

NOTICE OF MOTION

2455 St. Clair Avenue West - The Class 4 Noise Area Designation

Moved by: Councillor Frances Nunziata

Seconded by: Councillor Paula Fletcher

SUMMARY:

On February 26, 2026, the Etobicoke York Panel of the Committee of Adjustment approved an application for a minor variance, subject to the conditions, to permit a new six-storey mixed-use building with ten residential units and retail on the ground floor on the lands municipally known as 2455 St. Clair Avenue West (Application No: A0400/25EYK).

As per the Community Planning staff's recommendation, the Committee of Adjustment Decision included a condition that, due to the site's proximity to the rail yard and rail facilities, a Rail Noise and Vibration Impact Study and Air Quality Study shall be completed by a certified professional engineer and peer-reviewed by a third-party to identify any adverse effects from noise, vibration, and emissions, and required mitigation to prevent or mitigate same.

A Rail Noise and Vibration Impact Study and Air Quality Addendum Letter were prepared in support of the development. The Rail Noise Study recommended designating the site to a Class 4 Noise Area due to the predicted impacts of the rail yard on the proposed development.

While the recommended mitigation measures would be secured through an agreement with the City pursuant to Section 45(9), the Class 4 Area designation can only be done through a City Council resolution. The City's peer reviewer agreed that designating the site as a Class 4 Noise Area is necessary and appropriate for this development. For the purposes of its recommendation, Community Planning is relying on the Noise Impact Feasibility Study by SLR Consulting Ltd., and the peer review completed by R.J. Burnside and Associates Ltd. respecting the Site.

RECOMMENDATIONS:

1. City Council classify 2455 St. Clair Avenue West as a Class 4 Noise Area pursuant to Publication NPC-300 (Environmental Noise Guideline - Stationary and Transportation Sources -Approval and Planning).
2. City Council forward a copy of the City Council Decision to the Ministry of Environment Conservation and Parks.

July 29, 2026