

Noise Impact Study
Proposed Retirement Building
(Erinview Redevelopment)
2132 Dundas Street West,
Mississauga, Ontario

Prepared for:

Sifton Properties Limited
195 Dufferin Ave
Oakville, Ontario
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Prepared by



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1 Introduction & Summary

Howe Gastmeier Chapnik Limited (HGC Engineering) was retained by Sifton Properties Limited to conduct a noise impact study for their proposed mid-rise retirement development located at 2132 Dundas Street West, in the City of Mississauga, Ontario. The area surrounding the proposed development includes existing residential and commercial uses. The subject site will consist of a 3 – 4 storey building and a 5-storey building connected by a 2-storey section at final build out of both phases. The study is required by the municipality as part of their planning and approvals process.

This report has been updated to reflect the email comments from the City of Mississauga dated April 23, 2019, December 21, 2017 and July 26, 2017 (provided in Appendix D) for application SP 17/010 W2 including responses and relevant section numbers as well as those dated May 5, 2017 for Application OZ/OPA 17 1 W2. The detailed floor plans and building elevations prepared by James Fryett Architect Inc. dated issued 20190404 were also reviewed and used in the analysis. Information regarding the rooftop mechanical equipment was provided to HGC Engineering and also used to respond to the City's comments. The mechanical information is provided in Appendix A.

The primary noise sources impacting the site were determined to be road traffic on Dundas Street West and Fifth Line West. Road traffic data for was obtained from the City of Mississauga. The data was used to predict future traffic sound levels at the locations of the proposed building facades. The predicted sound levels were compared to the guidelines of the Ministry of Environment, Conservation and Parks (MECP) to develop noise control recommendations for the proposed development.

The sound level predictions indicate that the future road traffic sound levels will exceed MECP guidelines at the closest building facades with exposure to Dundas Street West. A large outdoor amenity area is located facing Dundas Street. Physical mitigation in the form of an acoustic barrier is required. Central air conditioning is required for the building. Upgraded building constructions are required for the façade facing Dundas Street West. The remaining facades may be constructed with any building construction meeting the minimum requirements of the Ontario Building Code. Warning clauses are also recommended to inform future occupants and the owner of the buildings of the traffic noise impacts.



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A preliminary investigation of the potential noise impact from the rooftop mechanical equipment of the proposed building at the existing residences was also conducted. The analysis is based on preliminary information obtained from the roof plan drawings and supplementary material for the rooftop mechanical units. The results indicate that the potential noise from the rooftop mechanical equipment can be within the applicable noise guideline limits of the MECP at the neighbouring residences with the proposed rooftop screens.

In summary, with suitable controls integrated into the building plans, it is concluded that this proposed development is feasible from the perspective of noise impact. Details of the assessment leading to this conclusion are provided herein.

2 Site Description & Noise Sources

The site is situated on the south side of Dundas Street West and on the west side of Fifth Line West, specifically at 2132 Dundas Street West, in Mississauga, Ontario. Figure 1 shows an aerial photo illustrating the location of the proposed site. A site plan prepared by James Fryett Architect Inc. dated issued 20190404 is shown as Figure 2. The site proposes a 3 to 4-storey building and a 5-storey building (facing Dundas St) connected by a 2-storey portion. The rooftop mechanical equipment associated with the buildings will be on the roof of the buildings. Preliminary architectural drawings are provided in Appendix A for reference. A roof plan is also included for reference.

A site visit was made by HGC Engineering personnel in November 2016 and in August 2017 to make observations of the acoustical environment. The surrounding area is considered to be Class 1 (Urban) in terms of its acoustical environment. Surrounding the subject site are an existing church to the west, residences to the south and commercial uses to the east and north of the subject site. Currently on the site is the existing Erinview Retirement Home which is to be redeveloped through this application. Road traffic on Dundas Street West and Fifth Line West were confirmed to be the dominant source of sound. There are no significant source of stationary noise within 500 m of the subject site.

3 Noise Level Criteria

3.1 Road Traffic Noise

Guidelines for acceptable levels of road traffic noise impacting developments are given in the MECP publication NPC-300, “Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning”, Part C release date October 21, 2013, and are listed in Table I below. The values in Table I are energy equivalent (average) sound levels [L_{EQ}] in units of A-weighted decibels [dBA].

Table I: MECP Road Traffic Noise Criteria (dBA)

Area	Daytime L_{EQ} (16 hour) Road	Nighttime L_{EQ} (8 hour) Road
Outdoor Living Area	55 dBA	--
Inside Living/Dining Rooms, Hospitals, Nursing Homes	45 dBA	45 dBA
Inside Sleeping Quarters	45 dBA	40 dBA

Daytime refers to the period between 07:00 and 23:00, while nighttime refers to the period between 23:00 and 07:00. The term "Outdoor Living Area" (OLA) is used in reference to an outdoor patio, a backyard, a terrace or other area where passive recreation is expected to occur. Balconies that are less than 4 m in depth are not considered to be outdoor living areas under MECP guidelines.

The guidelines in the MECP publication allow the sound level in an OLA to be exceeded by up to 5 dBA, without mitigation, if warning clauses are placed in the purchase and rental agreements to the property. Where OLA sound levels exceed 60 dBA, physical mitigation is required to reduce the OLA sound level to below 60 dBA and as close to 55 dBA as technically, economically and administratively feasible.

A central air conditioning system as an alternative means of ventilation to open windows is required for units where nighttime sound levels outside windows of sleeping quarters, living/dining room windows associated with hospitals or nursing homes exceed 60 dBA or daytime sound levels exceed 65 dBA. Forced-air ventilation with ducts sized to accommodate the future installation of air conditioning is required when nighttime sound levels at windows of sleeping quarters, living/dining

room windows associated with hospitals or nursing homes are in the range of 51 to 60 dBA or when daytime sound levels are in the range of 56 to 65 dBA. The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-300.

Building components such as walls, windows and doors must be designed to achieve indoor sound level criteria when the plane of window nighttime sound level is greater than 60 dBA or the daytime sound level is greater than 65 dBA due to road traffic noise.

Warning clauses to notify future occupants of possible excesses are also required when nighttime sound levels exceed 50 dBA at the plane of the windows of sleeping quarters, living/dining room windows associated with hospitals or nursing homes exceed 55 dBA in the outdoor living area and at the plane of the living/dining/sleeping quarters window due to road traffic.

4 Assessment of Road Traffic Noise on the Proposed Retirement Development, Methods & Results

4.1 Road Traffic

Ultimate traffic data for Dundas Street West and Fifth Line West was obtained from City of Mississauga in the form of Ultimate Annual Average Daily Traffic (AADT) data, and is provided in Appendix B. For Dundas Street West, a commercial vehicle percentage of 7% was split into 3.85% medium trucks and 3.15% heavy trucks. For Fifth Line, a commercial vehicle percentage of 2% was split into 1.1% medium trucks and 0.9% heavy trucks. A day/night split of 90%/10% was used in the analysis along with posted speeds of 60 km/h for Dundas Street West and 50 km/h for Fifth Line. Ultimate traffic volumes are listed in Table II.

Table II: Ultimate Road Traffic Data

Road Name		Cars	Medium Trucks	Heavy Trucks	Total
Fifth Line	Daytime	8 820	99	87	9 000
	Nighttime	980	11	9	1 000
	Total	9 800	110	90	10 000
Dundas Street West	Daytime	41 850	1 733	1 418	45 000
	Nighttime	4 650	193	158	5 000
	Total	46 500	1 925	1 575	50 000

4.2 Road Traffic Noise Predictions

To assess the levels of road traffic noise which will impact the site in the future, predictions were made using STAMSON version 5.04, a computer algorithm developed by the MECP. Sample STAMSON output is included in Appendix C.

Prediction locations were chosen around the retirement development to obtain a good representation of the future sound levels at the facades with exposure to Dundas Street West and Fifth Line West. The worst case prediction locations were chosen to represent the top floors, to investigate ventilation requirements. The results of these predictions are summarized in Table III.

Table III: Predicted Road Traffic Sound Levels [dBA], Without Mitigation

Prediction Location	Description	Daytime – in OLA LEQ(16)	Daytime – at Façade LEQ(16)	Nighttime – at Façade LEQ(8)
A	North façade with exposure to Dundas Street West	--	70	63
	Amenity Area facing Dundas Street West	68	--	--
B	West façade with some exposure to Dundas Street West	--	64	57
C	East façade with some exposure to Dundas Street West and Fifth Line West	--	65	58
D	East façade with exposure to Fifth Line West	--	60	54

4.3 Traffic Noise Recommendations

The predictions indicate that the future traffic sound levels will exceed MECP guidelines at the facades with exposure to Dundas Street West and Fifth Line West. Recommendations for ventilation and warning clauses to achieve the noise criteria stated in Table I are discussed below.

4.3.1 Outdoor Living Areas

Some of the units in the building include balconies or Juliet balconies which are less than 4 metres in depth. These are exempt from the definition of OLA under MECP guidelines. Physical mitigation is not required.

There is a common amenity area at ground level facing Dundas Street West as identified on the site plan. The following table provides a summary of acoustic barrier heights to achieve sound levels between 55 dBA to 60 dBA as required by the City of Mississauga. The Planning Department has indicated in past projects, that they will choose the required acoustic barrier height.

Table IV - Summary of Barrier Heights Required to Meet 55 to 60 dBA

Prediction Location	Description	Barrier Height (m)					
		55	56	57	58	59	60
D	Amenity Area facing Dundas Street West	4.0	3.5	3.2	2.9	2.7	2.5

All noise barriers must return back so that the amenity area is entirely shielded from the roadway. The acoustic barrier can be a combination of an acoustic wall and an earth berm or a combination of a solid parapet with glass or other material on top. The wall component of the barrier should be of a solid construction with a surface density of no less than 20 kg/m². The walls may be constructed from a variety of materials such as wood, brick, pre-cast concrete or other concrete/wood composite systems provided that it is free of gaps or cracks. The heights and extents of the barriers should be chosen to reduce the sound levels in the OLA's to as close to 55 dBA as is technically, administratively and economically feasible, subject to the approval of the municipality respecting any applicable fence height by-laws.

There are numerous landscaped areas indicated on the site plan. These are not outdoor living areas

and have not been assessed as such.

The central courtyard is well shielded from road traffic noise by the building itself. The sound levels in the courtyard will be less than 55 dBA and therefore there are no requirements for acoustic barriers.

Since there is a central courtyard which is the main amenity space, it is suggested that mitigation is not required for the amenity area closest to Dundas Street West.

4.3.2 Indoor Living Areas & Ventilation Requirements

The predicted future daytime sound levels outside the plane of the windows of the façade closest Dundas Street West is greater than 65 dBA and greater than 60 dBA during the nighttime hours. The building requires air conditioning. The guidelines also recommend warning clauses for units with ventilation requirements. Inclusion of central air conditioning will meet or exceed the requirements. It is understood that building will be provided with air conditioning. The mechanical units will be housed on the roof of the buildings.

4.3.3 Building Facade Constructions

Since future sound levels at some of facades of the building are predicted to exceed criteria, sound attenuating building constructions (windows, doors, and walls) need to be specified.

Calculations were performed to determine the acoustical insulation factors to maintain indoor sound levels within MECP guidelines. The calculation methods were developed by the National Research Council (NRC). They are based on the predicted future sound levels at the building facades, and the area ratios of the facade components (walls, windows and doors) and the floor area of the adjacent room.

Exterior Wall Construction

In this analysis, it has been assumed that sound transmitted through elements other than the glazing elements is negligible in comparison. The exterior walls of the proposed buildings are to be brick. The proposed exterior walls sufficient acoustical insulation value such that the noise transmitted through the walls is negligible in comparison with the windows.

Glazing Construction

The preliminary floor plans and building elevations prepared by James Freyett Architect Inc. dated 20170824 were reviewed. The living/dining rooms facing Dundas Street have window to floor area ratios up to 14%. The bedrooms facing Dundas Street have window to floor area ratios up to 19%.

The minimum acoustical requirement for the basic window glazing, including glass in fixed sections, sliding doors, and operable windows, is shown in Table IV for each prediction location. Note that the calculated STC requirements assume insignificant sound transmission through the walls, as discussed above.

Table V: Required Glazing STC for Specific Facades

Prediction Location	Description	Space	Glazing STC
A	Façade facing Dundas Street West	Living/Dining	OBC
		Sleeping Quarters	OBC
B	West façade with some exposure to Dundas Street West	Living/Dining	OBC
		Sleeping Quarters	OBC
C	East façade with some exposure to Dundas Street	Living/Dining	OBC
		Sleeping Quarters	OBC
D	West and Fifth Line West	Living/Dining	OBC
		Sleeping Quarters	OBC
		Sleeping Quarters	OBC

Note:

OBC – any construction meeting the minimum requirements of the Ontario Building Code

¹ Based on 14% window to floor area ratio for living/dining rooms and 19% window to floor area ratio for sleeping quarters.

² STC requirement refers to installed performance, including sound transmitted through mullions in window-wall systems and seals on operable windows and doors. Test data should be provided where available.

Sample window assemblies which may achieve the STC requirements are summarized in Table V below. Note that acoustic performance varies with manufacturer's construction details, and these are only guidelines to provide some indication of the type of glazing likely to be required. Acoustical test data for the selected assemblies should be requested from the supplier, to ensure that the stated acoustic performance levels will be achieved by their assemblies.

Table VI: Glazing Constructions Satisfying STC Requirements

STC Requirement	Glazing Configuration (STC)
28 – 29	Any double glazed unit
30 – 31	3(13)3
32 – 33	4(10)4
34	4(19)4

In Table V, the numbers outside the parentheses indicate minimum pane thicknesses in millimetres and the number in parentheses indicates the minimum inter-pane gap in millimetres. “L” indicates a laminated pane. OBC indicates any glazing construction meeting the minimum requirements of the Ontario Building Code.

If the exterior wall construction, floor plans and window areas are changed significantly, an acoustical consultant should provide revised recommendations for the glazing constructions.

4.3.4 Warning Clauses

The MECP guidelines recommend that appropriate warning clauses be used in the Development Agreements and in purchase, sale and lease agreements (typically by reference to the Development Agreements), to inform future owners and occupants about noise concerns from transportation sources in the area. The following clauses are recommended and have been provided by the City of Mississauga.

- (a) Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within building units, noise levels from increasing road traffic from Dundas Street West and Fifth Line West may continue to be of concern occasionally interfering with some activities of the dwelling occupants, as the noise exposure level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks.
- (b) Purchasers/tenants are advised that in order to achieve an acceptable indoor living environment, building plans for the unit must include a central air conditioning system. The forced air heating system and its ducting are to be sized to accommodate a central air conditioning unit. The air cooler/condenser unit must be located with due regard to the noise created by the unit itself and its effect on the outdoor recreational activities.

- (c) Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, sound levels from the facilities may at times be audible.

These sample clauses are provided by the MECP as examples and can be modified by the Municipality as required.

5 Summary of Traffic Noise Control Recommendations for the Proposed Retirement Building

The following recommendations are provided in regard to noise mitigation for road traffic noise for the proposed retirement building.

1. Since there is a central courtyard which is the main outdoor amenity space, it is recommended that acoustic barriers are not required for the amenity space facing Dundas Street West.
2. Central air conditioning is required for the building. It is understood that the building will include air conditioning.
3. Upgraded building constructions are required for the façade of the building facing Dundas Street West. Brick exterior wall construction is proposed. After a review of the preliminary floor plans and building elevations, any glazing construction meeting the minimum requirements of the Ontario Building Code will be sufficient.
4. Warning clauses are also recommended to inform future occupants and the owner of the building of the traffic noise impacts.

Table VII: Summary of Noise Control Requirements and Noise Warning Clauses

Prediction Location	Acoustic Barrier	Ventilation Requirements *	Type of Warning Clause	Building Façade Constructions (AIF requirements)
A	--	A/C	a, b, c	LR/DR : OBC BR: OBC
B	--	A/C	a, b, c	LR/DR : OBC BR: OBC
C	--	A/C	a, b, c	LR/DR : OBC BR: OBC
D	--	A/C	a, b, c	LR/DR : OBC BR: OBC

Notes:

* The location, installation and sound rating of the air conditioning condensers must be compliant with MECP Guideline NPC-300.

OBC – meeting the minimum requirements of the Ontario Building Code.

The reader is referred to the previous sections of the report where these recommendations are discussed in more detail.

6 Preliminary Assessment of Stationary Noise Sources

A preliminary noise impact assessment at existing and future nearby residences due to the rooftop mechanical equipment has been conducted.

6.1 Criteria for Stationary Sources of Sound

NPC-300 is the latest MECP Guideline specified for use in assessing Land Use Compatibility issues. The facade of a residence (i.e., outside the plane of a window to a noise sensitive interior space such as a bedroom or living room), or any associated usable outdoor area are considered to be sensitive points of reception. NPC-300 stipulates that the non-impulsive sound level limit for a stationary noise source during daytime hours (07:00 to 23:00) is the greater of the minimum one-hour energy equivalent (average) background sound level (Leq_{1hr}), or the exclusionary minimum limit of 50 dBA. During nighttime hours (21:00 to 07:00), the exclusionary minimum limit is 45 dBA.

Existing and future residences surrounding the subject site (R1-R4) were considered the representative receptors in this assessment. R1 is a bungalow with a receptor height of 3 m. R2 is a

2-storey dwelling with a second storey window height of 4.5 m. R3 is an existing church with a window height of 5 m. R4 is an existing dwelling with a second storey window height of 4.5 m. Receptor locations are shown on Figures 3 and 4. The exclusionary minimum limits of 50 dBA during the day and 45 dBA at night apply for all receptors.

An emergency power generator (300kW) will be located on the roof of the 3rd floor. The enclosure of the generator is rated at 76 dBA. In addition, a screen approximately 2.6 m in height is proposed which provides further reduction in sound levels during testing periods. The generator therefore meets the requirements of O.Reg. 346/12, and is therefore not subject to assessment and may be registered.

6.2 Noise Assessment

Predictive noise modelling was used to assess the potential noise impact of rooftop equipment at the closest residential receptors. The noise prediction model was based on sound emission levels for rooftop equipment, assumed operational profiles (during the daytime and nighttime), and established engineering methods for the prediction of outdoor sound propagation. These methods include the effects of distance, air absorption, and acoustical screening by barrier obstacles.

A rooftop plan prepared by James Fryett Architect Inc. dated 20170810 is provided in Appendix A. Three make up air units (MAU) are proposed on the roof of each building along with a chiller on the roof of each building. Sound emission data for the proposed rooftop equipment ('Low Sound' chiller and make up air unit) were obtained from the mechanical contractor and is also provided in Appendix D. The building elevations provided in Appendix D also indicate the height of the roof screens to shield the rooftop mechanical equipment.

The following information and assumptions were used in the analysis.

- Phase 1 of the retirement building has 10 m high portions and 13 m high portions as indicated in the building elevation drawings; Phase 2 building is proposed to be 15.5 m in height with the penthouse portion being 18.3 m in height.
- One chiller and three air handling units on the rooftop of each building as shown on Figures 3 and 4;
- The chillers are 1.98 m high and the air handling units are 1.68 m high.

In accordance with establishing the predictable worst-case conditions, the rooftop HVAC equipment was assumed to operate at 100% capacity during daytime and 50% during nighttime hours.

Commercial activities such as the occasional movement of customer vehicles on the property, the infrequent delivery of goods and garbage collection are not of themselves considered to be significant noise sources in the MECP guidelines.

The sound levels were used as input to a predictive computer model. The software used for this purpose (*Cadna-A version 2018 build: 161.4801*) is a computer implementation of ISO Standard 9613-2.2 “Acoustics - Attenuation of Sound During Propagation Outdoors.” The ISO method accounts for reduction in sound level with distance due to geometrical spreading, air absorption, ground attenuation and acoustical shielding by intervening structures such as barriers. The calculations consider the acoustical effects of distance and shielding by the building. The unmitigated sound levels due to the rooftop mechanical equipment at the closest neighbouring residences are summarized in the following table. Sound level contours are shown in Figures 3 and 4.

**Table VIII: Predicted Sound Levels at Residential Receptors [dBA],
With Proposed Mitigation+**

Receptor	Criteria Day/ Night	Predicted Daytime – at Façade	Predicted Nighttime – at Façade
R1 (single storey dwelling to the south)	50 / 45	41	38
R2 (2-storey dwelling to the south)	50 / 45	39	36
R3 (2-storey church to the west)	50 / 45	37	34
R4 (2-storey dwelling to the east)	50 / 45	39	36

Note: + Mitigation has been provided as roof screen 2.59 m in height as shown on the building elevation drawings and on the roof plan.

The results from the preliminary stationary source noise assessment indicates that noise from rooftop mechanical equipment are expected to be within the MECP sound level limits at the nearby residences with the proposed mitigation measures in the form of roof screens.

7 Recommendations for Implementation

The results from the stationary source noise assessment indicate that noise from rooftop mechanical equipment are expected to be within the MECP sound level limits at the nearby residences. The roof screens proposed on the rooftop are required for noise mitigation. Recommendations are provided in regard to road traffic noise for the proposed retirement building.

To ensure that noise control recommendations outlined above are fully implemented, it is recommended that:

- 1) The roof screens as shown on the roof plan and on the building elevations should be a minimum of 10 kg/m².
- 2) If additions to the rooftop mechanical equipment are made, an acoustical consultant shall review them to confirm that the MECP limits will be met at the neighbouring residences and provide any additional recommendations which may be required.

Upon review and approval of this detailed study by the City, all recommendations set forth in the study (i.e. warning clauses) should be secured through the Conditions of Site Plan Approval and/or the Building Permit, to the satisfaction of the City.

7.1 Implementation

To ensure that the noise control recommendations outlined above are fully implemented, it is recommended that:

- 1) The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' buildings, mechanical equipment and ventilation systems for the buildings on site and the off-site stationary noise sources are in compliance with the acoustical report as prepared for the particular building and in compliance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines for stationary noise sources."

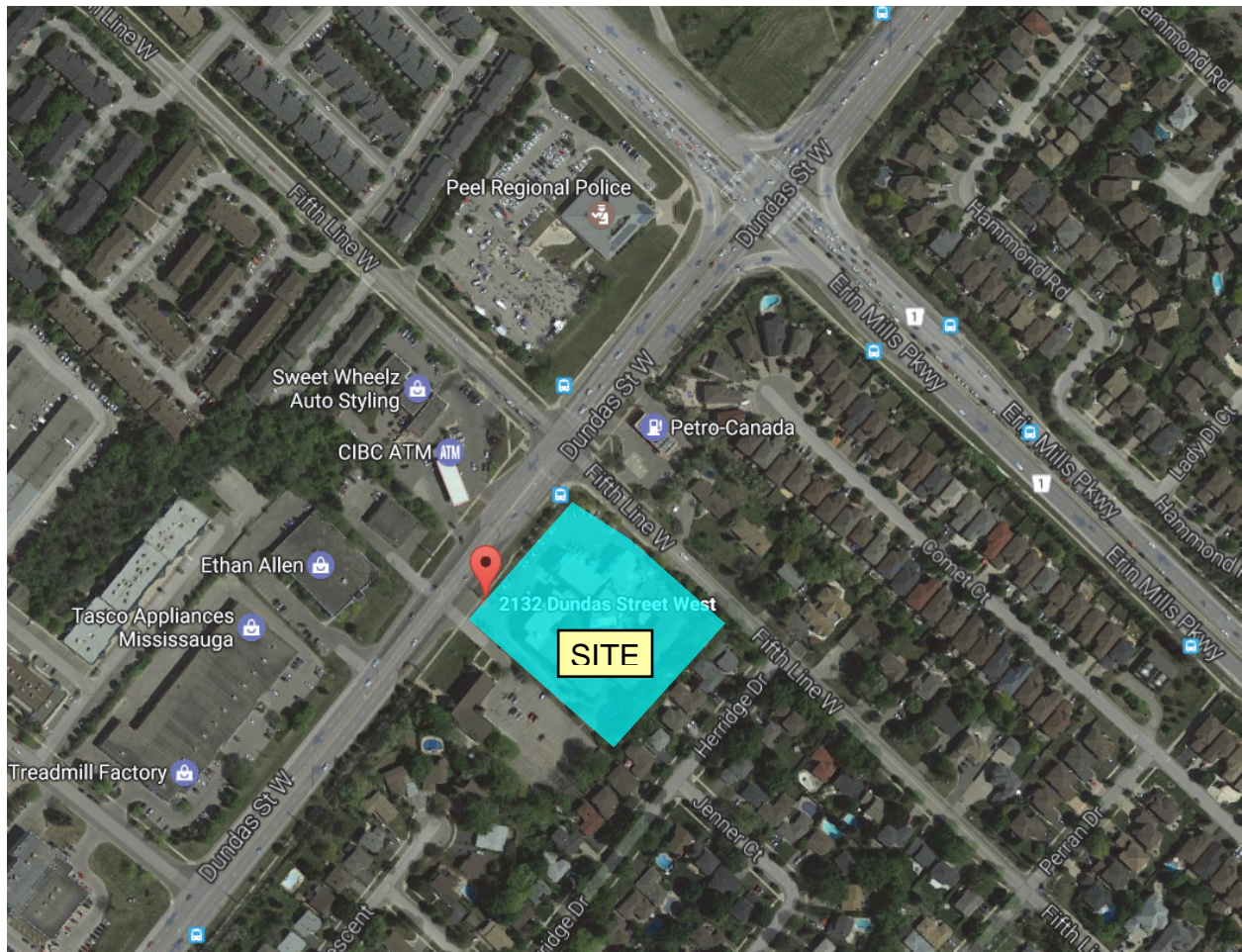


Figure 1 - Key Plan

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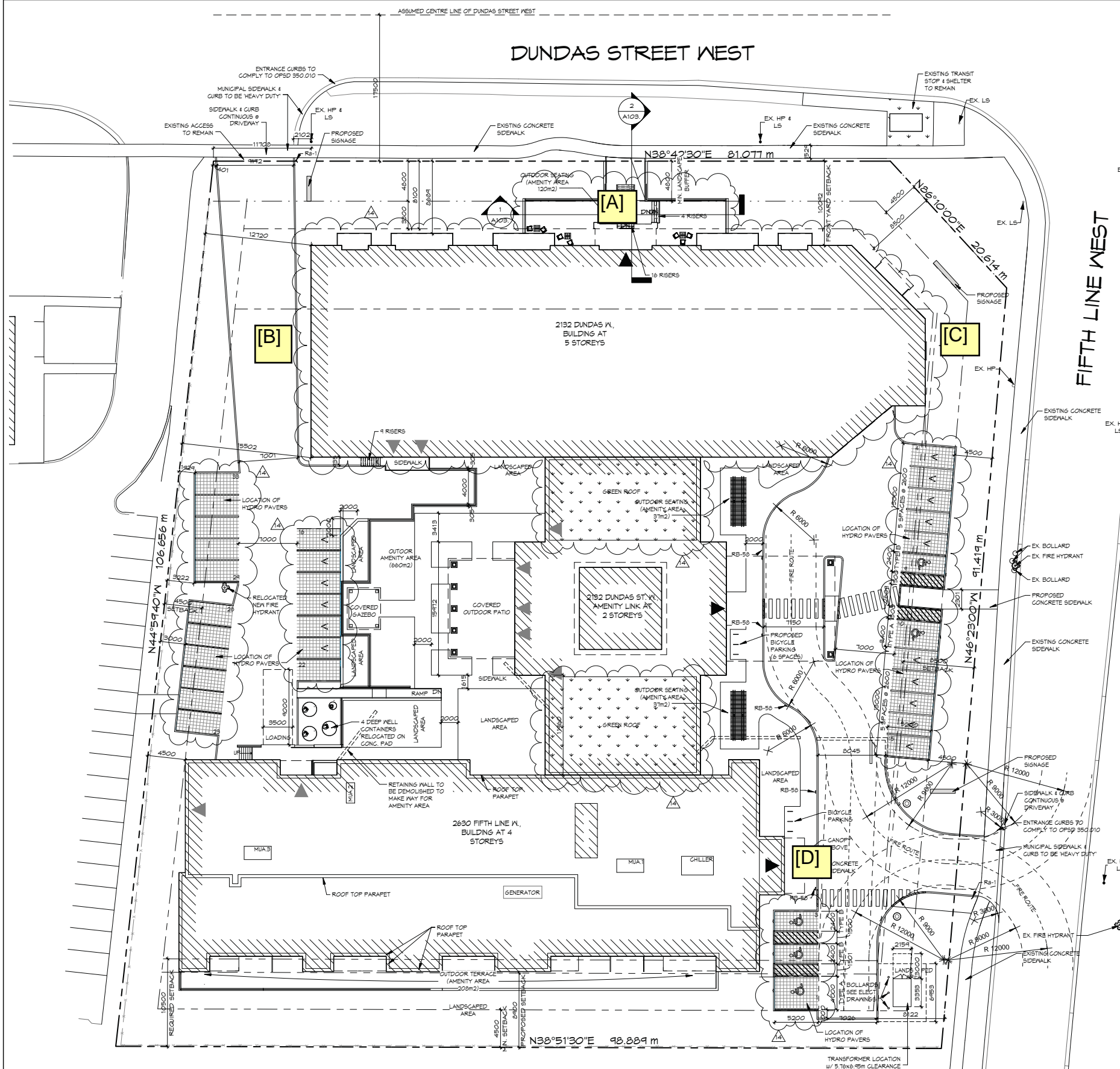
1 Master Plan
A102 1: 250

SITE PLAN STANDARD NOTES:

- I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE PROVISIONS OF THE ZONING BY-LAW 004-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW 1038-81 AS AMENDED.
- FIRE ACCESS ROUTE WILL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11 363 KGS. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 125 (0.8%) OVER A MINIMUM DISTANCE OF 15m.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
A. FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE, OR
B. FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD 350.010.
- THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE GRADING PLAN PREPARED BY MTE ENGINEERING, PROJECT NO. 40802-100, DWS. #C31.

Figure 2 - Proposed Site Plan

17/01/19



SITE DATA		ZONE RM4-25	SITE/LOT AREA 10 243.44 M2	REQUIRED	PROPOSED	COMPLIES	COMMENTS
1	MIN. LOT FRONTAGE	415.1	30 m	81.071 m (DUNDAS STREET WEST)	10.024 m (DUNDAS STREET WEST)	YES	
2	MIN. FRONT YARD/EXTERIOR SIDE	415.1	8.5 m (HEIGHT B/W 13.0 m & 20 m)	HEIGHT ON DUNDAS STREET BASED ON ESTABLISHED GRADE IS 15.48 m +/-	8.5 m (FIFTH LINE WEST)	YES	
3	MIN. INTERIOR SIDE YARD (WEST)	415.1	4.5 m (ABUTS INSTITUTIONAL)	4.5 m	4.5 m	YES	BASED ON CLOSEST BLDG. FACE
4	MIN. INTERIOR SIDE YARD (SOUTH)	415.1	7.5 m + 1.0 m FOR EACH ADDITIONAL 1.0 m OF DWELLING HEIGHT, OR PORTION THEREOF, EXCEEDING 10.0 m	PROPOSED BLDG. HEIGHT: 13.2 m	8.4 m	YES PER MINOR VARIANCE	CAPTURED IN MINOR VARIANCE AMENDMENT A' 24/17 WARD 2, TO REDUCE SETBACK TO 8.4 m
5	MAX. ENCROACHMENT OF A BALCONY OR CORNICE ABOVE THE FIRST STOREY INTO A REQUIRED YARD	415.1	1.0 m	1.435 m - SOUTH (BASED ON 10.5 m SETBACK)	0.0 m - NORTH (DUNDAS ST. WEST)	YES PER MINOR VARIANCE	CAPTURED IN MINOR VARIANCE AMENDMENT A' 24/17 WARD 2 TO REDUCE SIDE YARD SETBACK TO 8.4 m. AS A RESULT BALCONY WILL NOT ENCROACH IN SETBACK
6	MAX. ENCROACHMENT INTO A REQUIRED YARD OF A BALCONY LOCATED ON THE FIRST STOREY THAT EACH SHALL HAVE A MAXIMUM WIDTH OF 6.0 m	415.1	1.8 m	N/A - SOUTH	N/A - NORTH	N/A	
7	MAX. PROJECTION OF A BALCONY LOCATED ABOVE THE FIRST STOREY MEASURED FROM THE OUTERMOST FACE OR FACES OF THE BUILDING FROM WHICH THE BALCONY PROJECTS	415.1	1.0 m	0.0 m (DUNDAS ST. WEST)	0.0 m	YES	
8	MIN. ABOVE GRADE SEPARATION BETWEEN BUILDINGS	415.1	3.0 m (BUILDING HEIGHT LESS THAN 13 m)	3.0 m	3.0 m	YES	
9	FSI APARTMENT DWELLING ZONE	415.1	0.4 MIN. TO 0.4 MAX.	16,343.25 sq.m/10,234.44 sq.m = 1.54	16,343.25 sq.m/10,234.44 sq.m = 1.54	NO	CAPTURED IN AMENDMENT TO ALLOW FOR 1.54 MAX. FSI
10	HEIGHT MAX	410 2.23 2.2(2)	3 STOREYS AND 10.7 m MAX	5 STOREYS AND 15.48 m +/- (DUNDAS STREET WEST) 5 STOREYS AND 13.3 m +/- (MECHANICAL PENTHOUSE - FIFTH LINE WEST)	5 STOREYS AND 15.48 m +/- (DUNDAS STREET WEST) 5 STOREYS AND 13.3 m +/- (MECHANICAL PENTHOUSE - FIFTH LINE WEST)	YES PER	CAPTURED IN AMENDMENT TO ALLOW FOR 5 STOREYS AND 13.3 m MAXIMUM HEIGHT
11	# UNITS			PHASE 1: EXISTING BUILDING-46 LTC SUITES PHASE 1 BUILDING-50 RETIREMENT TOTAL = 104 UNITS PHASE 2: PHASE1 BUILDINGS-61 RETIREMENT PHASE 2 BUILDING-11 INDEPENDENT SENIORS UNITS TOTAL: 138	PHASE 1: EXISTING BUILDING-46 LTC SUITES PHASE 1 BUILDING-50 RETIREMENT TOTAL = 104 UNITS PHASE 2: PHASE1 BUILDINGS-61 RETIREMENT PHASE 2 BUILDING-11 INDEPENDENT SENIORS UNITS TOTAL: 138		
12	USE	410 2.23 1	LONG TERM CARE/RETIREMENT DWELLINGS	RETIREMENT DWELLING & INDEPENDENT SENIORS LIVING	RETIREMENT DWELLING & INDEPENDENT SENIORS LIVING	YES	
13	OFF STREET PARKING	31.21	0.5 / UNIT RETIREMENT HOME = 61 REQUIRED	34 PARKING GARAGE 33 GRADE TOTAL = 12	34 PARKING GARAGE 33 GRADE TOTAL = 12	YES	
14	OFF STREET PARKING DIMENSIONS	31.14.1, 31.15.1	2.6 x 5.2 (1.0 m AISLE)	2.6m x 5.2m (1.0m AISLE)	2.6m x 5.2m (1.0m AISLE)	YES	
15	OFF STREET PARKING SETBACK	415.1	4.5 m MIN. (TO A STREET LINE) 3.0 m MIN. (ANY OTHER LOT LINE) 7.5 m MIN. (PARKING STRUCTURE PARTIALLY ABOVE GRADE TO LOT LINE)	2.66 m TO 5.8 m (FIFTH LINE WEST) 1.924 m TO 3.2 m (WEST) 10.024 m (DUNDAS STREET)	2.66 m TO 5.8 m (FIFTH LINE WEST) 1.924 m TO 3.2 m (WEST) 10.024 m (DUNDAS STREET)	YES NO YES	CAPTURED IN AMENDMENT TO ALLOW FOR 1.924m PARKING SETBACK
16	LOADING SPACES	31.4.5	1 REQUIRED (3.5 m x 9.0 m L)	1 PROVIDED (3.5 m x 9.0 m)	1 PROVIDED (3.5 m x 9.0 m)	YES	
17	MIN. SETBACK FOR WASTE ENCLOSURE/LOADING AREA TO STREET LINE	415.1	10 m MIN.	N/A	N/A	N/A	
18	MIN. SETBACK FOR WASTE ENCLOSURE/LOADING AREA TO DETACHED DWELLINGS		10 m MIN.	+ 40 m	+ 40 m	YES	
19	OUTDOOR STORAGE			N/A	N/A	N/A	
20	MIN. LANDSCAPED AREA	415.1	40% OF SITE = 4,093.24 sq.m	NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS	NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS	NO	CAPTURED IN AMENDMENT TO REDUCE MINIMUM LANDSCAPE AREA TO 36%
21	BUFFER STRIPS	415.1, 21.25, 41.15.4	4.5 m STREET LINE/RESIDENTIAL 3.0 m OTHER LOT LINE	4.5 m VARIES: WEST - 1.924 m MIN. AT PARKING SOUTH - 4.4 m + AT PARKING	4.5 m VARIES: WEST - 1.924 m MIN. AT PARKING SOUTH - 4.4 m + AT PARKING	YES NO - WEST YES - SOUTH	EXIST. CONDITION TO BE CAPTURED IN AMENDMENT
22	AMENITY	415.1	GREATER OF 5.6M2/UNIT (712.9 sq.m) OR 10% OF SITE AREA (1023.44 sq.m)	3671.665 sq.m +/- (35.9% +/-) NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS	3671.665 sq.m +/- (35.9% +/-) NOTE: CALCULATION DOES NOT INCLUDE COVERED OUTDOOR AMENITY AREAS	YES	
23	MIN. % OF TOTAL REQUIRED AMENITY AREA TO BE PROVIDED IN ONE CONTIGUOUS AREA (50% OR 511.72 sq.m)			MIN. AMENITY AREA TO BE PROVIDED OUTSIDE AT GRADE (55.2 sq.m)	MIN. AMENITY AREA TO BE PROVIDED OUTSIDE AT GRADE (55.2 sq.m)	YES	
24	MIN. AMENITY AREA TO BE PROVIDED OUTSIDE AT GRADE (55.2 sq.m)			1062 sq.m +/-	1062 sq.m +/-	YES	
25	BICYCLE PARKING		5% OF REGD CAR SPACES 5% OF T2 = 3.6	4 SPACES	4 SPACES	YES	

SITE STATISTICS		ZONE RM4-25	SITE AREA 10 234.44 M2 (102 Hb)	EXISTING BUILDING (PRIOR TO DEMOLITION)	EXISTING BUILDING (AFTER DEMOLITION)	NEW BUILDING	TOTAL (COMPLETED CONSTRUCTION)
LOT COVERAGE	N/A		35.7%	35.7%	22.3%	15.9%	33.2%
FLOOR AREA	N/A		3 654.87 sq.m	2 283.67 sq.m	1 626.00 sq.m	3 404.67 sq.m	
GROSS FLOOR AREA	MIN. FSI: 0.4 THEREFORE, MIN. G.F.A. = 4 049.77 sq.m MAX. FSI: 0.9 THEREFORE, MAX. G.F.A. = 9 211.00 sq.m		FSI = 10 272.47/10 234.44 = 1.00	G.F.A.: 1 514.20 sq.m FSI = 1 514.20/10 234.44 = 0.15	G.F.A.: 5 966.80 sq.m FSI = 5 966.80/10 234.44 = 0.58	FSI = 16 343.25/10 234.44 = 1.54	

14 RE-15555 FOR OPA/2EA
REVISIONS
20180706
DATE



REGISTERED PLAN CON 1 505 PT LOT 31
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Erinview Redevelopment - Retirement Residence
2132 Dundas St. W., Mississauga ON
2630 Fifth Line West, Mississauga, ON
Site Plan

STATUS: SPA
PROJECT #: 15095
SHEET #
DATE: 20170111
ISSUED: 20180328

A102.



Figure 3: Predicted Daytime Sound Level Contours, at 4.5 m Height, Leq [dBA]



Figure 4: Predicted Nighttime Sound Level Contours, at 4.5 m Height, Leq [dBA]

APPENDIX A

Supporting Drawings



ACOUSTICS



NOISE



VIBRATION

Quote/Project#: 8246
Customer/JOB: Enrerview
Addison Rep: -

Sound Data	RETURN							
Freq. Band	125	250	500	1000	2000	4000	8000	Tot. dBA
PROA071 B1	46	54	62	60	58	56	51	66

DISCHARGE							
125	250	500	1000	2000	4000	8000	Tot. dBA
48	63	74	75	70	66	58	79

"The sound level estimates generated by this Tool are estimates based on empirical relations and are provided as guidance only. Actual results will vary based on actual fan cfm delivery, system static pressure and fan rpm and other external installation factors. This information should not be used as a substitute for consultation with a certified expert on installations where actual sound levels are a major concern.
The user is completely responsible for the accuracy of the input data, modifications and results obtained."

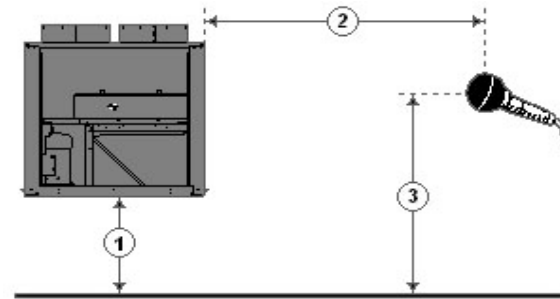
Detailed Performance Summary For 15.53 IPLV EER of 80T 575V

Project: Collins - Harrison - Erinview 80t
Prepared By: Adam Kedzierski (519)593.2363

03/24/2017
10:59AM

Unit Parameters

Tag Name: 15.53 IPLV EER of 80T 575V
Model Number: 30RAP080
Condenser Type: Air Cooled
Compressor Type: Scroll
Chiller Nameplate Voltage: 575-3-60 V-Ph-Hz
Quantity: 1
Manufacturing Source: Charlotte, NC USA
Refrigerant: R410A
Shipping Weight: 4002 lb
Operating Weight: 4064 lb
Unit Length: 151 in
Unit Width: 88 in
Unit Height: 78 in



- 1 - Chiller Height Above Ground
2 - Horizontal Distance From Chiller to Receiver
3 - Receiver Height Above Ground
(See Note 3)

Accessories and Installed Options

Evaporator Heater
Non-Fused Disconnect
Al Fin/Cu Tube
Low Sound

Single Point
Fixed Speed Condenser Fan
Remote Evaporator Kit

Acoustic Information

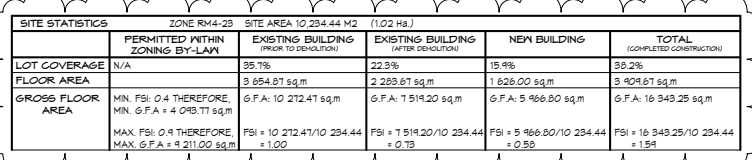
Table 1. A-Weighted Sound Power Levels (dB re 1 picowatt). See note #1.

Octave Band Center Frequency, Hz	31	63	125	250	500	1k	2k	4k	8k	Overall
100% Load	38	62	73	81	86	88	87	81	72	93
75% Load	38	62	73	81	86	88	87	81	72	92
50% Load	37	61	72	80	85	87	86	80	71	92
25% Load	36	60	71	79	84	86	85	79	70	91

Table 2. A-Weighted Sound Pressure Levels (dB re 20 micropascals) calculated based upon user defined input for dimensions 1, 2 and 3 as shown in above diagram. See note #2 and #3.

Octave Band Center Frequency, Hz	31	63	125	250	500	1k	2k	4k	8k	Overall
100% Load	9	34	44	52	57	59	59	53	43	64
75% Load	9	34	44	52	57	59	59	52	43	64
50% Load	8	33	44	51	56	59	58	52	42	63
25% Load	7	32	43	50	55	58	57	51	41	62

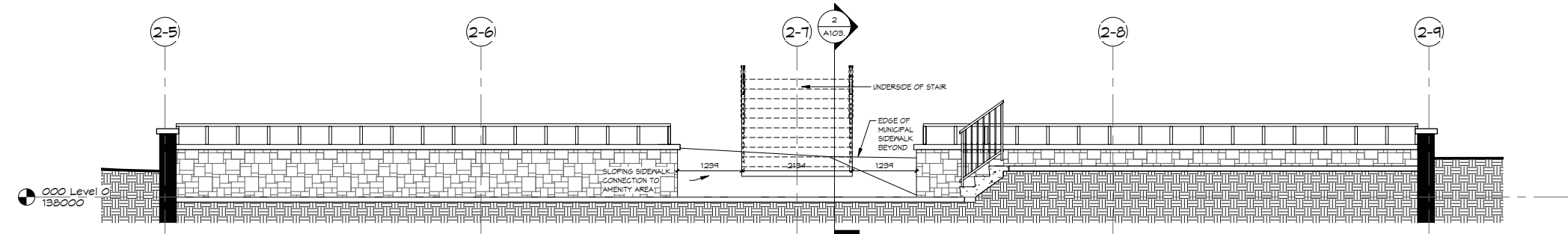
Notes: (1) Measurements performed in accordance with AHRI Standard 370 for air cooled Chillers.
(2) Chiller is assumed to be a point source on a reflecting plane.



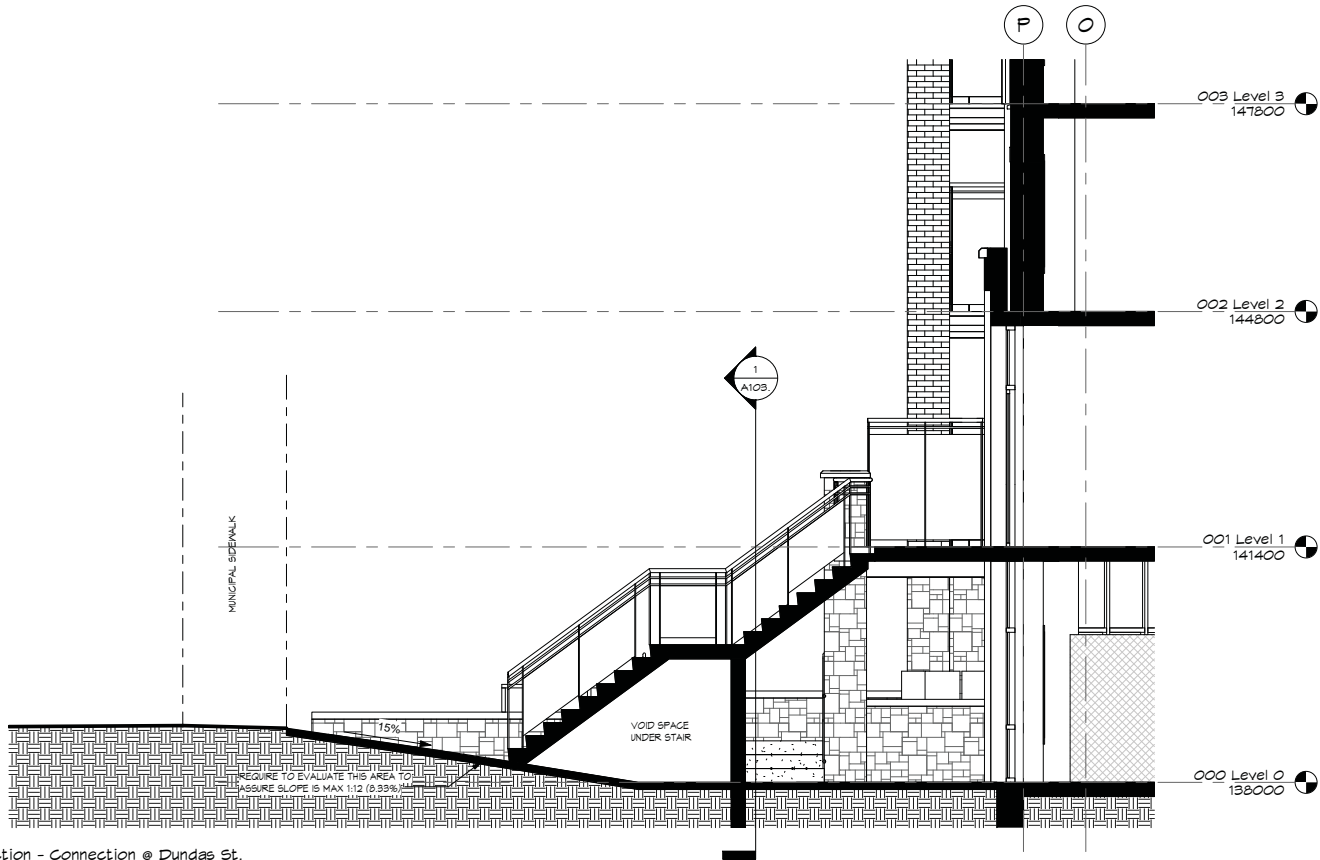
SITE PLAN STANDARD NOTES:

1. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER 02/17/01 K2. PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF 504-505.2.1.1.5 OF BY-LAW 001-2000.
2. SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
3. FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA BY-LAW 1238-81 AS AMENDED.
4. FIRE ACCESS ROUTE WILL BE CONSTRUCTED OF HARD SURFACE MATERIAL, SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11 360 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15M.
5. AT THE ENTRANCES TO THE SITE, THE MUNCIPLE CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
 - A. FOR ALL SINGLE LANE DRIVEWAYS, ALL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE;
 - B. FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD 350.010.
6. THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE GRADING PLAN PREPARED BY MTE ENGINEERS, PROJECT NO. 40602-100, DWG. KCB.1

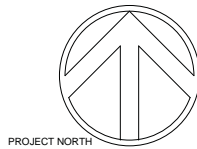
4/4/2019 4:41:26 PM



1 Building Section - Thru Amenity Area @ Dundas St.
A103 1:50



2 Building Section - Connection @ Dundas St.
A103 1:50



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Erinview Redevelopment - Retirement

Residence

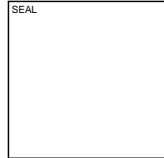
2132 Dundas St. N., Mississauga, ON

2630 Fifth Line West, Mississauga, ON

Site Details

STATUS	SPA
PROJECT #	15035
SFILE NO.	SP 17101012
DRAWN	Author
SCALE	1:50
DATE/DWN	04/04/19
ISSUED	20190328

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A103.



STATUS	SPA
PROJECT #	15055
OZ FILE NO.	OZ 17/01 W2
DRAWN	JEF, SV
SCALE	1:100
DATE DWN	20150904
ISSUED	20160328

A300.



REGISTERED PLAN: CON 1 505 PT LOT 31
PIN: 13425-0182

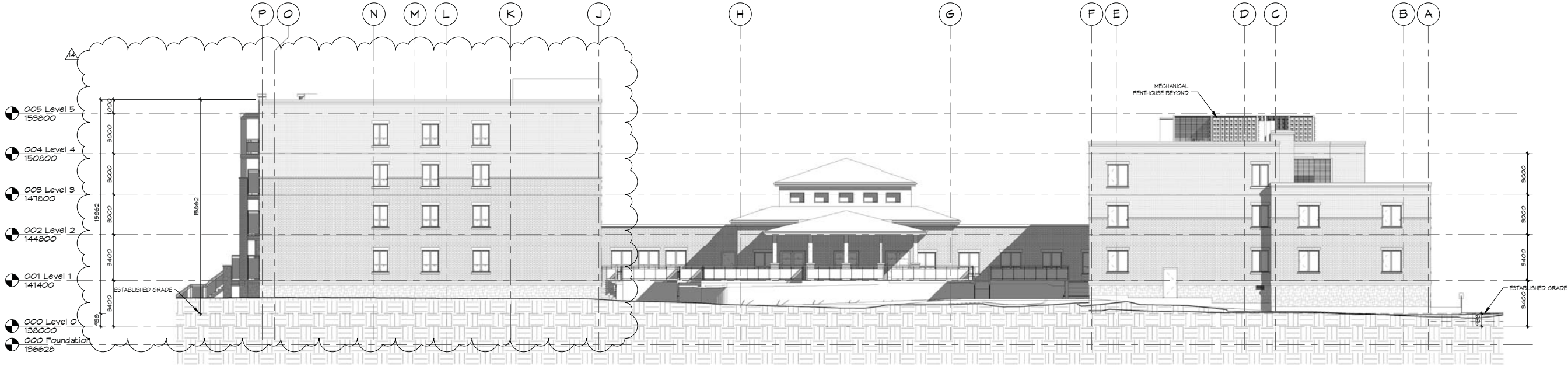
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1 East
A301/ 1 : 150



2 West
A301/ 1 : 150

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Building Elevations

STATUS	SPA
PROJECT #	15055
DATE NO.	02/17/2019
DRAWN	JEF, SV
SCALE	1 : 150
DATE ENN	20190404
ISSUED	20190328

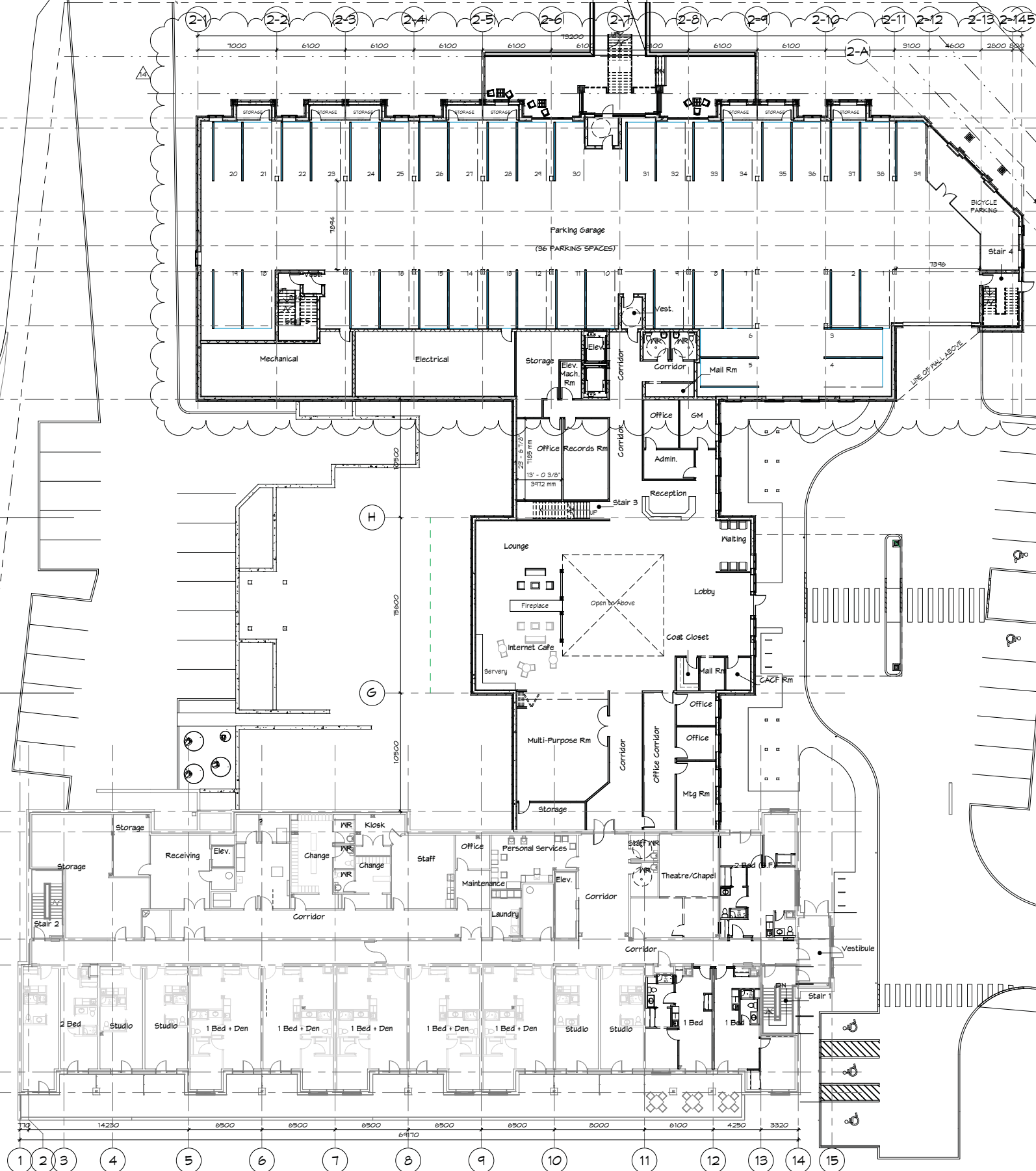
14 RE-ISSUED FOR OPA/ZBA
REVISIONS

20180706
DATE

A301.

4/4/2019 4:43:23 PM

1 Ground Floor Plan
A400 1:200



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Erinview Redevelopment - Retirement Residence
2132 Dundas St. W., Mississauga, ON
2630 Fifth Line West, Mississauga, ON

STATUS	SPA
PROJECT #	15055
DATE NO.	02/17/01/16
DRAWN	JEF, SV
SCALE	1:200
DATE ENN	20150830
ISSUED	20150328

14 RE-ISSUED FOR OPA/ZBA
1 ISSUED FOR URBAN DESIGN BRIEF
REVISIONS
2018/01/06
2016/10/25
DATE

A400.

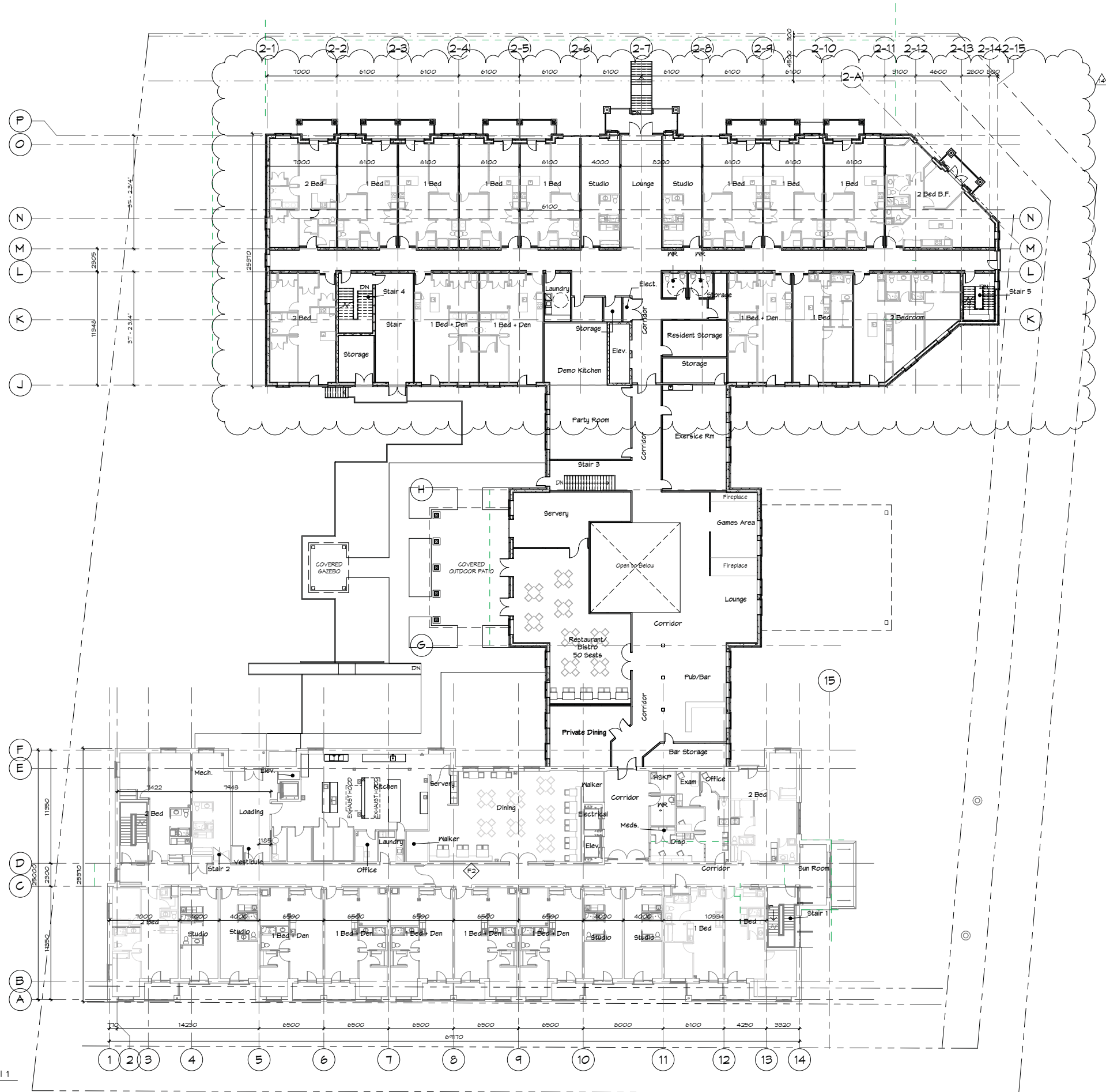
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1
A401
001 Level 1
1 : 200



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2630 Fifth Line West, Mississauga, ON

1st Floor Plan

STATUS	SPA
PROJECT #	15095
DATE NO.	02/17/01/16
DRAWN	JEFF, TT, DL
SCALE	1 : 200
DATE ENN	20150817
ISSUED	20150328

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1 ISSUED FOR URBAN DESIGN BRIEF
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2018/01/06
2016/10/25
DATE

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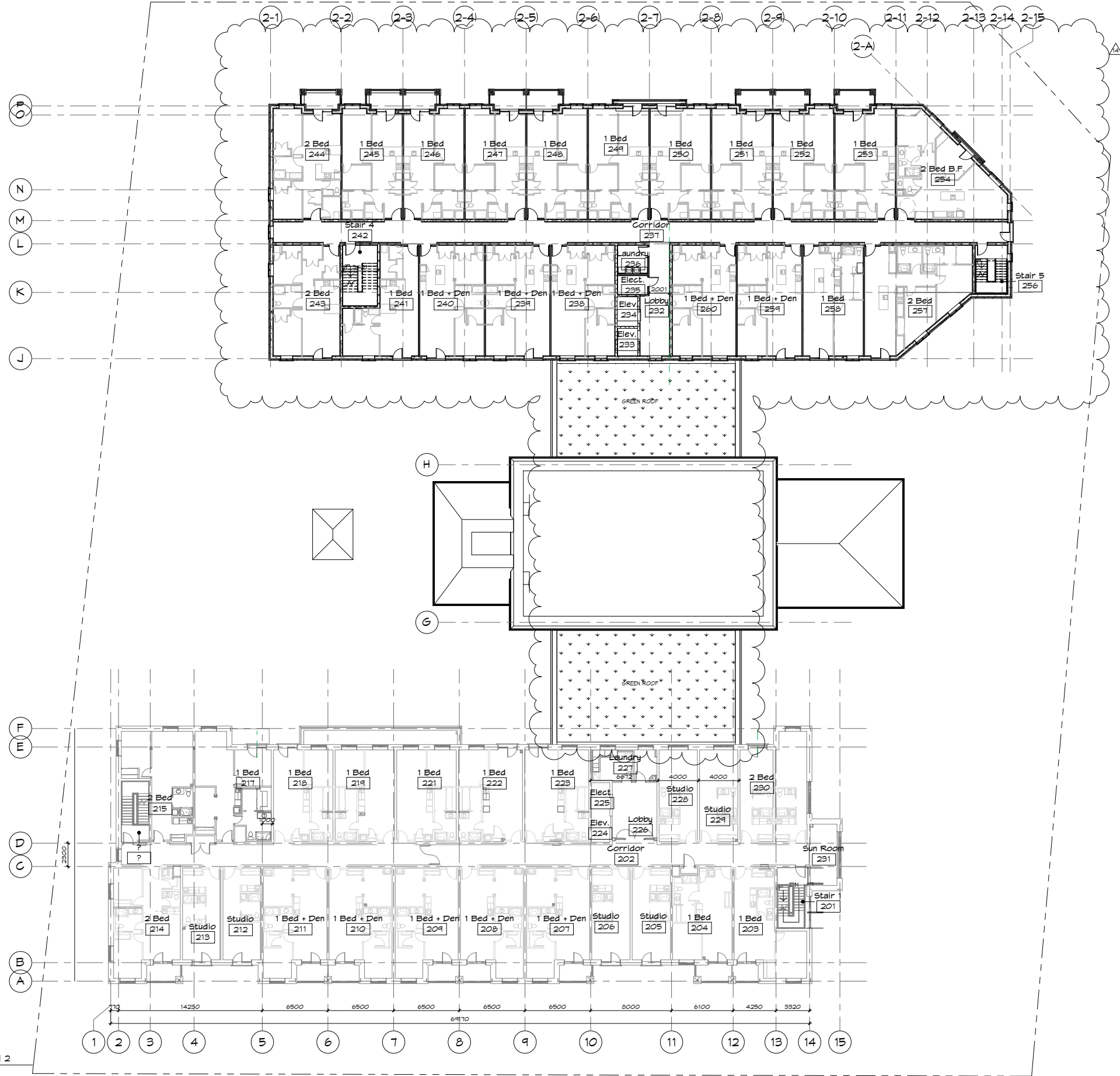
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1 002 Level 2
A402 1:200



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Residence

2132 Dundas St. W., Mississauga, ON

2630 Fifth Line West, Mississauga, ON

2nd Floor Plan

STATUS	SPA
PROJECT #	15055
DATE	02/17/2019
DRAWN	JEFF, TT, DL
SCALE	1:200
DATE ENN	20150815
ISSUED	20150328

14 RE-ISSUED FOR OPA/IBA
1 ISSUED FOR URBAN DESIGN BRIEF
REVISIONS
2018/10/26
DATE

A402.

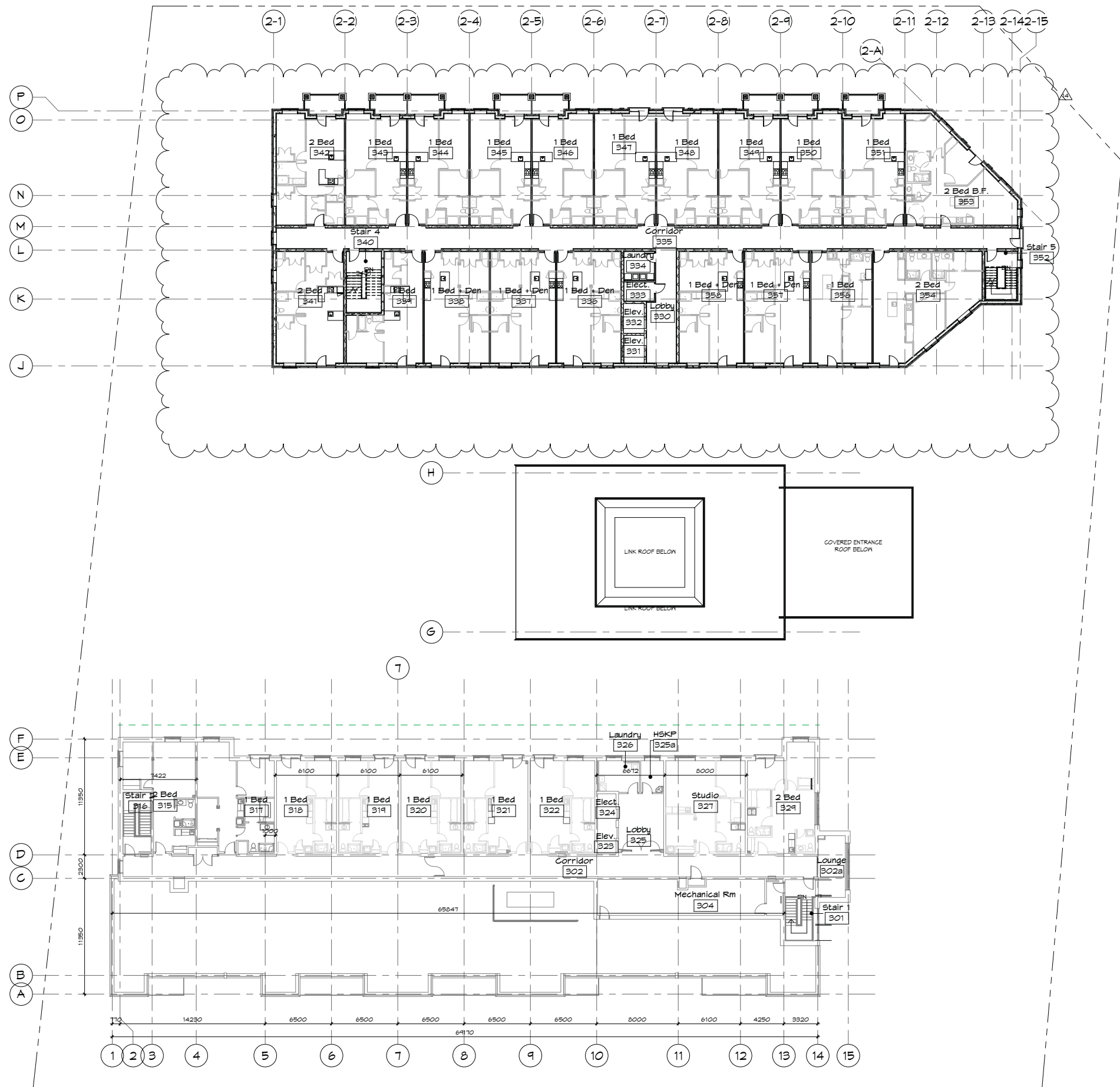
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Erinview Redevelopment - Retirement

Residence

2132 Dundas St. W., Mississauga ON
2630 Fifth Line West, Mississauga, ON

3rd Floor Plan

STATUS	SPA
PROJECT #	15055
OZ FILE NO.	OZ 17101 W2
DRAWN	JEF, TT, DL
SCALE	1:200
DATE DWN	20150817
ISSUED	20190328

14	RE-ISSUED FOR OPA/ZBA	20180706
1	ISSUED FOR URBAN DESIGN BRIEF	20161025
REVISIONS		DATE

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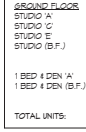
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 WALL TYPES SEE A8.1
 XX = FIRE SEPARATION
 WINDOW TYPES SEE A8.2
 DOOR TYPES SEE A8.2
 INTERIOR ELEVATIONS SEE

NOTES:
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.S.
3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS UNLESS SEE STRUCTURAL DWGS.
4) ROOF AND SHELF TYPICAL ALL CLOSETS.
5) FOR UNIT DETAILS SEE AS 0 - AS.1

5	RE-ISSUED FOR SPA Rev.2	20170810
4	RE-ISSUED FOR SPA Rev.1	20170524
3	ISSUED FOR SPA	20170214
2	ISSUED FOR COMMITTEE OF ADJUSTMENT	20170208
1	ISSUED FOR URBAN DESIGN BRIEF	20161025
REVISIONS		DATE

ErInview Redevelopment - Retirement
Residence
2132 Dundas St. W. Mississauga, ON
Ground Floor Plan - Level C

STATUS	SPA
PROJECT #	150555
SP FILE NO.	SP 17/010 K2
DRAWN	JEF, TT, DL
SCALE	As indicated
DATE DWN	20151009
ISSUED	20170810

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Fax: 519-846-0343
www.fryettarchitect.com

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS. © 001987

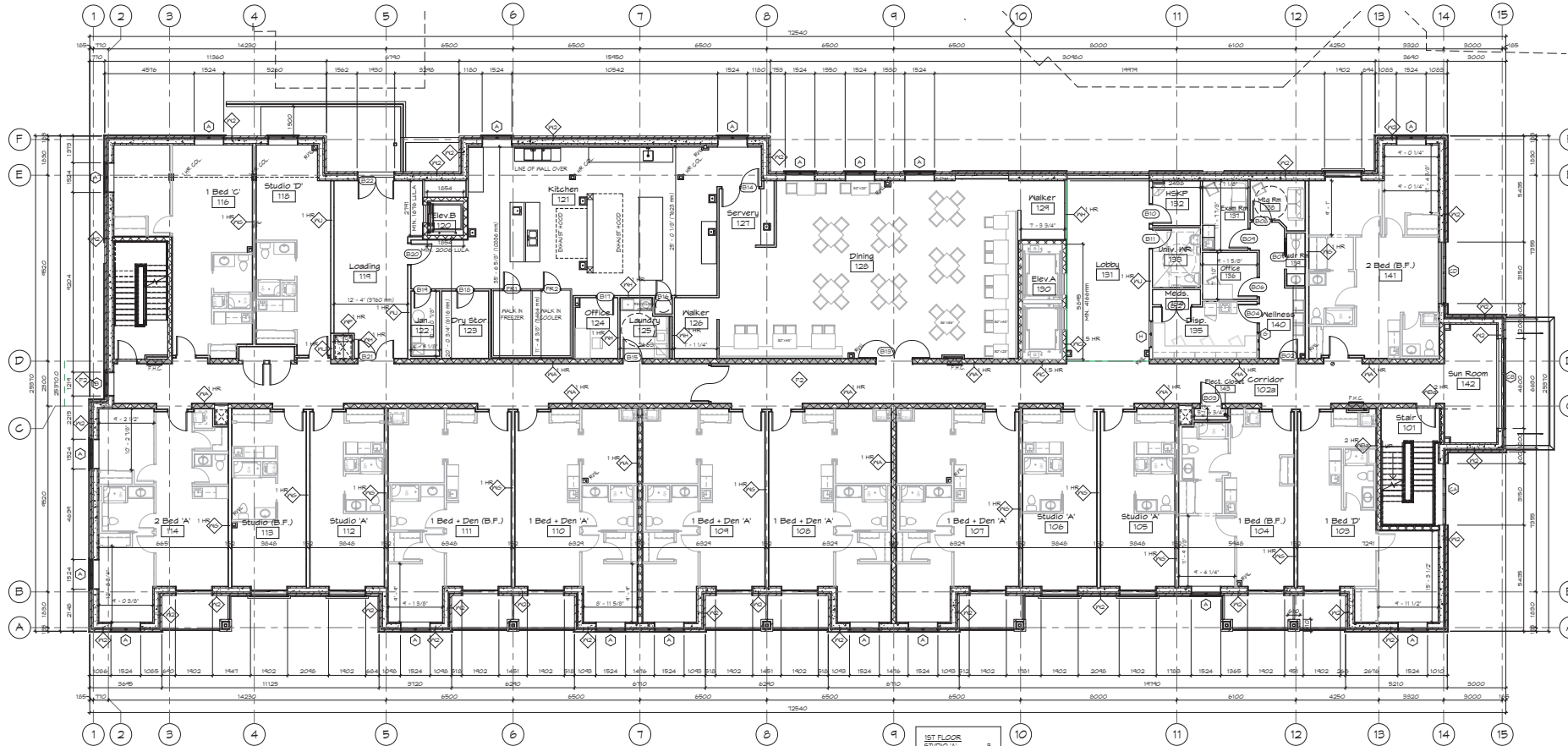
SEAL

Erinview Redevelopment - Retirement
Residence
2132 Dundas St. W. Mississauga, ON
Ground Floor Plan - Level C

STATUS	SPA
PROJECT #	150555
SP FILE NO.	SP 17/010 K2
DRAWN	JEF, TT, DL
SCALE	As indicated
DATE DWN	20151009
ISSUED	20170810

A300

8/10/2017 10:01:15 AM



1 SPA 001 Level 1 - Phase
A301 1:100

1ST FLOOR
STUDIO 'A'
STUDIO 'D'
STUDIO (B.F.)
1 BED 'D'
1 BED (B.F.)
1 BED + DEN 'A'
1 BED + DEN (B.F.)
2 BED 'A'
2 BED + DEN
TOTAL UNITS: 15

PLAN LEGEND
WALL TYPES SEE A3.1
XX + FIRE SEPARATION
DOOR TYPES SEE A3.2
INTERIOR ELEVATIONS SEE A3.3/A3.5/A3.6

NOTES:
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ITEMS.
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOOR ABOVE SHALL BE 2-HR. F.R.C.
3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS IN G. SEE STRUCTURAL DWGS.
4) ROOF AND SHELTER TYPICAL ALL CLOSETS.
5) FOR UNIT DETAILS SEE A3.2 - A3.1

REGISTERED PLAN: CON-11025 PT LOT 31
PK: 0428-0182
OPTION PROPERTIES LIMITED
1208 AVENUE ROAD SUITE 100
LONDON ON N6K 0S2
T: 519-454-0000
F: 519-454-0001



Eriview Redevelopment - Retirement Residence
2132 Dundas St. N. Mississauga, ON
1st Floor Plan - Level 1

STATUS	SPA
PROJECT #	150995
DATE	20170202
SCALE	AS NOTED
DATE	20170202
ISSUED	20170202

REVISIONS DATE

5 RE-ISSUED FOR SPA Rev2 20170810
3 ISSUED FOR SPA 20170214
2 ISSUED FOR COMMITTEE OF ADJUSTMENT 20170209
1 ISSUED FOR URBAN DESIGN BRIEF 20161025

DESIGNED BY: JAMES FRYETT ARCHITECT INC.
DRAWN BY: JEFF T. DILL
CHECKED BY: JAMES FRYETT
DATE: 20170202

JAMES FRYETT ARCHITECT INC.
115 Metcalfe Street
Etobicoke, Ontario N9B 1S9
Tel: 519-846-2301
Fax: 519-846-0843
www.fryettarchitect.com

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED STRUCTURAL ELEMENTS AND REPORT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

A301

8/10/2017 10:01:19 AM



1 SPA 002 Level 2 - Phase 1
A302 1:100

2ND FLOOR	
STUDIO 'A'	5
STUDIO 'B'	1
STUDIO 'C'	1
STUDIO (B.F.)	1
1 BED 'A'	2
1 BED 'B'	1
1 BED 'C'	1
1 BED 'D'	1
1 BED (B.F.)	1
1 BED + DEN 'A'	4
1 BED + DEN (B.F.)	1
2 BED 'A'	1
2 BED 'B'	2
TOTAL UNITS: 23	

PLAN LEGEND	
HR	WALL TYPES SEE A8.1
XX	FIRE SEPARATION
HR	WINDOW TYPES SEE A8.2
DOOR	DOOR TYPES SEE A8.2
INTERIOR	INTERIOR ELEVATIONS SEE A8.3-A8.5-A8.6
NOTES	
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DINGS FOR ALL STRUCTURAL ITEMS	
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR RATED FLOORS ABOVE SHALL BE 2-HR F.R.R.	
3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS (N.O. SEE STRUCTURAL DINGS)	
4) R.O.D. AND S.E.E.T. TYPICAL ALL CLUSTERS	
5) FOR UNIT DETAILS SEE A8.0-A8.1	

REVISIONS	DATE
1	ISSUED FOR URBAN DESIGN BRIEF 2016/10/28
2	ISSUED FOR COMMITTEE OF ADJUSTMENT 2017/02/09
3	ISSUED FOR SPA 2017/02/14
4	RE-ISSUED FOR SPA Rev1 2017/02/24
5	RE-ISSUED FOR SPA Rev2 2017/02/10

STATUS	SPA	150995
PROJECT #	SP17000002	
DRAWN	JEF, T.T. D.L.	
SCALE	AS NOTED	
DATE DOWN	2015/04/08	
ISSUED	2017/02/10	

Erinview Redevelopment - Retirement Residence
2132 Dundas St. N. Mississauga, ON
2nd Floor Plan - Level 2

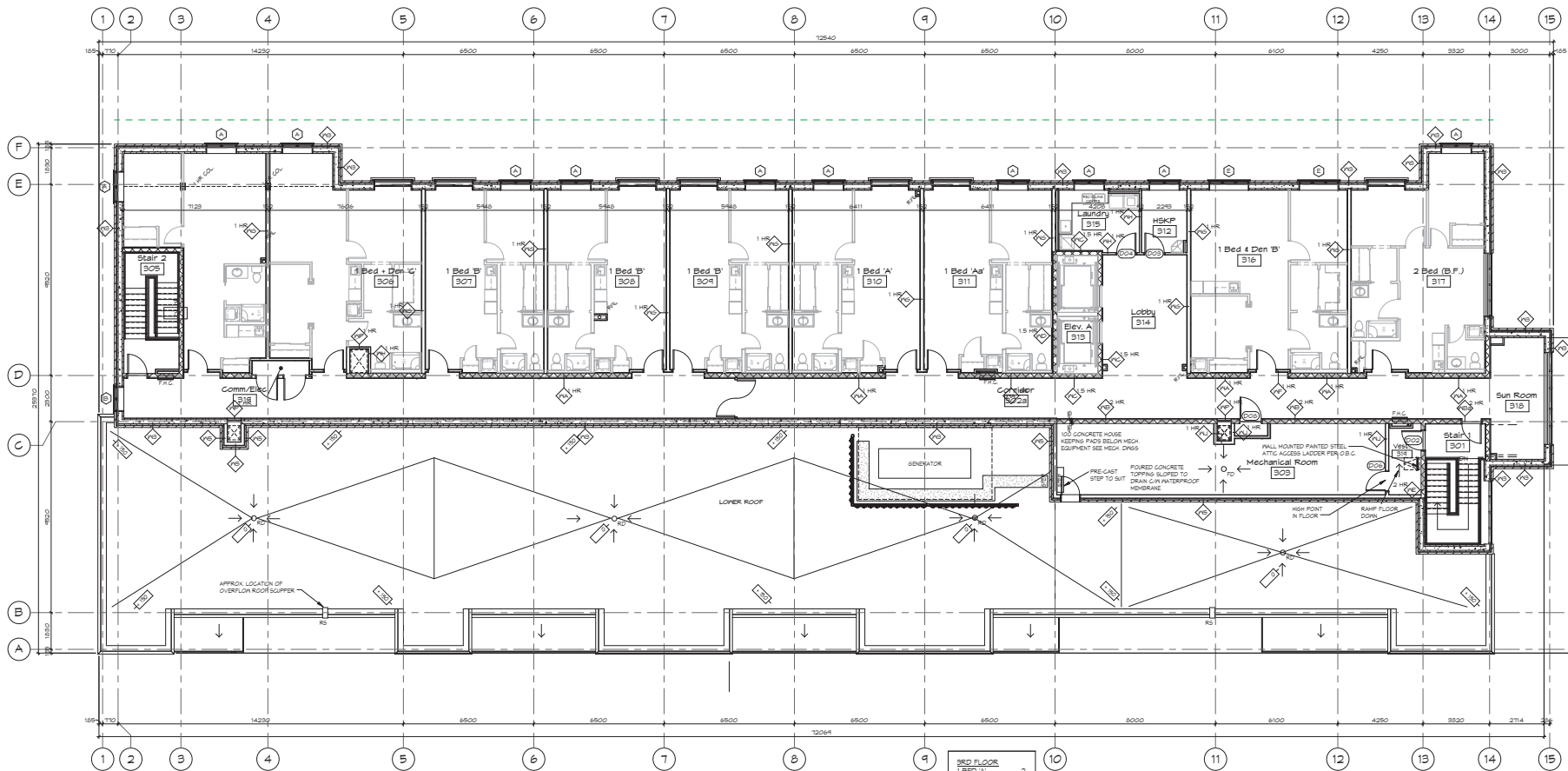
JAMES FRYETT ARCHITECT INC.
115 Metcalfe Street
Etobicoke, Ontario N9B 1S9
Tel: 519-846-2201
Fax: 519-846-0843
www.fryettdirect.com

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THIS PLAN AND REPORT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWING.

SEAL

A302

8/10/2017 10:01:22 AM



1 SPA 003 Level 3 - Phase 1
A303 1:100

3RD FLOOR	
1 BED 'A'	1
1 BED 'B'	1
1 BED 'C'	1
1 BED + DEN (B.F.)	1
2 BED + DEN	1
2 BED + DEN	1
TOTAL UNITS:	4

PLAN LEGEND

- WALL TYPES SEE A8.1
- XX = FIRE SEPARATION
- WINDON TYPES SEE A8.2
- DOOR TYPES SEE A8.2

INTERIOR ELEVATIONS SEE A8.3/A8.5/A8.6

NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DINGS FOR ALL STRUCTURAL DINGS.
- 2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.S.
- 3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS (N.O. SEE STRUCTURAL DINGS).
- 4) RIGID AND SHELF TYPICAL ALL CLOSETS.
- 5) FOR UNIT DETAILS SEE A8.0 - A8.1

REGISTERED PLAN: CON 1:200 PT LOT 31
PK: 0428-052
OPTION PROPERTIES LIMITED
1200 AVENUE ROAD SUITE 300
LONDON ON N6K 0S2
T: 519-454-0000
F: 519-454-0001



Erinview Redevelopment - Retirement Residence
2132 Dundas St. N. Mississauga, ON
3rd Floor Plan - Level 3

STATUS	SPR	DATE
DESIGNED	150995	20100910
DRAWN	JEFF. T.T. DL	20100910
CHECKED	AS	20100910
DATE DOWN	20100910	
ISSUED	20100910	

REVISIONS	DATE
8. RE-ISSUED FOR SPA Rev.2	20100910
4. RE-ISSUED FOR SPA Rev.1	20100910
3. ISSUED FOR SPA	20100910
2. ISSUED FOR COMMITTEE OF ADJUSTMENT	20100910
1. ISSUED FOR URBAN DESIGN BRIEF	20100910

DATE

JAMES FRYETT
ARCHITECT INC.
115 Metcalfe Street
Etobicoke, Ontario N9B 1S9
Tel: 519-846-2301
Fax: 519-846-0843
www.jfryettarchitect.com

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SEAL

DATE

DATE

DATE

DATE

DATE

DATE

DATE



PROJECT NORTH

ROOF PLAN NOTES

- INDICATES APPROX. ELEVATION CHANGE OF ROOF MEMBRANE
- A. ALL PENETRATIONS TO REMAIN WATERTIGHT TO DEPTH OF 300 MINIMUM ABOVE ROOF MEMBRANE
- B. ROOF RISSING ANCHORS FOR MAINTENANCE BY ANCHOR SUPPLIER - INSURE LOCATIONS AND DESIGN OF ROOF ANCHOR SYSTEM TO MEET O.B.C. AND ALL OTHER APPLICABLE CODES. PROVIDE ENG. SEALED DRAWINGS FOR REVIEW.

ROOF ANCHOR NOTES:

- △ AFFRQX. LOCATIONS OF ROOF ANCHORS REFER TO ENGINEER STAMPED SHOP DRAWINGS**
- A. ROOF RIGGING ANCHORS BY DESIGN BUILD - INSURE LOCATIONS AND DESIGN OF ROOF ANCHOR/SLEEVE SYSTEM FOR WINDON CLEANING TO MEET O.B.C. AND ALL OTHER APPLICABLE CODES. PROVIDE ENG. SEALED SHOP DRAWINGS FOR REVIEW
- B. ROOF ANCHOR/SLEEVE CONNECTION MUST NOT PENETRATE



5	RE-ISSUED FOR SPA Rev.2	2017/08/10
3	ISSUED FOR SPA	2017/02/14
2	ISSUED FOR COMMITTEE OF ADJUSTMENT	2017/02/08
1	ISSUED FOR URBAN DESIGN BRIEF	2016/10/25
REVISIONS		DATE

Erinview Redevelopment - Retirement Residence
2132 Dundas St. W. Mississauga, ON

Roof Plan

STATUS	SPA
PROJECT #	15055
SP FILE NO.	SP 17/010 A3
DRAWN	DL
SCALE	As indicated
DATE DWN	20151208
ISSUED	20170810

JAMES FRYETT
ARCHITECT INC.

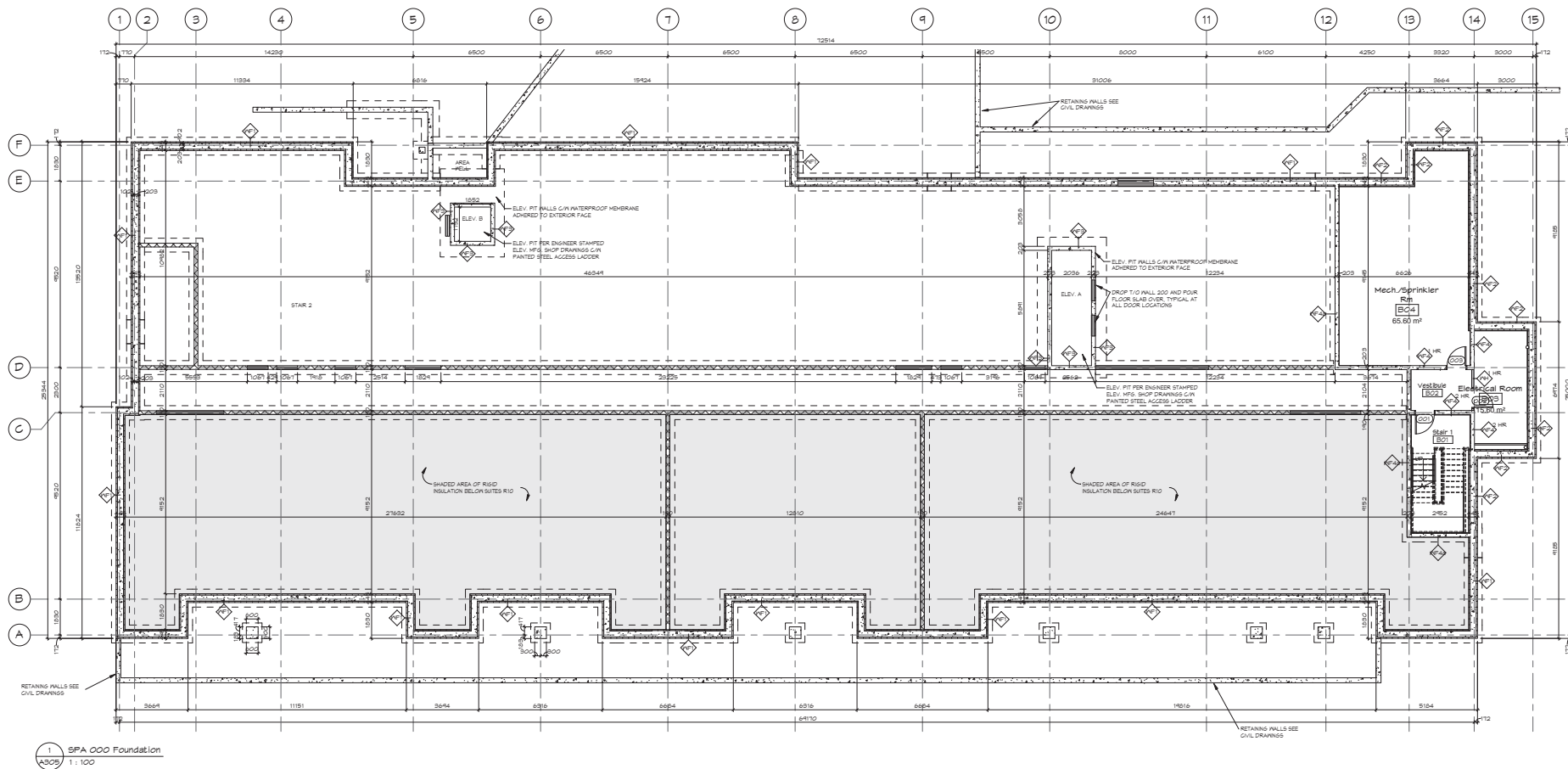
1115 Metcalfe Street
Etobicoke, Ontario N9B 1S9
Tel: 519-846-2201
Fax: 519-846-0343
www.fryettarchitect.com

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A304

A304

8/10/2017 10:01:39 AM



PLAN LEGEND	
	WALL TYPES SEE AS.1
	W-1 FIRE SEPARATION
	WINDOW TYPES SEE AS.2
	DOOR TYPES SEE AS.2
	INTERIOR ELEVATIONS SEE AS.3/AS.5/AS.8
NOTES	
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DRAWS FOR ALL STRUCTURAL ITEMS	
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.C.	
3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FULL BEAMS (N.O. SEE STRUCTURAL DRAWS)	
4) RIGID AND SHELF TYPICAL ALL GUESTS	
5) FOR INT DETAILS SEE AS.9 - AS.1	

REGISTERED PLAN: CON-11025 PT LOT 51
PK: 0428-0182

Sifton

SIFTON PROPERTIES LIMITED
128 RIVERVIEW ROAD SUITE 100
LONDON ON N6K 0S2
T: 519-454-0000
F: 519-454-0000



Erinview Redevelopment - Retirement Residence
2132 Dundas St. N. Mississauga, ON
Foundation & Basement Plan

STATUS	SPA
PROJECT #	18099
FILE NO.	SP17002 A2
DRAWN	DL
SCALE	As Indicated
DATE	20170110
ISSUED	20170210

REVISIONS	DATE
1 ISSUED FOR URBAN DESIGN BRIEF	20161028
2 ISSUED FOR COMMITTEE OF ADJUSTMENT	20170209
3 ISSUED FOR SPA	20170214
4 RE-ISSUED FOR SPA Rev.1	20170224
5 RE-ISSUED FOR SPA Rev.2	20170810

JAMES FRYETT ARCHITECT INC.
115 Metcalfe Street
Etobicoke, Ontario
Tel: 519-846-2201
Fax: 519-846-0843
www.fryettdirect.com

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SEAL

A305

APPENDIX B

Road Traffic Information



ACOUSTICS



NOISE



VIBRATION

Date: 02-Nov-16

NOISE REPORT FOR PROPOSED DEVELOPMENT

REQUESTED BY:

Name: Sheeba Paul

Company: HGC Engineering

Fax#: () - 0



PREPARED BY:

Name: Jacqueline Hunter

Tel#: (905) 615-3200

Location: Dundas Street West / Fifth Line West
Mississauga, ON

Look Up ID#: 356

ON SITE TRAFFIC DATA

Specific	Street Names			
	Dundas Street W	Fifth Line West		
AADT:	50,000	10,000		
# of Lanes:	7 lanes	2 lanes		
% Trucks:	7%	2%		
Medium/Heavy Trucks Ratio:	55/45	55/45		
Day/Night Traffic Split:	90/10	90/10		
Posted Speed Limit:	60 km/h	50 km/h		
Gradient of Road:	< 2%	< 2%		
Ultimate R O W:	35 m	20 m		

Comments: Ultimate Traffic Data Only

APPENDIX C

Sample Stamson 5.04 Output



ACOUSTICS



NOISE



VIBRATION

STAMSON 5.0 NORMAL REPORT Date: 20-12-2016 12:51:04
 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: a.te Time Period: Day/Night 16/8 hours
 Description: **Daytime and nighttime sound levels at the north façade with exposure to Dundas Street West, prediction lcoation [A]**

Road data, segment # 1: Dundas (day/night)

```
-----
Car traffic volume   : 41850/4650   veh/TimePeriod  *
Medium truck volume : 1733/193    veh/TimePeriod  *
Heavy truck volume  : 1418/158    veh/TimePeriod  *
Posted speed limit  : 60 km/h
Road gradient       : 0 %
Road pavement      : 1 (Typical asphalt or concrete)
```

* Refers to calculated road volumes based on the following input:

```
24 hr Traffic Volume (AADT or SADT): 50000
Percentage of Annual Growth       : 0.00
Number of Years of Growth         : 0.00
Medium Truck % of Total Volume    : 3.85
Heavy Truck % of Total Volume     : 3.15
Day (16 hrs) % of Total Volume    : 90.00
```

Data for Segment # 1: Dundas (day/night)

```
-----
Angle1  Angle2      : -90.00 deg  90.00 deg
Wood depth          : 0          (No woods.)
No of house rows    : 0 / 0
Surface             : 1          (Absorptive ground surface)
Receiver source distance : 25.24 / 25.24 m
Receiver height     : 1.50 / 1.50 m
Topography          : 3          (Elevated; no barrier)
Elevation           : 9.00 m
Reference angle     : 0.00
```

Road data, segment # 2: Fifth Line (day/night)

```
-----
Car traffic volume   : 8820/980   veh/TimePeriod  *
Medium truck volume : 99/11     veh/TimePeriod  *
Heavy truck volume  : 81/9      veh/TimePeriod  *
Posted speed limit  : 50 km/h
Road gradient       : 0 %
Road pavement      : 1 (Typical asphalt or concrete)
```

* Refers to calculated road volumes based on the following input:

```
24 hr Traffic Volume (AADT or SADT): 10000
Percentage of Annual Growth       : 0.00
Number of Years of Growth         : 0.00
Medium Truck % of Total Volume    : 1.10
Heavy Truck % of Total Volume     : 0.90
Day (16 hrs) % of Total Volume    : 90.00
```

Data for Segment # 2: Fifth Line (day/night)

```

-----
Angle1   Angle2           : -90.00 deg   0.00 deg
Wood depth           :      0           (No woods.)
No of house rows     :      0 / 0
Surface              :      1           (Absorptive ground surface)
Receiver source distance : 63.00 / 63.00 m
Receiver height       :  1.50 / 1.50 m
Topography           :      3           (Elevated; no barrier)
Elevation             :  9.00 m
Reference angle       :  0.00

```

Results segment # 1: Dundas (day)

Source height = 1.33 m

ROAD (0.00 + 69.46 + 0.00) = 69.46 dBA

```

Angle1 Angle2  Alpha RefLeq  P.Adj  D.Adj  F.Adj  W.Adj  H.Adj  B.Adj
SubLeq

```

```

-----
---
-90      90    0.40  73.58    0.00  -3.15  -0.97   0.00   0.00   0.00
69.46
-----
---

```

Segment Leq : 69.46 dBA

Results segment # 2: Fifth Line (day)

Source height = 0.97 m

ROAD (0.00 + 49.15 + 0.00) = 49.15 dBA

```

Angle1 Angle2  Alpha RefLeq  P.Adj  D.Adj  F.Adj  W.Adj  H.Adj  B.Adj
SubLeq

```

```

-----
---
-90      0    0.41  61.92    0.00  -8.76  -4.00   0.00   0.00   0.00
49.15
-----
---

```

Segment Leq : 49.15 dBA

Total Leq All Segments: 69.50 dBA

Results segment # 1: Dundas (night)

Source height = 1.33 m

ROAD (0.00 + 62.93 + 0.00) = 62.93 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj
SubLeq									

-90	90	0.40	67.06	0.00	-3.15	-0.97	0.00	0.00	0.00
62.93									

Segment Leq : 62.93 dBA

Results segment # 2: Fifth Line (night)

Source height = 0.97 m

ROAD (0.00 + 42.62 + 0.00) = 42.62 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj
SubLeq									

-90	0	0.41	55.39	0.00	-8.76	-4.00	0.00	0.00	0.00
42.62									

Segment Leq : 42.62 dBA

Total Leq All Segments: 62.97 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 69.50
(NIGHT): 62.97

APPENDIX D

City of Mississauga's Comments



ACOUSTICS



NOISE



VIBRATION

2132 DUNDAS STREET WEST | COMMENTS & RESPONSE MATRIX

CITY OF MISSISSAUGA FILE NO. OZ.17-001 W2
SIFTON ERINVIEW

COMMENTS RECEIVED FROM THE FOLLOWING DEPARTMENTS/ AGENCIES:

NO.	CITY OF VAUGHAN DEPARTMENTS	NO.	EXTERNAL AGENCIES	CONSULTANT	REFERENCE CODE
1.0	PLANNING AND BUILDING – DEVELOPMENT PLANNING	12.0	CANADA POST	CLIENT – SIFTON	SIFTON
2.0	PLANNING AND BUILDING – LANDSCAPE ARCHITECTURE	13.0	ROGERS CABLE	MHBC PLANNING LIMITED	MHBC
3.0	PLANNING AND BUILDING – URBAN DESIGN	14.0	ENERSOURCE HYDRO MISSISSAUGA	JAMES FRYETT ARCHITECT INC.	JFA
4.0	PLANNING AND BUILDING – DEVELOPMENT SERVICES	15.0	REGION OF PEEL	CATHERINE H. KIRK LANDSCAPE ARCHITECT	CKLA
5.0	TRANSPORTATION AND WORKS – DEVELOPMENT ENGINEERING			MTE CONSULTANTS INC.	MTE
6.0	TRANSPORTATION AND WORKS – ENVIRONMENTAL TECHNICIAN			HGC ENGINEERING	HGC
7.0	TRANSPORTATION AND WORKS – ENVIRONMENTAL ENGINEERING STORM			PARADIGM TRANSPORTATION SOLUTIONS LIMITED	PTS
8.0	TRANSPORTATION AND WORKS – TRAFFIC REVIEW			CHUNG & VANDER DOELEN ENGINEERING LTD.	CVD
9.0	TRANSPORTATION AND WORKS – TRANSIT REVIEW				
10.0	COMMUNITY SERVICES				
11.0	COMMUNITY SERVICES – ARBORIST				

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
1.0	CITY OF MISSISSAUGA - DEVELOPMENT PLANNING				
	Paul Steward 905-615-3200 ext. 5813				
1.1	1	A \$200 fee for the placement of a mobile sign to advise residents of the upcoming public meeting is due prior to the public meeting. Please make cheque payable to the City of Mississauga and remit payment to the 6th Floor, Planning and Building Department.		X	SIFTON
1.2	2	In the event the supplementary report is not considered by Planning and Development Committee or Council within 9 months of the public meeting, the applicant is responsible for the cost of the mailing of the supplementary meeting notices. The current fee is \$0.57 per mailing notice. The applicable fee is to be paid prior to the enactment of the by-law or OPA if a standalone OPA application.	Prior to the enactment of a re-zoning by-law. NO ACTION REQUIRED AT THIS TIME.		SIFTON/ MHBC
1.3	3	The City of Mississauga Fees and Charges By-law 0429-2008 includes an advertising fee for costs associated with providing Public Meeting Notice by newspaper advertisement. A minimum charge of \$2,000.00 is payable at time of application submission. If costs exceed \$2,000.00, the balance is to be paid prior to the Supplementary Report being considered by Council. The cost of the newspaper advertisement for this application was \$_____, therefore, the balance payable to the City of Mississauga is \$_____.	STAFF TO CONFIRM		SIFTON/MHBC

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
1.4	4	On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 - Bonus Zoning. In accordance with Section 37 of the Planning Act and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should this application be approved in principle by Council, the City may require the provision of community benefits as a condition of approval.	Prior to the enactment of a re-zoning by-law. NOT ACTION REQUIRED AT THIS TIME		SIFTON/MHBC
1.5	5	RESUBMISSIONS MUST BE ACCOMPANIED BY A COVERING LETTER BY THE APPLICANT/AGENT INDICATING HOW ALL THE CITY DEPARTMENTS AND EXTERNAL AGENCIES COMMENTS HAVE BEEN ADDRESSED.	STAFF TO CONFIRM # OF COPIES		MHBC
1.6	6	<p>Please note that revised plans and a cover letter are to be submitted to the Development and Design file co-ordinator responsible for the application. The file coordinator then distributes the revised information to the appropriate examiners for review.</p> <p>When the revised plans are ready for resubmission, the following material is required for circulation by the Development and Design Divisions:</p> <ul style="list-style-type: none"> - A Cover Letter by the applicant/agent outlining how ALL the comments of the City Departments and External Agencies have been addressed. A revised submission will NOT be circulated for review without a cover letter. - The following drawings, individually folded to 8 1/2" x 11" <p>Updated as per Suellen Wright's email dated June 14, 2018:</p> <ul style="list-style-type: none"> - Concept/Site Plan – 15 copies - Grading/Servicing Plan – 15 copies - Elevations & Sections – 5 copies - Floor Plans – 3 copies - Landscape Plans – 5 copies - Tree Plans – 5 copies - Shadow Study – 3 copies - Any revised reports – provide 5 copies - 2 USBs of all submitted materials <p>Please submit revised plans to the 6th floor Development Design counter at 300 City Centre Drive.</p>	STAFF TO CONFIRM # OF COPIES		MHBC
1.7	7	The applicant is responsible for determining the required zoning exceptions to accommodate any future development plans for the site. The plans will not be reviewed by a Zoning Examiner until the Site Plan process, at which time any variances required from the Zoning By-law will be identified.	Understood.	X	
1.8	8	Ensure future resubmission reflect the design approved through the minor variance application for Phase 1, including reduced building heights and agreed upon tree planting to minimize impacts on adjacent property.	The site plan and landscape plans have been updated accordingly.		CKLA, JFA
1.9	9	Please confirm that for the purpose of the zoning by-law an Independent Senior Living unit is considered an apartment unit according to the zoning by-law definition.			
1.10	10	The development statistics on the Site Plan indicate that the proposed GFA is 9,482.37 sq.m , which represents an FSI of 0.93 . The Planning Justification Report indicates that the proposed GFA is 16,173.4 sq.m (sum of GFA of each Phase), which represents and FSI of 1.58 . Ensure all drawings and reports accurately reflect the proposed GFA and FSI.	GFA for completed site after total construction of Phase 1 and 2 is 16 343.25 sq. m. The FSI will be 16 343.25/ 10 234.44= 1.59. Included on A102 Site Plan.		JFA
1.11	12	Parking Justification Study indicates there are 46 existing long terms care units in phase 1, whereas Site Plan indicates 45. Please clarify which figure is correct	The Site Plan has been revised to correctly show 46 long term care units in phase 1.		JFA, PTS
1.12	13	Please include statistics on number of existing long term care units and beds and number of proposed units in the comparison table.			JFA

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
1.13	15	Applicant's comment matrix indicates Traffic Report addresses interim parking; however, a copy of report does not appear to have been provided and did not find any info in the Parking Justification Study. Please provide report along with any update on the status of negotiation with the church for temporary parking.	We have an agreement with the church for temporary parking until the end of October of this year. During the construction of phase 2 we will accommodate parking on site for construction and staff in the phase 2 area. Residents of phase 1 will utilize the phase 1 parking allotment.		SIFTON
1.14	SPA	TIS requires to be updated, an addendum to the original TIS is acceptable. The study is to identify the garage location in the ultimate plan to support the assumed site trip distribution.	Current site plan with location of garage entrance required. Memo to address garage location and site traffic distribution to be prepared.		PTS
2.0	CITY OF MISSISSAUGA – LANDSCAPE ARCHITECTURE				
	Kate Allen 905-615-3200 ext. 5728				
2.1	3	Upgraded streetscape along Dundas Street is not required. Consider shifting the benches closer to the existing bus stop or provide addition benches closer to the bus stop as the seating at the bus stop is limited. Locating benches closer to the corner would be more practical and useful for the residents.	The seating have been included in the sheltered common amenity space at the front of the building facing Dundas as the focus has been shifted from the corner of the building near the bus stop to the frontage along Dundas as requested by the City. Drawing L201 has been created to provide further details of this area.	X	CKLA
2.2	5	Arborist report and tree inventory / preservation plan (L100) has been submitted. The applicant is recommending the removal of 7 City owned trees to accommodate the project's proposed grading. The City would like to maintain the existing street trees. Revisit the arborist report and propose methods to maintain them in good health.	5 City owned trees are to be retained at the corner and on Fifth Line and notations have been made on the drawing regarding care to be taken when retaining walls are to be removed. The two trees to be removed (#14 & #15) are Black Locust and are in fair condition only. One is leaning badly and the other has been shaded by the good specimen to be saved so is one sided. The good Honeylocust are all to be retained. See Landscape Plan L100	X	CKLA
2.3	6	The Region will be picking up garbage on site however they do not pick up garbage from Molok systems. Coordinate with the Region and propose a mutually acceptable storage and pickup system.	Email Confirmation on September 18 2017 from Munir Ahamd (Technical Analyst, Infrastructure Development Waste Management Region of Peel) confirming that new Moloks will be used for private collection of waste and organics. The Region will continue to collect Recycling at the current/existing location.	X	MHBC
2.4	SPA	There was a tree preservation plan that was submitted previously - this should be included as part of the landscape plan submissions for this submission. The tree preservation plan is to be updated to reflect any changes including the boulevard trees.	Complete see drawing L202	X	CKLA
2.5	SPA	A certified lighting plan is required if there are residents within 60m which would include the residents to the south.			TBD
2.6	SPA	Landscape Plans completed by a Landscape Architect	All landscape drawings have been completed and stamped by a qualified landscape architect.	X	CKLA
3.0	CITY OF MISSISSAUGA – URBAN DESIGN				
	Erinma Chibututa 905-615-3200 ext. 5546				
3.1	1	The design of the proposed central outdoor amenity area will be reviewed in greater detail prior to site plan approval.	Understood.		
3.3	2	Please review and coordinate the site plan, grading plan, building elevations, floor plans, landscape plan with regard to the proposed north entrance and terraces. There seem to be discrepancies between the grades, the levels of the terraces, the number of risers indicated on the grading and what is illustrated on the site plan, floor plans, building elevations, overall landscape plan. Please provide sections to clarify the proposal and associated grading for this area and how this entrance connects to the grades at the municipal sidewalk.	The drawings have been revised accordingly.		JFA, MTE, CKLA

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
3.3	4	Please ensure that there is a decorative wall that screens the proposed Molok bins from the central court	Landscape screening has been provided for the Moloks bin. See Landscape Plan L200. A decorative wall is not necessary to achieve appropriate screening	X	CKLA
3.4	6	<p>BUILDING ELEVATIONS AND SECTIONS</p> <p>The proposed development is surrounded by a low density residential neighbourhood of very modest scale. The applicant should review the building elevations, including the colours and composition of exterior finishes, in order to break the elevations up into smaller components that visually reduce the apparent scale of the building and create a better transition to the surrounding neighbourhood. The vertical elements such as the tall panels of glazing on the north and south wings of the east elevation can be broken up in a way that de-emphasises the height of the building. The applicant should also explore the introduction of stronger horizontal bands that emphasize the first two storeys relative to the upper floors. In addition, please investigate the treatment of the elevations at the entrance areas in a way that distinguishes these areas from the rest of the building elevation.</p>	<p>Elevations have been revised, see drawings A300 and A301.</p> <p>This is an item that can be further reviewed in the Site Plan Approval process for the Phase 2 building and the Amenity Link.</p>	X	JFA
3.5	7	<p>The following comments are based on criteria included in the City of Mississauga document entitled, Urban Design Terms of Reference, Standards for Shadow Studies.</p> <p>Please note that as stated on Page 23 of the Standards for Shadow Studies, Shadow Drawings must be submitted with a written analysis that includes a summary outlining how the shadow impact criteria have been met and describing where relevant, mitigation features that have been incorporated into the site and building design.</p> <p>3.1. Residential Private Outdoor Amenity Spaces June 21 Residential Private Outdoor Amenity Spaces "No Impact Zone" of the back yards of the existing adjacent detached dwellings on Herridge Drive at the following three consecutive hourly test times, 5:20 p.m., 6:20 p.m., 7:20 p.m., whereas there should not be shadow impact for more than two hourly consecutive test times.</p> <p>Please provide shadow studies that illustrate the condition before the Phase 1 construction in order to determine if or to what extent the shadow impact of proposed development differs from the conditions prior to the Phase 1 development.</p> <p>3.2. Communal Outdoor Amenity Areas Please confirm the "sun access factor" (See Page 14 of the Standards for Shadow Studies) for the proposed outdoor central amenity area on June 21, September 21 and December 21.</p> <p>December 21 From a visual evaluation, the minimum "sun access factor" of 50% is not achieved on December 21.</p> <p>3.3. Public Realm Low and Medium Density Residential Streets (See Page 15 of Standards for Shadow Studies) There is shadow impact on the east boulevard of Fifth Line West at 3:12 p.m., 4:12 p.m. and 5:12 p.m.</p>			JFA
3.6	SPA	Detailed Noise Study which will be an update of the Noise Feasibility Study that was submitted with the Rezoning application. The Detailed Noise will be based on more advanced detailed drawings including building elevations and final grading information.	<p>The latest detailed noise study is dated January 24, 2018. This detailed noise report was based on detailed floor plans and building elevations.</p> <p>A section drawing should be reviewed to verify the elevation of the outdoor amenity area facing Dundas Street West.</p>		HGC
3.7	SPA	Noise Certification of Indoor Noise levels will be required prior to Site Plan Approval and in accordance with the Planning and Building Schedule C Conditions of the Development Agreement	<p>A certification letter was provided for Phase 1, dated February 22, 2018.</p> <p>A certification letter has been completed for Phase 2, dated May 28, 2019.</p>		HGC

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
3.8	SPA	Updated site plan, building elevations and floor plans			JFA
3.9	SPA	If there have been changes to the building design, building heights etc. since the rezoning application, then the Shadow Studies would have to be revised to address those changes.			JFA
3.10	SPA	All unresolved Urban Design comments, including that were provided as part of the Rezoning Application will be carried over to be addressed prior to Site Plan Approval.			
4.0	CITY OF MISSISSAUGA – DEVELOPMENT SERVICES				
	Allison Morris 905-615-3200 ext. 5523				
4.1	1	The applicant will be required to pay development charges pursuant to the City of Mississauga's, the Region of Peel's, and the Boards of Education's development charge by-laws that are in effect at the time that a payment is required in connection with a building permit application.	REQUIRED AT BUILDING PERMIT		SIFTON
4.2	2	The applicant may be required to enter into a Development Agreement if warning clauses and/or conditions of building permit are required to be registered on title. Prior to the consideration of the rezoning by-law by Council, the applicant is required to submit 8 fully executed copies of the development agreement to Development Services.	REQUIRED PRIOR TO SITE PLAN APPROVAL		SIFTON
4.3	3	A clearance is required from Legal Services in connection with all legal matters, including required documentation. The applicant will be required to pay the Legal Services processing fee as set out in the City's current Fees and Charges By-law, in connection with the rezoning Development Agreement, if applicable. Call 905-615- 3200 x5523 for the current rate.	REQUIRED PRIOR TO SITE PLAN APPROVAL		SIFTON
4.4	4	If a development agreement is required, prior to the submission of 8 fully executed hard copies, the applicant is to email an electronic copy of the draft development agreement to melissa.bruno@mississauga.ca for circulation and review purposes.	REQUIRED PRIOR TO SITE PLAN APPROVAL		SIFTON
5.0	CITY OF MISSISSAUGA – DEVELOPMENT ENGINEERING REVIEW				
	Joe Alava 905-615-3200 ext. 3812				
5.1	1	The applicant has confirmed that the subject lands are rental.		X	SIFTON/MHBC
5.2	2	<p>All proposed curbing within the Municipal boulevard area for the site is to suit as follows:</p> <ul style="list-style-type: none"> - Industrial, Commercial and Condominium developments entrances to the site are to be in accordance with O.P.S.D. 350.010. - All internal curbs are to be standard 2 stage curb and gutter as per O.P.S.D. 600.070. - Depressed curb is required along the proposed visitor parking spaces. It is further noted that curbing within the municipal boulevard shall be constructed in accordance with OPSD 350.010. <p>Details will be addressed through the review of the associated Site Plan application.</p>			JFA
5.3	3	<p>We have reviewed a Noise Feasibility Study dated December 20, 2016 prepared by HGC Engineering and provide the following comments:</p> <p>The study concludes that the proposed development is feasible from an acoustical perspective. The development is predominantly impacted by road traffic from Fifth Line and Dundas Street West. The proposed site is located outside the 25 NEF/NEP contour lines for Pearson International Airport and no OLAs are proposed at this time.</p>	<p>Noted. The feasibility study dated December 20, 2016 was updated. The detailed noise study is dated January 24, 2018.</p> <p>Noted.</p>		HGC

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
		<p>The report concludes that all building units will require central air conditioning. Upgraded building and glazing construction to comply with MOECC publication NPC-300 will be required for the facade of the building facing Dundas Street. All building requirements for these blocks meeting minimum requirements of the OBC will provide adequate sound insulation for the dwelling. Noise warning clauses to inform the occupants of the sound level excesses should be placed in the property and tenancy agreements and offer of purchase and sale.</p> <p>The original data for Annual Average Daily Traffic (AADT) values obtained by the City is to be placed in the appendix of the report. AADT info from the City can be obtained by contacting 905-615-3200 ext 3016. The consultant is to indicate in the report if these values are ultimate or current. If current values are used then appropriate projections are to be utilized.</p> <p>Should Amenity/OLA's be proposed for this site the noise report is to be re-analysed to determine the feasibility of any required noise barrier mitigation. In this regard the noise study is to include a table depicting a range of barrier heights and corresponding mitigated sound levels for the outdoor living areas. If applicable, cross-sections are to be provided for the berm/fence combinations to be implemented at this site, including the fence returns and proper slope. Please note that depending on the fence heights required, special engineered footings may be required.</p> <p>Notwithstanding the above, due to the absence of final grading, architectural and mechanical information, etc., it should be noted that the report is a preliminary assessment only and that a Detailed Noise Study by an Acoustical Consultant will be required prior to Site Plan approval to the satisfaction of the Planning and Building Department and when final detailed architectural, mechanical and grading plans are available. As noise barriers and other noise control measures are required, sufficient securities are to be submitted to ensure its construction as part of the site plan process.</p> <p>The appropriate warning clauses and implementation requirements to address all noise impacts are to be included in Schedules 'B' and 'C' of the Development Agreement.</p>	<p>Noted.</p> <p>This data was included in the January 24, 2018 noise report.</p> <p>Noted.</p> <p>The detailed noise study is dated January 24, 2018.</p>		
5-4	4	<p>The Noise Feasibility Study dated Dec 20, 2016 is to be updated to clarify the following;</p> <p>The original data for Annual Average Daily Traffic (AADT) values obtained by the City is to be placed in the appendix of the report. AADT info from the City can be obtained by contacting 905-615-3200 ext 3016. The consultant is to indicate in the report if these values are ultimate or current. If current values are used then appropriate projections are to be utilized.</p> <p>As amenity areas are being proposed for this site (as shown on the Site Plan, internal to the site and facing Dundas St) the noise feasibility study is to be re-analysed to determine the feasibility of any required noise barrier mitigation. In this regard the noise study is to include a table depicting a range of barrier heights and corresponding mitigated sound levels for the outdoor living areas. If applicable, cross-sections are to be provided.</p> <p>The report is analyse stationary noise from the existing building to the south to determine the noise impacts associated with the mechanical equipment and ventilation systems (i.e. rooftop units, cooling towers, emergency generator, HVAC units etc.) for the proposed buildings and the building(s) in the immediate vicinity to ensure that all mechanical equipment will meet the MOECP guidelines for stationary noise sources.</p> <p>The Noise Study analysis and associated figures are to be revised to reflect the current proposal as submitted in the circulation package dated June 16, 2018. Update the report accordingly.</p>	<p>Noted.</p> <p>Noted.</p> <p>The outdoor seating area proposed facing Dundas Street is greater than 4 m in depth. The main outdoor amenity area is the shielded courtyard. A table providing a range of acoustic barrier heights in provided in the revised noise report.</p> <p>Completed in January 24, 2018 noise report and the revised report dated May 28, 2019.</p> <p>Noted.</p>		HGC
5-5	5	Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within building units, noise levels from increasing road traffic from Dundas Street West and Fifth Line West may continue to be of concern occasionally interfering with some activities of the dwelling occupants, as the noise exposure level may exceed the noise criteria of the MOECP.	To be included in Schedules 'B' and 'C' of the Development Agreement. To be addressed prior to Site Plan Approval.		MHBC/SIFTON

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
5.6	6	Purchasers/tenants are advised that in order to achieve an acceptable indoor living environment, building plans for the unit must include a central air conditioning system. The forced air heating system and its ducting are to be sized to accommodate a central air conditioning unit. The air cooler/condenser unit must be located with due regard to the noise created by the unit itself and its effect on the outdoor recreational activities.	To be included in Schedules 'B' and 'C' of the Development Agreement. To be addressed prior to Site Plan Approval.		MHBC/SIFTON
5.7	7	Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, sound levels from the facilities may at times be audible.	To be included in Schedules 'B' and 'C' of the Development Agreement. To be addressed prior to Site Plan Approval.		MHBC/SIFTON
5.8	8	The City of Mississauga does not require off-site snow removal, however, in the case of heavy snow falls, the limited snow storage space available on the property may make it necessary to truck the snow off the site with all associated costs being borne by the registered property owner.	To be included in Schedules 'B' and 'C' of the Development Agreement. To be addressed prior to Site Plan Approval.		MHBC/SIFTON
5.9	9	<p>Prior to Site Plan approval for any building permit clearance, a Detailed Noise Study shall be prepared by a qualified acoustical consultant to identify all transportation and stationary noise sources impacting the development proposal and recommending noise control measures for the proposed buildings and outdoor living areas. In addition, the study is to recommend noise control mitigation measures necessary to ensure that the adjacent lands are not exposed to stationary noise impacts in excess of the MOECC criteria for Stationary Noise Sources to the satisfaction of the City of Mississauga's Planning and Building Department.</p> <p>The Detailed Noise Study report shall also determine the noise impacts associated with the mechanical equipment and ventilation systems (i.e. cooling towers, garage exhaust fans, emergency generator, HVAC units etc.) for the proposed buildings and the building(s) in the immediate vicinity to ensure that all mechanical equipment will meet the Ministry of the Environment and Climate Change guidelines for stationary noise sources. This report shall include the details of any required fencing/barrier placement, location of HVAC units and screening requirements for the proposed buildings. Should a noise barrier, noise screen or any off site stationary noise mitigation be required as a result of this analysis, sufficient securities will be required to ensure their construction as part of the site plan process to the satisfaction of the City's Planning and Building Department.</p>	<p>Completed.</p> <p>Completed.</p>		HGC
5.10	10	Prior to Site Plan approval, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the indoor noise levels and that the noise output associated with the mandatory air conditioning units are in compliance with the MOECP criteria for Stationary Noise Sources.	Noted and completed.		HGC
5.11	11	Prior to Site Plan approval, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the resultant/mitigated noise levels for the mechanical ventilation systems are in compliance with the MOECP criteria for Stationary Noise Sources for the adjacent residential noise receptors.	Noted and completed.		HGC
5.12	12	Prior to Site Plan approval for any building permit clearance, the Owner shall make satisfactory arrangements for the erection and maintenance of hoarding adjacent to all adjoining properties throughout all phases of construction.	Prior to Site Plan approval. NO ACTION REQUIRED AT THIS TIME		SIFTON/ MHBC
5.13	13	<p>Prior to Site Plan approval for any building permit clearance, and in the event that any occupation of the municipal road allowance is required related to on site construction activities, the construction of hoarding or overhead crane operations, the Owner will be required to apply for and obtain a Road Occupancy Permit to the satisfaction of the Transportation and Works Department.</p> <p>In the event that placement of any shoring and tie-backs systems are to be proposed within the municipal road allowances, the Owner will be required to enter into the appropriate agreement to the satisfaction of the City</p>	Prior to Site Plan approval. NO ACTION REQUIRED AT THIS TIME		SIFTON/ MHBC
5.14	14	<p>Prior to site plan approval for the issuance of any building permits, a site plan is to be provided and include detailed engineered cross-sections to a scale of 1:50m and a note referencing the specific City of Mississauga benchmark number and description used to establish the elevations on the plan</p> <p>Cross-sections are to be taken at all entrances (for commercial/retail) and main public entrances (for residential) to the proposed building where abutting a municipal boulevard and must extend from inside the building through the boulevard to centreline of curb and/or existing/proposed road.</p>	Prior to Site Plan approval.		SIFTON/ MHBC

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
		<p>The cross-sections shall be sufficiently detailed and include but not be limited to the following;</p> <ul style="list-style-type: none"> a) sufficient existing and proposed grades along the entire cross-section including elevations at the building entrance (door sill and building line), streetline, each side of the proposed sidewalk, top/bottom of curb and centerline of the road. b) The required 2% grade of the boulevard perpendicular from the building line to the top of curb. c) All existing/proposed infrastructure (above and below ground). ie splash pad, streetscape corridor, sidewalk, utilities/services, etc. and associated dimensions from the streetline. d) property limit/streetline and any existing/proposed easements, road widenings, bus lay-bys, bike lanes, etc. e) building setback dimensions on all sections. <p>Cross-sections are to be reviewed by this department as well as Planning and Building and Community Services.</p>			
5.15	15	The applicant is to ensure that the same Block and Unit numbers are referenced on the Site Plan, the Schedules to the Development Agreement and the approved Noise Report.	Noted.		SIFTON/ MHBC/ HGC
5.16	16	<p>For all land dedications and easements required in accordance with the Transportation and Works Department conditions for this application, the applicant is to submit three (3) copies of the draft reference plan depicting the required lands to the Development Engineering Section for approval, prior to the submission of any documentation to Legal Services. The following documentation shall accompany the draft reference plan:</p> <ul style="list-style-type: none"> - a memorandum outlining the overall purpose of the draft reference plan and the purpose for each individual Part illustrated on the plan; - denotation for break lines as identified by the City, Conservation Authorities or any other agencies as applicable; - provision of a separate area table for each Part on the draft reference plan if the creation of the Part(s) are based on areas 	<p>Tarasick McMillan Kubicki Limited have prepared a Draft R-Plan for the requested 0.3 m reserve. Three copies of the Draft R-Plan and Memo are included in the submission package for Transportation and Works Department for review and comment.</p> <p>CURRENTLY UNDER REVIEW</p>		MHBC
5.17	17	As land/easement is to be dedicated/conveyed to the City of Mississauga as a condition of this application, the Owner is to contact Legal Services to make satisfactory arrangements to complete this transaction.	As part of the resubmission a Draft Reference Plan has been included to be provided to Transportation and Works for review. A copy will be sent to Legal Services once Transportation and Works Department approves the Draft Reference Plan.	X	
5.18	18	<p>Prior to any work being carried out within the municipal right-of-way, the applicant is to have their Road Occupancy Permit in place. As part of the Road Occupancy Permit, all relevant certified plans for shoring, tie-backs and/ or hoarding within the Municipal Boulevard in accordance with the Ontario Occupational Health & Safety Act and regulations for construction projects are to be submitted and all applicable fees paid.</p> <p>For further information related to the Road Occupancy Permit, please contact the PUCC/ Permit Technologist, located at 3185 Mavis Road.</p> <p>In the event that placement of any shoring and tie-backs systems are to be proposed within the municipal road allowances, the applicant is to contact the Building Division and apply for a Permit for the required shoring on site. Please see the following link for more information: http://www.mississauga.ca/portal/residents/planexamination#PES7</p>	Prior to building permits. NO ACTION REQUIRED AT THIS TIME.		SIFTON/MHBC
5.19	19	The cost for any/all road improvements required in support of this development application will be borne by the applicant.	The Owner understands this condition.		
5.20	20	<p>Should these lands or any portion thereof be developed as a multi-family or condominium, the applicant is advised that internal roads and services are to be constructed to meet the City's minimum condominium standards, (Section 6, Development Requirements Manual, Transportation and Works Department, City of Mississauga).</p> <p>http://www.mississauga.ca/business/developmentrequirements</p>	The Owner understands this condition.		

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
5.21	21	The cost of any boulevard improvement/reinstatement, sidewalk and/or utility relocations as necessary to accommodate this development shall be borne by the applicant.	The Owner understands this condition.		
5.22	22	The applicant is advised that a depressed curb is required along the proposed visitor parking spaces. It is further noted that curbing within the municipal boulevard shall be constructed in accordance with OPSD 350.010. Details will be addressed through the review of the associated site plan application.	James Fryett Architect Inc. has added a note to A102 Site Plan. This can be further reviewed during the Site Plan Application process.	X	JFA
5.23	SPA	- Site Plan; - detailed Grading Plan; and, - detailed Servicing Drawing.			JFA/MTE
6.0	CITY OF MISSISSAUGA – ENVIRONMENTAL TECHNICIAN				
	Trevor Swift 905-615-3200 ext. 8358				
6.1	1	Based upon the review of: - The Application for an Official Plan Amendment, Rezoning and/ or Plan of Subdivision dated January 6, 2017; - The Environmental Site Screening Questionnaire and Declaration dated February 6, 2017. City file number SPA#10319 / SP17-10W2 - The Phase I Environmental Site Assessment of 2132 Dundas Street West by Chung & Vander Doelen Engineering LTD; dated November 25, 2016 (File NO. E16337)	Note.		
6.2	2	A reliance letter (file # E16337) dated January 24, 2018 and prepared by Chung & Vander Doelen has been received.			
6.3	3	The Phase I ESA indicated the presence of an aboveground storage tank (AST) on the property. A written document, prepared by a Professional Engineer, must be provided to the satisfaction of the Transportation and Works Department which includes a plan to remove the AST or proof of removal if already completed. The document should reference all applicable guidelines and regulations and should provide details as to when during the development process the AST will be removed.	The fuel tank is being removed in the coming weeks, in accordance with applicable guidelines and regulations. Proof of removal will be submitted as soon as it is complete.		SIFTON
6.4	4	The Phase I ESA dated November 25, 2017 indicated the (potential) presence of hazardous materials on site. Any materials containing polychlorinated biphenyls (PCBs), lead, urea formaldehyde foam insulation (UFFI), or asbestos containing materials (ACMs) must be removed in accordance with all applicable guidelines and regulations.	Any potential hazardous materials will be removed in accordance will all applicable guidelines and regulations at the building demolition stage.		SIFTON
7.0	CITY OF MISSISSAUGA – ENVIRONMENTAL REVIEW STORM				
	Ghazwan Yousif 905-615-3200 ext. 3526				
7.1	1	The storm sewer outlet for this site is the existing 450mm storm sewer On Fifth Line West Storm sewer connection if they meet our criteria In order to minimize the impact to existing drainage systems, it will be necessary to implement on-site storm water management techniques into the design and construction of the site works and services as necessary, to limit the 10 years post development storm water discharge to the 10 years pre-development levels.	Note.		
7.2	2	Updated Aug. 8, 2018: Based on the revised Stormwater management Report dated June 8, 2018 prepared by MTE Consulting Ltd. , this section has no further comments			
7.3	3	The owner acknowledges that The Corporation of the City of Mississauga has implemented stormwater management policies intended to minimize the impact of development; and that it will be necessary to implement on-site stormwater management techniques in the design and construction of the site works and services, including but not limited to, rooftop storage and detention ponding in car parked and/or landscaped areas.	The Owner understands this condition.		

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
		<p>The owner acknowledges that they will maintain the on-site stormwater management facilities and that they will not alter or remove these facilities without the prior written consent of The Corporation of the City of Mississauga.</p> <p>The owner hereby agrees to indemnify and save harmless The Corporation of the City of Mississauga from any and all claims, demands, suits, actions or causes of action as a result of, arising out of, or connected with any flooding of the lands subject to this agreement, with respect to the implementation of on-site stormwater management techniques incorporated into the design and construction of the site works and services.</p> <p>This indemnification and save harmless undertaking shall be binding upon the owner's successors and assigns.</p> <p>The owner acknowledges and agrees that all future purchase and sale agreements and all future lease agreements in connection with the subject lands, or any lot, part lot or other segment of the subject lands or of any residential development constructed on the subject lands, shall contain notice of the constraints on development of these lands described in this agreement, as well as notice of the indemnification and save harmless clause.</p>			
7.4	4	Prior to Site Plan approval for any building permit clearance, the Owner shall make satisfactory arrangements with the Transportation and Works Department for the implementation of on-site storm water management techniques into the design and construction of site works and services, as necessary to limit the 10 year post development storm water discharge to the 10 year pre-development levels.	Prior to Site Plan approval. NO ACTION REQUIRED AT THIS TIME		SIFTON/MHBC/MTE
7.5	5	Prior to the Site Plan approval for any building permit clearance, the Owner's Consulting Engineer shall certify, to the satisfaction of the Transportation and Works Department, that roof discharge is controlled to 42 L/s per hectare of roof.	Prior to Site Plan approval. NO ACTION REQUIRED AT THIS TIME		SIFTON/MHBC/MTE
7.6	6	<p>Prior to Site Plan approval for any building permit clearance, the Owner shall make satisfactory arrangements with the Transportation and Works Department for the appropriate storm sewer connection(s) required to service this site.</p> <p>Please note, there is a fee required for review and approval of all storm sewer connections, payable at 3185 Mavis Rd. A copy of the receipt is to be submitted to this Section prior to the issuance of connection approval.</p>	Prior to Site Plan approval. NO ACTION REQUIRED AT THIS TIME		SIFTON/MHBC/MTE
7.7	7	<p>The development of these lands will be subject to the provisions of the Erosion and Sediment Control By-law No. 512-91, adopted by Council. The applicant will be required to obtain an Erosion and Sediment Control Permit, prior to undertaking any land stripping or regarding activities within this site. Note that all applicable payments are to be submitted at 3185 Mavis Road.</p> <p>In accordance with the City of Mississauga's Erosion and Sediment By-law No. 512- 91 as amended, the discharge of ballast/ground water to the municipal storm sewer system during construction/dewatering at the site requires approval from the City. Should you have any questions concerning this matter, please contact Valeriya Danylova, Environmental Technologist at 905-615-3200 ext. 5930</p>	Prior to building permits. NO ACTION REQUIRED AT THIS TIME		SIFTON/MHBC/MTE
7.8	8	<p>The City of Mississauga has adopted the Green Development Strategy and the corresponding Stage One Green Development Standards. As such, Applicants are encouraged to implement sustainable technologies to manage stormwater on-site.</p> <p>In this regard, for an application of this nature, suitable techniques could include rainwater harvesting or green roofs.</p>	The revised Stormwater Management Brief prepared by MTE Consultants Inc. provides three strategies for retention requirements on the site.	X	MTE
7.9	9	Please be advised that the Stormwater Charge has come into effect as of January 2016. Credits of up to 50% are available for on-site stormwater management on non-residential and multi-residential properties. Learn more at www.stormwatercharge.ca .	Note.		
7.10	SPA	A copy of the latest FSR and updated site servicing and grading plan to be included.			MTE
8.0	CITY OF MISSISSAUGA – TRAFFIC REVIEW				

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
	Linda Wu 905-615-3200				
8.1	1	The following 0.3 m reserves are no longer required based on our current practice.			
8.2	2	Cleared. Receipt # 455251 dated July 6th 2017 satisfies the following condition.	Paid on July 6 th , 2017. City receipt number 455251.	X	
8.3	3	Staff is in receipt of the submitted TIS dated December 2016, prepared by Paradigm. The study is to identify the garage entrance location in the ultimate plan to support the assumed site trip distribution.	Refer to comment response 1.14 – Current site plan with location of garage entrance required. Memo to address garage location and site traffic distribution to be prepared.		PTS
8.4	4	The applicant is to label the number of proposed bike parking spaces on the site plan drawing.			JFA
8.5	5	The site plan drawing (A102) does not show the Fire route design or garbage collection route, clearance from Fire /Region is required.	James Fryett Architect Inc. has been revised. See drawing A102 Site Plan.	X	JFA
8.6	6	The applicant is to confirm with Planning whether the loading space proposed on the drive aisle is acceptable.	Sufficient turn-around for vehicles has been accommodated for as illustrated on the Site Plan. The obstruction of Parking Stall #22 is a temporary condition as deliveries or pickups occur 3 times a week between the hours of 8am-11am OR 2pm-4pm. All periods of deliver or pick up service are limited to 30 minutes. The owner has agreed that a sign can be installed to indicate the hours the parking space will be obstructed.	X	JFA/MHBC
9.0	CITY OF MISSISSAUGA – TRANSIT REVIEWER				
	Alan Tyers 905-315-3200 ext. 3812				
9.1	1	This site is currently serviced by MiWay Transit Routes 1 and 101 on Dundas Street	Note.		
9.2	2	Please be advised that there is an existing near side transit stop with concrete bus pad located along Dundas Street at Fifth Line. The function of this bus stop is to be maintained and will remain in its current location. The applicant is to ensure all drawings to clearly depict the location of this bus stop/pad and a note be added to the plan stating that the existing bus stop is to remain in its current location.	Bus Stop location identified on A102 Site Plan.		
9.3	3	The applicant is to ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and MiWay Transit service. Pedestrian walkway connections to the existing municipal sidewalk are necessary to reduce walking time and encourage transit use.	The new proposed entrance at the Dundas Street West provides pedestrian linkages. The new entrance will connect directly to the parking level of the building as well as have stair access to Level 1. The amenity link access will have a pathway/sidewalk directly to the sidewalk on Fifth Line West providing accessible pedestrian linkages.		
10.0	CITY OF MISSISSAUGA – COMMUNITY SERVICES				
	Antonia Krijan 905-615-3200 ext. 3938				
10.1	1	Bank Draft in the amount of \$9,108.94 for 17 trees at \$535.82 each (2018 street tree cost) was received on July 6, 2018		X	SIFTON
10.2	2	PAYMENT OF CASH-IN-LIEU OF PARKLAND Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.	Prior to final approval. NO ACTION REQUIRED AT THIS TIME		SIFTON
10.3	3	CASH-IN-LIEU CLAUSES The following clause shall be entered into the Development Agreement - Schedule C:	Prior to final approval. NO ACTION REQUIRED AT THIS TIME		SIFTON

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
		<p>1. Community Services</p> <p>a) Prior to the issuance of building permits for all lots and blocks within the plan of subdivision, satisfactory arrangements shall have been made with the Park Planning Section and the Realty Services Section of the Corporate Services Department with respect to the payment of cash-in-lieu for park or other public recreational purposes. The owner is advised that the City will require the payment of cash-in-lieu for park or other public recreational purposes as a condition of development prior to the issuance of building permits, and valued as of the day before the day of building permit issuance pursuant to Section 42(6) of the Planning Act and City of Mississauga bylaws and policies.</p>			
10.4	4	<p>CASH-IN-LIEU CLAUSES</p> <p>The following clause shall be entered into the Development Agreement - Schedule B:</p> <p>a) The Developer and the City acknowledge that the City of Mississauga has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such a conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the Planning Act, R.S.O. 1990, c.P. 13 as amended. The developer further acknowledges that City by-laws and policies require the payment of cash-in-lieu for park or other public recreational purposes for the development of all lots and blocks pursuant to Section 42(6) of the Planning Act, as a condition of development of the land prior to the issuance of building permits.</p> <p>b) The Developer acknowledges that the City has agreed to accept cash-in-lieu for park or other public recreational purposes prior to the issuance of building permits for all lots or blocks and shall be estopped for itself and its heirs and assigns from asserting any claim for a reduction of land or cash-in-lieu for park or other public recreational purposes requirements based upon the decision of the City to waive its rights under the Planning Act to require land or cash-in-lieu as a condition of subdivision approval.</p>	Prior to final approval. NO ACTION REQUIRED AT THIS TIME		SIFTON
10.5	SPA	A Tree Preservation plan for all trees on Municipal Boulevard.			CKLA
11.0	CITY OF MISSISSAUGA – ARBORIST				
	No Contact				
11.1	1	<p>The applicant is advised that Tree Removal Permission will be required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The Tree Removal application will be reviewed in conjunction with the site plan application.</p> <p>Do not apply for the tree permit until the site plan process post rezoning. Further information is available at: www.mississauga.ca/portal/residents/urbanforestry or by calling the department at (905)615-3200 ext. 4100.</p>	Prior to Site Plan approval.		SIFTON/CKLA
12.0	CANADA POST				
	Jennifer Giles 905-206-1247 ext. 2023				
12.1	1	<p>Please note the mail delivery to this development will be centralized, as per Canada Post policy. Please note that a new postal code MAY be required for this development, confirm with Canada Post.</p>	Mail Rooms have been provided on Level o for residents, see drawing A400.	X	JFA
12.2	2	<p>Revised submission does not change our comments, centralized mail delivery will be provided. The mailrooms x 2 shown on the drawings are in acceptable locations. Please note that buildings over 100 units require rear-loading mailboxes, rather than front loading. Specs can be provided at the site plan stage</p>			JFA

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
13.0	ROGERS CABLE				
	Monica LaPointe 416-495-5763				
13.1	1	<p>Rogers Communications currently has existing plant as marked on the drawing to be forwarded separately. Our standard offset in this municipality is 1.75m P/L on regional roads and 2.3m P/L on town roads. Please ensure you maintain clearances of 0.3m vertically and 0.6m horizontally.</p> <p>Rogers Communications has aerial plant in this area, as indicated on the attached plans. Fiber Optic Cable is present in the area of your proposed construction. Please inform Rogers Communications well in advance of the proposed construction schedule in order to coordinate our plant relocation.</p> <p>Locates are still required. Call for locates at 1-800-738-7893.</p> <p>Hand dig when crossing, or within 1.0m of existing Rogers plant. Plant is to Approximation.</p>	The Owner understands this condition. NO ACTION REQUIRED AT THIS TIME		SIFTON
14.0	ENERSOURCE HYDRO MISSISSAUGA				
	Helen Turkiewicz 905-283-4144				
14.1	1	<p>April 11, 2017</p> <p>No objection to the rezoning of these lands. Our comments are as follows:</p> <ul style="list-style-type: none"> - Initial supply could be made available subject to timing, prior use and coordination with adjacent lands and the building supplied from the current service. - Any electrical servicing/alterations shall be in accordance with Alectra's requirements. - The applicant is requested to contact Alectra well in advance to arrange for the design and installation of the electrical distribution system. - Servicing to the proposed development can be made available through a padmounted transformer or vault type transformer. For supply from the pad-mounted transformer location of the pad has to be at least 1.5m from the building and cannot be located top of any other structure, such as underground parking garage. The electrical room is required at the grade level. For a vault mounted installation, the vault room is required at the grade level. - The existing service to the building(s) on the property will need to be removed prior to commencement of the construction. - All on grade hydro equipment that will be located within the property will require vehicle access at all times (i.e. driveway minimum 3.0m wide) and cannot be located top of any other structure, such as underground parking garage. - "In-Gross" Blanket easement is required for the entire property - The applicant is to contact Alectra Easement and Permit Coordinator, Ms. Helena Turkiewicz at helena.turkiewicz@alecrautilities.com, to provide information regarding the necessary easements. <p>Should you have any concerns, please do not hesitate to call Chris Kafel at 905-283- 4036.</p>	Mighton has confirmed that the transformer sized for Phase 1 will be able to accommodate the Phase 2 amenity link and building.	X	
15.0	REGION OF PEEL				
	Alex Martino 905-791-7800 ext. 4645				
15.1	1	<p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site. Please review the Region's Water Design Criteria found at the following link: http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf Please review the Region's Sanitary Sewer Design Criteria found at the following link:</p>	Prior to Site Plan approval.		

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
		http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf			
15.2	2	<p>For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca</p> <p>If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 For Underground Locate Requests please go to the following link: https://www.peelregion.ca/pw/locaterequest/</p> <p>Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found on-line at http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-planprocess2009.pdf</p> <p>Please refer to Water Service connection Fees and Latest User Fee Bylaw found online at http://www.peelregion.ca/pw/water/rates/connect-rates.htm</p> <p>Please refer to our Standard Drawings to determine which standards are applicable to your project. They are found on-line at http://www.peelregion.ca/pw/other/standards/linear/drawings/</p>	Prior to Site Plan approval.		
15.3	3	<p>Public Health Recommendations: The proposal for independent seniors living apartments contributes to the mix of housing options in the neighbourhood and allows for ageing in place, a key characteristic of healthy, complete communities. Its location along the Dundas Street Intensification Corridor, currently under review through the Dundas Connects Study, is an opportunity to further promote a compact, mixed-use built environment. As such, the following are recommended:</p> <ul style="list-style-type: none"> - Increased height to facilitate retail at-grade to serve the residents of the seniors apartments and the broader community, and support the broader objectives in the Mississauga Official Plan of a walkable, mixed-use Corridor along Dundas Street; - A narrower driveway access from Dundas Street that minimizes the width of the double driveway with the adjacent property and ensures the safety of pedestrians walking along the public sidewalk, while still allowing for truck access to the interior loading areas. 	<p>The site has been designed to improve the current building and use on the subject land. Retail and Commercial uses along Dundas Street West are unachievable due to the slope of the property as well as the subject lands are unable to accommodate the required parking for retail and commercial uses.</p> <p>As discussed through Phase 1 the driveway width currently serves both the church and the Erinview development. A shared driveway with the Church is not feasible.</p>		
15.4	4	Site Servicing approvals are required prior to the local municipality issuing building permit. Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and Region of Peel standards.	Prior to building permits.		
15.5	5	The Region of Peel is required to be party to the Development Agreement.	City to provide development agreement prior to Site Plan approval.		
15.6	6	At Site Plan stage, the Region will require 5 paper sets of site servicing drawings, \$400 First Submission application fee, and mechanical drawings.	The Owner understands this condition.		
15.7	7	<p>We have received the FSR dated 2017-01-17 and prepared by MTE Consultants Inc. The Report is incomplete and outstanding information will be provided. The report had no flows and could not be sent for modelling. The Region will require a revised FSR and a multi-use demand table prior to OZ approval. You can submit a revised (digital copy) report to Alex Martino (alex.martino@peelregion.ca).</p> <p>For the design flow calculations, please consider the following PPU's:</p> <ul style="list-style-type: none"> - Apartment (2 or more bedrooms): 2.54 - Apartment (One bedroom): 1.68 <p>Please refer to the Region's Functional Servicing Report Criteria found at the following link: http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swmfsr-final-july2009.pdf</p>	MTE Consulting submitted the required information to the Region of Peel in November 2017, and again in January 2018. Attached is the January 2018 submission of the Connection Multi Use Demand Table.	X	MTE
15.8	8	<p>Please forward the non-refundable Report Fee of \$500 as per current fee by-law 60-2016 to</p> <p>Development Services – Engineering Public Works, Region of Peel 10 Peel Centre Drive, Suite B, 4th Floor</p>	A cheque has been prepared and submitted to the Region directly. We will provide a copy of the receipt once received.	X	SIFTON

NO.	COMMENTS		RESPONSE	ADDRESSED	CONSULTANT RESPONSIBLE
		<p>Brampton, On L6T 4B9</p> <p>Payment shall be in the form of a certified cheque, money order or bank draft and made payable to the Region of Peel. All fees may be subject to change on annual basis pending Council approval.</p>			
15.9	9	<p>The Region of Peel will provide front-end collection of garbage and recyclable materials subject to the conditions outlined in the Waste Collection Design Standards Manual. Detailed comments will be provided at site plan stage.</p> <p>For more information, please consult the Waste Collection Design Standards Manual available at: https://www.peelregion.ca/pw/standards/design/waste-collection-designmanual-2016.pdf</p>	Noted, further comments to be provided at Site Plan approval.	X	
15.10	SPA	<ol style="list-style-type: none"> 1. An updated FSR/demand table 2. 2 paper copies of Site Servicing Drawings 3. Updated Site Plan showing waste collection or Waste Collection Plan reflecting all collection requirements based on proposal 			MTE/JFA

Please note, HGC Engineering's responses are provided in blue. The page numbers or sections where the comments are discussed in the noise report are also provided for reference.

From: Erinma Chibututu
Sent: 2017/07/26 2:17 PM
To: Ashlee Rivet
Cc: Joe Alava
Subject: SP 17 10 W2: Erinview Redevelopment at 2132 Dundas Street West: Noise Comments

Good afternoon Ashlee,
Please review the message below, and forward to the applicant.

In accordance with our standard requirements, the Transportation and Works Department (Development Engineering) requested a Noise Feasibility Study as part of the rezoning application (OZ 17 1 W2) associated with the proposed Erinview Redevelopment. A noise Feasibility Study dated December 20, 2016, was provided by HGC Engineering.

I have included at the bottom of this message, some of the comments that were provided by Development Engineering with regard to Noise and HGC's Noise Feasibility Study. The highlighted portions of those comments indicate what the applicant is required to provide to the satisfaction of the Planning and Building Department prior to Site Plan Approval.

In addition, to the comments from Development Engineering in which the planning and building Department's requirements have been stated, I am also including below, a summary of what Planning and Building requires from the applicant with regard to Noise and the Noise study prior to Site plan Approval based on the initial OZ comments from Development Engineering, including Notes and certifications as well as a few questions of clarification with regard to the Noise Feasibility Study:

UD COMMENTS

1. Prior to Site Plan approval for any building permit clearance, a Detailed Noise Study shall be prepared by a qualified acoustical consultant to identify all transportation and stationary noise sources impacting the development proposal and recommending noise control measures for the proposed buildings and outdoor living areas. In addition, the study is to recommend noise control mitigation measures necessary to ensure that the adjacent lands are not exposed to stationary noise impacts in excess of the MOECC criteria for Stationary Noise Sources to the satisfaction of the City of Mississauga's Planning and Building Department.

A detailed noise study has been completed addressing both transportation and stationary noise courses. The study is dated August 31, 2017.

The Detailed Noise Study report shall also determine the noise impacts associated with the mechanical equipment and ventilation systems (i.e. cooling towers, garage exhaust fans, emergency generator, HVAC units etc.) for the proposed building(s) and the building(s) in the immediate vicinity to ensure that all mechanical equipment will meet the Ministry of the Environment and Climate Change guidelines for stationary noise sources. This report shall include the details of any required fencing/barrier placement, location of HVAC units and

screening requirements for the proposed buildings. Should a noise barrier, noise screen or any off site stationary noise mitigation be required as a result of this analysis, sufficient securities will be required to ensure their construction as part of the site plan process to the satisfaction of the City's Planning and Building Department.

The mechanical rooftop information provided was evaluated in Section 6 of the detailed noise report. There are no garage exhaust fans as there is no underground parking. The emergency diesel generator proposed on the roof is registerable with the MOECC. Screening is proposed for the rooftop mechanical equipment and the screens have been included in the stationary noise analysis. As indicated by the MOECC in NPC-300, acoustic screens for rooftop barriers can be 10 kg/m².

Acoustic fencing is not required for any ground level amenity areas/courtyard or landscape areas.

2. Prior to Site Plan approval for any building permit clearance, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the indoor noise levels resultant from all transportation noise sources will meet Regional guideline conditions based on outside sound energy exposures outlined in the acoustical analysis for the subject building; and that the mechanical equipment and ventilation systems for the buildings on site and the off-site stationary noise sources will be in compliance with the Ministry of the Environment and Climate Change (MOECC) guidelines for stationary noise sources.

The required façade sound transmission classes (STCs) were estimated using the procedures outlined in National Research Council Building Practice Note BPN-56, to achieve the indoor sound level targets outlined in the criteria section of the report.

3. Prior to Site Plan approval, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the indoor noise levels and that the noise output associated with the mandatory air conditioning units are in compliance with the MOECC criteria for Stationary Noise Sources.

Section 6 of the detailed noise report provides this information.

4. Prior to Site Plan approval, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the resultant/mitigated noise levels for the mechanical ventilation systems are in compliance with the MOECC criteria for Stationary Noise Sources for the adjacent residential noise receptors.

Section 6 of the detailed noise report provides this information.

5. Prior to Site Plan approval for any building permit clearance, the following clause is to be included on the Site Plan:

"The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' buildings, mechanical equipment and ventilation systems for the buildings on site and the off-site stationary noise sources are in compliance with the acoustical report as prepared for the particular building and in compliance with the Ministry of the Environment and Climate Change (MOECC) guidelines for stationary noise sources."

This inspection of the rooftop mechanical units is to be completed after construction of the building.

This condition will be cleared when in the opinion of the Planning and Building Department that the intent of this requirement has been satisfied.

6. Prior to Site Plan Approval, please provide copies of the purchase, sale and lease agreements or other documents that include all required warning clauses as listed in the Detailed Noise Study.

Noted.

Please note that a detailed Noise Study is also recommended on P. 10, Item 5.1: "Implementation" of the Noise Feasibility Study prepared by HGC Engineering.

The detailed noise study is dated August 31, 2017.

Please clarify the following:

- P.5, Item 4.3.1 "Outdoor Living Areas" of the Noise Feasibility Study by HGC Engineering dated December 2016, states that there are no common amenity areas identified on the Site Plan. Please clarify as it is my understanding that the central courtyard is intended as an outdoor amenity area.

The central courtyard is shielded from road traffic noise by the building itself. Further physical mitigation is not required. This is noted in Section of 4.3.1 of the detailed noise report.

- P.6, Item 4.3.2 "Indoor Living Areas and Ventilation Requirements" of the Noise feasibility Study by HGC Engineering dated December 2016, states that....the mechanical units will be housed inside the roof penthouse. It is my understanding from the drawings submitted, that the roof top mechanical units have been shown on the roof slab, and have not been enclosed within a mechanical penthouse. Please confirm as you respond to the comments above.

Noted. The rooftop mechanical units have been assessed as stationary noise sources in the detailed noise study.

Thank you

DEVELOPMENT ENGINEERING NOISE COMMENTS ON OZ 17 1 W2

NOISE

We have reviewed a Noise Feasibility Study dated December 20, 2016 prepared by HGC Engineering and provide the following comments:

The study concludes that the proposed development is feasible from an acoustical perspective. The development is predominantly impacted by road traffic from Fifth Line and Dundas Street West. The proposed site is located outside the 25 NEF/NEP contour lines for Pearson International Airport and no OLAs are proposed at this time.

The report concludes that all building units will require central air conditioning. Upgraded building and glazing construction to comply with MOECC publication NPC-300 will be required for the facade of the building facing Dundas Street. All building requirements for these blocks meeting minimum

requirements of the OBC will provide adequate sound insulation for the dwelling. Noise warning clauses to inform the occupants of the sound level excesses should be placed in the property and tenancy agreements and offer of purchase and sale.

The original data for Annual Average Daily Traffic (AADT) values obtained by the City is to be placed in the appendix of the report. AADT info from the City can be obtained by contacting 905-615-3200 ext 3016. The consultant is to indicate in the report if these values are ultimate or current. If current values are used then appropriate projections are to be utilized.

[Noted. The data is included in the appendix of the detailed noise study.](#)

Should Amenity/OLA's be proposed for this site the noise report is to be re-analysed to determine the feasibility of any required noise barrier mitigation. In this regard the noise study is to include a table depicting a range of barrier heights and corresponding mitigated sound levels for the outdoor living areas. If applicable, cross-sections are to be provided for the berm/fence combinations to be implemented at this site, including the fence returns and proper slope. Please note that depending on the fence heights required, special engineered footings may be required.

[The courtyard area is well shielded from road traffic noise by the building itself. Physical mitigation in the form of acoustic barrier is not required for this site.](#)

Notwithstanding the above, due to the absence of final grading, architectural and mechanical information, etc., it should be noted that the report is a preliminary assessment only and that a Detailed Noise Study by an Acoustical Consultant will be required prior to Site Plan approval to the satisfaction of the Planning and Building Department and when final detailed architectural, mechanical and grading plans are available. As noise barriers and other noise control measures are required, sufficient securities are to be submitted to ensure its construction as part of the site plan process.

[The detailed noise study is dated August 31, 2017.](#)

The appropriate warning clauses and implementation requirements to address all noise impacts are to be included in Schedules 'B' and 'C' of the Development Agreement and are provide below.

SCHEDULE B- GENERAL NOISE WARNING

Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within building units, noise levels from increasing road traffic from Dundas Street West and Fifth Line West may continue to be of concern occasionally interfering with some activities of the dwelling occupants, as the noise exposure level may exceed the noise criteria of the Municipality and the Ministry of the Environment and Climate Change.

[Included in Section 4.3.4 of the detailed noise report.](#)

SCHEDULE B – AC UNITS

Purchasers/tenants are advised that in order to achieve an acceptable indoor living environment, building plans for the unit must include a central air conditioning system. The forced air heating system

and its ducting are to be sized to accommodate a central air conditioning unit. The air cooler/condenser unit must be located with due regard to the noise created by the unit itself and its effect on the outdoor recreational activities.

Included in Section 4.3.4 of the detailed noise report.

SCHEDULE B NOISE – (COMMERCIAL)

Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, sound levels from the facilities may at times be audible.

Included in Section 4.3.4 of the detailed noise report.

SCHEDULE C NOISE- HIGH RISE

Prior to Site Plan approval for any building permit clearance, a Detailed Noise Study shall be prepared by a qualified acoustical consultant to identify all transportation and stationary noise sources impacting the development proposal and recommending noise control measures for the proposed buildings and outdoor living areas. In addition, the study is to recommend noise control mitigation measures necessary to ensure that the adjacent lands are not exposed to stationary noise impacts in excess of the MOECC criteria for Stationary Noise Sources to the satisfaction of the City of Mississauga's Planning and Building Department.

The detailed noise study is dated August 31, 2017.

The Detailed Noise Study report shall also determine the noise impacts associated with the mechanical equipment and ventilation systems (i.e. cooling towers, garage exhaust fans, emergency generator, HVAC units etc.) for the proposed buildings and the building(s) in the immediate vicinity to ensure that all mechanical equipment will meet the Ministry of the Environment and Climate Change guidelines for stationary noise sources. This report shall include the details of any required fencing/barrier placement, location of HVAC units and screening requirements for the proposed buildings. Should a noise barrier, noise screen or any off site stationary noise mitigation be required as a result of this analysis, sufficient securities will be required to ensure their construction as part of the site plan process to the satisfaction of the City's Planning and Building Department.

Noted.

SCHEDULE C – NOISE CERTIFICATION

Prior to Site Plan approval, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the indoor noise levels and that the noise output associated with the mandatory air conditioning units are in compliance with the MOECC criteria for Stationary Noise Sources.

Noted.

SCHEDULE C – NOISE CERTIFICATION – STATIONARY NOISE

Prior to Site Plan approval, the Acoustical Consultant shall certify to the satisfaction of the Planning and Building Department that the resultant/mitigated noise levels for the mechanical ventilation systems are in compliance with the MOECC criteria for Stationary Noise Sources for the adjacent residential noise receptors.

Noted.



Erinma Chibututu

Urban Designer

T 905-615-3200 ext. 5546

erinma.chibututu@mississauga.ca

[City of Mississauga](#) | Planning and Building Department,
Development and Design Division
Urban Design Section