



Bennett Jones

Bennett Jones Services LP
3400 One First Canadian Place, PO Box 130
Toronto, Ontario, Canada M5X 1A4
Tel: 416.863.1200 Fax: 416.863.1716
www.bennettjones.com

Andrew L. Jeanrie
Partner
Direct Line: 416.777.4814
e-mail: jeanriea@bennettjones.com

July 3, 2026

By E-Mail: scc@toronto.ca

Nancy Martins Committee Administrator
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Chair Ainslie and Committee members:

Re: SC 33.16
Class 4 Noise Area Classification (NPC-300) – Final Report
Mattamy (Eglinton) Limited
1891 Eglinton Avenue East (the "Property")

We represent Mattamy (Eglinton) Limited, the owner of the above noted Property. We are making this submission in support of the Final Report's recommendation regarding classifying the remaining portion of the "Mixed Use" designated 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)". This remaining portion of the Property is identified on Figure 1. (below) as "Class 4 Noise Area".

A Noise Assessment Study was prepared by Arcadis in support of the development of the Property, which confirms that it is suitable for a Class 4 Area classification. This Study has been peer reviewed by a consultant retained on behalf of the City, who agrees that this Property is a candidate for Class 4 Area classification.

For contextual purposes, a Class 4 Area classification 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, if eventually 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.

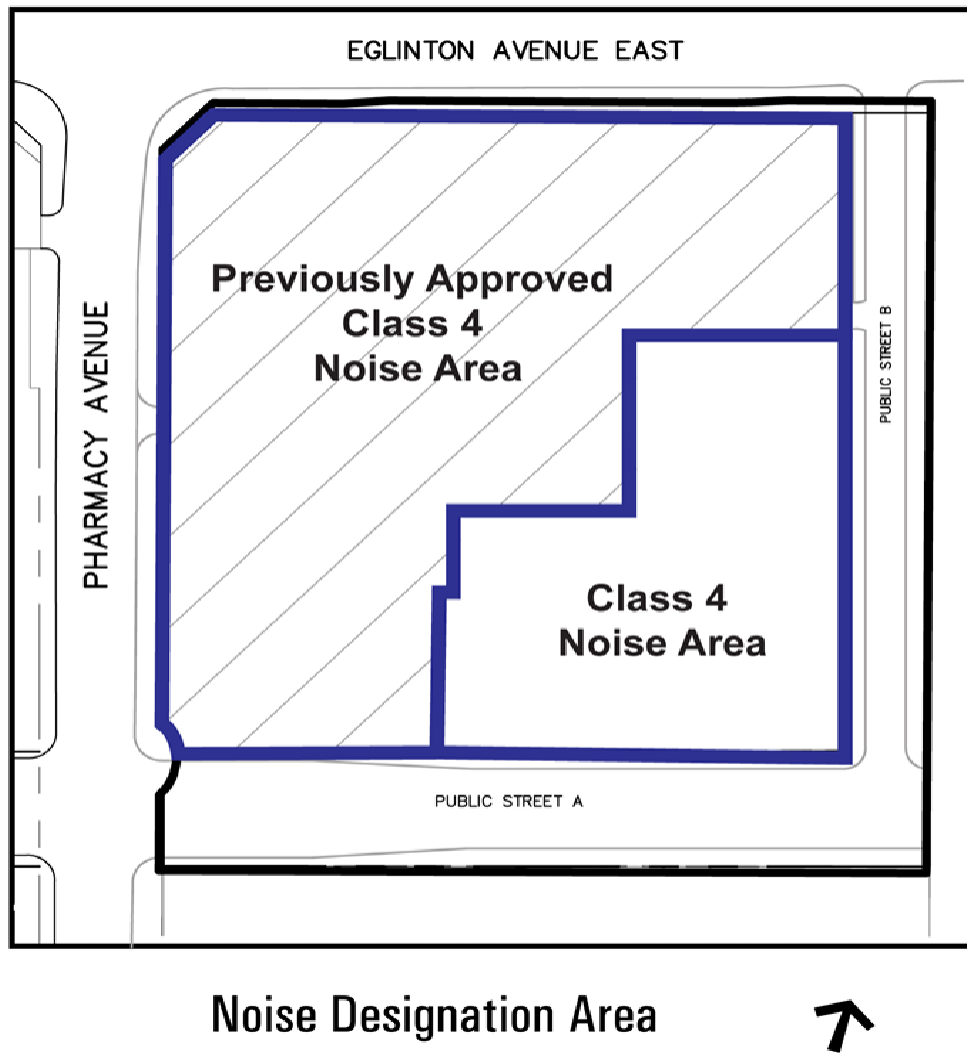


Figure 1. The Property



We thank City staff for their work on this file, and we look forward to delivering the Project. Please contact the undersigned if you have any questions.

Yours truly,

BENNET JONES LLP

Signed by:
Andrew Jeanrie
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Andrew Jeanrie

cc: client

