

GRADIENTWIND

ENGINEERS & SCIENTISTS

February 8, 2021

James Byck
Dymon Capital Corporation
2-1830 Walkley Road
Ottawa, ON K1H 8K3

Dear Mr. Byck:

Re: Stationary Noise Opinion Letter
6333 Hurontario Street, Mississauga
Gradient Wind File No.: 21-007-Opinion Letter

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Dymon Capital Corporation to undertake environmental noise services to satisfy Zoning By-law Amendment (ZBA) requirements for the proposed development at 6333 Hurontario Street in Mississauga, Ontario (hereinafter referred to as the “subject site”). This opinion letter specifically addresses stationary noise impacts from the proposed development on the surround properties.

The subject site is located on a parcel of land situated near the southeast corner of the intersection of Hurontario Street and World Drive. The proposed development comprises a 7-storey building with a nearly rectangular floor plan at grade. Above two storeys of underground parking, the ground floor comprises Dymon reception and retail space, self-storage, loading area, at-grade parking, and lobby space, while the second through sixth floors comprise office and self-storage space, with floor plates setting back on floors 5, 6, and 7. Floor 7 comprises self-storage facility space exclusively, with floor plates setting back on the west side, setting off the tower from the office component. Vehicular access to loading/parking is accessible via an internal laneway off Hurontario Street to the west. The building is defined as industrial/commercial and as such is not considered noise sensitive land use under the definitions outlined in the provincial Environmental Noise Guideline - NPC-300¹. Figure 1 illustrates the subject site and surrounding context.

¹ Ministry of the Environment, Conservation and Parks (MECP), Environmental Noise Guideline – Publication NPC-300, August 2013

Possible mechanical equipment associated with the development includes rooftop air handling units and other HVAC equipment. The development is located in a predominantly industrial/commercial area, which is not considered noise sensitive in NPC-300. The nearest noise-sensitive property is the Homewood Suites hotel located at 6430 Edwards Blvd. The approximately 270 metre (m) setback distance from the proposed development provides sufficient attenuation for typical rooftop HVAC equipment. Future buildings are proposed on the south side of Hurontario Street. They will be single-storey industrial buildings which are not considered noise sensitive. As such, the proposed development is expected to be compatible with the surrounding land uses.

Should you have any questions, or wish to discuss our findings further, please call us (613) 836-0934 or contact us by e-mail at joshua.foster@gradientwind.com. In the interim, we thank you for the opportunity to be of service.

Sincerely,

Gradient Wind Engineering Inc.



Michael Lafortune
Environmental Scientist

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Joshua Foster, P.Eng.
Principal