

5507-5509 Dundas Street West – Class 4 Noise Area Classification (NPC-300)

Date: May 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 Etobicoke-Lakeshore

Related Planning Application Number: 22 164807 WET 03 OZ

SUMMARY

This report recommends that City Council designate the lands known municipally as 5507-5509 Dundas Street West as a Class 4 Noise Area under NPC-300 noise guidelines administered by the Ministry of Environment, Conservation and Parks (MECP).

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council classify the lands municipally known as 5507-5509 Dundas Street West, as a Class 4 Noise Area pursuant to Ministry of Environment Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning Publication NPC-300, August 2013, as shown in Attachment 2.
2. City Council direct the Executive Director, Development Review Division or their designate to forward a copy of the City Council Decision Document to the Ministry of Environment Conservation and Parks (MECP).

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On February 2, 2021, City Council approved a Zoning By-law Amendment application to permit a 21-storey mixed-use building on the site.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY21.1>

THE SITE

Description

The subject property is located on the southwest corner of Dundas Street West and Shorncliffe Road. The site has approximately 55 metres of frontage on Dundas Street West and Shorncliffe Road. The site has an area of 3,341 square metres and is generally rectangular in shape.

BACKGROUND

Provincial Noise Guidelines

The Ministry of Environment, Conservation and Parks (MECP) has published guidelines that address noise issues as they relate to land use planning and permitted requirements (as part of an Environmental Compliance Approval) for industrial and institutional establishments, or transportation facilities located in proximity to sensitive land uses, including residential uses. In 2013, the Ministry of Environment and Climate Change (now MECP) released "Environmental Noise Guideline, Stationary and Transportation Sources - Approval and Planning (Publication NPC-300)", which replaced previous guidelines.

NPC-300 classifies noise sensitive receptors by area. The four classes of receptors are as follows: Class 1 - Urban Areas; Class 2 - Suburban/Semi-Rural Areas; Class 3 - Rural Areas; and Class 4 - Infill Areas. Depending on the receptor area classification, different guideline sound limits apply. The Class 4 Area classification was introduced by the Ministry in 2013. It is intended to allow for residential infill and redevelopment in proximity to existing stationary sources of noise while still protecting residences from undue noise. A Class 4 Area classification allows for higher daytime and nighttime sound level limits than would otherwise be permitted in relation to noise sensitive land use such as residential dwellings and associated outdoor living areas.

Class 4 Areas require formal classification by the land use planning authority. City Council is the relevant land use planning authority.

COMMENTS

The proposed development is located near several commercial and industrial facilities including a car dealership directly to the west and a meat packing facility to the south. Employment Lands, consisting predominantly of industrial uses, exist further south of the site. The site is exposed to vehicle traffic along Dundas Street West and Shorncliffe

road, as well as Metrolinx and Canadian Pacific (CP) freight trains on the CP rail line approximately 130 metres to the south.

A Detailed Environmental Noise and Vibration Impact Assessment was prepared by RWDI working on behalf of the applicant in response to the proposed development at 5507-5509 Dundas Street West. This assessment identified that the sound levels associated with the existing surrounding uses are expected to exceed the limits for Class 4. The proposed development is expected to comply with the requirements of NPC-300 if the site is classified as a Class 4 Area designation. A peer review by Arcadis agreed with the findings in the report.

The Noise and Vibration Impact Assessment also recommended:

- source noise controls;
- noise control measures for the south facades;
- window and balcony door sound isolation glazing;
- central air conditioning systems for the proposed development;
- warning clauses to be included in agreements and offers of sale and purchase or lease; and
- a detailed noise impact study to determine the adequate noise control requirements.

Development Review supports the Class 4 designation along with the anticipated mitigation measures proposed. The Class 4 designation would address noise impacts to the site from the surrounding commercial and industrial uses. The recommended on-site mitigation measures and any additional mitigation measures identified in a detailed noise impact study will be secured through the Site Plan Control process.

Should City Council classify the lands as a Class 4 Noise Area, City staff will forward a copy of the City Council Decision Document to the Ministry of Environment, Conservation and Parks.

CONTACT

Andrej Obradovic, Planner, Tel. No.416-395-7150, E-mail:
Andrej.Obradovic@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

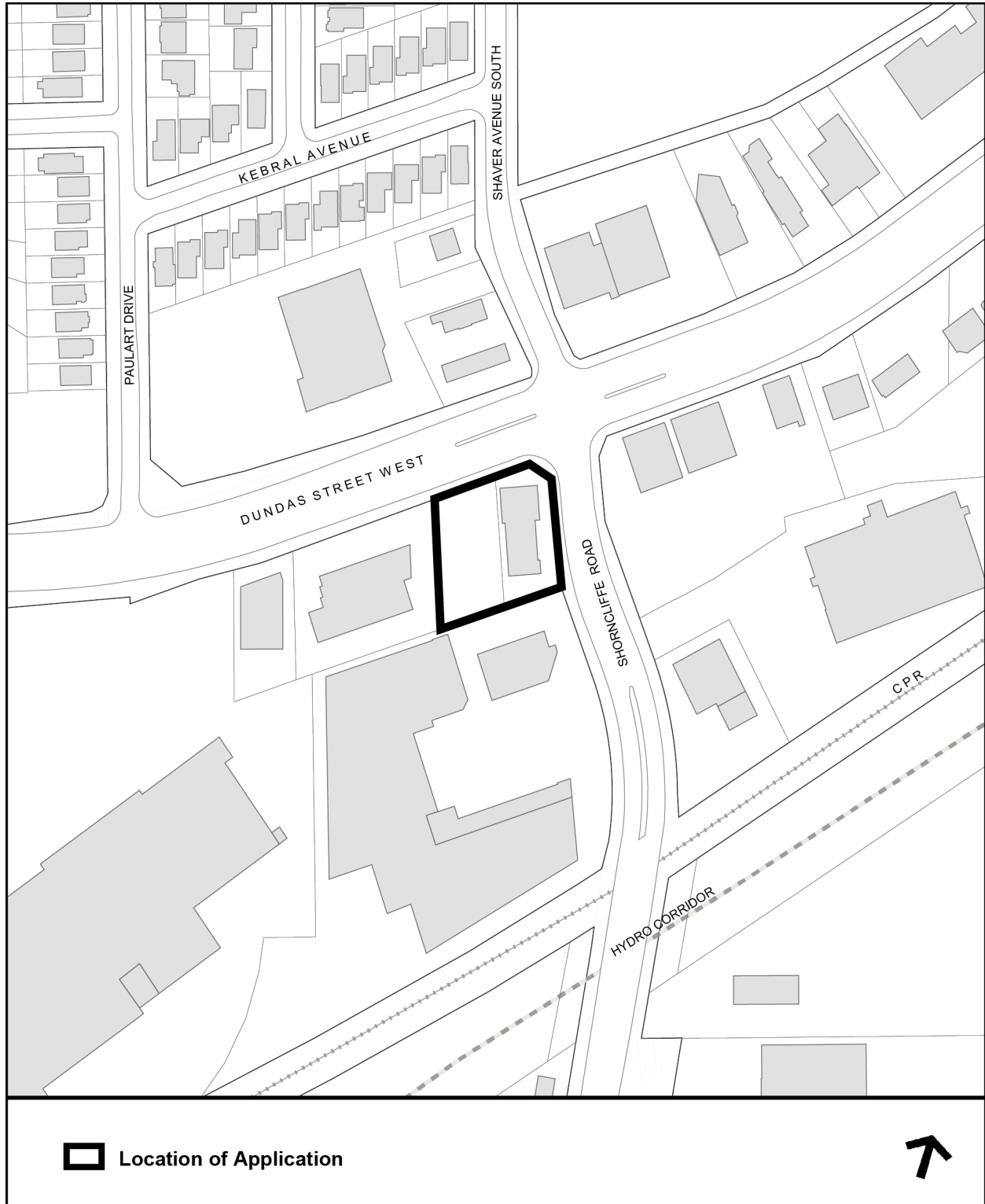
City of Toronto Information/Drawings

Attachment 1: Location Map

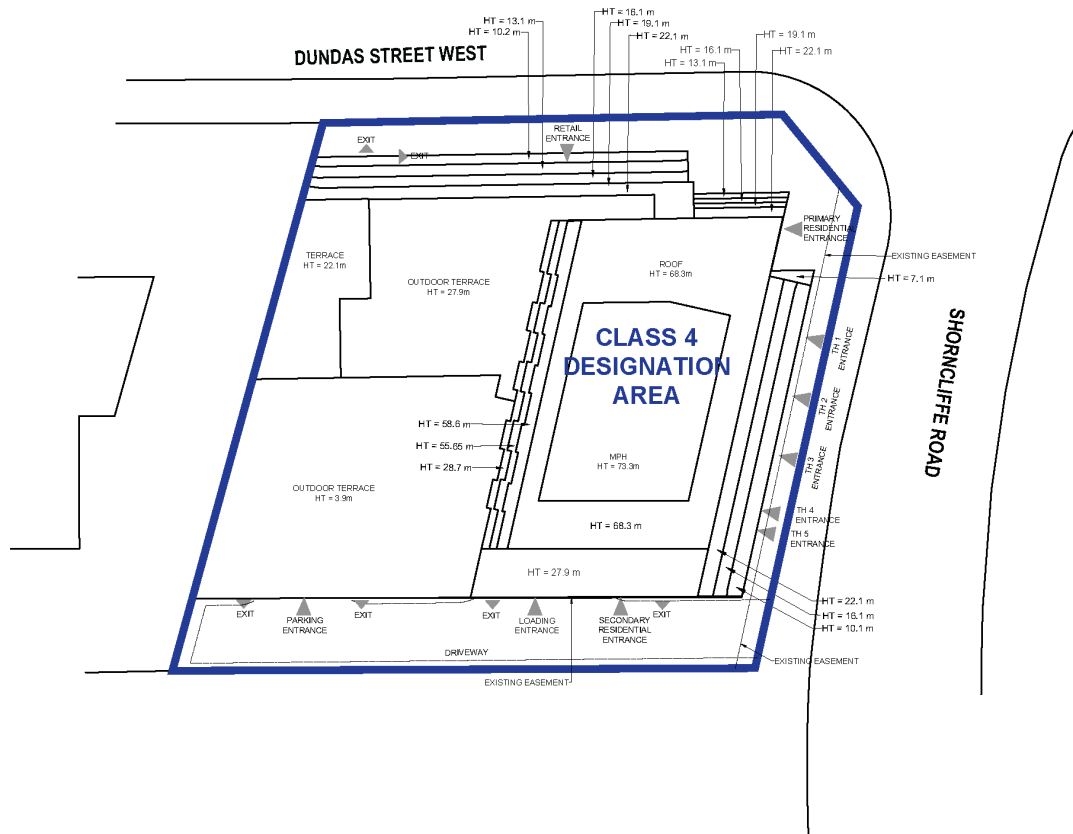
Attachment 2: Site Plan and Class 4 Designation Area

Decision Report - Approval - 5507-5509 Dundas Street West

Attachment 1: Location Map



Attachment 2: Site Plan and Class 4 Designation Area



Site Plan

