

1891 Eglinton Avenue East – Class 4 Noise Area Classification (NPC-300) – Final Report

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Related Planning Application Numbers: 20 158264 ESC 20 OZ, 20 224755 ESC 20 OZ and 20 224768 ESC 20 SB

SUMMARY

This report recommends that City Council classify a portion of the lands at 1891 Eglinton Avenue East as a Class 4 Noise Area under the Environmental Noise Guideline, Stationary and Transportation Sources - Approval and Planning (Publication NPC-300) ("Environmental Noise Guideline (NPC-300)") administered by the Ministry of Environment, Conservation and Parks ("MECP"). The purpose of this classification is to implement a mixed-use development on the Future Development Lands ("FDL") area identified in the Official Plan Amendment for the subject lands.

A Noise Assessment Study was prepared by Arcadis in support of the development of the FDL area on the lands at 1891 Eglinton Avenue East, which confirms that the site is suitable for a Class 4 Area classification as identified in the Environmental Noise Guideline NPC-300. This Study has been peer reviewed by a consultant retained on behalf of the City, who agrees that this site is a candidate for Class 4 Area classification.

A Class 4 Area allows for higher sound level limits than would otherwise be permitted in relation to a noise sensitive land use, such as residential dwellings and associated outdoor living areas. The impact of such higher levels is mitigated by the implementation of specified noise control measures as part of associated future development approval processes.

A Class 4 Area classification endorsed by City Council resolution would allow for existing industrial or commercial operations close to the subject site to use this noise classification and sound level limits in applications for required provincial approvals, including operation certificates.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council classify a portion of the lands municipally known as 1891 Eglinton Avenue East as a Class 4 Noise Area, pursuant to Publication NPC 300 (Ministry of Environment, Conservation and Parks Environmental Noise Guideline Stationary and Transportation Sources - Approval and Planning) shown as Attachment 2 to this Report.
2. City Council forward its decision on this classification to the Ministry of Environment, Conservation and Parks.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

Golden Mile Secondary Plan Study and Official Plan Amendment 499

In May 2016, City Planning staff initiated the Golden Mile Secondary Plan ("GMSP") Study to develop a vision and comprehensive planning framework for the Golden Mile area that would include Secondary Plan policies and guidelines/strategies that direct:

- Built form, public realm, community infrastructure, and public art strategies;
- A transportation master plan and master servicing plan;
- Urban design guidelines; and
- Implementation/financial strategies.

On October 27, 28 and 30, 2020, City Council adopted Official Plan Amendment 499, which contained the GMSP. City Council also adopted the Golden Mile Urban Design Guidelines. City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC18.1>

OPA 499 was appealed to the Ontario Land Tribunal ("OLT").

On December 13, 2024, the OLT brought into effect OPA 499, as modified. The OLT decision can be found here:

omb.gov.on.ca/e-decisions/OLT-22-002510-JAN-08-2025.PDF

Portions of OPA 499 remain under appeal before the OLT and are not yet in full force and effect.

Development Applications for the Subject Site: Official Plan Amendment (20 158264 ESC 20 OZ) and Zoning By-law Amendment (20 224755 ESC 20 OZ)

On June 19, 2020, an Official Plan Amendment application was submitted for the northerly (2.9-hectare) portion of the lands at 1891 Eglinton Avenue East. On December 2, 2020, a Zoning By-law Amendment application was submitted for the northerly portion of the lands. On April 14, 2021, the applicant filed appeals to the OLT citing the City's failure to make a decision on the requested Official Plan and Zoning By-law Amendment applications within the statutory timeframes set out in the *Planning Act*.

On December 15, 2021, City Council adopted a Request for Directions report from the Director, Community Planning, Scarborough District (dated November 3, 2021) regarding the Official Plan and Zoning By-law Amendment applications. City Council directed the City Solicitor and appropriate staff to oppose the appeals before the OLT and continue discussions with the applicant in an attempt to resolve outstanding matters through Item SC28.3. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.SC28.3>

On March 29-31, 2023, City Council adopted a Request for Directions report from the City Solicitor on the revised applications. City Council directed the City Solicitor and appropriate staff to oppose the appeals before the OLT and engage in mediation with the applicant should the hearing be adjourned. The City Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.33>

On July 19-20, 2023, City Council adopted a Status Update report from the City Solicitor on the revised applications and provided directions to the City Solicitor. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.33>

On December 13, 2023, City Council adopted a Request for Directions report from the City Solicitor on the revised applications, which recommended that City Council continue to oppose the With Prejudice on-the-record Revised Proposal and that City Council accept the Without Prejudice Settlement Offer for the Development Site subject to the owner agreeing to modifications to the Without Prejudice Settlement Offer. Those modifications have been made public and the City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.19>

On April 12, 2024, the OLT approved a proposed Official Plan Amendment and the Zoning By-law Amendment for the northwest portion of the lands at 1891 Eglinton Avenue East (excluding the FDL area, as delineated in the Official Plan Amendment), in principle, subject to the satisfaction of certain conditions. The OLT's Interim Order can be found here:

[OLT-23-001974-APR-12-2024-ORD.pdf](#)

Draft Plan of Subdivision Application

On December 2, 2020, a Draft Plan of Subdivision application was submitted concurrently with the Zoning By-law Amendment application for the northerly portion of the lands at 1891 Eglinton Avenue East. The proposed Draft Plan and supporting materials currently being reviewed by City staff consist of three development blocks,

right-of-way widenings on Eglinton Avenue East and Pharmacy Avenue, two new public streets, and a park block along Pharmacy Avenue.

Class 4 Noise Area Classification (2024)

On May 22-23, 2024, City Council adopted a Class 4 Noise Area Classification (NPC-300) report from the Director, Community Planning, Scarborough District (dated April 17, 2024). City Council designated the northwest portion of the site as a Class 4 Noise Area, which excluded the FDL area. The City Council decision can be found here:

[Agenda Item History - 2024.SC13.2](#)

Consent to Sever Application

On October 6, 2022, the owner submitted a Consent application pursuant to Section 53 of the *Planning Act* (Application No. B0030/22SC). The Consent application proposed to sever the lands at 1891 Eglinton Avenue East into two lots: a northerly lot designated *Mixed Use Areas*; and a southerly lot designated *General Employment Areas*. On May 7, 2025, the Committee of Adjustment approved the Consent application on condition. Background information regarding the Consent application can be found here:

[Application Information Centre - 1891 EGLINTON AVE E](#)

THE SITE AND SURROUNDING LANDS

Description

The northerly 2.9-hectare portion of the lands at 1891 Eglinton Avenue East that is subject to the above-noted development applications consists of two areas:

- The northwest area has frontage along Eglinton Avenue East and Pharmacy Avenue, which has a net site area of 12,991 square metres; and
- The FDL area that will have frontage along Public Street A (future O'Connor Drive Extension) and Public Street B, which has a net site area of 6,933 square metres.

The northwest area of the property was subject to a settlement accepted by City Council in December 2023 to permit a mixed-use development with four buildings and a public park. Mixed-use development is proposed for the FDL area but is not subject to the 2023 settlement.

The lands are currently vacant and previously contained a one-storey industrial building with a gross floor area of 19,640 square metres (operated by Flexible Packaging Corporation) and associated surface parking. See Attachment 1 for the Location Map.

Surrounding Uses

North: Across Eglinton Avenue East, is a gas station at 1896 Eglinton Avenue East, including a car wash and retail uses. Further north is the Bell Canada site at 865 Pharmacy Avenue, which includes a mid-rise office building with associated surface parking and a telecommunications tower. East of the Bell Canada lands are multiple

one-storey large format retail buildings of varying sizes at 1900 Eglinton Avenue East, including Walmart, with associated surface parking.

South: Abutting the site is the IPEX property at 807 Pharmacy Avenue, which consists of a one-storey industrial building with surface parking and outdoor storage. Further south are low-rise industrial and commercial buildings, including Omega Alpha Pharmaceuticals at 795 Pharmacy Avenue and Dark Slope film studio at 793 Pharmacy Avenue.

East: Abutting the lands is Scarborough Toyota at 1897 Eglinton Avenue East, which consists of a one-storey vehicle dealership and associated surface parking. Further east is a Canadian Tire store at 1901 Eglinton Avenue East with surface parking and Eglinton Town Centre at 2-22 Lebovic Avenue, which consists of multiple one-storey commercial buildings of varying sizes and associated surface parking.

West: Across Pharmacy Avenue is the Eglinton Square Shopping Centre at 1-70 Eglinton Square, including an above-grade parking structure and surface parking, and low-rise commercial uses at 40 and 100 Eglinton Square. South of Eglinton Square Shopping Centre is a low-rise residential area.

PROPOSAL

The northern portion of the lands at 1891 Eglinton Avenue East is designated *Mixed Use Areas*, on which the owner is seeking permissions for a multi-phased development. The lands are adjacent to two existing facilities that are regulated for noise:

- Scarborough Toyota at 1897 Eglinton Avenue East, which is a full-service vehicle dealership (including auto service and vehicle repair) that abuts the site to the east; and
- IPEX Inc. at 807 Pharmacy Avenue, which is a polyvinyl chloride facility that abuts is approximately 200 metres to the south of the site.

Both of the above-noted sites require an Environmental Compliance Approval (“ECA”) from the MECP, a permission that allows businesses to operate their facility or site with environmental controls that protect human health and the natural environment.

Previous Class 4 Designation for Northwest Area

As noted above, City Council previously classified a portion of 1891 Eglinton Avenue East as a Class 4 Noise Area to address noise impacts on the site from the existing Scarborough Toyota and the IPEX Inc. polyvinyl chloride facilities. This classification also supported the implementation of a mixed-use development consisting of four buildings with heights that range from 12 to 48 storeys, new public streets and parkland. In addition to the Class 4 Noise Area, the following noise control measures were recommended to be secured through the Site Plan Control application process:

- Suite window glazing with sound isolation performance up to STC-34 for the residential floors of the building.
- Suite exterior balcony doors with sound isolation performance up to STC-28 (OBC standard) for the residential floors of the building.
- Installation of central air-condition so that all suite windows can remain closed.
- Construction of noise barriers for outdoor amenity areas.
- At-source mitigation for pellet unloading at IPEX Inc.
- The inclusion of noise warning clauses related to:
 - Transportation sound levels at the plane of window and in outdoor amenity areas; and;
 - Class 4 Area Notification.

Current Proposal for FDL Area

The FDL area of the lands at 1891 Eglinton Avenue East was excluded from the previously approved Class 4 Noise Area boundary. The purpose of this report is to recommend that the FDL area shown on Attachment 2 also be classified as a Class 4 Noise Area in accordance with the MECP's Environmental Noise Guideline (NPC-300). This classification provides the opportunity to introduce sensitive uses to this area of the site, while protecting the sensitive uses from undue noise impact in proximity to the existing employment uses. The classification also allows the existing Scarborough Toyota and IPEX facilities to continue operations under the terms of their ECA.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affect a planning matter shall be consistent with the Provincial Planning Statement (2024).

Provincial Noise Guidelines

The 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 (NPC-300), which replaced previous guidelines. NPC-300 classifies noise sensitive receptors by area. Depending on the receptor area designation, different guideline sound limits apply. The four classes of receptors are as follows:

- Class 1 - Urban Areas
- Class 2 - Suburban/Semi-Rural Areas
- Class 3 - Rural Areas
- Class 4 - Infill Areas

The Class 4 classification 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 designation by the land use planning authority. City Council is the relevant land use planning authority.

COMMENTS

A Noise Assessment Study was prepared by Arcadis for the FDL area and the following noise control measures were recommended for the proposed development:

- Installation of ventilation/air condition system so that all suite windows and doors can remain closed;
- Construction of noise barriers for outdoor amenity areas along the eastern and southern portions of the buildings; and
- The inclusion of noise warning clauses in agreements to advise future occupants of the Class 4 Area.

The study and a letter requesting the Class 4 classification were submitted through the development application review process and peer reviewed for the City by R.J. Burnside & Associates Limited. R.J. Burnside's peer review supports the Class 4 Noise area classification for the FDL area. See Attachments 3 and 4 for the sources included in the stationary noise model related to the Scarborough Toyota and IPEX facilities.

Conclusion

The NPC-300 provides advice, sound level limits and guidance that may be used when land use planning decisions are made under the *Planning Act*. They are intended to minimize the potential conflict between noise sensitive land uses and sources of noise emissions.

Development Review staff recommend Council approve the classification of FDL area at 1891 Eglinton Avenue East as a Class 4 Noise Area, as defined by the MECP Environmental Noise Guideline (NPC-300). This will allow for the subject lands to evolve with a mix of uses while ensuring the long-term operation and viability of the existing Scarborough Toyota Dealership and the IPEX Inc. polyvinyl chloride facility within close proximity of the site. In addition, staff recommend that the City Council decision be forwarded to the MECP for their records.

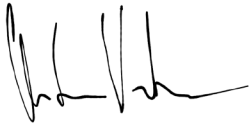
The noise impacts on the development are anticipated to be controlled through the mitigation measures and warning clauses referenced above. The recommended mitigation measures and those identified through subsequent noise studies required through the Site Plan Control application process, will be included in the Site Plan Agreement conditions, as appropriate. A Class 4 Area classification will allow for

industrial and manufacturing operations to use this noise classification and sound level limits in applications for required provincial approvals including operating certificates

CONTACT

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SIGNATURE



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ATTACHMENTS

City of Toronto Information/Drawings

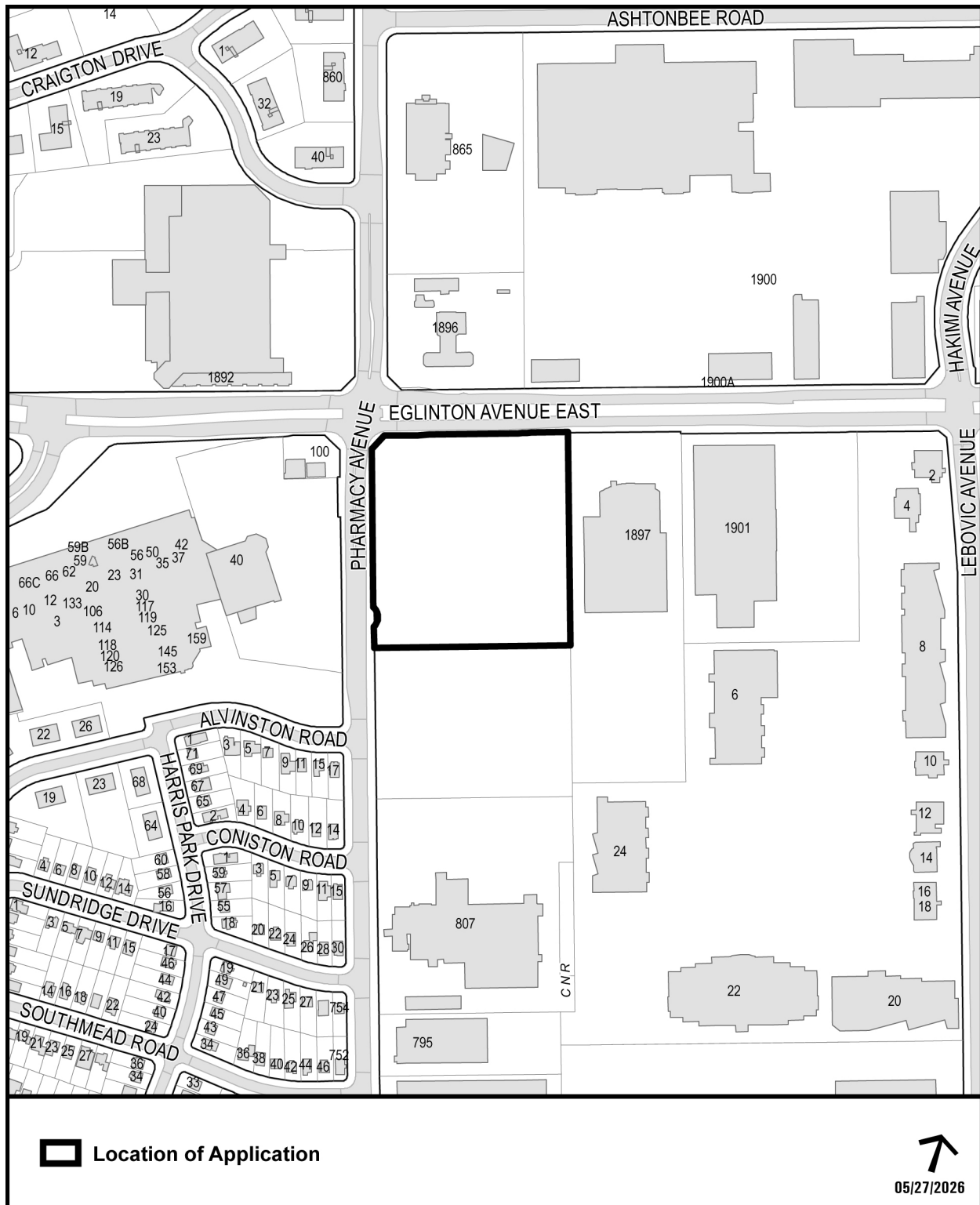
Attachment 1: Location Map

Attachment 2: Proposed Class 4 Noise Area Boundary

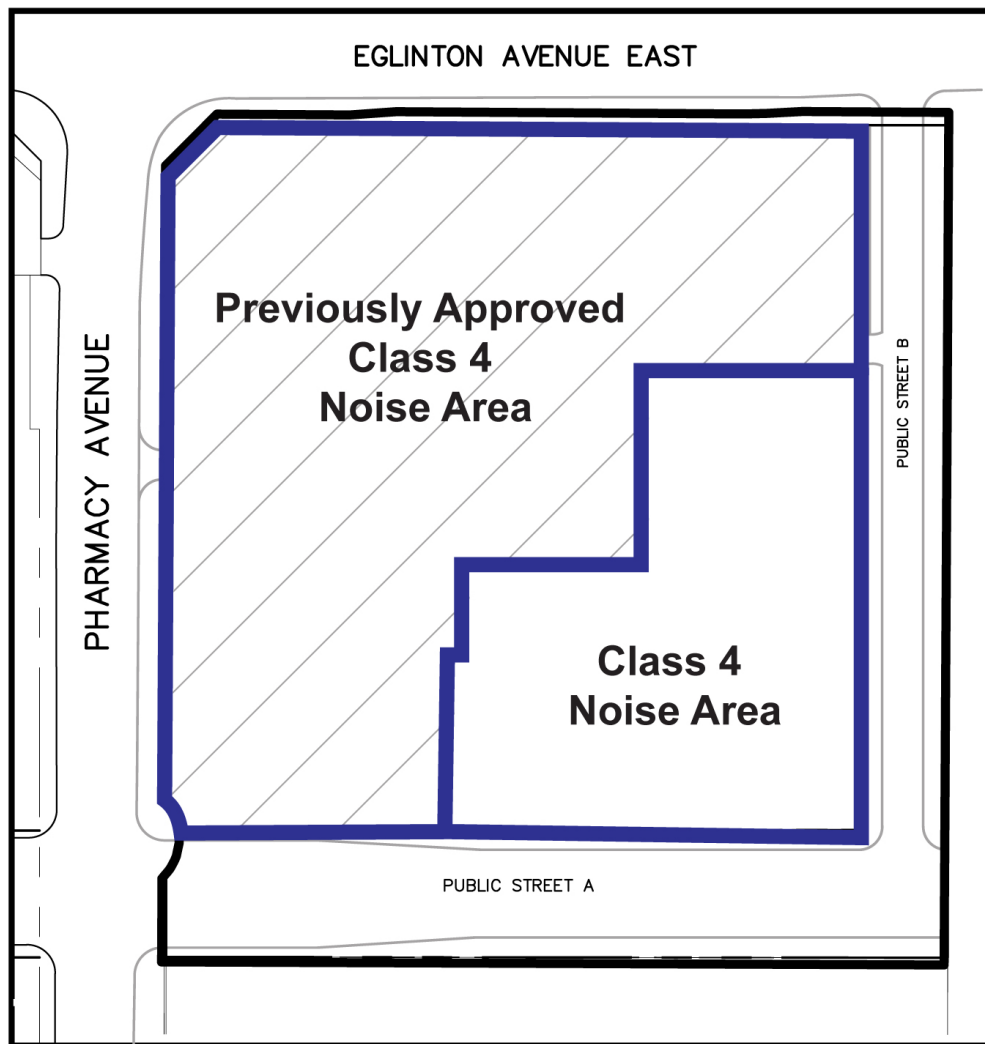
Attachment 3: Sources included in the Stationary Noise Model (Scarborough Toyota)

Attachment 4: Sources included in the Stationary Noise Model (IPEX)

Attachment 1: Location Map



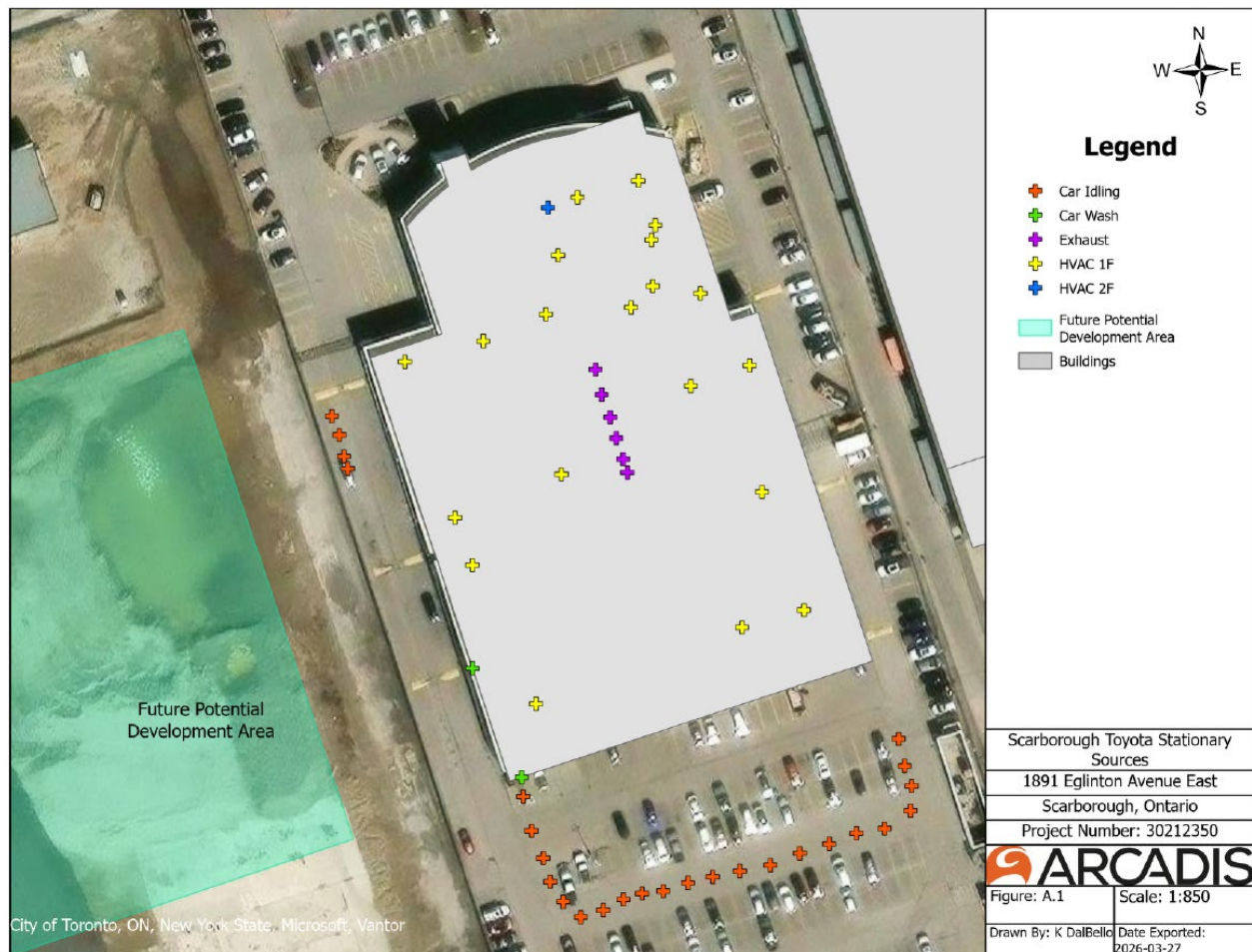
Attachment 2: Proposed Class 4 Noise Area Boundary



Noise Designation Area



Attachment 3: Sources included in the Stationary Sources Noise Model (Scarborough Toyota)



Attachment 4: Sources included in the Stationary Sources Noise Model (IPEX)

