the Project site. The facility is permitted under MECP Numbers R-004-7600609705 (2016), and A680359 (2000) and associated Notices 1, 2 and 3. The original permit from 2000 and Notice No. 1 were not available, electronically.

An online search of Robert Chabot Enterprises Limited indicates that services are also provided under the name of Centennial Construction Equipment Rental and Centennial Sweeping. The website for Centennial Sweeping indicates that they specialize in street sweeping, flushing and emergency roadside response. In addition to emergency services, they also provide the following equipment services including excavation, loading, product movement in dump and slurry trucks. In winter months the facility sells standard road salt in bulk and in bags and Thawrox™. They also offer hot and cold bulk water for purchase.

During the site visit of August 10, 2021 no odour was detected from the facility. In addition, no fugitive dust emissions were observed from the facility.

Based on a review of the MECP Permits, on-line business information and areal imagery of the facility the following sources are expected to be operated at the Facility:

- Heavy vehicle operation;
- Comfort heating/air conditioning;
- Outdoor delivery and storage of materials including salt;
- Outdoor operations including, storage of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, street sweepers, and dump trucks.
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

A copy of the MECP permits for 269068 Ontario Limited-Robert Chabot Enterprises Limited are provided in Appendix C.05.

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 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. Therefore, additional review and further analysis of the sources are warranted. The analysis is provided in subsequent sections of the report.

4.3.5 COMBINED METAL INDUSTRIES

ADDRESS	145 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	665
D-6 CLASSIFICATION:	III

Combined Metal Industries operates a vehicle end-of-life waste disposal site at 145 Fenmar Drive approximately 665 m northwest of the Project site. The facility operates under MECP number R-007-6656785414 (2016). Based on the permit information, the following sources are operated at the Facility:

- Torching and lancing of materials; and
- Crushing of materials.

A copy of the MECP permit for Combined Metal Industries is provided in Appendix C.06.

During the site visit of August 10, 2021 no odour was detected from the facility. In addition, no fugitive dust emissions were observed from the facility.

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 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. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.6 CROWN METAL PACKAGING

ADDRESS	21 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	665 m
D-6 CLASSIFICATION:	III

Crown Metal Packaging operates a metal can lining facility located at 21 Fenmar Drive, approximately 665 m northeast of the Project site. The facility operates under MECP number 3902-5CYQHJ (2006). The facility is permitted to serve 2 aluminum beverage can lines producing a total of 258,000 cans per hour and one steel food can line producing a total of 90,000 cans per hour utilizing approximately 350 litres per hour of all coatings and inks. Based on the permit information, the following sources are operated at the Facility:

- Two Catalytic oxidizers serving inside bake ovens and coater ovens.
- Ultraviolet bottom rim coating exhaust system
- Aluminum lacquer spray machines;
- Steel lacquer spray machines;
- Waste coat oven;
- Aluminum base coaters;

- Aluminum printers;
- Aluminum can washer;
- Steal can washer; and
- Natural gas fired water heaters.

A copy of the MECP permit for Crown Metal Packaging is provided in Appendix C.07.

During the site visit of August 10, 2021, solvent type odours were detected from the sidewalk near to the facility. The odours were faint and inconsistent. Odours were not quantifiable through the use of a Nasal Ranger. A visible plume was also observed from one of the process stacks.

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, this 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. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.7 ETOBICOKE IRON WORKS LIMITED

ADDRESS	163 RIVALDA ROAD
CONTACTS:	N/A
DISTANCE TO PROJECT:	720 m
D-6 CLASSIFICATION:	III

Etobicoke Iron Works Limited operates a steel fabrication facility located at 163 Rivalda Road, approximately 720 m southeast of the Project site. The facility operates under MECP number 4311-4UCT8X (2001). Based on the permit information, the following sources are operated at the Facility:

- One two-stage wash system; and
- One natural gas-fired dry-off curing oven.

A copy of the MECP permit for Etobicoke Iron Works Limited is provided in Appendix C.08.

The facility produces grandstands, scaffolding systems, shoring systems, forming systems, structural steel, and miscellaneous iron products. A review of areal photography illustrates that the facility manages much of their product in an unpaved outdoor storage area where the potential exists for dust emissions. 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, this 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 potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.8 INGOT METAL COMPANY LIMITED

ADDRESS	111 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	605 m
D-6 CLASSIFICATION:	III

Ingot Metal Company Limited operates a secondary copper smelting facility located at 111 Fenmar Drive, approximately 605 m northwest of the Project site. The facility operates under MECP number 0470-9X3K9F (2016). The facility is permitted to have a maximum charge rate of 95.7 tonnes per day. Based on the permit information, the following sources are operated at the Facility:

- eight Baghouse dust collectors to control fugitive emissions from four Rotary Furnaces and two crucible furnaces; and
- Natural gas-fired unit heaters.

A copy of the MECP permit for Ingot Metal Company Limited is provided in Appendix C.09.

The facility produces bearings, bushings, and ingots.

During the site visit of August 10, 2021, no odour was detected from the facility. In addition, no fugitive dust emissions were observed from the facility.

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, this facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m potential Area of Influence and a Recommended Minimum Separation Distance of 300 m.

The Project lands are located within the 1000 m potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.9 KNOLL NORTH AMERICA CORP.

ADDRESS	1000 ARROW ROAD
CONTACTS:	N/A
DISTANCE TO PROJECT:	525 m
D-6 CLASSIFICATION:	III

Knoll North America Corp. operates a wood office furniture manufacturing facility located at 1000 Arrow Road, approximately 525 m southeast of the Project site. The facility operates under MECP R-010-3112401486 (2020) and 3905-9ZRS3V (2016). The facility is permitted to utilize up to 52,000 litres of paint and adhesive products per week. Based on the permit information, the following process lines are operated at the Facility:

- Woodworking;
- Manual and robotic spray application and roll coating of water based and solvent based paints, sealants, stains, glues, and adhesives;

- Drying and curing;
- Baghouse dust collectors;
- Maintenance welding;
- QA/QC laboratory; and
- Natural gas fired combustion equipment.

A copy of the MECP permits for Knoll North America Corp. are provided in Appendix C.10.

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, this facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m potential Area of Influence and a Recommended Minimum Separation Distance of 300 m.

The Project lands are located within the 1000 m potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.10 SATIN FINISH HARDWOOD FLOORING

ADDRESS	15 FENMAR DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	710 m
D-6 CLASSIFICATION:	III

Satin Finish Hardwood Flooring operates a hardwood flooring manufacturing facility located at 15 Fenmar Drive, approximately 710 m northeast of the Project site. The facility operates under MECP number R-010-7111025615 (2019). Based on the permit information, the following sources are operated at the Facility:

- Three coating application lines;
- One gluing station;
- Five baghouse dust collectors;
- Three boilers; and
- Five kilns, three are natural gas fired and two are heated by the boilers.

A copy of the MECP permit for Satin Finish Hardwood Flooring is provided in Appendix C.11.

During the site visit of August 10, 2021, fugitive emissions of dust and/or odours were not detected in the vicinity of the facility.

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, this facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m potential Area of Influence and a Recommended Minimum Separation Distance of 300 m.

The Project lands are located within the 1000 m potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.11 ROADSIDE PAVING LTD.

ADDRESS	125 A TORYORK DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	725 m
D-6 CLASSIFICATION:	III

Roadside Paving Ltd. operates a crushing and screening operation at 125 A Toryork Drive, approximately 725 m west of the Project site. The facility operates under MECP Permit number 2798-A6AMD2 (2016).

A copy of the MECP permit for Roadside Paving Ltd. is provided in Appendix C.12.

Based on SLR experience with similar facilities, the following sources are expected to be operated/managed at the Roadside Paving Ltd. Facility:

- Comfort heating/air conditioning;
- Outdoor delivery, storage, screening, crushing and movement of materials;
- Outdoor operations including, storage and cleaning of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, and dump trucks;
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

The yard is likely staffed 24 hours per day, 7 days per week, however the regular operating hours are likely daytime hours.

During the August 10, 2021, site visit, large aggregate piles were observed. Fugitive dust emissions from the operations were also observed.

The facility is a large-scale works operation with continuous movement of products/employees/vehicles. The emission sources have the potential to emit fugitive dust and odour.

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

The Project lands are located within the 1000 m potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.3.12 SEJJ ENVIRONMENTAL SOLUTIONS INC.

ADDRESS	111 PROGRESS AVENUE
CONTACTS:	N/A
DISTANCE TO PROJECT:	250 m
D-6 CLASSIFICATION:	III

SEJJ Environmental Solutions Inc. operates a waste disposal site at 125 A Toryork Drive, approximately 725 m west of the Project site. The facility operates under MECP Permit numbers A841193 (2002) and 0854-524QUQ (2009). The facility is permitted to transfer/process 100% solid non-hazardous municipal waste limited to commercial and residential construction/demolition waste.

A copy of the MECP permits for SEJJ Environmental Solutions Inc are provided in Appendix C.13.

Based on SLR experience with similar facilities, the following sources are expected to be operated/managed at the SEJJ Environmental Solutions Inc facility:

- Comfort heating/air conditioning;
- Outdoor delivery, storage, and movement of materials;
- Outdoor operations including, storage and cleaning of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, and dump trucks;
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

The facility is likely staffed 24 hours per day, 7 days per week. The permitted operating hours are Monday at 5:30 am to Saturday at 4:30 pm.

During the August 10, 2021 site visit, the facility was observed to be managing primarily construction waste. Minimal, faint odours were detected when trucks entered the facility. Excavators, and front-end loaders were observed to be operating on the site. Fugitive dust emissions from the operations were also observed. Dust mitigation measures include a truck tire washing station upon entrance to the site.

The facility is a large-scale works operation with continuous movement of products/employees/vehicles. The emission sources have the potential to emit fugitive dust and odour.

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

The Project lands are located within the 1000 m potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.4 CLASS I LIGHT AND CLASS II MEDIUM INDUSTRIES

There are many small and medium-scale facilities identified in the surroundings. Most of the identified facilities fall outside of the 300 m potential Area of Influence of the Project site (detailed in Appendix C). However, eight operations were identified through a review of the surrounding land uses and ECA/EASR search. These properties are discussed in more detail below.

4.4.1 EXISTING USES

4.4.1.1 City of Toronto – Emery Parks, Works, and Emergency Services Yard

ADDRESS	27, 49, 61 AND 75 TORYORK DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	0 m
D-6 CLASSIFICATION:	II

The City of Toronto operates a Yard that is bounded by Toryork Drive to the north the Project site to the east, a green space to the south and employment uses to the west. The property is located adjacent to the Project site.

Based on the entrance signage, the yard is used for parks management and transportation services. Toronto EMS Station 51 and Toronto Fire Station 411 are located on the west side of the property. Based on SLR experience with similar yards, the following sources are expected to be operated/managed at the City of Toronto yard.

- Comfort heating/air conditioning;
- Outdoor delivery and storage of sand, clear stone, river stone and soil mixes;
- Outdoor operation, storage and cleaning of vehicles including pick-up trucks, street sweepers, front end loaders, lawn maintenance vehicles, dump trucks, and winter control equipment such as plow blades/wings;
- Indoor repair/maintenance of vehicles;
- Covered salt storage/delivery for winter control use;
- Emergency power backup/generation;
- Vehicle fueling;
- Maintenance welding; and
- Heavy truck wash bay(s).

The yard may be staffed 24 hours per day, 7 days per week, however the regular operating hours are likely daytime hours. Operations outside of those hours are likely based on calls for emergency services/support.

There are multiple structures on the property. The facility has controlled access at all of the entrances with fencing at the rear of the EMS and Fire Station.

No MECP environmental compliance approvals were located for the facility on the Access Environment website.

Based on the size and nature of the facility operations, the yard is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m potential Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project site is located within the 300 m potential Area of Influence and the Recommended Minimum Separation distance, therefore additional assessment is warranted for the City yard and is provided in subsequent sections of the report.

4.4.1.2 2000007 Ontario Limited/INKAS Armoured Vehicle Manufacturing

ADDRESS	3605 WESTON ROAD
CONTACTS:	N/A
DISTANCE TO PROJECT:	260 m
D-6 CLASSIFICATION:	II

2000007 Ontario Limited/ INKAS operates an armoured vehicle manufacturing facility at 3605 Weston Road. The facility is located approximately 260 m north of the Project site. The facility operates under MECP number 6561-BT2RM7 (2020). The facility is permitted to manufacture up to 240 armoured vehicles per year. Based on the permit information, the following sources are operated at the Facility:

- Receiving;
- Staging;
- Processing including cutting/drilling, welding, woodworking, and spray painting;
- Assembly; and
- Shipping.

A copy of the MECP permit for INKAS is provided in Appendix C.14.

Based on a review of aerial photography, the facility has a number of emission sources located on the roof top. There is visible outdoor storage of vehicles.

Based on the size and nature of the above noted operations, this facility is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m potential Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project lands are located within the 300 m potential Area of Influence. Therefore, additional review and further analysis of the sources is warranted. The analysis is provided in subsequent sections of the report.

4.4.1.3 Esso, Mega City/Nanak Car Washes

ADDRESS	3514 WESTON ROAD AND 2370 FINCH AVENUE WEST
CONTACTS:	N/A
DISTANCE TO PROJECT:	20 m and 0 m
D-6 CLASSIFICATION:	I

Under D-6 industrial categorization criteria, carwashes are considered class I facilities. Three car washes were identified within the 70m area of influence.

The three car washes are within the 70 m area of influence, and the Esso car wash is at the 20 m recommended minimum separation distance.

The potential for adverse air quality impacts from the car wash operations on the Project are considered to be minimal and no additional assessment is warranted. Noise from the operations of the car washes is discussed in a separate Noise Assessment report.

4.4.1.4 Lucky & Brothers Auto

ADDRESS	176 TORYORK DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	20 m
D-6 CLASSIFICATION:	I

As suggested in the D-6 Industrial Categorization criteria, automotive repair shops are listed as a Class II facility partly due to the operation of spray-paint booths. However, given that the MECP has a specific Environmental and Activity Sector Registry (EASR) for this industry with specific operating condition requirements that limit emissions, auto-repair shops can now generally be considered Class I facilities. In addition, the paint types which are now used are less odorous (water- versus solvent-based). Auto-repair shops are regulated under Ontario Regulation 347/12: Regulations Under Part II.2 of the Act – Automotive Refinishing (under the Environmental Protection Act).

One potential autobody shop was identified within the 70 m area of influence for the Project lands. There are no MECP environmental permits available for the operations on the Access Environment search directory.

The shop is within the 70 m area of influence and it is at the 20 m recommended separation distance.

SLR contacted the owner/operator of Lucky & Brothers Auto and confirmed that there is no paint spray booth operated at the 176 Toryork Drive location. Any vehicle repairs that require repainting are completed at another location, off-site.

Based on Areal images of the property, on-site vehicle, and shipping container storage also occurs on the property.

Given the above and the confirmation that no painting is completed on the property, the potential for adverse air quality emissions from the operations on the Project are considered to be minimal. Additional assessment is, therefore, not warranted.

4.4.1.5 Danplas Pipe Systems

ADDRESS	20 HIGH MEADOW PLACE
CONTACTS:	N/A
DISTANCE TO PROJECT:	180 m
D-6 CLASSIFICATION:	II

Danplas Pipe Systems operate a pipe storage/warehousing facility at 20 High Meadow Place. The property is located approximately 180 m northeast of the Project Site.

Based on a review of the areal imagery of the site, it appears that the following sources are operated/managed at the site.

- Comfort heating/air conditioning within two storey office building;
- Outdoor delivery and storage of pipes and storage containers; and
- Heavy vehicle/truck operations.

The facility has controlled access and the storage yard appears to be paved.

No MECP environmental compliance approvals were located for the facility on the Access Environment website.

Based on the size and nature of the facility operations, the yard is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m potential Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project site is located within the 300 m potential Area of Influence, therefore additional assessment is warranted and is provided in subsequent sections of the report.

4.4.1.6 City of Toronto - Silk Screening Process

ADDRESS	40 TORYORK DRIVE
CONTACTS:	N/A
DISTANCE TO PROJECT:	50 m
D-6 CLASSIFICATION:	I

The City of Toronto operates one pressurized drying chamber serving a silk-screening process at 40 Toryork Drive. The facility is located approximately 50 m north of the Project site on the north side of Toryork Drive. The facility operates under MECP number 855-6AGTPM (2005).

A copy of the MECP permit for the silk-screening process is provided in Appendix C.15.

This single silk-screening process is equipped with dry arrestor filters and is located at the City of Toronto Fire Services maintenance facility located at 40 Toryork Road.

Based on a review of aerial photography, the facility has few emission sources located on the roof top. In addition there is no visible outdoor storage of materials.

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

The Project lands are located inside the 70 m potential Area of Influence. Therefore, additional review and further analysis of the source is warranted. The analysis is provided in subsequent sections of the report.

4.4.2 VACANT LOTS

Under Guideline D-6 the use of vacant buildings must be considered in land use compatibility studies. Lands surrounding the Project site are occupied.

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

4.4.3 FUTURE USES

A review of development applications in the area indicated that are 4 active development applications within 500 m of the Project lands. The following is a summary of only the significant applications as listed

online at the City of Toronto applications information centre as of August 12, 2021.

Address	Date	Development Application Information *	Details
2345 Finch Avenue West	18/12/2020	20 230600 WET 07 OZ	Official Plan and Zoning By-law amendments to permit five rental residential buildings ranging in heights of 20 to 55 storeys consisting of 154,951 square metres of residential gross floor area resulting in 2,237 rental units, 1,202 square metres of retail space and 1,527 vehicular parking spaces at grade and within a 3-level underground garage. A 1,061 square metre public park is also proposed.
2370 Finch Avenue West	14/11/2017	17 262422 WET 07 OZ	Amendments to the Emery Village Secondary Plan and Zoning By-law for a 11-storey mixed use condominium building and a 6-storey mixed use seniors building.
2405 Finch Avenue West and 3400 Weston Road	21/08/2020	20 183834 WET 07 OZ	The application seeks to add a third building to the subject site, adding more rental housing to the Emery Village neighbourhood. The application provides for a new 36-storey building containing 480 new rental dwelling units and 565 square metres of daycare space. The existing buildings and all 517 existing rental housing units will be retained. The new development contains a total gross floor area of approximately 35,660 square metres, resulting in a total site density of 2.85 times the area of the lot.
2345 Finch Avenue West and 3415-3499 Weston Road	18/12/2020	20 230600 WET 07 OZ	Official Plan and Zoning By-law amendments to permit five rental residential buildings ranging in heights of 20 to 55 storeys consisting of 154,951 square metres of residential gross floor area resulting in 2,237 rental units, 1,202 square metres of retail space and 1,527 vehicular parking spaces at grade and within a 3-level underground garage. A 1,061 square metre public park is also proposed.

*minor variances, closed applications, consent to sever and other minor applications are not included in above table.

4.5 SUMMARY

From the list of industries in Sections 4.1 and 4.2, twelve Class III, three Class II and one Class I facility operations were identified to require further analysis because they are located within the respective Areas of Influence for Class I, Class II and Class III facilities.

5. AIR QUALITY, DUST AND ODOUR ASSESSMENT

5.1 INDUSTRIAL SOURCES

5.1.1 GUIDELINES AND REGULATIONS

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

5.1.1.1 Air Quality Contaminants

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

5.1.1.2 Odour

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

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

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

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

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

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

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

5.1.1.3 Dust

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

5.1.1.4 Cumulative Assessments

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

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

5.1.2 LOCAL METEOROLOGY

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

5.1.3 PROJECT SITE VISITS AND ODOUR AND DUST OBSERVATIONS

A Project site visit was conducted to the area on August 10, 2021 by SLR personnel to identify significant sources of air quality emissions and to identify any significant sources of odour, or dust in the Project neighbourhood. During the site visits, the staff members observed existing industries from the sidewalks and other publicly accessible areas. Wind conditions during the site visit were noted as:

- August 10, 2021: southerly winds, 6 km/h, 25°C, 83%RH

As discussed in Section 4, during the August 10, 2021, site visit, odours were detected from the GFL Fenmar transfer as garbage trucks entered and left the facility. The odours were faint, inconsistent, and not quantifiable when using the "Nasal Ranger".

Tito Construction/BinXpress at 79 Fenmar was observed to have large aggregate piles, and a crusher operation on site, visible dust emissions were observed.

SEJJ Waste Transfer Site was managing construction waste. Visible dust emissions were observed from open processing area located at the back of the site. Minimal faint odours associated with trucks entering the facility were detected. Equipment observed to be operating at the site included and excavator and frontend loader. It appeared that SEJJ undertook some level of dust mitigation at the entrance, because there was a system in place that washed truck tires upon entry.

Visible dust was observed from the Gerdau Ameristeel operations. The source appeared to be from equipment operating on unpaved roads. Significant on-site truck activity was observed and a crane was moving cars around the site. No odours were detected from the facility.

GFL on 38&39 Fenmar was confirmed to be an enclosed waste management facility where all activities occur indoors. No dust or odours were detected from the facility.

Solvent type odours were detected from the sidewalk near to Crown Metal packaging. It appeared that the source of the odours could have been a rooftop stack that had a visible plume. The odours were faint, inconsistent, and not quantifiable when using the "Nasal Ranger".

No visible dust or odours were observed in the vicinity of Satin Hardwood Flooring.

Visible dust was observed from the Roadside Paving operations. The source appeared to be from large aggregate piles located to the rear of the facility.

In addition, no odours or general fugitive dust emissions were detected at the Project site during the site visit.

5.1.4 ASSESSMENT OF POTENTIAL AIR QUALITY IMPACTS

Many existing nearby facilities are self-contained buildings with a low risk of fugitive emissions. However, one closed landfill site, twelve Class III, three Class II and one Class I facility operations were identified to require further analysis because they are located within the respective potential Areas of Influence. Additional details regarding potential air quality impacts from these facilities are discussed below.

5.1.4.1 Dispersion Modelling

Screening-level dispersion modelling was conducted to predict off-site particulate concentrations and the potential frequency of impacts from the following facilities:

- Gerdau Ameristeel Corporation;
- GFL Fenmar Transfer Station;
- Tito Construction/BinXpress;
- 269068 Ontario Limited-Chabot Enterprises Limited;
- Combined Metal Industries;
- Ingot Metal Company Limited;
- Roadside Paving Limited;
- SEJJ Environmental Solutions Inc.; and
- City of Toronto Emery Parks, Works, and Emergency Services Yard

The assessment was carried out using the U.S. EPA's AERMOD atmospheric dispersion model, the use if which is mandated by the MECP. Version 19191 of US EPA's AERMOD dispersion model was applied. Dispersion modelling was completed in accordance with the MECP's *Air Dispersion Modelling Guideline for Ontario, Version 4.0*, dated February 2017 (the "*ADMGO*").

The AERMOD modelling system is made up of the AERMOD dispersion model, the BPIP downwash model, and the AERMAP terrain pre-processor. Specifically, the following approved dispersion model and pre-processors were used in the assessment:

- AERMOD dispersion model (v. 19191);
- AERMAP surface pre-processor (v. 11103); and
- AERMET meteorological preprocessor (v. 19191).

The AERMOD input file and the screening level model output plots are provided in Appendix D.

5.1.4.2 Coordinates System

The Universal Transverse Mercator (UTM) coordinate system, as *per* Section 5.2.2 of the *ADMGO* was used to specify model object sources, buildings, and receptors. All coordinates were defined in the North American Datum of 1983 (NAD83).

5.1.4.3 Meteorology and Terrain

The AERMOD model was run using MECP pre-processed meteorological data collected from the Toronto International Airport and Buffalo (USA) Airport between 1996 and 2000. The "SUBURBAN" dataset was selected because the Site is surrounded by mostly by industrial lands uses and low-density suburban residences. Five years were modelled to capture the worst-case meteorological conditions.

Available Canadian Digital Elevation Model terrain data in GeoTIFF format used in this assessment was obtained from the MECP online repository and parsed using the built-in processor with the Lakes Environmental AERMOD software package.[3]

5.1.4.4 Receptors

Discrete receptors were placed along the property lines of the Project site approximately every 5m horizontally and every 3 m vertically up to an elevation of 90 m. Discrete receptors were also placed every 20 m along the property line of each facility. Discrete receptors were also located at ground-level near the low density residential homes along Cherrylawn Avenue.

[3] The files used were: cdem_dem_030M.tif

5.1.4.5 Former Toryork Landfill

The former landfilling operations in and around Toryork Drive, has the potential to release air emissions. The decomposition of refuse in a landfill site generates gases that are typically composed of 50 percent methane, 50 percent carbon dioxide (CO_2) and some trace non-methane organic compounds (NMOCs). Of the NMOCs, sulphides, typically observed as a rotten egg smell can be present, but in very low concentrations.

The City of Toronto Fire Services operates a passive landfill gas collection and ventilation system located at 40 Toryork Drive operates a passive landfill gas collection and ventilation system. The City of Toronto system operates under MECP ECA Number 3045-65SHY8, dated October 15, 2004. Copies of the MECP permit can be found in Appendix C.01.

According to the MECP permit, the City of Toronto passive system consists of "11 vent pipes that ventilate the former municipal solid waste landfill facility".

The Manager of the Facilities Management Toronto Police Service signed the MECP Permit application. SLR attempted to contact the facility by telephone on August 11, 2021 to request additional information related to the passive gas collection system and historical landfilling operations. At the time of this report preparation, SLR had received a response.

The passive gas venting system has been operating since 2004. No data is available related to when the landfill operations may have occurred.

The operation of the passive landfill gas collection system located at the 40 Toryork Drive provides significant opportunity for landfill gas generated from the former landfill to be released to atmosphere. Horizontal migration of landfill gas is common when vertical ventilation is prevented, that is not the case on Toryork Drive.

During the August 10, 2021, site visit, odours were not detected on the sidewalks in the vicinity of passive gas collection system.

The property at 40 Toryork Drive has the potential for methane emissions to be generated from historical landfilling operations on and/or near to the property. It is recommended that further investigation be undertaken related to the limits of the potential landfill operations and that consideration be given during site planning and building design incorporate ways for monitoring and venting of potential landfill emissions. Any gas collection/venting systems will require an MECP approval prior to installation.

5.1.4.6 Gerdau Ameristeel Corporation

Gerdau Ameristeel Corporation operates a vehicle end-of-life waste disposal site at 55 Fenmar Drive approximately 200 m north of the Project site. The facility operates under MECP numbers 4852-BRWJ38 (2020), and R-0079654427693 (2016). Based on the permit information, the following sources are operated at the Facility:

- Stormwater management systems including storm sewers and an on-site wet stormwater retention pond
- Torching and lancing of materials.

A copy of the MECP permits for Gerdau Ameristeel are provided in Appendix C.02.

During the site visit of August 10, 2021, unpaved surfaces created visible emissions of fugitive dust resulting from on-site vehicle operations. A lot of heavy truck activity was observed. Movement of end-

of-life vehicles by overhead cranes was also observed. No odour emissions were detected from the operations.

Gerdau Ameristeel 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.

During the site visit visible dust from the facility operations were noted. Screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used a 3 m high volume source and a unit emission rate (1 g/s). The dimensions of the source are representative of a storage pile loading/unloading operation. The results for the 1-hour averaging period were 4 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 9 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 17 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors, the Gerdau Ameristeel Corporation highest predicted concentrations are still noted at their property line for the 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put Gerdau Ameristeel Corporation out of compliance with the requirements of their MECP Permit.

Although the Gerdau Ameristeel is inside the Recommended Minimum Separation distance, there is a 200 m buffer between the Gerdau Ameristeel Corporation facility and the Project site which includes the CPR MacTier Subdivision and the City of Toronto Fire Services building and associated yard.

Based on the separation distance, the above noted screening level modelling analysis, and the MECP requirement for Gerdau Ameristeel to demonstrate compliance with their permit at the property boundary, compatibility issues related to the operation of the Gerdau Ameristeel Corporation facility are not anticipated on the Project site.

5.1.4.7 GFL Fenmar Transfer Station

Green For Life (GFL) operates a municipal waste transfer station at 71 Fenmar Drive, approximately 310 m north of the Project site. The facility operates under MECP permit numbers 3164-6R9PXX (2007) with Notices 1 through 5, 0413-4LBPNZ (2008), and R-004-4110370601 (2018). Permit number 0413-4LBPNZ (2008) is issued in the name of All Star Wood Waste & Recycling Limited. EASR Number R-004-4110370601 (2018) is issued in the name of MJM Concrete and Paving Ltd. Based on the permit information, the facility is permitted "to be used for the transfer/processing of solid non-hazardous waste limited to industrial, commercial, institutional, and construction and demolition waste."

A copy of the MECP permits for the GFL Fenmar Transfer Station are provided in Appendix C.03.

During the site visit of August 10, 2021, odour was detected during the movement of waste trucks entering and exiting the facility. The odours were faint and inconsistent. Odours were not quantifiable through the use of a Nasal Ranger. Dust emissions were not observed.

Based on the MECP permit, the site is limited to receiving waste that has a low potential for odour generation. No putrescible municipal waste is managed at the facility. The site visit confirmed that odours were faint and inconsistent. No landfilling or long-term storage of the waste materials occurs on the property.

The MECP permit limits the facility hours of operation for receiving waste to weekdays 4:30 am to 7:00 pm and weekends/holidays from 6:00 am to 5:00 pm. Off-site transportation of waste is permitted until 10:00 pm on weekdays and 7:00 pm on weekends/holidays.

Although visible dust was not observed during the site visit, the potential exists for dust generation from the management of outdoor storage piles and processing of waste materials. These piles were observed on aerial imagery of the site. Screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used a 3 m high volume source and a unit emission rate (1 g/s). The dimensions of the source are representative of a storage pile loading/unloading operation. The results for the 1-hour averaging period were 24 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 57 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 150 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors, the GFL Fenmar Transfer Station highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put GFL Fenmar Transfer Station out of compliance with the requirements of their MECP Permit.

There is a 310 m buffer between the GFL Transfer facility and the Project site that includes the CPR MacTier Subdivision and the City of Toronto Fire Services building and associated yard. SLR does not anticipate compatibility issues related to the operation of the GFL transfer facility on the Project site. In addition, 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.

In addition to the results of the screening level modeling, the facility is outside the Recommended Minimum Separation Distance, waste is not landfilled on site, minimal odours and no dust was observed during the site visit. Therefore, SLR does not anticipate compatibility issues related to the operation of the GFL transfer facility on the Project site and further analysis of the GFL transfer facility site is not warranted.

5.1.4.8 Tito Construction/BinXpress

Tito Construction/BinXpress operates a waste management facility at 79 Fenmar Drive, approximately 410 m north of the Project site. The MECP Permit is issued to BinXpress. The MECP Permit number for BinXpress is 9847-873NJR (2010).

A copy of the MECP permit for the Tito Construction/BinXpress is provided in Appendix C.04.

Based on SLR experience with similar facilities, the following sources are expected to be operated/managed at the Tito Construction/BinXpress facility.

- Comfort heating/air conditioning;
- Outdoor delivery, storage, screening, crushing and movement of materials including construction debris, aggregates, soils and etc;
- Outdoor operations including, storage and cleaning of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, waste storage bins and dump trucks.
- Indoor repair/maintenance of vehicles;

- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

During the August 10, 2021 site visit, large aggregate piles were observed, and aggregate crushing equipment was operating on-site. Fugitive dust emissions from the operations were also observed.

Based on the MECP permit, BinXpress is only permitted to transport waste. No storage of waste on the property is permitted. 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.

The observed crushing operations maybe related to the construction side of the business. No MECP permit was located for the operation of the crushing/screening equipment. Permanent use of an on-site crushing operation is subject to an MECP permit. Given there is no permit for the property it is possible that the operations are not permanent.

An on-line search of Tito Construction yielded no information. SLR contacted Tito Construction/BinXpress on August 11, 2021, in an effort to obtain operational information. SLR has not received a response to date.

During the site visit visible dust from the facility operations were noted. Screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used a 3 m high volume source and a unit emission rate (1 g/s). The source dimensions are representative of a crusher and associated unloading area. The results for the 1-hour averaging period were 26 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 45 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 94 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors, the Tito Construction highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put Tito Construction/BinXpress out of compliance with the requirements of their MECP Permit.

There is a 410 m buffer between the Tito Construction/BinXpress facility and the Project site which includes the CPR MacTier subdivision and the City of Toronto Fire Services building and associated yard.

Based on the separation distance and the above noted screening level modelling analysis. SLR does not anticipate compatibility issues related to the operation of the Tito Construction/BinXpress facility on the Project site. Therefore, further analysis of the Tito Construction/BinXpress site is not warranted.

5.1.4.9 269068 Ontario Limited- Chabot Enterprises Limited

269068 Ontario Limited-Robert Chabot Enterprises Limited, operate an MECP approved waste transfer and storage facility located at 143 Toryork Drive, approximately 840 m west of the Project site. The facility is permitted under MECP Numbers R-004-7600609705 (2016), and A680359 (2000) and associated Notices 1, 2 and 3. The original permit from 2000 and Notice No. 1 were not available electronically.

An online search of Robert Chabot Enterprises Limited indicates that services are also provided under the name of Centennial Construction Equipment Rental and Centennial Sweeping. The website for Centennial Sweeping indicates that they specialize in street sweeping, flushing and emergency roadside response. In addition to emergency services, they also provide the following equipment services including excavation, loading, product movement in dump and slurry trucks. In winter months the facility sells standard road salt in bulk and in bags and Thawrox™. They also offer Hot and cold bulk water for purchase.

During the site visit of August 10, 2021, no odour was detected from the facility. In addition, no fugitive dust emissions were observed from the facility.

Based on a review of the MECP Permits, on-line business information and areal imagery of the facility the following sources are expected to be operated at the Facility:

- Heavy vehicle operation;
- Comfort heating/air conditioning;
- Outdoor delivery and storage of materials including salt;
- Outdoor operations including, storage of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, street sweepers, and dump trucks.
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

A copy of the MECP permits for 269068 Ontario Limited-Robert Chabot Enterprises Limited are provided in Appendix C.05.

The closest existing points of reception are low-density residential homes located on Cherrylawn Avenue (390 m) which are at a closer setback distance than the Project (840 m).

Chabot Enterprises 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 closer to the Chabot facility than the Project site. Existing employment uses are located between the Project site and the operations. These employment uses create additional buffer between the operations and the Project site. While the operations are within the 1000 m potential Area of Influence, they are outside the 300 m Recommended Minimum Separation Distance. Therefore, additional analysis of air quality emissions from the Chabot operations is not warranted.

5.1.4.10 Combined Metal Industries

Combined Metal Industries operates a vehicle end-of-life waste disposal site at 145 Fenmar Drive approximately 665 m northwest of the Project site. The facility operates under MECP number R-007-

6656785414 (2016). Based on the permit information, the following sources are operated at the Facility:

- Torching and lancing of materials; and
- Crushing of materials.

A copy of the MECP permit for Combined Metal Industries is provided in Appendix C.06.

During the site visit of August 10, 2021, no odour was detected from the facility. In addition, no fugitive dust emissions were observed from the facility.

From an air quality perspective, no visible dust was observed from the operation of the permitted crushing equipment and management of the outdoor storage piles. Based on a review of aerial images, it appears that the majority of the torching, lancing, and crushing of materials is completed under a covered structure located at the rear of the property.

Screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used a 3 m high volume source and a unit emission rate (1 g/s). The source dimensions are representative of a materials loading/unloading operation. The results for the 1-hour averaging period were 32 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 113 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 325 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors, the Combined Metal Industries highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put Combined Metal Industries out of compliance with the requirements of their MECP Permit.

Given that the facility is outside the Recommended Minimum Separation Distance, no visible dust was observed during the site visit, and the screening level modelling did not identify compliance concerns, SLR does not anticipate compatibility issues related to the operation of the Combined Metal Industries facility on the Project site. Therefore, further analysis of the Combined Metal Industries site is not warranted.

5.1.4.11 Crown Metal Packaging

Crown Metal Packaging operates a metal can lining facility located at 21 Fenmar Drive, approximately 665 m northeast of the Project site. The facility operates under MECP number 3902-5CYQHJ (2006). The facility is permitted to serve 2 aluminum beverage can lines producing a total of 258,000 cans per hour and one steel food can line producing a total of 90,000 cans per hour utilizing approximately 350 litres per hour of all coatings and inks. Based on the permit information, the following sources are operated at the Facility:

- Two Catalytic oxidizers serving inside bake ovens and coater ovens.
- Ultraviolet bottom rim coating exhaust system
- Aluminum lacquer spray machines;
- Steel lacquer spray machines;
- Waste coat oven;
- Aluminum base coaters;
- Aluminum printers;

- Aluminum can washer;
- Steal can washer; and
- Natural gas fired water heaters.

A copy of the MECP permit for Crown Metal Packaging is provided in Appendix C.07.

During the site visit of August 10, 2021, solvent type odours were detected from the sidewalk near to the facility. The odours were faint and inconsistent. Odours were not quantifiable through the use of a nasal ranger. A visible plume was also observed from one of the process stacks.

Based on a review of the MECP permit for Crown Metal Packaging odour control from the operations is both required and regulated. The facility uses catalytic oxidizers to treat the emissions from the bake and coater ovens. The permit requires Crown Metal Packaging to source test the effectiveness of the facility emission control equipment and to model the facility odour emissions to the nearest sensitive receptors. There is a requirement to demonstrate that the facility operates at or below 1 odour unit (OU) at the nearest sensitive receptor.

The closest existing points of reception include Good Shepherd Chaldean Cathedral on High Meadow Place (25 m), and the Best Western Plus Toronto North York (480 m) which are at a closer setback distance than the Project (665 m).

Based on a review of the wind frequency distribution diagram illustrated in Figure 6, the Crown Metal Packaging operations are located upwind of the Project site, however, the winds come from the northeast direction less than 13% of the time. Further, the typical wind speeds from the northeast are relatively low and less than 8.8 m/s.

Based on the MECP requirements of Crown Metal Packaging as it relates to management of fugitive odour emissions, and the fact that the operations are beyond the Recommended Minimum Separation Distance, SLR does not anticipate compatibility issues related to the operation of the facility on the Project site. In addition, 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. Therefore, additional analysis of emissions from the Crown Metal Packaging facility is not warranted.

5.1.4.12 Etobicoke Iron Works Limited

Etobicoke Iron Works Limited operates a steel fabrication facility located at 163 Rivalda Road, approximately 720 m southeast of the Project site. The facility operates under MECP number 4311-4UCT8X (2001). Based on the permit information, the following sources are operated at the Facility:

- two-stage wash system; and
- One natural gas-fired dry-off curing oven.

A copy of the MECP permit for Etobicoke Iron Works Limited is provided in Appendix C.08.

The facility produces grandstands, scaffolding systems, shoring systems, forming systems, structural steel, and miscellaneous iron products.

A review of areal photography illustrates that the facility manages much of their product in an unpaved outdoor storage area where the potential exists for dust emissions.

The closest existing points of reception include Emery Collegiate Institute and childcare centre (adjacent)

and low-density residential homes located on Habitant Drive (75 m) which are at a closer setback distance than the Project (720 m).

Based on a review of the wind frequency distribution diagram illustrated in Figure 6, the Etobicoke Iron Works operations are located predominately downwind of the Project site, with winds coming from the southeast less than 17% of the time.

Based on the observation that the operations are outside the Recommended Minimum Separation Distance, that there are sensitive receptors closer to the facility than the Project site and that the facility is required to operate and maintain in compliance with the requirements of their MECP permit at their property boundary and any elevated receptors, SLR does not anticipate compatibility issues related to the operation of Etobicoke Iron Works at the Project site. Therefore, additional analysis of emissions from the Etobicoke Iron Works facility is not warranted.

5.1.4.13 Ingot Metal Company Limited

Ingot Metal Company Limited operates a secondary copper smelting facility located at 111 Fenmar Drive, approximately 605 m northwest of the Project site. The facility operates under MECP number 0470-9X3K9F (2016). The facility is permitted to have a maximum charge rate of 95.7 tonnes per day. Based on the permit information, the following sources are operated at the Facility:

- eight Baghouse dust collectors to control fugitive emissions from four Rotary Furnaces and two crucible furnaces; and
- Natural gas-fired unit heaters.

A copy of the MECP permit for Ingot Metal Company Limited is provided in Appendix C.09.

The facility produces bearings, bushings, and ingots.

During the site visit of August 10, 2021, no odour was detected from the facility. In addition, no fugitive dust emissions were observed from the facility. However, screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used source data provided in the MECP permit. The baghouse guidance located in Table C-2 of the MECP "Procedure for Preparing an Emission Summary and Dispersion Modelling Report v 4.1", dated March 2018" was used to estimate the particulate emissions from the dust collector sources.

As per the MECP guidance an emission rate of 20 mg/m^3 was used for the main dust collector and an emission rate of 10 mg/m^3 was applied to secondary dust collectors. The following emissions source estimates were used:

Table 5: Ingot Industries Screening Level Dispersion Model Inputs

Source Id.	Source Height (m above Grade)	Volumetric Flow Rate (m3/sec)	Exit Diameter (m)	Estimated Particulate Loading (m3/sec)	Estimated Emission (g/s)
Dust Collector (DC) 1 (Rotary Furnaces DRF, MRF, RF and LF and Crucible Furnaces NF1 and NF2)	8.1	22.2	1.2	20	0.444
1 of 3 stacked Identical baghouses (Rotary Furnaces DRF and MRF)	15.2	14.8	1	20	0.298
2 of 3 stacked Identical baghouses (Rotary Furnaces DRF and MRF)	15.2	14.8	1	10	0.149
3 of 3 stacked Identical baghouses (Rotary Furnaces DRF and MRF)	15.2	14.8	1	10	0.149
Combined Stack for 3 Identical Baghouses					.596
1 of 3 stacked Identical baghouses (Rotary Furnaces RF and LF)	15.2	14.8	1.4	20	0.298
1 of 3 stacked Identical baghouses (Rotary Furnaces RF and LF)	15.2	14.8	1.4	10	0.149
1 of 3 stacked Identical baghouses (Rotary Furnaces RF and LF)	15.2	14.8	1.4	10	0.149
Combined Stack for 3 Identical Baghouses					.596
1 baghouse (Rotary Furnace LF)	6.1	16.5	.9	20	0.33

The following is a sample calculation for dust collector 1:

1. $ER_{\mathrm{DC-1}} = [(MECP\ emission\ rate \times \text{dust collector flow rate})]$

$$ER_{\mathrm{DC-1}} = \left[\left(20\frac{mg}{m^3} \times 22.2\ \frac{m^3}{sec}\right)\right] \times \frac{g}{1000\ mg}$$

$$ER_{DC-1} = 0.444 \frac{g}{s}$$

Building information for Ingot Metal Company Limited was estimated based on Google Earth 3D imagery. Therefore, the Building profile Input Program was utilized in the screening level modelling.

The results for the 1-hour averaging period were 4 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 8 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 9 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors the Ingot Metal Company Limited highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put Ingot Metal Company Limited out of compliance with the requirements of their MECP Permit.

There is a 605 m buffer between the Ingot Metal Company Limited facility and the Project site including the CPR MacTier Subdivision and employment uses operated along Toryork Drive.

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. Further, the permit requires the facility to implement a best management practices plan for the control of fugitive dust emissions. In addition to limiting the simultaneous operation of the furnaces, the MECP requires that the facility maintain a negative differential pressure, at all times, and to tarp all external material storage piles.

Based on the requirements imposed on the operation of the facility, as it relates to the control, monitoring and reporting of fugitive emissions, the screening modelling analysis, the SLR site observations, and that the facility is located outside of the Recommended Minimum Separation Distance, SLR does not anticipate any compatibility issues related to the operation of the facility on the Project site. Therefore, additional analysis of emissions from the Ingot Metal Company Limited facility is not warranted.

5.1.4.14 Knoll North America Corp.

Knoll North America Corp. operates a wood office furniture manufacturing facility located at 1000 Arrow Road, approximately 525 m southeast of the Project site. The facility operates under MECP R-010-3112401486 (2020) and 3905-9ZRS3V (2016) . The facility is permitted to utilize up to 52,000 litres of paint and adhesive products per week. Based on the permit information, the following process lines are operated at the Facility:

- Woodworking;
- Manual and robotic spray application and roll coating of water based and solvent based paints, sealants, stains, glues, and adhesives;
- Drying and curing;
- Baghouse dust collectors;
- Maintenance welding;
- QA/QC laboratory; and
- Natural gas fired combustion equipment.

A copy of the MECP permits for Knoll North America Corp. are provided in Appendix C.10.

The closest existing points of reception include Emery Collegiate Institute and childcare centre (45 m), the Prayer Palace Church (25 m), City College of Business Health & Technology (8 m) and high-density apartment/residential uses located on Vena Way (250 m) which are at a closer setback distance than the Project (525 m).

Based on a review of the wind frequency distribution diagram illustrated in Figure 6, the Knoll North America operations are located predominately downwind of the Project site, with winds coming from the southeast less than 17% of the time.

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 closer to the facility than the Project site. Therefore, additional analysis of emissions from the Knoll North America Corp. facility is not warranted.

5.1.4.15 Satin Finish Hardwood Flooring

Satin Finish Hardwood Flooring operates a hardwood flooring manufacturing facility located at 15 Fenmar Drive, approximately 710 m northeast of the Project site. The facility operates under MECP number R-010-7111025615 (2019). Based on the permit information, the following sources are operated at the Facility:

- Three coating application lines;
- One gluing station;
- Five baghouse dust collectors;
- Three boilers; and
- Five kilns, three are natural gas fired and two are heated by the boilers.

A copy of the MECP permit for Satin Finish Hardwood Flooring is provided in Appendix C.11.

During the site visit of August 10, 2021, fugitive emissions of dust and/or odours were not detected in the vicinity of the facility.

The closest existing points of reception include Good Shepherd Chaldean Cathedral on High Meadow Place (180 m), and the Best Western Plus Toronto North York (335 m), and low-density residential homes located on Checkers Court (570m) which are at a closer setback distance than the Project (710 m).

Based on a review of the wind frequency distribution diagram illustrated in Figure 6, the Satin Finish Harwood Flooring operations are located upwind of the Project site, however, the winds come from the northeast direction less than 13% of the time. Further, the typical wind speeds from the northeast are relatively low and less than 8.8 m/s.

In summary, the operations are beyond the Recommended Minimum Separation Distance. The facility is required to operate and maintain in compliance with the requirements of their MECP permit, where the MECP determines compliance to be required at the property boundary and any elevated receptor locations. Lastly, there are sensitive receptors located downwind and closer to the facility than the Project site. Therefore, SLR does not anticipate compatibility issues related to the operation of the facility on the Project site and additional analysis of emissions from the Satin Finish Harwood Flooring facility is not warranted.

5.1.4.16 Roadside Paving Ltd.

Roadside Paving Ltd. operates a crushing and screening operation at 125 A Toryork Drive, approximately 725 m west of the Project site. The facility operates under MECP Permit number 2798-A6AMD2 (2016).

A copy of the MECP permit for the Roadside Paving Ltd. is provided in Appendix C.12.

Based on SLR experience with similar facilities, the following sources are expected to be operated/managed at the Roadside Paving Ltd. Facility:

- Comfort heating/air conditioning;
- Outdoor delivery, storage, screening, crushing and movement of materials;
- Outdoor operations including, storage and cleaning of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, and dump trucks;
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

During the August 10, 2021, site visit, large aggregate piles were observed. Fugitive dust emissions from the operations were also observed.

During the site visit visible dust from the facility operations were noted. Screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used a 3 m high volume source and a unit emission rate (1 g/s). The source dimensions are representative of materials loading/unloading operations. The results for the 1-hour averaging period were 41 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 134 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 480 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors, the Roadside Paving Ltd. highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put Roadside Paving Ltd. out of compliance with the requirements of their MECP Permit.

There is a 725 m buffer between the Roadside Paving Ltd. facility and the Project site created by the existing employment operations on Toryork Drive.

The closest existing points of reception are low density residential homes located on Cherrylawn Avenue (485 m) which are at a closer setback distance than the Project (725 m).

Roadside Paving 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.

While the operations are within the 1000 m potential Area of Influence, they are outside the 300 m Recommended Minimum Separation Distance. Based on the separation distance, the above noted screening level modelling analysis, and the MECP requirement for Roadside Paving Ltd. to demonstrate compliance with their permit at the property boundary, SLR does not anticipate compatibility issues

related to the operation of the Roadside Paving Ltd. facility on the Project site. Therefore, additional analysis of emissions from the Roadside Paving Ltd. facility is not warranted.

5.1.4.17 SEJJ Environmental Solutions Inc.

SEJJ Environmental Solutions Inc. operates a waste disposal site at 125 A Toryork Drive, approximately 725 m west of the Project site. The facility operates under MECP Permit numbers A841193 (2002) and 0854-524QUQ (2009). The facility is permitted to transfer/process 100% solid non-hazardous municipal waste limited to commercial and residential construction/demolition waste.

A copy of the MECP permits for SEJJ Environmental Solutions Inc are provided in Appendix C.13.

Based on SLR experience with similar facilities, the following sources are expected to be operated/managed at the SEJJ Environmental Solutions Inc facility:

- Comfort heating/air conditioning;
- Outdoor delivery, storage, and movement of materials;
- Outdoor operations including, storage and cleaning of vehicles and heavy equipment including pick-up trucks, excavators, front end loaders, and dump trucks;
- Indoor repair/maintenance of vehicles;
- Covered storage;
- Maintenance welding; and
- Equipment washing bay(s).

The facility is likely staffed 24 hours per day, 7 days per week. The permitted operating hours are Monday at 5:30 am to Saturday at 4:30 pm.

During the August 10, 2021, site visit, the facility was observed to be managing primarily construction waste. Minimal, faint odours were detected when trucks entered the facility. Excavators, and front-end loaders were observed to be operating on the site. Fugitive dust emissions from the operations were also observed. Dust mitigation measures include a truck tire washing station upon entrance to the site.

Screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the industry at the proposed Project site. The modelling included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used a 3 m high volume source and a unit emission rate (1 g/s). The source dimensions are representative of materials loading/unloading operations. The results for the 1-hour averaging period were 58 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 176 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 742 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors, the SEJJ Environmental Solutions Inc. highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods. Therefore, it is unlikely that the introduction of the development to the area will put SEJJ Environmental Solutions Inc. out of compliance with the requirements of their MECP Permit.

There is a 725 m buffer between the SEJJ Environmental Solutions Inc. facility, and the Project site created by the existing employment operations on Toryork Drive.

The closest existing points of reception are low density residential homes located on Cherrylawn Avenue

(480 m) which are at a closer setback distance than the Project (725 m).

SEJJ Environmental Solutions Inc. is required to operate and maintain in compliance with the requirements of their MECP permits. The MECP determines compliance to be required at the property boundary, and any elevated receptor locations.

While the SEJJ Environmental Solutions Inc. operations are within the 1000 m potential Area of Influence, they are outside the 300 m Recommended Minimum Separation Distance. Based on the separation distance, the above noted screening level modelling analysis, and the MECP requirement for SEJJ Environmental Solutions Inc. to demonstrate compliance with their permit at the property boundary, SLR does not anticipate compatibility issues related to the operation of the SEJJ Environmental Solutions Inc. facility on the Project site. Therefore, additional analysis of emissions from the SEJJ Environmental Solutions Inc. facility is not warranted.

5.1.4.18 City of Toronto – Emery Parks, Works, and Emergency Services Yard

The City of Toronto operates a Yard that is bounded by Toryork Drive to the north the Project site to the east, a green space to the south and employment uses to the west. The property is located adjacent to the Project site.

Based on the entrance signage, the yard is used for parks management and transportation services. Toronto EMS Station 51 and Toronto Fire Station 411 are located on the west side of the property. Based on SLR experience with similar yards, the following sources are expected to be operated/managed at the City of Toronto yard.

- Comfort heating/air conditioning;
- Outdoor delivery and storage of sand, clear stone, river stone and soil mixes;
- Outdoor operation, storage and cleaning of vehicles including pick-up trucks, street sweepers, front end loaders, lawn maintenance vehicles, dump trucks, and winter control equipment such as plow blades/wings;
- Indoor repair/maintenance of vehicles;
- Covered salt storage/delivery for winter control use;
- Emergency power backup/generation;
- Vehicle fueling;
- Maintenance welding; and
- Heavy truck wash bay(s).

The yard may be staffed 24 hours per day, 7 days per week, however, the regular operating hours are likely daytime hours. Operations outside of those hours are likely based on calls for emergency services/support.

There are multiple structures on the property. The facility has controlled access at all of the entrances with fencing at the rear of the EMS and Fire Station.

No MECP environmental compliance approvals were located for the facility on the Access Environment website.

During the site visit visible dust from the facility operations were not observed. However, screening level dispersion modelling using the current MECP approved model and data inputs was undertaken to review the potential impact of dust emissions from the yard(s) at the proposed Project site. The modelling

included receptors that are reflective of high-rise heights at the property line of the Project development site to anticipate any future plans. The screening level modelling used two 3 m high volume sources and unit emission rates (1 g/s). The dimensions of the sources are representative of storage pile loading/unloading operations. One volume source was located on the Emery parks yard property and the second volume source was located on the transportation services works yard property. Both of the sources were located based on a review of aerial imagery and observed working storage pile locations. The results for the 1-hour averaging period were 6 times lower than the highest point of impingement predicted at the industry's property line. The results for the 24-hour averaging period were 5 times lower than the highest point of impingement predicted at the industry's property line. The results for the annual averaging period were 9 times lower than the highest point of impingement predicted at the industry's property line. The modelling indicated that despite the introduction of elevated receptors the City of Toronto Works Yards highest predicted concentrations are still noted at their property line for 1-hr, 24-hr, and annual averaging periods.

There is no buffer between the City Works Yard and the Project site and based on a review of the wind frequency diagram on Figure 6, the yard operations occur in a predominate upwind location of the Project site.

Based on the above noted screening level modelling analysis, SLR does not anticipate compatibility issues related to the operation of the City of Toronto Works Yard on the Project site. However, the potential exists for fugitive emissions from the works yard to reach the Project site. Therefore, additional detailed analysis and air dispersion modelling is recommended as the Project site progresses through the site planning and design process. The additional analysis will make recommendations related to appropriate mitigation measures and the preferred location(s) of residential uses on the Project site.

Based on the findings of the detailed work, recommendations related to potential mitigation will be provided. Common mitigation strategies include, but are not limited to:

- Buffering of sensitive features with a less sensitive use;
- Balcony restrictions, including depth or the need for buffered balconies;
- Centralized HVAC system (no individual intakes for units); and
- Possible need for carbon filtration on fresh air intakes.

5.1.4.19 2000007 Ontario Limited/INKAS Armoured Vehicle Manufacturing

2000007 Ontario Limited/ INKAS operates an armoured vehicle manufacturing facility at 3605 Weston Road. The facility is located approximately 260 m north of the Project site. The facility operates under MECP number 6561-BT2RM7 (2020). The facility is permitted to manufacture up to 240 armoured vehicles per year. Based on the permit information, the following sources are operated at the Facility:

- Receiving;
- Staging;
- Processing including cutting/drilling, welding, woodworking, and spray painting;
- Assembly; and
- Shipping.

A copy of the MECP permit for INKAS is provided in Appendix C.14.

Based on a review of aerial photography, the facility has a number of emission sources located on the roof top. There is visible outdoor storage of vehicles.

Based on aerial imagery, it appears that any outdoor operations occur on paved surfaces, therein limiting

the potential for dust generation. Street view images indicate that the INKAS operations occur within a highly secured property with controlled access to any and all entrances.

The closest existing points of reception include Good Shepherd Chaldean Cathedral on High Meadow Place (215 m) which is at a closer setback distance than the Project (260 m).

The INKS operations are buffered from the Project site by Weston Road, the CPR MacTier Subdivision and employment land uses.

Based on a review of the wind frequency distribution diagram illustrated in Figure 6, the INKAS operations are located upwind of the Project site, however the winds come from the northeast direction less than 13% of the time. Further, the typical wind speeds from the northeast are relatively low and less than 8.8 m/s.

Although the INKAS operations are inside the 300 m potential Area of Influence, they are beyond the Recommend Minimum Separation distance of 70 m. Based on the above information and the fact that the outdoor operations are on paved surfaces with a low potential for dust generation, SLR does not anticipate compatibility issues related to the operation of the facility on the Project site. In addition, there are sensitive receptors located downwind and closer to the facility than the Project site. Therefore, additional analysis of emissions from the INKAS facility is not warranted.

5.1.4.20 Danplas Pipe Systems

Danplas Pipe Systems operate a pipe storage/warehousing facility at 20 High Meadow Place. The property is located approximately 180 m northeast of the Project Site.

Based on a review of the areal imagery of the site, it appears that the following sources are operated/managed at the site.

- Comfort heating/air conditioning within two storey office building;
- Outdoor delivery and storage of pipes and storage containers; and
- Heavy vehicle/truck operations.

The facility has controlled access and the storage yard appears to be paved.

No MECP environmental compliance approvals were located for the facility on the Access Environment website.

The closest existing points of reception include Good Shepherd Chaldean Cathedral on High Meadow Place (75 m) which is at a closer setback distance than the Project (180 m).

The Danplas Pipe Systems operations are buffered from the Project site by Weston Road, the CPR MacTier Subdivision and employment land uses.

Based on a review of the wind frequency distribution diagram illustrated in Figure 6, the Danplas Pipe Systems operations are located upwind of the Project site, however the winds come from the northeast direction less than 13% of the time. Further, the typical wind speeds from the northeast are relatively low and less than 8.8 m/s.

Although the operations are inside the 300 m potential Area of Influence, they are beyond the Recommend Minimum Separation distance of 70 m. Based on the above information and the fact that the outdoor operations are on paved surfaces with a low potential for dust generation, SLR does not anticipate compatibility issues related to the operation of the facility on the Project site. In addition, there are sensitive receptors located downwind and closer to the facility than the Project site. Therefore,

additional analysis of emissions from the Danplas Pipe Systems facility is not warranted.

5.1.4.21 City of Toronto - Silk Screening Process

The City of Toronto operates one pressurized drying chamber serving a silk-screening process at 40 Toryork Drive. The facility is located approximately 50 m north of the Project site on the north side of Toryork Drive. The facility operates under MECP number 855-6AGTPM (2005).

A copy of the MECP permit for the silk-screening process is provided in Appendix C.15.

This single silk-screening process is equipped with dry arrestor filters and is located at the City of Toronto Fire Services maintenance facility located at 40 Toryork Road.

Based on a review of aerial photography, the facility very few emission sources located on the roof top. In addition there is no visible outdoor storage of materials.

The process source is considered to be minor in nature with a very low potential for generating odours off-site. During the August 10, 2021 site visit, no odours were detected in the vicinity of 40 Toryork Drive. Further, the City of Toronto 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.

The Project lands are located inside the 70 m potential Area of Influence but outside the Recommended Minimum Separation Distance of 20 m. Therefore, additional review and further analysis of the source is not warranted.

5.2 TRANSPORTATION RELATED AIR POLLUTION

Transportation related air pollution (TRAP) is generally considered in background pollution levels, however, based on recent studies conducted by Toronto Public Health (TPH), the City of Toronto is starting to look more closely at TRAP and its impacts on new residential developments 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 impacts 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.

5.2.1 ARTERIAL ROADWAYS

Major arterial roadways near to the Project site include Weston Road and Finch Avenue West.

The Project is outside the TRAP exposure zone of 500 m to highway 400. Detailed TRAP studies are typically performed for sites immediately adjacent to major highways (i.e. within ~100 m). Therefore, a detailed TRAP assessment is not warranted for this Project site. A review of the site sensitive uses and incorporation of best management practices to address TRAP is recommended as the design progresses through the planning process.

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

5.2.2 CPR MACTIER SUBDIVISION

The CPR MacTier Subdivision transportation rail corridor (UT) is located approximately 145 m northeast of the Project site boundary. The subdivision consists of a single mainline track used for through traffic of passenger and/or freight trains and a spur line track serving employment lands located north of the Project site.

The closest existing points of reception are residences along San Gabriele Place (Adjacent) and Cabana Drive (Adjacent). These residences are closer in proximity to the track than the Project site (145 m).

Since there is no idling of rail cars associated with storage and yard facilities along this corridor, air emissions from the CPR Mactier Subdivision are not anticipated to impact the Project lands.

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

The potential for air quality impacts on the proposed development, including dust and odour, have been assessed.

The property at 40 Toryork Drive has the potential for methane emissions to be generated from historical landfilling operations on and/or near to the property. It is recommended that further investigation be undertaken related to the limits of the potential landfill operations and that consideration be given during site planning and building design to incorporate ways for monitoring and venting of potential landfill emissions. Any gas collection/venting systems will require an MECP approval prior to installation.

The potential exists for fugitive emissions from the City of Toronto works yard to reach the Project site. Therefore, additional analysis and detailed air dispersion modelling is recommended as the Project site progresses through the site planning and design process. The additional analysis will make recommendations related to appropriate mitigation measures and the preferred location(s) of residential uses on the Project site.

Based on the findings of the detailed work, recommendations related to potential mitigation will be provided. Common mitigation strategies include, but are not limited to:

- Buffering of sensitive features with a less sensitive use;
- Balcony restrictions, including depth or the need for buffered balconies;
- Centralized HVAC system (no individual intakes for units); and
- Possible need for carbon filtration on fresh air intakes.

Examples of typical mitigation measures are provided in Appendix A.

Given the industries noted in the area, warning clauses, to be included in agreements of purchase and sale and in documents registered on Title, are also recommended. The recommended Warning Clause text can be found in Appendix A.

6. CONCLUSIONS

A Compatibility/ Mitigation assessment has been completed, examining the potential for air quality, dust, and odour impacts from roadway sources and from nearby industrial land uses to affect the proposed development Project.

The assessment has included a review of the major industrial facilities in the area. Their MECP approvals have been reviewed.

The property at 40 Toryork Drive has the potential for methane emissions to be generated from historical landfilling operations on and/or near to the property. It is recommended that further investigation be undertaken related to the limits of the potential landfill operations and that consideration be given during site planning and building design to incorporate ways for monitoring and venting of potential landfill emissions. Any gas collection/venting systems will require an MECP approval prior to installation.

The potential exists for fugitive emissions from the City of Toronto works yard to reach the Project site. Therefore, additional analysis and detailed air dispersion modelling is recommended as the Project site progresses through the site planning and design process. The additional analysis will make recommendations related to appropriate mitigation measures and the preferred location(s) of residential uses on the Project site.

Based on the findings of the detailed work, recommendations related to potential mitigation will be provided. Common mitigation strategies include, but are not limited to:

- Buffering of sensitive features with a less sensitive use;
- Balcony restrictions, including depth or the need for buffered balconies;
- Centralized HVAC system (no individual intakes for units); and
- Possible need for carbon filtration on fresh air intakes.

Examples of typical mitigation measures are provided in Appendix A.

Given the industries noted in the area, warning clauses, to be included in agreements of purchase and sale and in documents registered on Title, are also recommended. The recommended Warning Clause text can be found in Appendix A.

With the inclusion of receptor-based mitigation measures, the conversion of the Subject Lands is:

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

With the use of feasible mitigation measures, the Project will not affect the compliance of local industrial facilities with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines.

7. REFERENCES

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

Canadian National Railways (CN), 2008, *Principal Main Line Requirements*

Canadian Pacific Railways (CP), 2002, *Guidelines For The Environmental Protection Of New Residential Development Adjacent To Railways*

GO Transit / Metrolinx, 2010, *Principal Main Line Requirements For New Development*

International Organization for Standardization, (ISO, 1989), ISO 2631-2: 2003 (1989) *Evaluation of human exposure to whole-body vibration — Part 2: Continuous and shock-induced vibrations in buildings (1 to 80 Hz)*

National Research Council Canada (NRCC, 1985), Building Practice Note BPN 56: *Controlling Sound Transmission Into Buildings*

Ontario Ministry of the Environment, Conservation & Parks (MECP), 1993, Publication NPC-207: *Impulse Vibration in Residential Buildings (Draft)*

Ontario Ministry of the Environment, Conservation & Parks (MECP), 1993, Publication NPC-216: *Residential Air Conditioning Devices*

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

Ontario Ministry of the Environment, Conservation & Parks (MECP, 1996), Guideline D-2: *Compatibility Between Sewage Treatment and Sensitive Land Uses*

Ontario Ministry of the Environment, Conservation & Parks (MECP, 1994) Guideline D-3: *Environmental Considerations For Gas Or Oil Pipelines And Facilities*

Ontario Ministry of the Environment, Conservation & Parks (MECP, 1994), Guideline D-4: *Land Use On or Near Landfills and Dumps*

Ontario Ministry of the Environment, Conservation & Parks (MECP, 1996), Guideline D-5: *Planning for Sewage & Water Services*

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, 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 Ministry of Municipal Affairs and Housing (MMAH, 2020). *Provincial Policy Statement*

Ontario Regulation 419/01 – *Local Air Quality.*

Railway Association of Canada/ Federation of Canadian Municipalities (RAC/ FCM), 2013, *Guidelines for New Development in Proximity to Railway Operations*

8. 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 Berkshire Axis Development Corp., hereafter referred to as the "Client". It is intended for the sole and exclusive use of the Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

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

Opinions and recommendations contained in this report are based on conditions that existed at the time the services were performed and are intended only for the client, purposes, locations, time frames and project parameters as outlined in the Scope or Work and agreement between SLR and the Client. The data reported, findings, observations and conclusions expressed are limited by the Scope of Work. SLR is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. SLR does not warranty the accuracy of information provided by third party sources.

Figures

Weston Heights

Compatibility & Mitigation Study

SLR Project No.: 241.30246.00000

True North

15-23 TORYORK DRIVE

WESTON HEIGHTS

SITE AND CONTEXT PLAN

Scale: 1: 5,000		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 1
Project No. 241.30246.00000		

SLR
global environmental solutions

Land Use Designations

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

True North

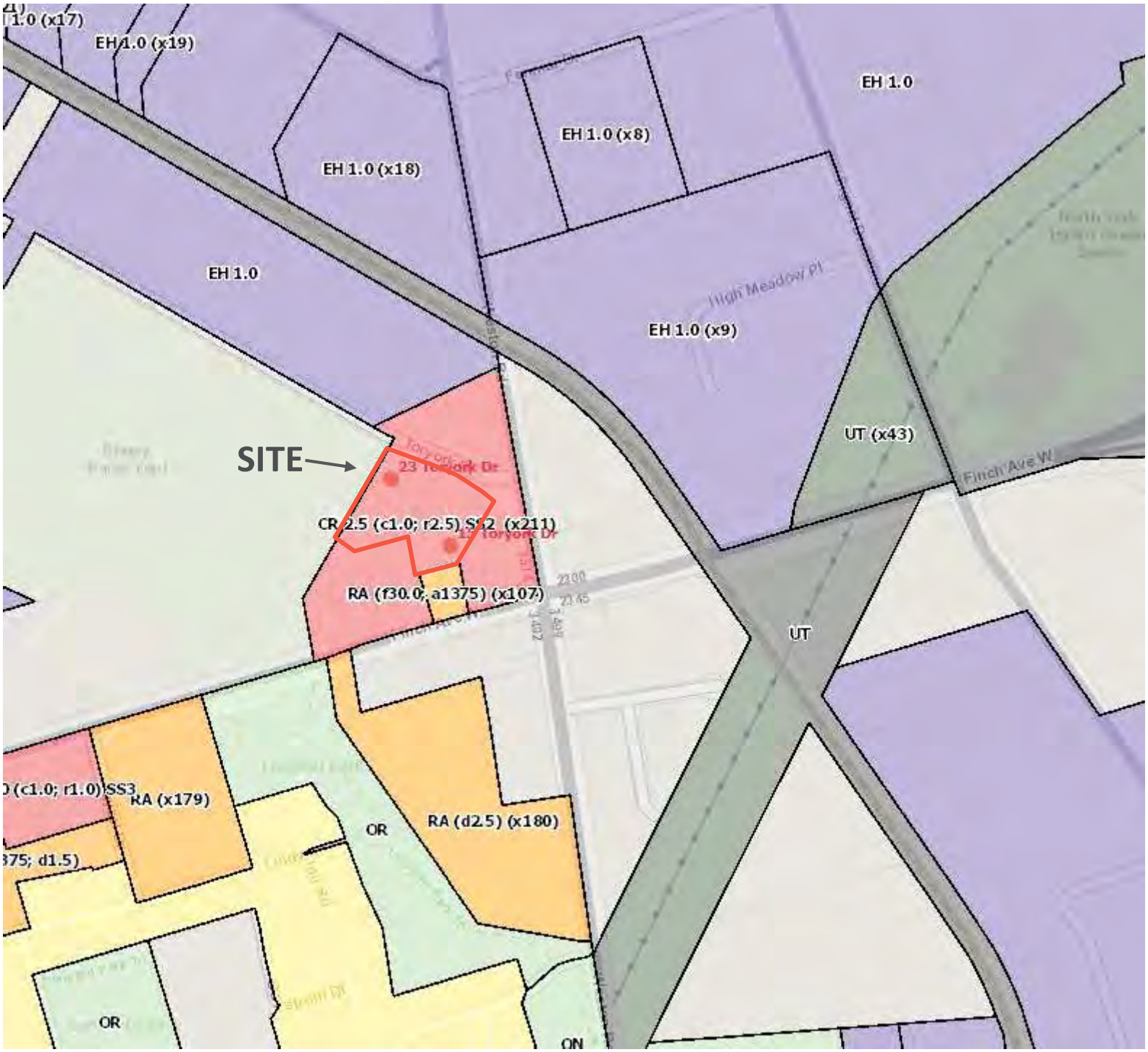
15-23 TORYORK DRIVE

WESTON HEIGHTS

CITY OF TORONTO OFFICIAL PLAN EXCERPT (MAP 13)

Scale: 1:4,000		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 2
Project No. 241.30246.00000		

SLR global environmental solutions



LEGEND:

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

True North

15-23 TORYORK DRIVE

WESTON HEIGHTS

AREA ZONING MAP

Scale: n/a		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 3
Project No. 241.30246.00000		

SLR global environmental solutions

LEGEND:

- Secondary Plan Boundary
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas - Park
- Parks and Open Space Areas - Natural Area
- Institutional Areas
- Employment Areas
- Utility Corridors

True North

15-23 TORYORK DRIVE

WESTON HEIGHTS

EMERY VILLAGE SECONDARY PLAN MAP

Scale: n/a		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 4
Project No. 241.30246.00000		

TORONTO
City Planning Division

Emery Village Secondary Plan

MAP 26-1 Land Use Areas

SLR
global environmental solutions

LEGEND:

- Facility with MECP Permit
- Facility without MECP Permit
- 300m Setback Distance
- 1000m Area of Influence

1 Gerdau Ameristeel Class III
2 GFL Transfer Station Class III
3 BinXpress/Tito Class III
4 Chabot Enterprises Class III
5 Combined Metal Class III
6 Crown Metal Class III
7 Etobicoke Iron Class III
8 Ingot Metal Class III
9 Knoll North America Class III
10 Satin Finish Class III
11 Roadside Paving Class III
12 SEJJ Environmental Class III

True North

15-23 TORYORK DRIVE

WESTON HEIGHTS

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

Scale: 1:25,000		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 5a
Project No. 241.30246.00000		

SLR
global environmental solutions

LEGEND:

- Facility with MECP Permit (ECA/EASR)
- Facility without MECP Permit (ECA/EASR)
- 70m Setback Distance
- 300m Area of Influence

14	Esso Car Wash Class I
15	Lucky & Brother Auto Class I
16	Mega City Car Wash Class I
17	City of Toronto Silk Screen Class I
18	City of Toronto Emry Parks Yard Class II
19	City of Toronto Passive Landfill Gas System Class II
20	2000007 ON. Inc. Class II
21	City of Toronto Works Yard Class II

True North

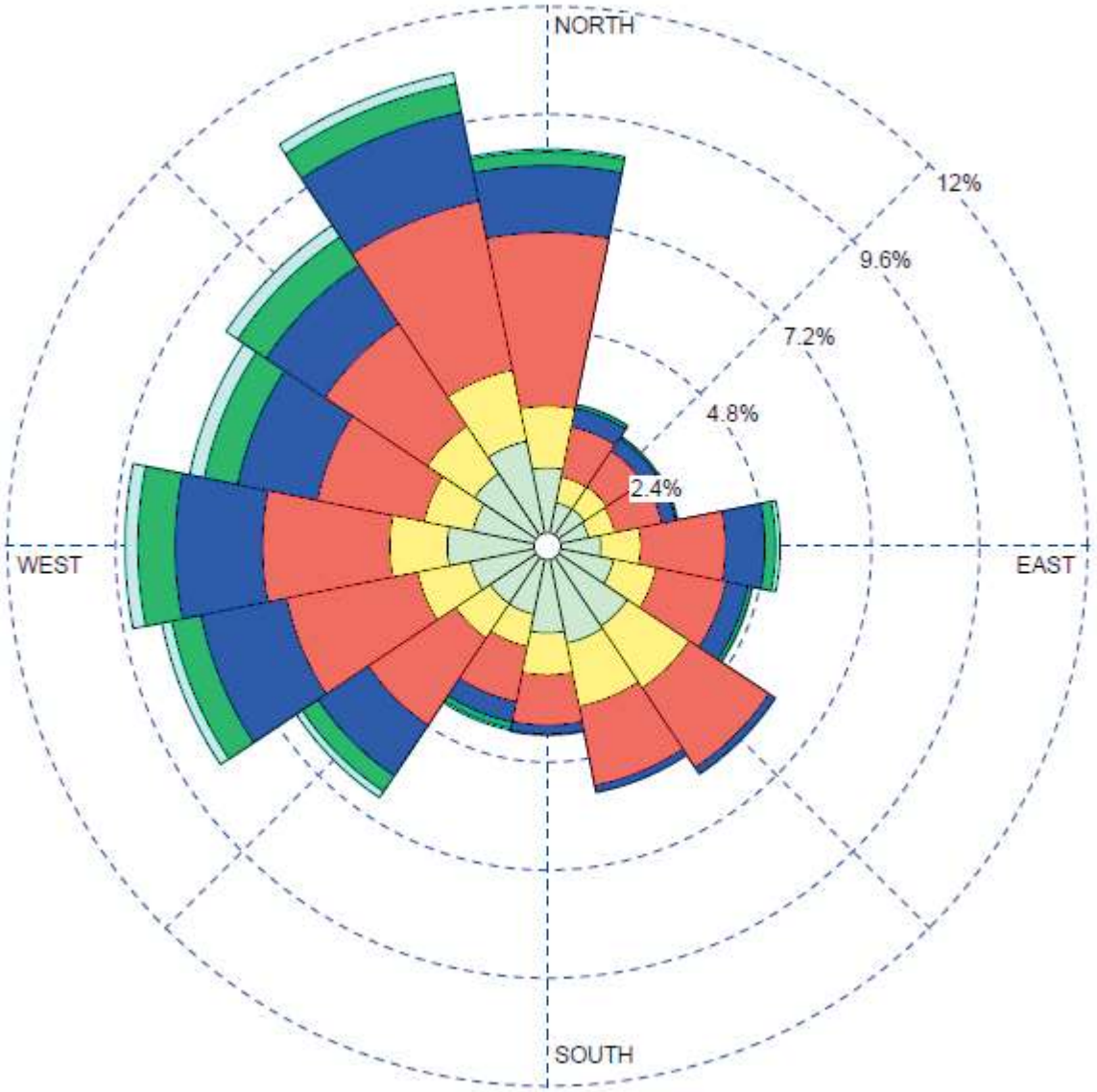
15-23 TORYORK DRIVE

WESTON HEIGHTS

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

Scale: 1:8,000		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 5b
Project No. 241.30246.00000		

SLR global environmental solutions



WIND SPEED
(m/s)

- >= 11.10
- 8.80 - 11.10
- 5.70 - 8.80
- 3.60 - 5.70
- 2.10 - 3.60
- 0.50 - 2.10

Calms: 0.00%

True North

15-23 TORYORK DRIVE

WESTON HEIGHTS

WIND FREQUENCY DISTRIBUTION DIAGRAM – TORONTO PEARSON INTERNATIONAL AIRPORT

Scale: n/a		METRES
Date: Aug 13, 2021	Rev 0.0	Figure No. 6
Project No. 241.30246.00000		

SLR
global environmental solutions

Appendix A
Mitigation and Warning Clause Summary

Weston Heights

Compatibility & Mitigation Study

SLR Project No.: 241.30246.00000

SUMMARY OF MITIGATION MEASURES AND WARNING CLAUSES

Warning Clauses

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

Industrial Sources

Air Quality, Odour, Dust Emissions (Units ### to ###)

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

Receptor-Based Physical Mitigation Measures

Ventilation System Design

Mandatory Air Conditioning (Units ### to ###)

The above listed units should be designed with central air conditioning systems, this will allow windows and exterior doors to remain closed.

Air Intake Locations (Building or Units ### to ###)

All 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 (south and east facades), facing away from the industrial area to the north and west of the development, or behind a significant intervening building or structure.

Provisions for Carbon/ Dust Filters (Building or Units ### to ###)

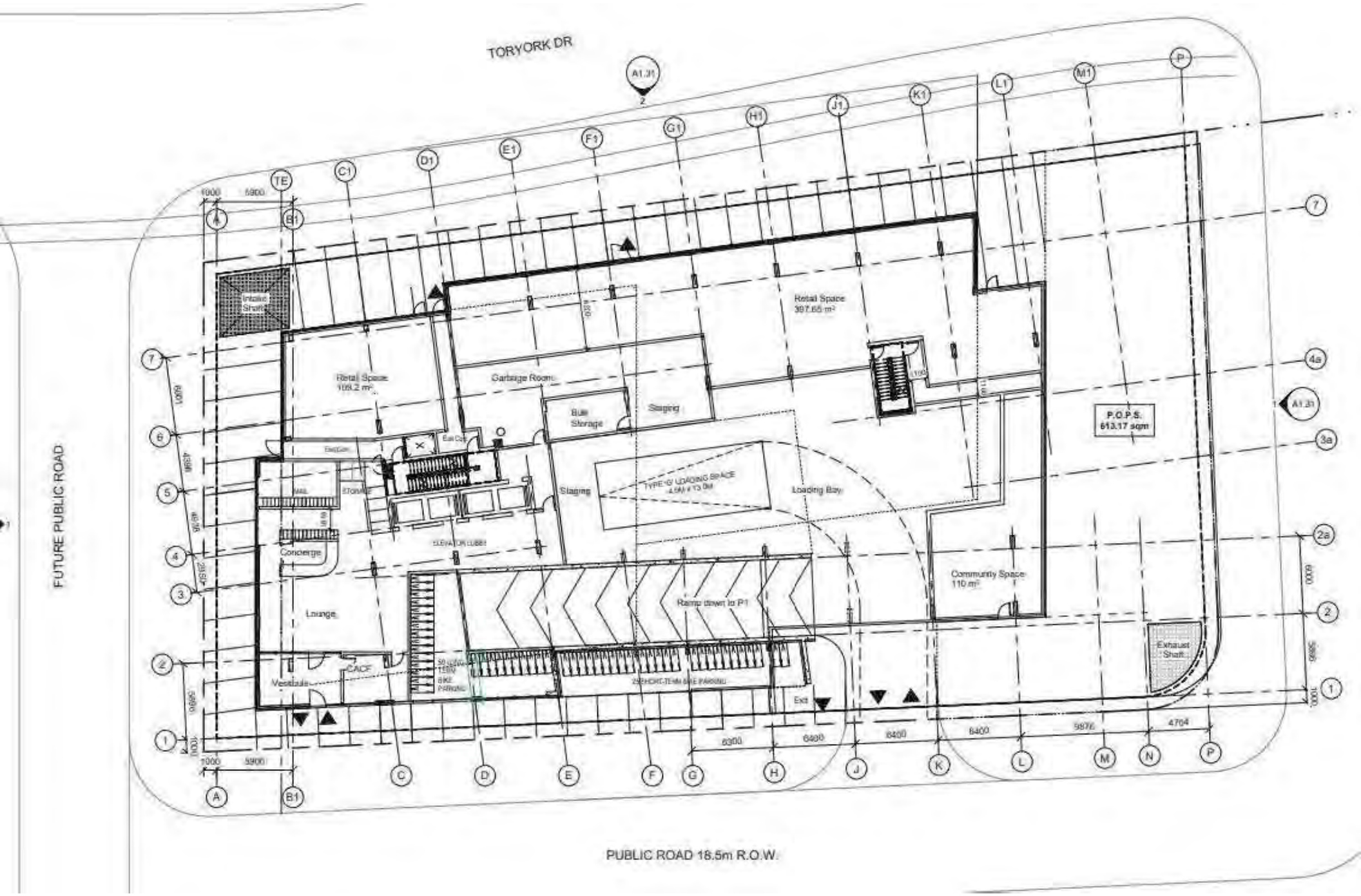
All air intakes for building mechanical systems, make-up air units, HVAC units, central air conditioning units and heat recovery units shall include space for the future installation of carbon and/or dust filters. The filtration system is to be designed to supply the space with 100% odour filtered air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

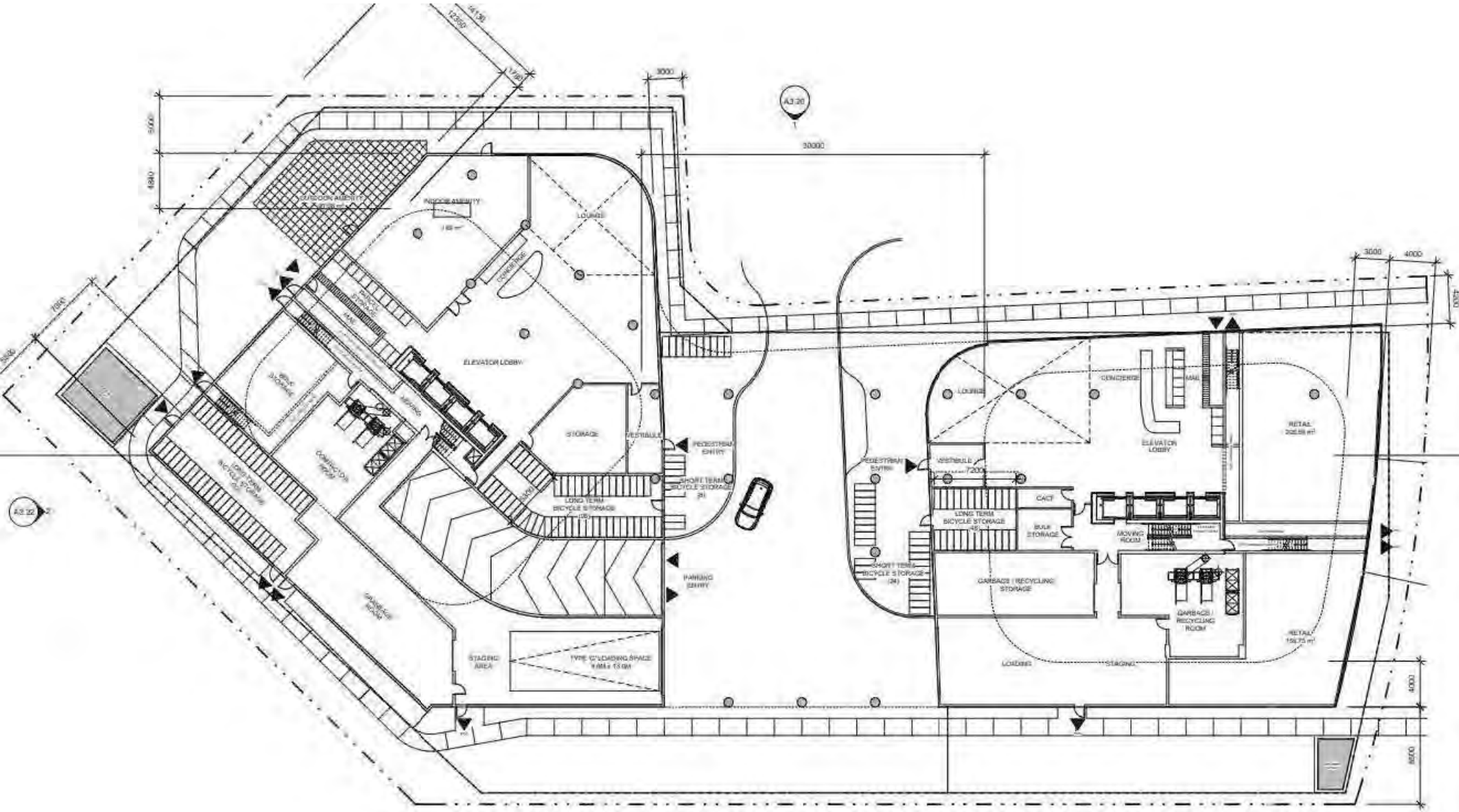
Appendix B
Development Drawings

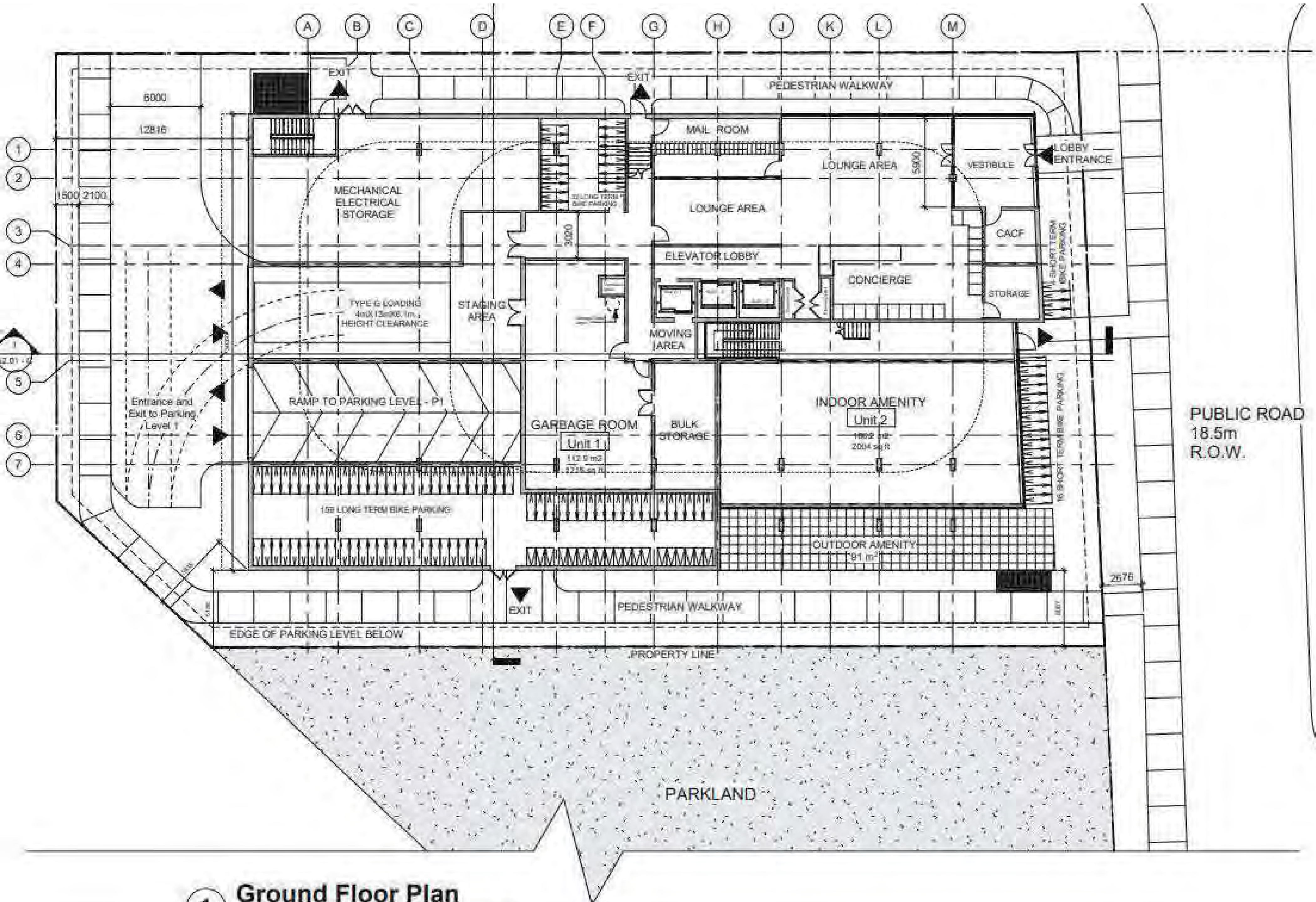
Weston Heights

Compatibility & Mitigation Study

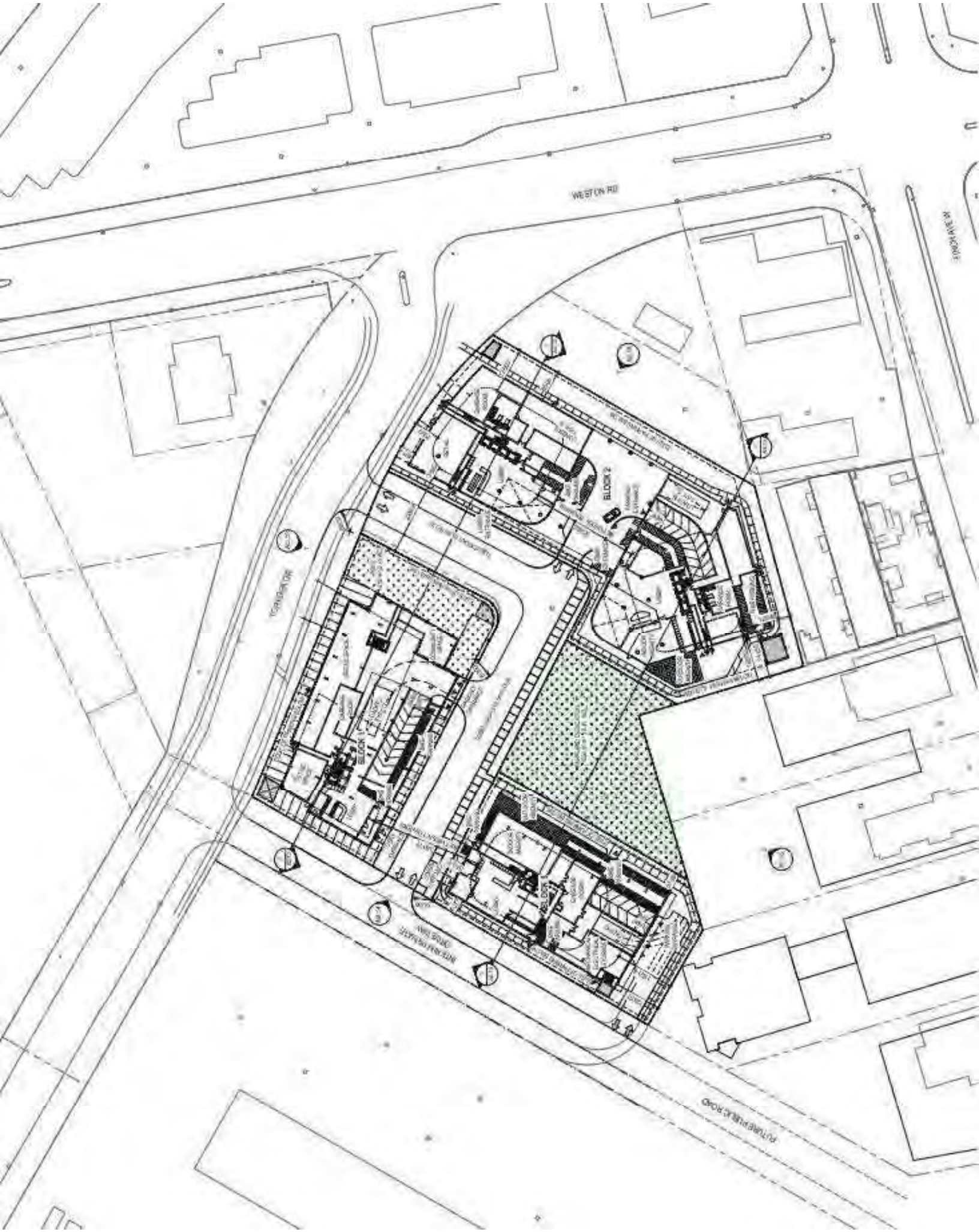
SLR Project No.: 241.30246.00000

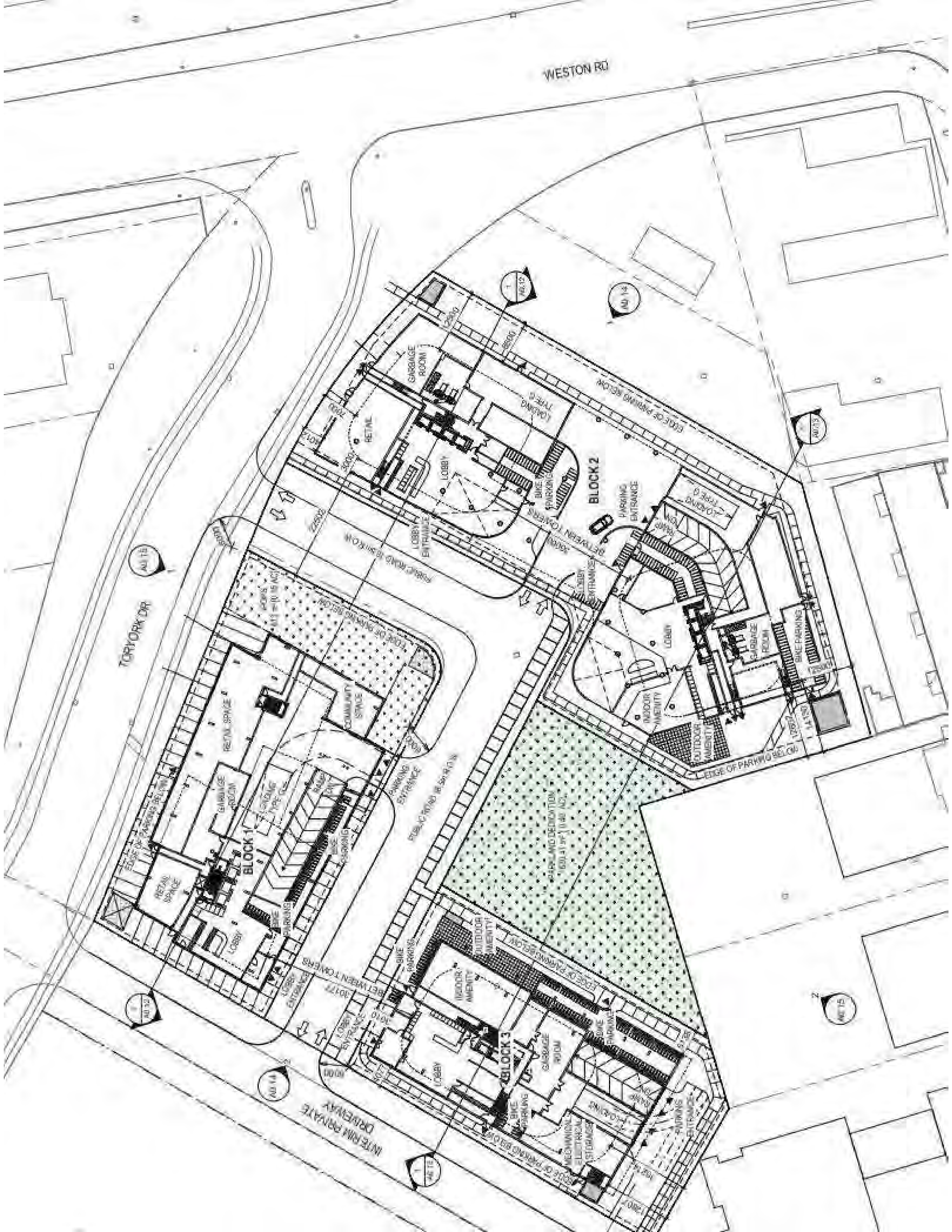

TORYORK DR
FUTURE PUBLIC ROAD
PUBLIC ROAD 18.5m R.O.W.
Intake Shaft
Retail Space
109.2 m²
Garbage Room
Bulk Storage
Staging
Retail Space
397.65 m²
P.O.P.S.
613.17 sqm
Staging
TYPE 'G' LOADING SPACE
4.6M X 13.0M
Loading Bay
Concierge
Lounge
Vestibule
CACF
ELEVATOR CORE
Ramp down to P1
Community Space
110 m²
Exhaust Shaft
Exit
A1.31

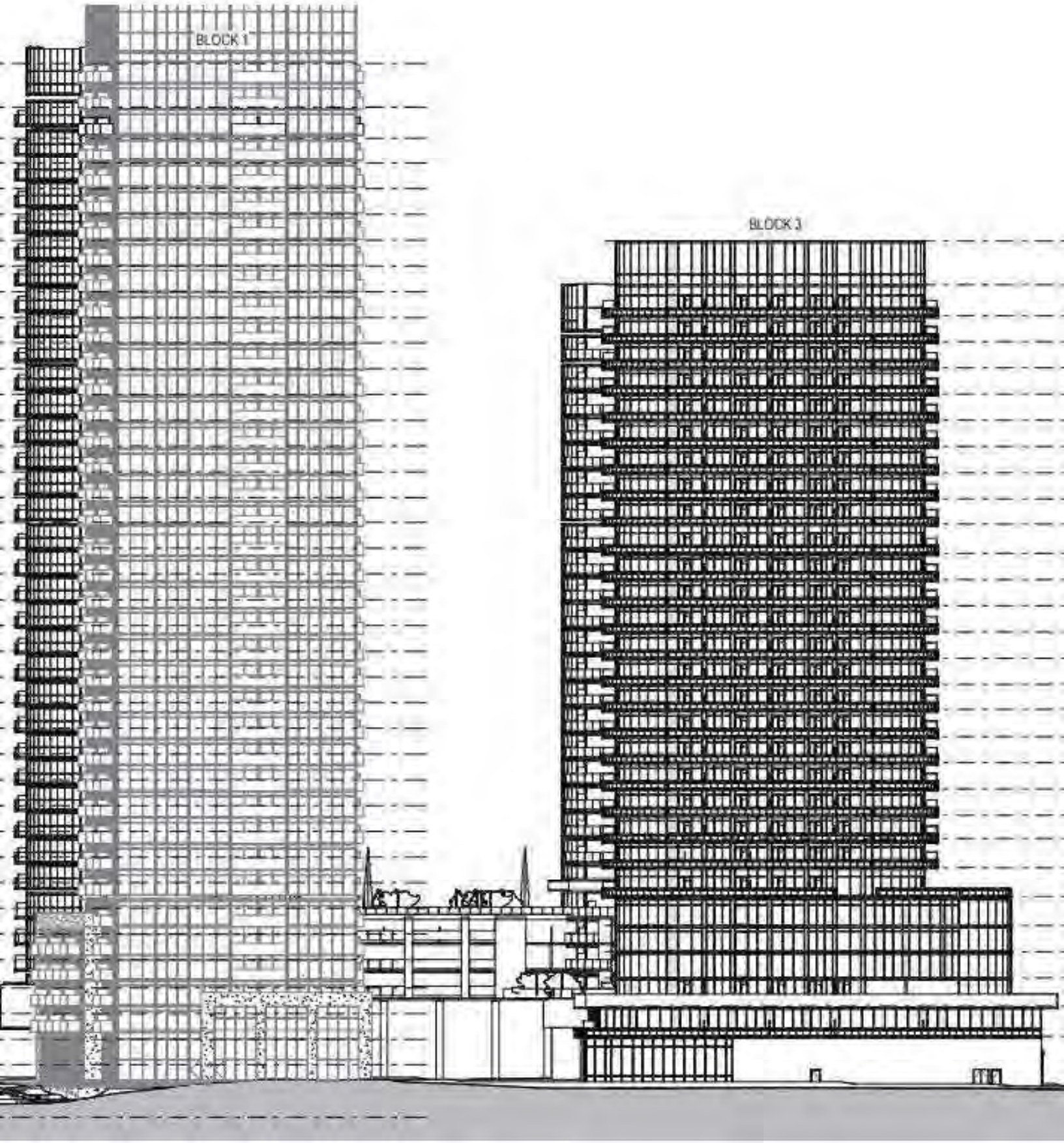

OUTDOOR AMENITY
INDOOR AMENITY
LOUNGE
CONCIERGE
ELEVATOR LOBBY
STORAGE
VESTIBULE
PEDESTRIAN ENTRY
LONG TERM BICYCLE STORAGE (48)
SHORT TERM BICYCLE STORAGE (24)
PARKING ENTRY
STAGING AREA
TYPE 'G' LOADING SPACE 4.0M x 13.0M
GARBAGE ROOM
CONCIERGE
MAIL
ELEVATOR LOBBY
RETAIL 202.58 m²
VESTIBULE
CACT
BULK STORAGE
MOVING ROOM
GARBAGE / RECYCLING STORAGE
GARBAGE / RECYCLING ROOM
RETAIL 159.75 m²
LOADING
STAGING
A3.20
A3.22
30000
3000
4000
8500



1 Ground Floor Plan


WESTON RD
BLOCK 2
GROSVENOR ST


WESTON RD
TORYORK DR
BLOCK 1
BLOCK 2
BLOCK 3
RETAIL SPACE
GARAGE ROOM
LOBBY
LOBBY ENTRANCE
PARKING ENTRANCE
BIKE PARKING
COMMUNITY SPACE
RETAIL
INDOOR AMENITY
OUTDOOR AMENITY
EDGE OF PARKING BELOW
BETWEEN TOWERS
INTERIM PRIVATE DRIVEWAY


BLOCK 1
BLOCK 3

Appendix C
Industrial Information

Weston Heights

Compatibility & Mitigation Study

Name	Address	Description	MECP ECA or EASR No. (Date)	Class	MECP Guideline D-6				
					Area of Influence	Recommended Separation Distance	Actual Distance	Within Area of Influence?	Within Recomended Setback
Esso Gas Station and Car Wash	3514 Weston Road	Automatic Car Wash	N/A	I	70	20	20	Yes	Yes
Lucky & Brothers Auto Inc.	176 Toryork Drive	Automotive Repair/Recycling	N/A	I	70	20	20	Yes	Yes
Mega City and Nanak Car Wash	2370 Finch Avenue West	Automatic Car Wash	N/A	I	70	20	0	Yes	Yes
City of Toronto	27, 49, 61 and 75 Toryork Drive	Emery Parks, Works and Emergency Services Yard	N/A	II	300	70	0	Yes	Yes
Gerdau Ameristeel Corporation	55A Fenmar Drive	Scrap Metal Recycling End of Life Vehicle Recycling	4852-BFWJ38 (2020) R-007-9654427693 (2016)	III	1000	300	200	Yes	Yes
City of Toronto-Fire Services	40 Toryork Drive	Passive Landfill Gas Ventilation System	3045-65SHY8 (2004)	N/A	N/A	N/A	50	Yes	Yes
City of Toronto	40 Toryork Drive	Silk Screening Process	6855-6AGTPM (2005)	I	70	20	50	Yes	-
Danplas Pipe Systems	20 High Meadow Place	Pipe supplier	N/A	II	300	70	180	Yes	-
2000007 Ontario Inc./INKAS Armoured Vehicle Manufacturing	3605 Weston Road	Armour Vehicle Manufacturing	6561-BT2RM7 (2020)	II	300	70	260	Yes	-
GFL Fenmar Transfer Station All Star Wood Waste & Recycling Ltd. MJM Concrete & Paving Ltd.	71 Fenmar Drive	Municipal Waste Transfer/Processing	3164-6R9PXX (2007) Notices 1, 2, 3, 4, 5 0413-4LBPNZ (2008) R-004-4110370601 (2018)	III	1000	300	310	Yes	-
Tito Construction/BinXpress	79 Fenmar Drive	Waste Management Aggregate/Concrete Crushing Operations	9847-873NJR (2010)	III	1000	300	410	Yes	-
269068 Ontario Limited - Chabot Enterprises Limited	143 Toryork Drive	Waste Management System/Salt Yard	R-004-7600609705 (2016) A680359 (2018)	III	1000	300	840	Yes	-
Combined Metal Industries	145 Fenmar Drive	Vehicle End of Life	R-007-6656785414 (2016)	III	1000	300	665	Yes	-
Crown Metal Packaging	21 Fenmar Drive	Steel food Can Coating	3902-5CYQHJ (2006)	III	1000	300	680	Yes	-
Etobicoke Iron Works	163 Rivalda Road	Wash and curing oven equipment	4311-4UCT8X (2001)	III	1000	300	720	Yes	-
Ingot Metal Company Limited	111 Fenmar Drive	Copper Smelting Facility	0470-9X3K9F (2016)	III	1000	300	605	Yes	-
Knoll North America Corp	1000 Arrow Road	Office furniture Manufacturing	R-010-3112401486 (2020) 3905-9ZRS3V (2016)	III	1000	300	525	Yes	-
Satin Finish Hardwood Flooring	15 Fenmar Drive	Hardwood Flooring Finishing	R-010-7111025615 (2019)	III	1000	300	710	Yes	-

Name	Address	Description	MECP ECA or EASR No. (Date)	Class	MECP Guideline D-6				
					Area of Influence	Recommended Separation Distance	Actual Distance	Within Area of Influence?	Within Recomended Setback
Roadside Paving Inc.	125A Toryork Drive	Crushing/Screening Operations	2798-A6AMD2 (2016)	III	1000	300	725	Yes	-
SEJJ Environmental	117 Toryork Drive	Municipal Waste Transfer/Processing	A841193 (2002) 0854-524QUQ (2009)	III	1000	300	640	Yes	-
1032048 Ontario Limited	123 Toryork Drive	Automotive Repair	3000-8BRNCA 2020)	I	70	20	720	-	-
1255923 Ontario Limited	141 Toryork Drive	Automotive Repair	2166-5J24PQ (2003)	I	70	20	805	-	-
2698056 Ontario Limited	146 Toryork Drive	Automotive Repair	R-001-7111833349 (2019)	I	70	20	915	-	-
City of Toronto - EMS	50 Toryork Drive	Standby Generator	3817-75WLGB (2007)	I	70	20	180	-	-
Delsol Auto Collision Limited	115 Toryork Drive	Automotive Repair	0100-4GRSJQ (2000)	I	70	20	645	-	-
Direct Energy Marketing Services	30 High Meadow Place	HVAC and Gas-fired Appliances	2544-8JKH5X (2011)	I	70	20	180	-	-
District Collision Centre	107 Toryork Drive	Automotive Repair	7158-6DBSGC (2005)	I	70	20	580	-	-
Finch Car Clinic; Fenmar Auto, Sant Auto, & JK Auto	2420 Finch Avenue West	Automotive Repair	N/A	I	70	20	350	-	-
Hydro One	2150 Finch Avenue West	Transformer Station	6833-863HJD (2010)	I	70	20	535	-	-
Limas Gardens and Construction	116 Toryork Drive	Landscaping Yard-EASR for Waste System	R-004-1507531117 (2015)	I	70	20	650	-	-
Mahaffy Materials Handling	107 Toryork Drive	Paint Booth	1201-5JCRVJ (203)	I	70	20	580	-	-
Mondial Fine Cars Inc	45 Milvan Drive	Automotive Repair	6674-86GH3X (2013)	I	70	20	740	-	-
Newton Auto Collision	151 Toryork Drive	Automotive Repair	R-001-8591809504 (2016)	I	70	20	940	-	-
North York Accident Support Services Ltd	111 Toryork Drive	Standby Generation, HVAC	3803-7W6S9J (2009)	I	70	20	605	-	-
Phillips Auto Centre Inc.	20 Milvan Drive	Automotive Repair	R-001-6110541181 (2018)	I	70	20	630	-	-
Pro Auto Repairs & Sales Inc.	20 Milvan Drive	Automotive Repair	R-001-8353076576 (2013)	I	70	20	630	-	-
Progistix Solutions Inc	99 Signet Drive Suite 300	HVAC	0941-7W7HUX (2009)	I	70	20	815	-	-
Purolator Courier Ltd	1100 Arro Road	Standby Generator, HVAC	3238-63WKU9 (2004)	I	70	20	470	-	-
Shell Car Wash	28 Jayzel Drive	Automatic Car Wash	N/A	I	70	20	390	-	-
Stan Vine Construction	2405 Finch Avenue West	Standby Generator	6790-5GFLYX (2002)	I	70	20	145	-	-
Stan Vine Construction	3400 Weston Road	Standby Generator	6125-5GFLNT (2002)	I	70	20	215	-	-
Stone Link Corporation	39 Milvan Drive	Cement Products	4211-95ARZY (2013)	I	70	20	680	-	-
Sumin Auto Ltd.	2400 Finch Avenue West	Automotive Repair	R-001-4111743112 (2019)	I	70	20	220	-	-
Ultramar	2316 Finch Avenue West	Automatic Car Wash	N/A	I	70	20	85	-	-
Vick Automotive	155 Toryork Drive	Automotive Repair	R-001-1517319100 (2015)	I	70	20	980	-	-

Appendix C.01
City of Toronto Passive Gas Collection System MECP Permit

Weston Heights

Compatibility & Mitigation Study

SLR Project No.: 241.30246.00000

Ontario

Ministry of the Environment

Ministère de l'Environnement

CERTIFICATE OF APPROVAL
AIR
NUMBER 3045-65SHY8

Toronto Police Service
40 College Street
Toronto, Ontario
M5G 2J3

Site Location: 40 Toryork Dr.
Toronto City,

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

one (1) passive landfill gas ventilation system comprising 5 existing and 6 new (11 total) vent pipes that ventilate the former municipal solid waste landfill facility, each discharging into the atmosphere at a volumetric flow rate of 0.0004 cubic metres per second through an opening equipped with a bird screen, having an approximate exit diameter of 0.15 metre, each extending about 2.5 metres above grade;

all in accordance with the Application for a Certificate of Approval (Air), submitted by Toronto Police Services, signed by Enrico Pera, dated June 6, 2004 complete with supporting information prepared by Gartner Lee Limited and a facsimile transmission from Darrin Johnson of Gartner Lee Limited to
A. Khaja of the Ontario Ministry of the Environment dated October 13, 2004.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 9, *Environmental Protection Act*
Ministry ofEnvironment and Energy
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at:**

Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 15th day of October, 2004

Neil Parrish, P.Eng.
Director
Section 9, *Environmental Protection Act*

AK/
c: District Manager, MOE Toronto - District
Darrin Johnson, Gartner Lee Limited

Appendix C.02
Gerdau Ameristeel Corporation
MECP Permit(s)

Weston Heights

Compatibility & Mitigation Study

SLR Project No.: 241.30246.00000

Ontario

Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 4852-BFWJ38
Issue Date: February 13, 2020

Gerdau Ameristeel Corporation
1801 Hopkins Street South
Whitby, Ontario
L1N 5T1

Site Location: Gerdau Ameristeel Corporation
55A Fenmar Drive
City of Toronto, Ontario
M9L 1M3

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

sewage works serving a scrap metal recycling site located on an area of 4.29 hectares, for the collection, transmission, retention and off-site disposal of stormwater runoff and groundwater seepage, consisting of the following;

Stormwater Management Systems

Proposed Works (to replace the Existing Works)

Storm Sewers:

- storm sewer system collecting contact stormwater from the Site conveying it to retention pond described below;

Retention Pond:

- a retention pond with a total storage capacity of 4,343 cubic meters (m^3) that is constructed with a compacted clay liner, complete with inlet pipes (proposed 300 millimeters (mm) diameter and existing 600 mm diameter), an emergency spillway, with the contents to be hauled offsite for disposal at an approved treatment facility.

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works;

Existing Works

- one (1) oil and grit separator (Stormceptor - Model STC 1000), discharging to the stormwater management pond described below;
- and one (1) stormwater management wet pond with an approximate permanent pool volume of 518 cubic metres, comprising of a sediment forebay and polishing cell, designed to discharge to the municipal storm sewer along Weston Road, which ultimately outlets to a tributary of the Humber River for the south-east drainage area;
- one (1) oil and grit separator (Stormceptor - Model STC 2000), discharging to a Canadian Pacific Railway open culvert for the south-west drainage area;

all in accordance with the submitted documents listed in **Schedule A** .

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

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
6. "Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;
7. "Owner" means Gerdau Ameristeel Corporation, and its successors and assignees;
8. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
9. "Professional Engineer" means a person entitled to practice as a Professional Engineer in the Province of Ontario under a license issued under the Professional Engineers Act;
10. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
11. "Works" means the sewage works described in the Approval, and includes both Proposed Works and Previous Works.

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

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2.
3. Except as otherwise provided by these conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
4.
5. Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.
6.
7. Where there is a conflict between the documents listed in the Schedule submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
8.
9. The conditions of this Approval are severable. If any condition of this Approval,or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
10. The issuance of, and compliance with the conditions of, this Approval does not:
11.

    1. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal

requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority, DFO, MNRF, MNDM necessary to construct or operate the Works; or

2. limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

This Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Approval.

3. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director,in writing, of any of the following changes within thirty (30) days of the change occurring:
2.

    1. change of Owner;
    2.
    3. change of address of the Owner;
    4.
    5. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c.B17 shall be included in the

notification to the District Manager; and

6.

7. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Information Act*, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

3. In the event of any change in ownership of the Works,other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval,and a copy of such notice shall be forwarded to the District Manager and the Director.
4.
5. The Owner shall ensure that all communications made pursuant to this condition refer to the environmental compliance approval number.

4. CONSTRUCTION

1. The Owner shall ensure that the construction of the Proposed Works is supervised by a Professional Engineer.
2. Upon construction of the Works, the Owner shall prepare a statement, certified by a Professional Engineer, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry personnel.
3. The Owner shall prepare and make available for inspection by Ministry staff, a complete set of "as constructed" drawings within **three (3) months** of completion of construction of the Proposed Works. These drawings shall be kept up to date through revisions undertaken from time

to time and a copy shall be retained at the Works for the operational life of the Works.

5. OPERATION AND MAINTENANCE

1. The Owner shall prepare an operations manual within **sixty (60) days** of completion of construction of the Proposed Works, that includes, but not necessarily limited to, the following information:

    1. operating procedures for routine operation of the Works;
    2. inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary;
    3. repair and maintenance programs, including the frequency of repair and maintenance for the Works;
    4. procedures for the inspection and calibration of monitoring equipment;
    5. **a Spill Prevention and Contingency Plan** prepared and kept up-to-date, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the Ministry's local office; and
    6. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

2. The Owner shall maintain the operations manual current and retain a copy at the location of the Works for the

operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

3. The Owner shall inspect the Works at least once a year and, if necessary, clean and maintain the Works to prevent the excessive buildup of sediments and/or vegetation.
4.
5. The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Approval.
6.
7. The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at for inspection by the Ministry. The logbook shall include the following:
8.

    1. the name of the Works; and
    2. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

Site Specific Condition

6. The Owner shall be responsible for monitoring the water level in the retention pond at a daily frequency during operational hours and taking reasonable efforts to maintain the depth within a normal operating range of 0.5 meters(m) to 1.0 m. Furthermore, the Owner shall ensure that the water level is maintained at or below the 0.5 m depth if significant precipitation is forecasted (i. e. greater than 50 mm over a 48 hour period) to ensure that sufficient flood event storage is available to contain the 100 year, 24 hour storm runoff volume. Specific operational procedures and emergency measures will be included in the Spill Prevention and Contingency Plan.

7. The Owner shall have a valid agreement with a hauler who is in possession of a valid waste management systems approval at all times during the operation of this Works and who will haul sewage to an approved sewage disposal site.

8. The Owner shall, upon commencement of operation of the Works, record quantities and time of sewage being disposed and hauled from the retention pond.

9. The Owner shall not use proposed retention pond as a source of water for on-site dust suppression.

10. The "**Spill Prevention and Contingency Plan**" shall be submitted to the Toronto District Office within **sixty (60) days** of this approval including but not limited to the following details:

- schematic drawing including but not limited to daily monitoring location and spillway location

- daily monitoring program including measuring equipment and recording protocol with log book maintenance on site

- notification to the District Office upon exceedance of the normal operating range

- reactive actions following exceedance of the normal operating range

- monitoring system at spillway location or set of procedures to record the timing of an event from beginning to end where flows were released from the retention pond.

6. TEMPORARY EROSION AND SEDIMENT CONTROL

1. The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every **two (2) weeks** and after

each significant storm event (a significant storm event is defined as a minimum of 25 mm of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.

2. The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures. if any, undertaken to maintain the temporary sediment and erosion control measures.

7. REPORTING

1. **One (1) week** prior to the start up of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. In addition to the obligations under Part X of the EPA, the Owner shall, within **10 working days** of the occurrence of any reportable spill as defined in Ontario Regulation 675/98, loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill or loss, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation.
3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
4. The Owner shall prepare, and submit to the District Manager, a **Performance Report** for the Works. The first such report shall cover the first annual period following the issuance of this Approval and subsequent reports shall

cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

1. a description of any operating problems encountered and corrective actions taken;
2. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works;
3. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
4. a tabulation of the volume of sewage removed from the Works during the reporting period; and
5. any other information the District Manager requires from time to time.

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

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
2.
3. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
4.
5. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.

6. Condition 4 is included to ensure that the Works are constructed in accordance with the approval and that record drawings of the Works “as constructed” are maintained for future references.

7. Condition 5 is included to require that the Works be properly operated and maintained such that the environment is protected.

8.
9. Condition 6 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.

10. Condition 7 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

11.

Schedule A

1. Application for Environmental Compliance Approval for Industrial Sewage Works submitted by James Walker, P. Eng. and Tom Grimminck, P. Eng. of Dillon Consulting Ltd., and signed by Paul Graham, Corporate Environmental Manager, Gerdau Ameristeel Corporation, dated October 30, 2018, including design report, final plans and specifications and all supporting documentation and correspondence submitted in support of this application (in addition to the supplementary information memo and updated design drawings and specification submitted by Dillon Consulting Ltd. on May 22, 2019 and November 6, 2019).

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 6561-6KKLT4 issued on March 16, 2006.

In accordance with Section 139 of the Environmental Protection Act, you may by written

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

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

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

The Notice should also include:

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

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

This Notice must be served upon:

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

AND

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

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

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

DATED AT TORONTO this 13th day of February, 2020

Fariha Pannu, P.Eng.
Director

appointed for the purposes of Part II.1 of the *Environmental Protection Act*

SP/
c: District Manager, MECP Toronto District Office
Tom Grimminck, P. Eng., Dillon Consulting Limited

Ontario

Ministry of the Environment and Climate Change
Operations Division

Confirmation of Registration

Registration Number: R-007-9654427693
Version Number: 001
Date Registration Filed: Sep 28, 2016 10:56:45 AM

Dear Sir/Madam,

GERDAU AMERISTEEL CORPORATION

600-4221 BOY SCOUT
TAMPA FL 33607

You have registered, in accordance with Section 20.21(1)(a) of the *Environmental Protection Act* , the use, operation, establishment, alteration, englargement or extension of an end-of-life vehicle waste disposal site.

Please note if you answered 'Yes' to question 3.4a, or if you answered 'No' to the questions 3.4b (i), or 3.4c (i) your site may be required to obtain an Environmental Compliance Approval for your air activities in addition to your registration on the Environmental Activity and Sector Registry for your waste operations.

55 FENMAR Drive NORTH YORK ON M9L 1M3

Please note that the end-of-life vehicle waste disposal site is subject to the applicable provisions of O.Reg 245/11 and <activity specific regulation>.

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

Dated on Sep 28, 2016

Director
Environmental Approvals Access and Service Integration Branch
Ministry of the Environment and Climate Change
135 St. Clair W,1st Floor
Toronto ON M4V 1P5

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

Ministry of the Environment and Climate Change

Customer Service Representative

Environmental Approvals Access and Service Integration Branch

Phone:(416) 314-8001

Toll free: 1-800-461-6290

Part 3 — Activity Information

3.1 Registration Information

(a) Does your site receive end-of-life vehicles?	☑ Yes	☐ No
(b) Does your site have 10 or more end-of-life vehicles on site at any one time, or receive more than 2 end-of-life vehicles in any one calendar year, and engage in anything other than the removal of parts from end-of-life vehicles for reuse and the collection, handling, transportation, storage and transfer of end-of-life vehicles?	☑ Yes	☐ No
(c) Does your site engage in anything other than the collection, handling, transportation, storage and/or transfer of end-of-life vehicles, and store or handle any end-of-life vehicle for more than 180 days?	☑ Yes	☐ No

3.2 End-of-Life Vehicle Site Related Information

(a) Has your site been identified as a significant drinking water threat in a source protection plan prepared under the Clean Water Act, 2006?	☐ Yes	☑ No
(b) Other than waste generated on the property upon which the end-of-life vehicle waste disposal site is situated, does your site accept or manage any PCB waste, radioactive waste, or treated and/or untreated biomedical waste?	☐ Yes	☑ No
(c) Does your site accept or manage any asbestos waste, other than components removed from a motor vehicle that contain asbestos (e.g. brake pads)?	☐ Yes	☑ No
(d) Does your site accept or manage fluids removed from an end-of-life vehicle that were removed off the site?	☐ Yes	☑ No

3.3 End-of-Life Vehicle Activity Related Information

(a) Are the only wastes managed on site the following: -End-of-life vehicles; -A component removed from an end-of-life vehicle, including fluid-containing components (e.g. internal combustion engine, transmission, radiator) or other wastes removed from an end-of-life vehicle (e.g. tires); -Metal, or other waste that is primarily metal by weight, that is destined for a site at which the principal purpose of use is not waste management or combustion.	☑ Yes	☐ No
(b) Does your site engage in thermal treatment of waste (e.g. incineration)?	☐ Yes	☑ No
(b)(i) If yes, is one of the following conditions met? -An environmental compliance approval has been issued in respect of the thermal treatment site; OR -The site is a waste-derived fuel site that includes a combustion unit that is used principally for heating the interior of a building or other enclosed space for the comfort of occupants or for the provision of a suitable temperature for materials (including plant or animal life) in the building or enclosed space and is located in the Territorial District of Algoma, Cochrane, Kenora, Manitoulin, Nipissing, Parry Sound, Rainy River, Sudbury, Thunder Bay or Timiskaming.	☐ Yes	☐ No
(c) Does your site engage in the disposal of waste by depositing it into the land?	☐ Yes	☑ No
(c)(i) If yes, is the following condition met? - An environmental compliance approval has been issued that permits the disposal of the waste.	☐ Yes	☐ No

3.4 End-of-Life Vehicle Equipment Related Information

(a) Does your site use any shredding or rotary shearing/shredding equipment? If the answer to this question is yes, you may be required to obtain an Environmental Compliance Approval for your air activities in addition to your registration on the Environmental Activity and Sector Registry for your waste operations.	☐ Yes	☑ No
(b) Does your site engage in any torching or lancing of materials?	☑ Yes	☐ No
(b)(i) If yes, are the following conditions met?		

-The metal cut has a maximum thickness of 250 mm; AND
-A plan is in place to prevent visible emissions from being carried beyond the property upon which the end-of-life vehicle site is situated.

If the answer to this question is no, you may be required to obtain an Environmental Compliance Approval for your air activities in addition to your registration on the Environmental Activity and Sector Registry for your waste operations.

☑ Yes ☐ No

(c) Does your site operate crushing equipment?

☐ Yes ☑ No

(c)(i) If yes, is one or more of the following conditions met?

-Crushing equipment is located a minimum distance of 250m from the property boundary of the closest noise receptor; OR
-The crushing equipment has a barrier with a minimum density of 20 kg/m2 installed that blocks the line of sight between the crushing equipment and the closest noise receptor; OR
-The crushing equipment is not operated for more than 50 days per calendar year.

If the answer to this question is no, you may be required to obtain an Environmental Compliance Approval for your air activities in addition to your registration on the Environmental Activity and Sector Registry for your waste operations.

☐ Yes ☐ No

Appendix C.03
GFL Fenmar Transfer Station MECP Permit(s)

Weston Heights

Compatibility & Mitigation Study

SLR Project No.: 241.30246.00000

Ontario

Ministry of the Environment

Ministère de l'Environnement

PROVISIONAL CERTIFICATE OF APPROVAL
WASTE DISPOSAL SITE
NUMBER 3164-6R9PXX
Issue Date: December 5, 2007

Fenmar Transfer Station and Recycling Inc.
71 Fenmar Drive
Toronto, Ontario
M9L 1M3

Site Location: 71 Fenmar Drive
Toronto City,
M9L 1M3

You have applied in accordance with Section 27 of the Environmental Protection Act for approval of:

a waste disposal site

to be used for the transfer/processing of the following types of waste:

solid non-hazardous waste limited to industrial, commercial, institutional, and construction and demolition waste

Note: Use of the site for any other type of waste is not approved under this Certificate, and requires obtaining a separate approval amending this Certificate.

For the purpose of this Provisional Certificate of Approval and the terms and conditions specified below, the following definitions apply:

1. "*Certificate*" means this entire *provisional certificate of approval* document, issued in accordance with section 39 of the *EPA*, and includes any schedules to it, the application and the supporting documentation listed in Schedule "A";

"*Director*" means any *Ministry* employee appointed in writing by the *Minister* pursuant to section 5 of the *EPA* as a Director for the purposes of Part V of the *EPA*;

"*District Manager*" means the *District Manager* of the local district office of the *Ministry* in which the *Site* is geographically located;

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

"Ministry" means the Ontario Ministry of the Environment;

"*Operator* " means any person, other than the *Owner's* employees, authorized by the *Owner* as having the charge, management or control of any aspect of the site, and includes its successors or assigns;

"*Owner*" means any person that is responsible for the establishment or operation of the site being approved by this *Certificate*, and includes Fenmar Transfer Station and Recycling Inc., its successors and assigns;

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

"*PA*" means the *Pesticides Act*, R.S.O. 1990, c. P-11, as amend from time to time;

"*Provincial Officer*" means any person designated in writing by the Minister as a provincial officer pursuant to section 5 of the *OWRA* or section 5 of the *EPA* or section 17 of *PA*.

"*Regional Director*" means the Regional Director of the local Regional Office of the *Ministry* in which the *Site* is located;

"*Reg. 347*" means Regulation 347, R.R.O. 1990, made under the *EPA*, as amended from time to time;

"*Site*" means the entire waste disposal site, located at 71 Fenmar Drive, Toronto, Ontario, approved by this *Certificate*.

"Trained personnel" means knowledgeable in the following through instruction and/or practice:

a. relevant waste management legislation, regulations and guidelines;
b. major environmental concerns pertaining to the waste to be handled;
c. occupational health and safety concerns pertaining to the processes and wastes to be handled;
d. management procedures including the use and operation of equipment for the processes and wastes to be handled;
e. emergency response procedures;
f. specific written procedures for the control of nuisance conditions;
g. specific written procedures for management of unacceptable waste loads;
h. the requirements of this *Certificate*.

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

TERMS AND CONDITIONS

GENERAL

Compliance

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

3. Any person authorized to carry out work on or operate any aspect of the *Site* shall comply with the conditions of this *Certificate*.

Build, etc. in Accordance

4. Except as otherwise provided by this *Certificate*, the *Site* shall be designed, developed, built, operated and maintained in accordance with the application for this *Certificate*, dated May 17, 2006, and the supporting documentation listed in Schedule "A".

Interpretation

5. Where there is a conflict between a provision of any document, including the application, referred to in this *Certificate*, and the conditions of this *Certificate,* the conditions in this *Certificate* shall take precedence.

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

7. Where there is a conflict between any two documents listed in Schedule "A", other than the application, the document bearing the most recent date shall take precedence.

8. The requirements of this *Certificate* are severable. If any requirement of this *Certificate*, or the application of any requirement of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this certificate shall not be affected thereby.

Other Legal Obligations

9. The issuance of, and compliance with the conditions of, this *Certificate* does not:

a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement; or

b. limit in any way the authority of the *Ministry* to require certain steps be taken or to require the *Owner* and *Operator* to furnish any further information related to compliance with this *Certificate*.

Adverse Effects

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

11. Despite an *Owner*, *Operator* or any other person fulfilling any obligations imposed by this certificate the person remains responsible for any contravention of any other condition of this *Certificate* or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

Change of Owner

12. The *Owner* shall notify the *Director* in writing, and forward a copy of the notification to the *District Manager,* within 30 days of the occurrence of any changes:

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

13. No portion of this *Site* shall be transferred or encumbered prior to or after closing of the *Site* unless the *Director* is notified in advance and sufficient financial assurance is deposited with the *Ministry* to ensure that these conditions will be carried out. In the event of any change in *Ownership* of the *Site*, other than change to a successor municipality, the *Owner* shall notify the successor of and provide the successor with a copy of this *Certificate*, and the *Owner* shall provide a copy of the notification to the *District Manager* and the *Director.*

Financial Assurance

14. The *Owner* shall submit to the *Director*, within thirty (30) days of the date of issuance of this *Certificate*, Financial Assurance as defined in Section 131 of the *EPA*, in the amount of $77,366.00. This Financial Assurance shall be in a form and amount acceptable to the *Director* and shall provide sufficient funds to pay for compliance with and performance of any action specified in this *Certificate*, including the site clean-up, monitoring and disposal of all quantities of waste on-site, closure and post-closure care of the *Site* and contingency plans for the *Site*.

15. A written report reviewing the Financial Assurance required by the conditions in this *Certificate* shall be submitted to the *Director* and the *District Manager* by March 31, 2008, and shall be updated and submitted annually on the anniversary date and shall include updates of the discount, interest and inflation rates associated with the requirements for Financial Assurance in this *Certificate* including justifications and sources of the proposed rates.

16. If any Financial Assurance is scheduled to expire or notice is received, indicating Financial Assurance will not be renewed, and satisfactory methods have not been made to replace the Financial Assurance at least 60 days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

Inspections

17. No person shall hinder or obstruct a *Provincial Officer* in the performance of their duties, including any and all inspections authorized by the *OWRA*, the *EPA* or the *PA* of any place to which this *Certificate* relates, and without limiting the foregoing to:

a. enter upon the premises where the *Site* is located, or the location where the records required by the conditions of this *Certificate* are kept;
b. have access to, inspect, and copy any records required by the conditions of this *Certificate*;
c. inspect the practices, procedures, or operations required by the terms and conditions of this *Certificate*; and
d. sample and monitor for the purposes of assessing compliance with the conditions of this *Certificate* or the *EPA*, the *OWRA* or the *PA*.

Information and Record Retention

18. Any information requested, by the *Ministry*, concerning the *Site* and its operation under this *Certificate*, including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry,* upon request**.** Records shall be retained for 5 years except for as otherwise authorized in writing by the *Director*.

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

a. an approval, waiver, or justification by the *Ministry* of any act or omission of any person that contravenes any term or condition of this *Certificate* or any statute, regulation or other legal requirement; or

b. acceptance by the *Ministry* of the information's completeness or accuracy.

OPERATIONS

Operations

20. This *Site* is approved for the processing of solid non-hazardous waste limited to industrial, commercial, institutional, and construction and demolition waste. The *Site* shall be operated and maintained, and the management and disposal of all waste shall be carried out, in accordance with the *EPA*, *Regulation 347* and the conditions of this *Certificate.* At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

Hours of Operation

21. The hours of operation for the *Site* are as follows:

(a) For receiving waste:

(i) 4:30am to 7:00pm, Monday through Friday;
(ii) 6:00am to 5:00pm, Saturday;
(iii) 6:00am to 5:00pm on holidays.

(b) For transportation of waste off-site:

(i) 4:30am to 10:00pm, Monday through Friday;
(ii) 6:00am to 7:00pm, Saturday;
(iii) 6:00am to 7:00pm on holidays.

22. With the prior written approval of the *District Manager*, the time periods may be extended to accommodate seasonal or unusual quantities of waste.

Service Area