

July 11, 2022

Bousfields Inc.
3 Church Street
Suite 200
Toronto, Ontario
M5E 1M2

Attention: Andrea Vetere

VIA E-MAIL
avetere@bousfields.ca



Re: Response to City of Mississauga Comments on the
Preliminary Environmental Noise Report dated May 26, 2020
Proposed Residential Development
Dundas Street West and Confederation Parkway
2570 to 2590 Argyle Road
City File: OZ 20 17
City of Mississauga
Our File: 19-136

Further to our Preliminary Environmental Noise Report dated May 26, 2020, Jade Acoustics Inc. has reviewed the City of Mississauga comments (1st Submission Comments) that were provided to the proponent.

Our responses to the City of Mississauga's comments are provided below. The use of italic format presents the specific question raised by the City of Mississauga Reviewer and then Jade Acoustics Inc. response without the use of italic styling.

Comments from Development Engineering Review (by Tara Sinden)

- *The City requested that noise levels from Argyle Road be assessed.*
 - As per one suggestion from the City, we obtained road traffic data for Argyle Road from the Transportation Department. The respective road traffic data is attached to this response letter. We subsequently completed a STAMSON road traffic calculation for Argyle Road. The receptor location used is the north façade of the proposed building that is parallel to Argyle Road (the worst case location was assessed). The results of the calculation show a daytime and nighttime sound level at the façade of 40 dBA and 34 dBA, respectively. The noted predicted sound levels are well below any noise related criteria and therefore the impact from Argyle Road is acoustically insignificant. This result is consistent with what was noted in the Preliminary Environmental Noise Report dated May 26, 2020. As such, no further action is required.



- *The City requested that additional information be included to support the conclusion that the commercial uses on the south side of Dundas Street are acoustically insignificant.*
 - To address this comment, Jade Acoustics Inc. staff completed a recent site visit of the surrounding area and observed the commercial buildings in question. The site visit was completed from public property and/or from the subject site property. The only noise sources of concern were identified as rooftop HVAC mechanical equipment (consistent with the original site visit at the time of the Preliminary Environmental Noise Report). During the site visit, it was noted that the rooftop HVAC equipment was not audible at the subject site property. Based on our experience with similar commercial establishments and the typical HVAC units installed at such buildings, the noise attenuation achieved through distance separation (from the HVAC units to the proposed receptors) is sufficient such that the noise levels will be below the applicable noise guidelines at the subject site building's receptors. In summary, there are no noise sources of concern that will impact the proposed residential building and no further action is required.

- *The City requested that the noise impact on the proposed building (Building C) from the two existing residential buildings (A and B) located north of the subject site be evaluated.*
 - As mentioned in the response above, Jade Acoustics Inc. staff completed a recent site visit of the surrounding area and observed Buildings A and B. The site visit was completed from public property and/or from the subject site property. The only noise sources of concern were identified as the individual residential condenser units (one per suite) installed on the balconies of Buildings A and B. As per the applicable Ministry of the Environment, Conservation and Parks (MOE) guidelines, NPC-300, individual residential condenser units are not considered as noise sources in the context of evaluating stationary noise sources. As a result, there are no noise sources of concern at Buildings A and B and no further action is required.

- *The City generally requested that Table accuracy be confirmed (for example, Table 1 with the wrong truck percentage).*
 - It is acknowledged that there was a typographical error in Table 1 noting the incorrect truck percentage. To note here, the correct truck percentage was used in the STAMSON noise analysis work. All Tables and text will be correct in the final detailed noise report for the subject site. No further action is required at this time.



- *The City generally indicates that Figure 2 does not provide the information that was suggested would be included by the text of the noise report. A request is made to clarify specific items.*
 - The Figure 2 included all the information as specified in the text of the noise report. We believe the City is asking for more specific labelling and information to be added to the Figure 2 and Jade Acoustics Inc. can accommodate this request. The final detailed noise report for the subject site will include an updated Figure 2. No further action is required at this time.

Comments from Landscape Architect (by Cameron Maybee)

- *The City requests clarification (from the proponent) regarding the at-grade outdoor amenity area calculations with a specific question as to whether the dog run area was included in the outdoor amenity space area calculation. A request was made to determine the noise impact as well.*
 - In regard to any at-grade amenity area and commenting from a noise perspective, there is no requirement to evaluate any at-grade amenity area since the subject site includes a 5th floor outdoor amenity space that has been assessed and is meeting the applicable sound level limits. For mid-rise buildings, the requirements for an outdoor amenity space for the quiet enjoyment of purchasers/tenants can be satisfied through providing at least one common outdoor amenity area in compliance with the sound level limits. As noted for the subject site, the 5th floor outdoor amenity space has been provided, meets the sound level limits and therefore no further action is required.
- *The City generally requests (to the proponent) additional details and design of the outdoor amenity area to be completed through the site plan process and that all technical studies are updated accordingly for the next formal submission.*
 - This comment has been noted. The final detailed noise report for the subject site will include any required updates regarding the evaluation of the outdoor amenity spaces proposed for the subject site. No further action is required at this time.

Conclusions

Jade Acoustics Inc. has addressed all of the City comments on the Preliminary Environmental Noise Report dated May 26, 2020. As documented here, the City Comments have been addressed by Jade Acoustics Inc. and no further action is required at this time. A Detailed Environmental Noise Report will be prepared at a later submission stage of the project.


Should you have any questions, please do not hesitate to contact us.

Yours truly,

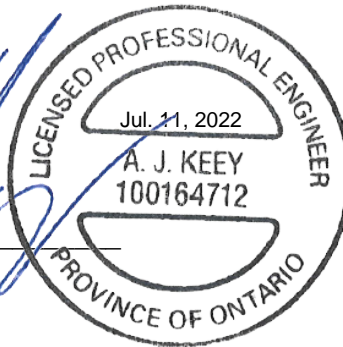
JADE ACOUSTICS INC.



Per:



Aaron Keey, P.Eng.



Per:



Chris Kellar, P.Eng.



Att.



APPENDIX A

ROAD TRAFFIC DATA

Date: 22-May-18

NOISE REPORT FOR PROPOSED DEVELOPMENT

REQUESTED BY:

Name: Chris Kellar

Company: Jade Accoustics

Location:

Dundas Street West west of Confederation Parkway
Confederation Parkway- South of Dundas Street West
Argyle Road, south of Dundas Street

PREPARED BY:

Name: Loudel Uy

Tel#: (905)-615-3200



ID# 544

ON SITE TRAFFIC DATA

Specific	Street Names				
	Dundas Street West	Confederation Parkway	Argyle Road		
AADT:	29,200	17,300	5,000		
# of Lanes:	4 lanes	3 lanes	2 lanes		
% Trucks:	5%	3%	2%		
Medium/Heavy Trucks Ratio:	55/45	55/45	55/45		
Day/Night Split:	90/10	90/10	90/10		
Posted Speed Limit:	60 km/h	50 km/h	40 km/h		
Gradient Of Road:	<2%	<2%	<2%		
Ultimate R.O.W:	35 m	30 m	20m		

Comments:

Ultimate Traffic Data only.