FINAL REPORT

1225 DUNDAS STREET EAST

MISSISSAUGA, ONTARIO

LAND USE COMPATIBILITY STUDY – AIR QUALITY

RWDI # 2600503

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SUBMITTED TO

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1 INTRODUCTION

RWDI is commissioned by Whitehorn Investments Limited Stephen-Mitchell Realty Limited Tobdele Investments Limited Richco Investments Limited and Lynrob Investments Limited to undertake a land use compatibility study pertaining to air quality issues in support of a proposed development (the "proposed development") located at 1225 Dundas Street East, Mississauga. The proposed development comprises totally six building blocks, in which four of them are low-rise residential buildings (i.e. Block 1 to Block 4), and two of them are high-rise residential blocks (i.e. Tower A and Tower B). The project site is bounded by Dundix Road to its north, Queen Frederica Drive to its east, Arena Road to its west and Dundas Street East to its south (the "subject lands"). The location of the subject lands is shown on Figure 1. The site plan for the proposed development is included in Appendix A. These architectural plans are subject to change however the tower building heights remain consistent at 16-storeys ± 52 m

The subject lands are currently zoned for commercial use, while most areas at its surrounding and those areas to its north are residential uses. Commercial uses are mainly located to its immediate east, south and west. On the other hand, employment uses are mainly located to its farther south separated by the commercial zones.

The scope of this study was to identify any existing and potential land use compatibility issues and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment uses and/or major facilities to allow for the proposed development to proceed.

2 LAND USE COMPATIBILITY FRAMEWORK

2.1 Environmental Protection Act

Section 9 of Ontario's Environmental Protection Act (EPA) requires industrial facilities to obtain an ECA before constructing, altering or operating a source. Alternately, section 20.21 of the EPA requires specified lower-risk facilities to register on the Environmental Activity and Sector Registry (EASR). In order to obtain an ECA or register on the EASR, the facility must demonstrate compliance with applicable regulations, standards and guidelines, which includes dispersion model predictions, dust management plans and, in some cases, monitoring before issuing an ECA or registering on the EASR. Section 14 of the EPA generally prohibits anyone from causing an adverse effect, such that industries can be and do get prosecuted when problems occur.

2.1.1 Ontario Regulation 419/05: Local Air Quality

Of the regulations that apply to industrial air emissions in Ontario, Ontario Regulation 419/05: Local Air Quality (O. reg. 419/05) sets out emission estimation, dispersion modelling and reporting requirements for a facility to demonstrate compliance with the air quality Standards listed in the regulation. This regulation also reaffirms the prohibition under the EPA from causing an adverse effect. Industries that are unable to demonstrate compliance with the O. Reg. 419/05 Standards based on the requirements within the regulation may be prosecuted for failing to demonstrate compliance.

2.1.2 Provincial Compatibility Guidelines

The Ministry of Environment, Conservation and Parks' (MECP) D-series guidelines deal with land use compatibility in Ontario. The most relevant guideline in the present case is D-6 (Compatibility between Industrial Facilities, https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities) [4]. It provides a classification scheme for industries based on their potential for emissions that could cause adverse effects. The classification scheme is summarized in Table 1.

Table 1: D-6 Industry Classification Scheme

Class	Descriptors
I	• Small scale • Self-contained • Packaged product • Low probability of fugitive emissions • Daytime operations only • Infrequent and/or low intensity outputs of noise, odour, dust, vibration
II	• Medium scale • Outdoor storage of wastes or materials • Periodic outputs of minor annoyance • Low probability of fugitive emissions • Shift operations • Frequent movement of products and/or heavy trucks during daytime
III	• Large scale • Outside storage of raw and finished products • Large production volumes • Continuous movement of products and employees during shift operations • Frequent outputs of major annoyance • High probability of fugitive emissions

For each class of industry, the guideline provides an estimate of potential influence area and a minimum recommended separation distance, which are set out in Table 2.

Table 2: D-6 Separation Distances

Class	Potential Influence Area (m)	Minimum Separation Distance (m)
I	70	20
II	300	70
III	1,000	300

Guideline D-6 recommends the following:

1. "…no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem." (Sec. 4.5.1 of Guideline D-6).
2. "No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed-Use Areas* should occur [within the recommended minimum separation distances]" (Sec. 4.3 of Guideline D-6)
3. "When a change in land use is proposed in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance … may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e., a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible." (Sec. 4.10.3 of Guideline D-6).
4. With respect to how separation distance should be measured, the guideline states that "measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use." However, it does allow the measurement to include areas within the lot lines (on-site buffers) where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.
5. When dealing with vacant industrial lands, the guideline states that "determination of the potential influence area shall be based upon a hypothetical worst-case scenario for which the zone area is committed".

2.2 Provincial Planning Statement

Section 3.5.1 of the Provincial Planning Statement 2024 [3] ("PPS") states the following:

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. "

Section 3.5.2 of the PPS states the following:

"Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Section 3.3.3 of the Provincial Planning Statement 2024 further states that:

"New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or

where avoidance is not possible, minimise and mitigate negative impacts on and adverse effects from the corridor and transportation facilities."

Section 8.0 of the Provincial Planning Statement 2024 defines sensitive land uses as:

"...buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to residences, day care centres, and educational and health facilities."

2.3 City of Mississauga Official Plan

Bullet point number 3 in Section 2.1.3 in Chapter 2 Policy Context of the City of Mississauga Official Plan [1] states that "the Growth Plan vision is grounded in the following principles that provide the basis for guiding decisions on how land is development, resources are managed, and public dollars are invested:

- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;"

2.4 City of Mississauga Terms of Reference

The City of Mississauga has Terms of Reference for a Compatibility/Mitigation Study [2], which states that a report is required with written description and assessment of:

a) potential land use compatibility impacts by type (i.e. noise, vibration, and emissions, including dust and odour) and the severity, frequency and duration of such impacts that may cause an adverse effect on new sensitive land uses;
b) using provincial policies and guidelines (i.e. D-6 Compatibility between Industrial Facilities, Environmental Noise Guidelines DPC – 300, etc.), identify the industrial categorization of properties, businesses or uses within 1000 metres of the applicant's property and the area of influence that includes any portion of the applicant's property. If a proposed development is located within the potential area of influence, complete technical studies are required to determine the potential adverse impacts on nearby sensitive land uses with respect to air quality, noise, and vibration;
c) existing approval or other authorization from the Ministry of the Environment, Conservation and Parks (MECP), such as an Environmental Compliance Approval or a registration in the Environmental Activity and Sector Registry, for existing employment uses and/or major facilities whose areas of influence include any portion of and the applicant's property and the extent to which new sensitive land uses may affect the major facilities' compliance with applicable environmental policy, regulations, approvals, authorizations and guidelines, of the Province and/or the City;
d) potential intensification, operational changes and expansion plans for existing major facilities and the potential for new employment uses to be established in the Employment Area, and the potential impacts of such changes;
e) complaints received by the City and MECP within the immediate area of the proposed development;

f) if required by the analysis, any Air Dispersion Modelling to be completed in accordance with Provincial Guideline A-11: Air Dispersion Modelling Guideline for Ontario, as amended;
g) potential land use compatibility issues with the introduction of sensitive land uses on lands within the subject site that may create or could have a negative impact on the long-term operations or viability of adjacent or nearby major facilities and the remaining Employment Area;
h) For lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, provide an assessment on how to minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.
i) impacts on the viability of the Employment Area and adjacent or nearby major facilities shall be considered based on:
    - the effects on major facilities' compliance with applicable environmental policy, regulations, approvals,
    - authorizations and guidelines, including the noise provisions of the City;
    - the increased risk of complaint and nuisance claims;
    - operational constraints for major facilities;
    - constraints on major facilities to reasonably expand, intensify or introduce changes to their operations;
    - constraints for new major facilities based on the applicable zoning by-law to reasonably be established
    - in the Employment Area; and,
    - the extent of non-compliance with land use separation requirements for existing employment uses in
    - the vicinity, including outdoor and propane storage and distribution facilities, if applicable;
    - the extent to which relevant information, has been exchanged between the applicant of the proposed
    - development and businesses within the Employment Area or operators of major facilities, where
    - appropriate; and,
j) The report shall also include an executive summary highlighting key findings and recommendations

2.5 Dundas Connects Land Use Compatibility Terms of Reference

In 2018 the City of Mississauga Council endorsed the Dundas connects Master Plan (DCMP). The DCMP Land Use Compatibility Terms of Reference are intended to set out criteria to assess land use compatibility for any land use conversions, in line with the DCMP recommendations. As shown on Figure 2, the proposed development is located outside the areas shown in the DCMP ToR, as well as the associated Interim Control By-Law (ICBL) 0012-2017. Regardless, the studies required as part of the DCMP ToR already align with the requirements under the MECP D-Series Guidelines and normal industry practice where the actual separation distance between proposed sensitive land uses and nearby industrial facilities is less than the potential influence area and minimum recommended separation distance specified by MECP Guideline D-6.

Thus, although the proposed development is located outside the areas shown in the DCMP ToR and ICBL 0012-2017, the assessment required by the MECP D-Series Guidelines meet the applicable requirements, and this land use compatibility study is intended to meet the requirements of the MECP D-Series Guidelines.

3 METHODOLOGY

The tasks for this study consisted of the following:

- The official plan and applicable secondary plans or regeneration areas, relevant decisions by the Ontario Land Tribunal, Site and Area Specific Policies, and zoning by-laws for the surrounding area;
- Development proposals posted on the City's website for the surrounding area, if any;
- Published satellite imagery and street-based photography;
- Reviewing the MECP Access Environment website for Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1000 m of the subject lands;
- Pending applications for amendment to ECA's of any major facilities, posted on the Environmental Registry;
- Environment and Climate Change Canada's (ECCC) National Pollutant Release Inventory (NPRI) data for industries within 1000 m of the subject lands;
- Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Uses) from the Ministry of the Environment, Conservation and Parks (MECP);
- Meteorological data for the study area; and,
- Any recent complaint history available from the applicable MECP District Office to determine if there are any air quality or noise concerns within the area.

Wind data from the Toronto Pearson International Airport Station was adopted for the assessment, as it is the nearest meteorological station to the subject land. A summary of the directional distribution of winds over a period from 2004-2024 is shown in Figure 3. The compass directions in the figure refer to the direction from which the wind blows, the concentric circles represent frequencies of occurrence, and the various colours represent wind speed ranges in m/s as indicated in the legend. The prevailing winds in the study area are mainly westerly winds, northerly winds and followed by west-southwesterly throughout the year, while south-southwesterly winds, southerly winds, north-northeasterly and east-northeasterly winds are less frequent.

A review of the Environmental Registry of Ontario (ERO) revealed that it has no notice open for comment recently for any facilities within the study area that may impact the proposed development. Only one notice for ECA (air and noise) No. A-500-1195263740 for Terrapure BR Ltd, but it was already closed on March 18, 2025. This facility is one of those facilities identified in Table 3 below, and its operation details will be discussed in Section 4.1.1.1 below.

4 RESULTS

4.1 Existing and Proposed Industrial Uses

Table B-1 in Appendix B lists all identified Class I, II and III industries within 1000 m with approval of Environmental Compliance Approval (ECA) (Air) or Environmental Activity and Sector Registry (EASR) granted by the Ministry of the Environment. Figure 4 shows all facilities identified as listed in Table B-1. Totally, there are ten facilities identified. There is eight Class I, two Class II and one Class III facilities identified within 1000 m of the subject lands.

All Class I facilities identified are located further away from the subject site than the respective potential influence area of 70 m. Therefore, it is expected that these facilities pose little risk of adverse air quality concerns at the proposed development.

For Class II facilities identified, both are located further away from the subject site than the respective potential influence area of 300 m. Therefore, it is expected that these facilities pose little risk of adverse air quality concerns at the proposed development.

The only Class III facility identified, Terrapure BR Ltd, is located closer to the subject site than the 1000m potential influence area, but further than the 300 m minim separation distance.

Table 3 lists the ten representative industrial facilities identified, which might have comparatively greater potential impacts to the sensitive uses of the proposed development according to their functions and separation distances from the lot line of the facility. Guideline D-6 recommends that no new sensitive uses be permitted within the influence areas “without evidence to substantiate the absence of a problem”. Those major industrial uses that would likely contribute air quality impacts on the proposed development are discussed below.

Table 3: Facilities whose Potential Influence Areas Impact the Proposed Development

ID	Industry	Address	Industry Class	Potential Influence Area (m)	Minimum Separation Distance (m)	Actual Separation Distance [1]
1	Samuel, Son & Co., Limited	2304 Dixie Road to 2370 Dixie Road	I	70	20	709
2	Aspect Film Studios	2365 Dixie Road	I	70	20	754
3	Mother Parker's Tea & Coffee Inc.	2470 Stanfield Road	I	70	20	501
4	Terrapure BR Ltd.	1333 Tonolli Road	III	1000	300	492
5	AstraZeneca Canada Inc.	1004 Middlegate Rd	I	70	20	807
6a	Mother Parker's Tea & Coffee Inc.	2530 Stanfield Road	II	300	70	385
6b	Mother Parker's Tea & Coffee Inc.	2531 Stanfield Road	I	300	20	285
7	Destaron Residential Inc.	3125 Queen Frederica Drive	I	70	20	295
8	Aya Kitchens and Baths Ltd.	1551 Caterpillar Road	II	300	70	976
9	Sealed Air (Canada) Inc.	2365 Dixie Road	I	70	20	754
10	Technical Adhesives Limited	3035 Jarrow Ave	I	70	20	928

Note:
1. The separation distance is generally from the property line of the subject lands to the property line of the industry.
2. Classification is based on a combination of considering D-6 category examples as well as site specific factors such as proximity to existing residential, presence or absence of tall stack(s), presence of mitigation measures stated in ECA, and proximity of site to the subject lands.

4.1.1.1 Terrapure BR Ltd.

This facility is currently owned by Terrapure BR Ltd. (Terrapure), which is a secondary lead smelting and refining facility. Operations and equipment at the facility includes battery breaking and shredding, smelting furnaces, refining kettles and casting operations. Based on the latest Environmental Registry of Ontario (ERO), the facility had an amendment to the Limited Operational Flexibility for the ECA (air and noise) No. A-500-1195263740 on March 18, 2025. The emission sources from the manufacturing and associated processes that discharge to the air include emission control equipment such as baghouse dust collectors and scrubbers; battery breaking operations; and combustion equipment such as furnaces, kettles, and heaters. The latest amendment of the ECA includes changing their approach to sulphur dioxide abatement on a furnace from the Circulating Dry Lime Scrubber (CDS) system

and increasing the battery breaking throughout of the facility, from 90,000 tonnes up to 125,000 tonnes per year of batteries. The air emission sources from this facility include nickel, sulphuric acid, iron, lead and noise.

This facility is considered a Class III industry, due to the scale and nature of the operations. The facility is located approximately 492m away from the proposed development, which falls within the potential influence area of 1000m but it still outside the required separation distance of 300m.

There is an existing 15-storey residential tower (The Windsor), located at 3025 Queen Frederica Drive that is nearly equidistant from the Terrapure facility as the proposed development. It appears that The Windsor also has air quality equipment on the roof. This is very similar in height to the proposed development, which is therefore very useful for comparison.

A request for Freedom of Information Request for Property Information under the Freedom of Information and Protection of Privacy Act (FIPPA) was submitted on October 22, 2025. On February 6, 2026, a full copy of the Emission Summary and Dispersion Modelling (ESDM) Report for the facility, dated October 2022, prepared by WSP E&I Canada Limited. This ESDM Report provides details source parameters, contaminant emission rates and building information, which allows an assessment of potential impacts at the proposed development due to emissions from Terrapure.

A review of the ESDM Report indicates that sulphur dioxide (SO_2) is the most significant contaminant relative to the regulatory air quality standards under O. Reg. 419/05, with predicted impacts reaching 65% of the relevant benchmark. Emissions of iron (and its compounds), lead (and its compounds), and sulphuric acid were significant but less so than SO2, at 45%, 33% and 387% of the relevant standards, respectively.

The dispersion modelling assessment included in the ESDM Report indicates that site-specific meteorological data was prepared by the MECP. This data was not made available through the FOI process. The modelling analysis for SO_2 also included a complex variable emission rate approach, due to variations in SO_2 emissions resulting from the batch process used at the site. This information was also not made available through the FOI process.

RWDI has conducted a screening-level assessment using the worst-case (maximum) emissions data for SO_2, comparing the predicted impacts at existing elevated receptors, such as The Windsor, to the predicted impacts at the proposed development. As RWDI did not have access to the site-specific meteorological data for the site, the regional meteorological data sets provided by the MECP were used. Similarly, RWDI used the maximum emission rates provided in the ESDM Report without the hourly variations in emissions, applying the maximum reported emission for every hour of the day. Since this is a comparative analysis, this is considered appropriate and is expected to provide a conservative overestimate of potential impacts.

The modelling assessment looked at existing elevated receptors along Dundas, including:

- 17-storey residential building at 935 Dundas Street East.
- 4-storey residential complex at 1011 Dundas Street East.
- Two (2) 4-storey residential buildings at 3040 Constitution Boulevard.
- 2-storey Avenue Motel at 1060 Dundas Street East.
- 6-storey residential building 3020 Queen Frederica Drive

- 15-storey residential building (The Windsor), located at 3025 Queen Frederica Drive

Table 4 provides the predicted concentrations obtained through the modelling exercise. Predicted concentrations at the existing elevated receptors were higher than those in the ESDM report. This is to be expected due to the factors noted earlier. This confirms that the screening level modelling analysis is biased on the high side, and therefore conservative.

Removal of meteorological anomalies in the modelling assessment, the use of site-specific meteorological data and the inclusion of variable emission rate approach used by WSP would be expected to reduce the predicted concentrations from those shown on Table 4.

Table 4: Comparison of Predicted Impacts

Source	Predicted Impact Existing Receptors (µg/m³)	Percentage of Benchmark Existing Receptors (%)	Predicted Impact At Development (µg/m³)	Percentage of Benchmark At Development (%)
2COMPST	3.8	3.8%	3.6	3.6%
BRICKST	22	22%	28	28%
NEWSCR	56	56%	72	72%
ALL	78	78%	99	99%

Predicted concentrations at the proposed development were higher than at the existing elevated receptors, but below the relevant MECP benchmarks. As these values are expected to be conservative compared to the modelling analysis conducted by WSP on behalf of Terrapure, this indicates that the introduction of the proposed development is compatible with operations at Terrapure.

4.1.1.2 Mother Parker's Tea & Coffee Inc. - 2530 Stanfield Road

Mother Parker's operates a head office and coffee roasting facility 2530 Stanfield Road, which operates in accordance with three approvals listed on Access Environment:

1. EASR Registration R-003-1626399133, filed on August 18, 2016, for a heating system. This registration would have covered a heating system that is now exempt form requiring approvals under O. Reg. 524/98 but is still listed on the EASR.
2. Amended ECA 3501-C98QCF, issued on December 10, 2021, which includes four (4) natural gas fired, batch type, green coffee bean roasting machines, each equipped with afterburners, which provide control of odours from the roasters. Each roaster has ancillary emission points such as green bean charging and cooling cyclones. There are also two dust collectors, one for the coffee chaff collection system serving each roaster, and another for one of the roasters.
3. EASR Registration R-010-8114507268, filed on October 21, 2022, for air emissions regulated under O. Reg. 1/17.

Measuring the actual separation distance based on property lines, this facility is approximately 385 metres away from the subject lands, with the distance between visible process stacks and the buildings at the proposed development being much greater, approaching 500 metres or more. Despite these distances, RWDI is aware that the City of Mississauga has requested that potential impacts due to odours from coffee roasting be investigated.

Using source information from Amended ECA 3501-C98QCF and building dimensions obtained from aerial imagery, RWDI conducted a dispersion modelling assessment of potential odours from Mother Parker's. Odours are expected to originate primarily from the coffee roaster afterburners, as afterburners are normally used for odour control. Dispersion modelling assessments for odours normally use a measurement called an "odour unit" (OU), with 1 OU representing an odour of sufficient strength that 50% of the population can just detect an odour but not necessarily recognize that odour.

However, RWDI did not have access to odour emission data from the site, and therefore emissions of volatile organic compounds (VOCs) were used as a surrogate. Chapter 9.13.2 from the U.S. Environmental Protection Agency (EPA) AP-42: Compilation of Air Emissions Factors from Stationary Sources provides emission factors for coffee roasting operations. The VOC emission factor for a batch roaster with thermal oxidizer is 0.047 pounds of VOCs per U.S. short ton of coffee roasted (U.S. short ton), or 0.023 grams of VOCs per kilogram of coffee roasted (conversion calculation provided in Equation 1). The emission factors also indicate there is no data for VOC emissions from other processes such as dryers, which supports focusing on the afterburner exhausts.

Equation 1: Emission Factor Unit Conversion

$$\frac{0.047\ \text{lb}_{\text{VOC}}}{1\ \text{ton}_{\text{coffee}}} \times \frac{1\ \text{ton}_{\text{coffee}}}{2000\ \text{lb}_{\text{coffee}}} \times \frac{2.204\ \text{lb}_{\text{coffee}}}{1\ \text{kg}_{\text{coffee}}} \times \frac{453.6\ \text{g}_{\text{VOC}}}{1\ \text{lb}_{\text{VOC}}} = 0.023\ \text{g}_{\text{VOC}} / \text{kg}_{\text{coffee}}$$

The emission factor is multiplied by the hourly coffee production rate stated in Amended ECA 3501-C98QCF for each roaster to provide an estimated VOC emission rate, as shown in Equation 2 for roaster afterburner R2-Y1. Emissions for R3Y1, R4Y1 and R5Y1 were estimated analogously, and are presented on Table 4.

Equation 2: Emission Rate Estimation for R2-Y1

$$\frac{0.023\ \text{g}_{\text{VOC}}}{1\ \text{kg}_{\text{coffee}}} \times \frac{2000\ \text{kg}_{\text{coffee}}}{1\ \text{h}} \times \frac{1\ \text{h}}{3600\ \text{s}} = 0.013\ \text{g}_{\text{VOC}} / \text{s}$$

The modelling assessment looked at existing elevated receptors along Dundas, including:

- 17-storey residential building at 935 Dundas Street East.
- 4-storey residential complex at 1011 Dundas Street East.
- Two (2) 4-storey residential buildings at 3040 Constitution Boulevard.
- 2-storey Avenue Motel at 1060 Dundas Street East.
- 6-storey residential building 3020 Queen Frederica Drive
- 15-storey residential building (The Windsor), located at 3025 Queen Frederica Drive

Table 5 provides the results of the dispersion modelling assessment.

Table 5: Comparison of Predicted Impacts

Source	Roasting Capacity (kg/h)	VOC Emission Rate (g/s)	Predicted Impact Existing Receptors (µg/m³)	Predicted Impact Proposed Development (µg/m³)
Afterburner R2Y1	2,000	0.013	1.6	1.7
Afterburner R3Y1	4,535	0.030	2.6	3.6
Afterburner R4Y1	2,500	0.016	1.9	1.9
Afterburner R5Y1	1,200	0.0078	0.96	0.93
Combined	10,235	0.067	6.6	6.5

Based on these model results, overall potential impacts at the proposed development are similar to those predicted at existing residential receptors in the area. Mother Parker's already has an obligation under the EPA and O. Reg. 419/05 to ensure that air quality impacts at existing residential receptors are within acceptable levels. Based on this, it is not expected that emissions from Mother Parker's would adversely impact air quality at the subject lands, nor is it expected that the construction of the proposed development pose a risk to compliance of Mother Parker's operations with their regulatory obligations under EPA and O. Reg. 419/05.

4.1.1.3 Mother Parker's Tea & Coffee Inc. - 2470 Stanfield Road

Mother Parker's has a second facility at 2470 Stanfield Road, identified as the Real Cup Plant, which operates in accordance with two approvals listed on Access Environment:

1. Amended ECA 1558-9J9N4T, issued on May 1, 2014, which includes two (2) natural gas fired, batch type, green coffee bean roasting machines, each equipped with afterburners, which provide control of odours from the roasters. There are also three dust collectors, one for the coffee chaff collection system serving both roasters, and a cooling/destoning dust collector for each roaster.
2. EASR Registration R-010-6115239542, filed on June 30, 2023, and updated July 18, 2025, for air emissions regulated under O. Reg. 1/17.

Emissions from the 2470 Standfield Road facility are mainly released from low lying sources that likely generates maximum impact near the property line. The facility is well contained without any outdoor storage area and obvious fugitive dust sources identified. The facility's MECP approval for two addresses requires that emission impacts will need to compliant with MECP air quality benchmarks at the property line and beyond. Taking these considerations into account, this facility is not expected to adversely impact air quality at the subject lands.

4.1.1.4 Mother Parker's Tea & Coffee Inc. - 2531 Stanfield Road

Mother Parker's also has a sales and distribution facility at 2531 Stanfield Road. There are no approvals listed for this site on Access Environment, and no sources of emissions are visible other than typical comfort heating and cooling systems. This facility is not expected to adversely impact air quality at the subject lands.

4.2 Future Industrial Uses

The applicable City of Mississauga Official Plan and Zoning By-law permissions are provided in Figure 5 and Figure 6, respectively. Lands adjacent to the site are zoned for a mixture of mixed-use and residential uses, which is consistent with the designation under the Mississauga Official Plan.

There are areas zoned for employment uses along the rail corridor, extending south to Queensway East, and a small area east of Dixie at the end of Neilco Court and Jarrow Avenue. This is consistent with the business employment designation under the Mississauga Official Plan. These employment areas are all designated as E2-131 through E2-134. These exceptions to the E2 zoning seem to focus on allowing existing uses that would otherwise not be permitted to continue, provided they were pre-existing at the date of passing of the zoning by-law, otherwise the exceptions confirm that a variety of heavy industrial uses are not permitted (e.g., asbestos products manufacturing, cement manufacturing, petroleum refining, smelting or foundry operations, tar and asphalt manufacturing and others.

With the exception of Terrapure BR Ltd., the current industries identified within the study area are mainly classified as D-6 Classes I and II facilities. Based on the zoning designations, it would seem that the trend towards Class I and Class II industries is most likely, while the establishment of new Class III heavy industry is not likely to occur. Therefore, RWDI does not anticipate the expansion or intensification of existing employment uses that would result in the introduction of new Class III facilities near the subject site. This suggests that the potential for future incompatibilities with the proposed development is lessened.

4.3 Transportation Corridors

The surroundings of the proposed development are bounded by different road networks. Dundas Street East is located to its immediate southeast, Queen Frederica Drive and Dixie Road are located to its northeast, Tomken Road is located to its southwest, while Queensway East is located to its south and Bloor Street is located to its north that are more than 1km. Dundas Street East. Dundas Street East is major arterial road, while Queensway East and Dixie Road are regional arterial roads. In addition, Tomken Road is a major collector and Queen Frederica Drive is minor collector. The Dundas Street bus rapid transit project is also adjacent to the site, with proposed stops at Tomken Road and Dixie Road. Furthermore, the Metrolinx Milton Line and Dixie GO Station are near the subject site.

The City of Toronto Report: "Reducing Health Risks from Traffic Related Air Pollution (TRAP) in Toronto" [6] (P.E23.7, October 16, 2027) states that:

> *"Health risk from TRAP is higher within 500 m of highways with an average daily traffic volume of 100,000 vehicles or more, and within 100 m of arterial roads with an average daily traffic volume of 15,000 vehicles or more".*

The City's report: "Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure" (October 2017) states that the most widely reported mitigation strategy for traffic-related air pollutants (TRAP) is separation distances or buffer zones, with some environmental agencies (California and British Columbia)

recommending a setback of 150 m from major highways with annual average traffic volumes of 100,000 vehicle or more per day and 100 m from roads with annual average traffic volumes of 15,000 vehicle or more per day.

Dixie Road, Tomken Road and Queensway East are located at least more than 400m, 700m and 1km from the proposed development, respectively. Hence, these roads will not generate significant adverse air quality impacts on the proposed development as their separation to the subject sites are far more than required buffer distance if 100m. Queen Frederica Drive is a minor collector and located at approximately 68m away from the subject site.

However, Dundas Street East has an annual average traffic volume more than 100,000 vehicle per day and is classified as a major arterial road. It is located adjacent to the subject site and is only 35m away from the proposed development. As Dundas Street East is a major arterial road, it does not fulfill the required 100m setback distance from the road. Therefore, mitigation is recommended to reduce the potential exposure of future residents to TRAP impacts. These include:

- Locating residential units and outdoor use areas (particularly ones for prolonged use) as far as possible from the roadways and buffered by transitional uses;
- Vegetation that is designed as a barrier (as a complement to other mitigation measures);
- Physical barriers such as sound barriers;
- Mechanical rather than passive building ventilation with air particle filtration;
- Location of ventilation air intakes away from known pollution sources and roads;
- Only opening windows on the side of the buildings that face away from TRAP sources;
- Optimizing the timing and quantity of ventilation make-up air; and,
- Management of outdoor activities.

The optimal combination of mitigation requirements can be determined in the later detailed design stage, and is therefore not a compatibility issue, but a design consideration.

Dixie GO Station is located to the east of the subject site at approximately 810m, while its railway line is located to its southwest at approximately 450m. With reference to Section 3.3.1 of “Guidelines for New Development in Proximity to Railway Operations” prepared for the Federation of Canadian Municipalities and the Railway Association of Canada in May 2013, which provides standard recommendation building setbacks for new residential development in proximity to railway operation. The recommendation for principal main line of the railway is about 30 m, while that for freight rail yard is 300 m. Since the separation distances between railway of GO Transit line and the project site is greater than 400m, which is farther than the requirements for railway line (i.e. 30 m). As such, potential air quality impacts arising from GO Transit Railway is not expected.

5 CONCLUSIONS

Based on the findings presented in this assessment, it has been determined that the proposed development can be deemed compatible with the surrounding environment with respect to air quality, provided that proper mitigation measures and additional solutions are identified and implemented. The effectiveness and adequacy of these measures shall be further examined and confirmed at the detailed design stage.

While the architectural plans subject to change, the conclusions of this study are still applicable as long as tower building heights remain consistent at 16-storeys ± 52 m.

6 REFERENCES

1. City of Mississauga Official Plan, May 15, 2025, Office Consolidation < https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/ >
2. City of Mississauga, Development Application – Land Use Compatibility – City Wide Terms of Reference, < https://www.mississauga.ca/publication/land-use-compatibility-city-wide-terms-of-reference/ >
3. Sections 3.33, 3.5.1 and 3.5.2 of the Provincial Planning Statement 2024, Link: < https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf > (accessed 2025-5-14)
4. Ministry of the Environment 1995, Guideline D-6: Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment, Toronto, viewed 20 January 2023, < https://www..ca/page/d-6-compatibility-between-industrial-facilities/ >.
5. Mississauga Zoning By-law 0225-2007, < https://www.mississauga.ca/apps/zoningbylaw/#/ >
6. 2017, Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure, City of Toronto, Toronto, viewed 15 May 2023, < https://www.toronto.ca/legdocs/mmis/2017/pe/bgrd/backgroundfile-108667.pdf >.

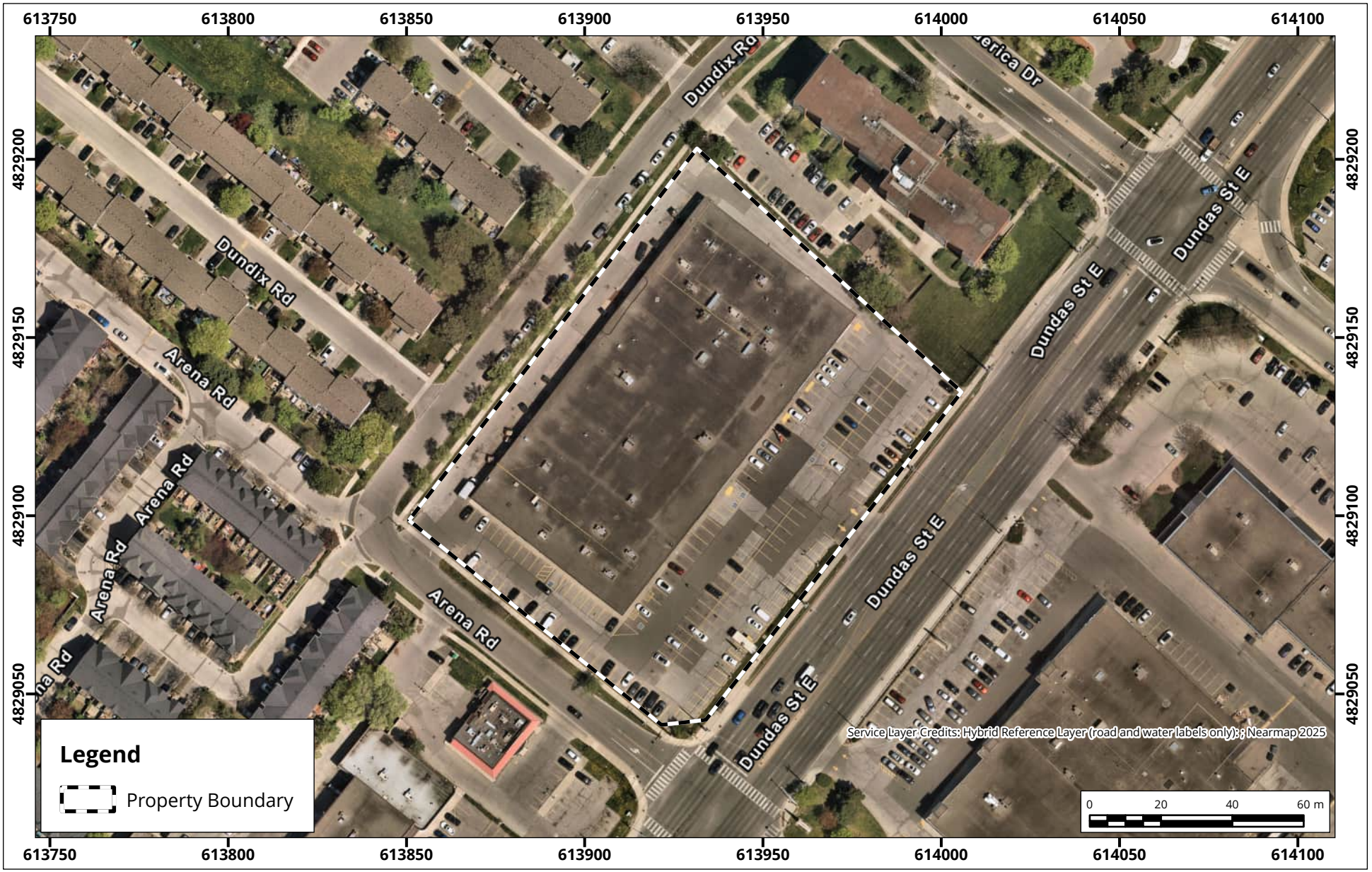
7 STATEMENT OF LIMITATIONS

This report entitled 1225 Dundas Street East Land Use Compatibility Study was prepared by RWDI AIR Inc. ("RWDI") for Whitehorn Investments Limited Stephen-Mitchell Realty Limited Tobdele Investments Limited Richco Investments Limited and Lynrob Investments Limited ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

FIGURES



Site Location

Map Projection: NAD 1983 UTM Zone 17N

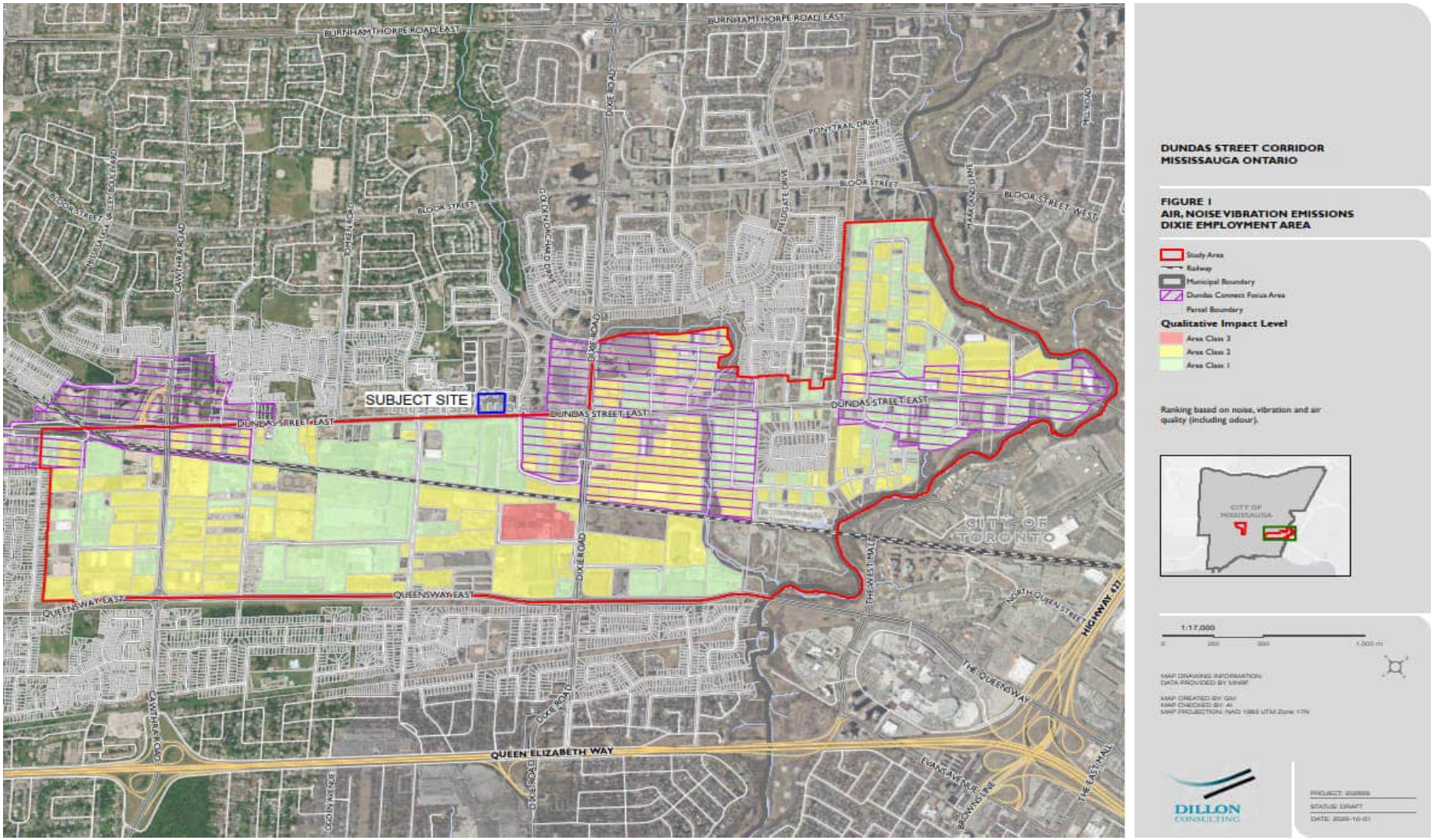
1225 Dundas Street East - Mississauga, Ontario

True North

Project #: 2600503

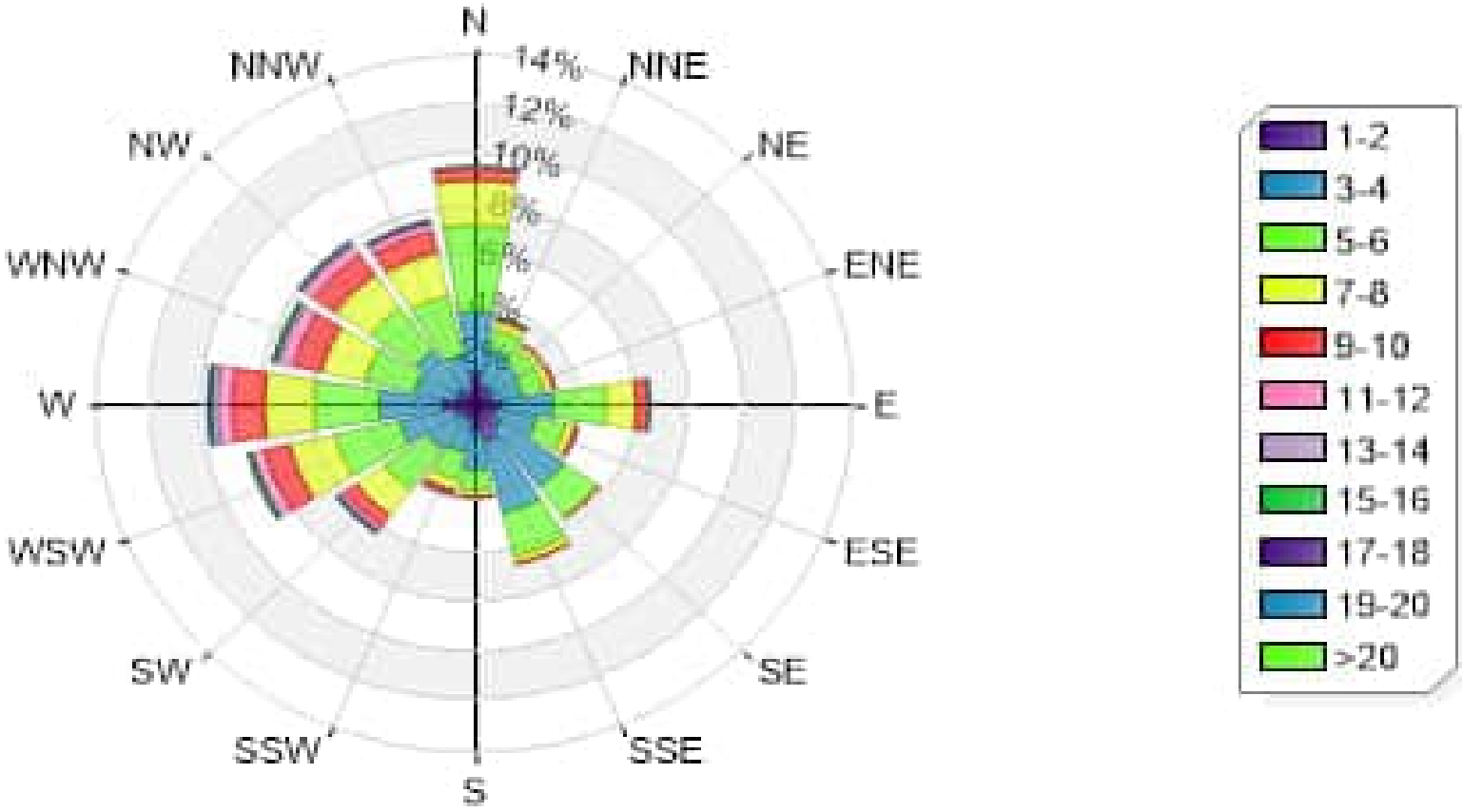
Drawn by: PIP	Figure: 1
Approx. Scale:	1:1,500
Date Revised:	Oct 1, 2025

Map Document: C:\WorkingFolder\Jobs_America\P2600503\P2600503.aprx

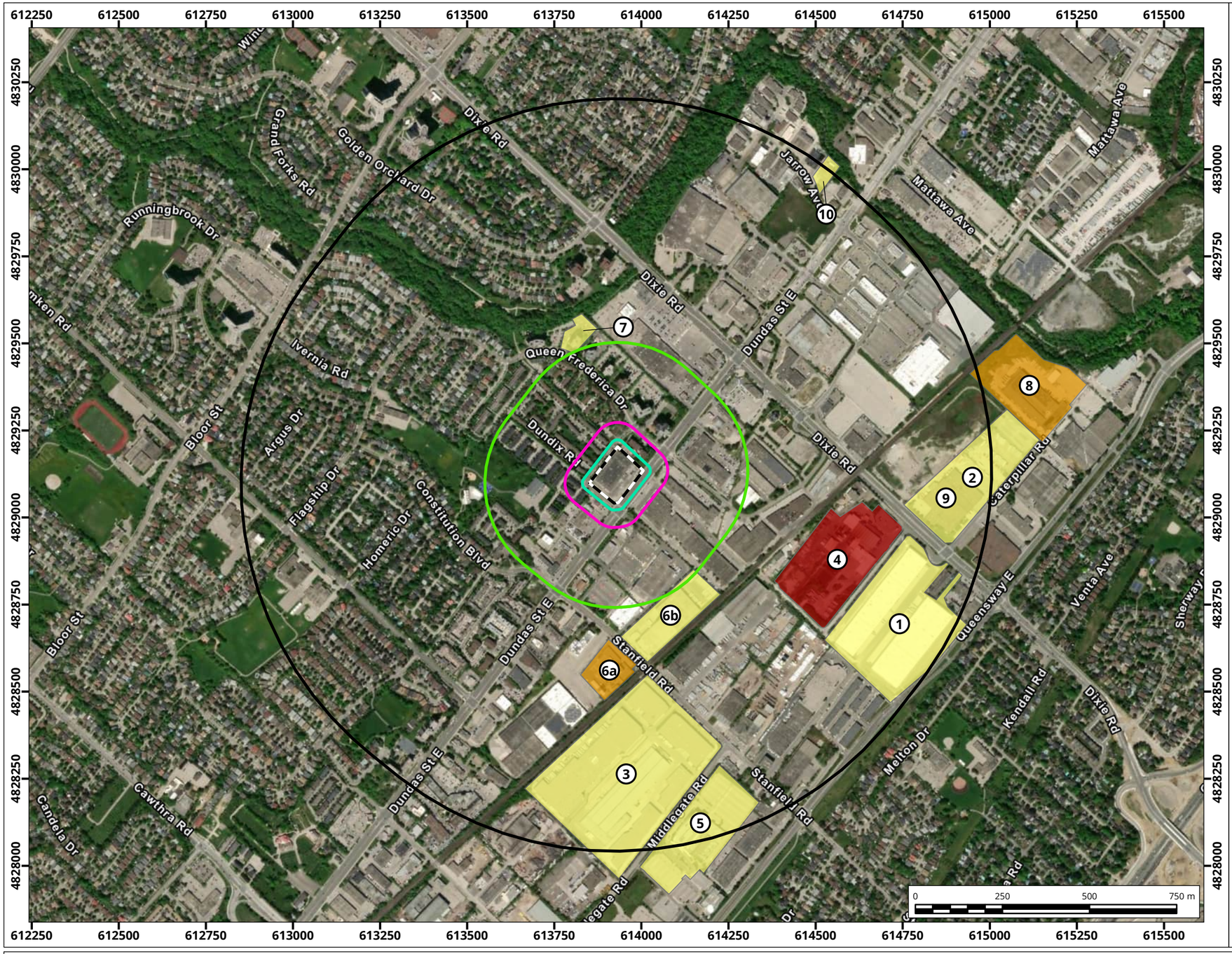


Dundas Street Corridor Study Area From Terms of Reference for Dundas Connects Land Use Compatibility Original Figure prepared by Dillon Consulting	Drawn by: BGS	Figure: 2	
	Approx. Scale: not to scale		
1225 Dundas Street East, Mississauga, Ontario Project #2600503	Date Revised: Apr 10, 2026		

Directional Distribution (%) of Winds in m/s (Blowing From)
Toronto Pearson International Airport, (2004-2024)



Toronto Pearson International Airport (2004 – 2024) Wind Direction and Magnitude	Drawn by: BGS	Figure: 3	
	Approx. Scale: not to scale		
1225 Dundas Street East, Mississauga, Ontario Project #2600503	Date Revised: Apr 10, 2026		



Legend

- Class I
- Class II
- Class III
- Property Line
- 20 m Setback
- 70 m Setback
- 300 m Setback
- 1,000 m Setback

ID	Business Name	Class
1	Philburn Logistics Inc. & Dempsey Corporation	Class I
2	Aspect Film Studios	Class I
3	Mother Parker's Tea & Coffee Inc.	Class I
4	Tonolli Canada Ltd.	Class III
5	AstraZeneca Canada Inc.	Class I
6a	Mother Parker's Tea & Coffee Inc.	Class II
6b	Mother Parker's Tea & Coffee Inc.	Class I
7	Destaron Residential Inc.	Class I
8	Aya Kitchens And Baths Ltd	Class II
9	2365 Dixie Road	Class I
10	Technical Adhesives Limited	Class I

Service Layer Credits: Hybrid Reference Layer (road and water labels only):
World Imagery: Peel Region, Vantor

Proposed Development and Surrounding Sites of Interest

Map Projection: NAD 1983 UTM Zone 17N

1225 Dundas Street East - Mississauga, Ontario

True North

Project #: 2600503

Drawn by:	PIP	Figure:	4
Approx. Scale:	1:12,000		
Date Revised:	Feb 13, 2026		

Map Document: C:\Working\Folder\Jobs_AMER\P2600503\P2600503.aprx

Legend

- Property Boundary
- 1,000m

City of Mississauga Zoning Classification

- C - Commercial
- D - Development
- E - Employment
- G - Greenlands; OS - Open Space
- R; RA; RM; - Residential
- U - Utility

Service Layer Credits: World Imagery: Peel Region, Maxar;City of Mississauga Zoning Classification: ;Hybrid Reference Layer (road and water labels only):
Zoning Data from: City of Mississauga

Zoning in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
1225 Dundas Street East - Mississauga, Ontario

True North

Project #: 2600503

Drawn by:	PIP	Figure:	5
Approx. Scale:			1:11,000
Date Revised:			Oct 1, 2025

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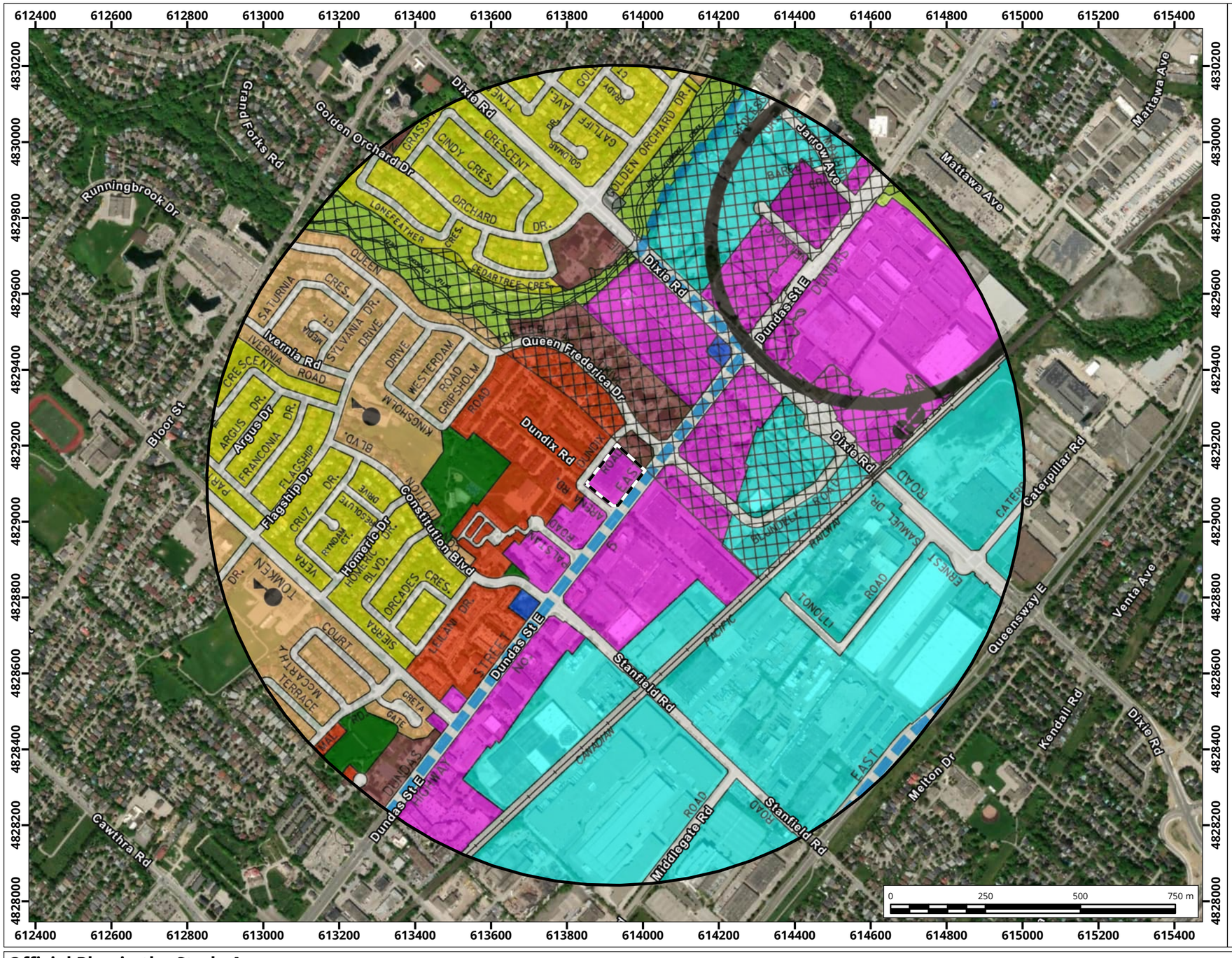


Legend

- Property Boundary
- 1,000m

City of Mississauga Land Use Designations

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Business Employment
- Airport
- Public Open Space
- Greenlands

Service Layer Credits: World Imagery: Peel Region, Maxar;Hybrid Reference Layer (road and water labels only):
Official Plan from City of Mississauga

Official Plan in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
1225 Dundas Street East - Mississauga, Ontario

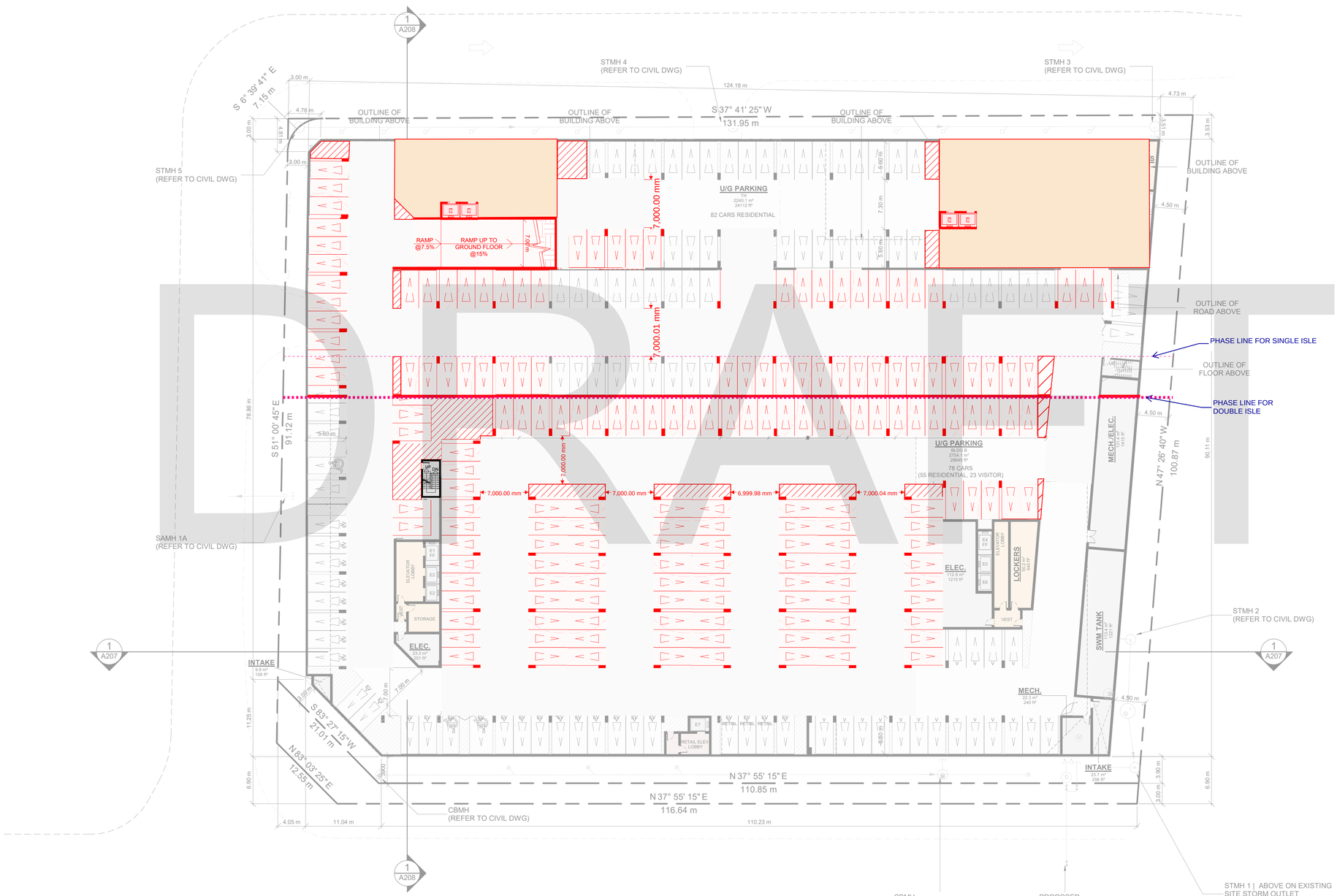
True North

Project #: 2600503

Drawn by:	PIP	Figure:	6
Approx. Scale:			1:11,000
Date Revised:			Oct 1, 2025

Map Document: C:\Working\Folder\Jobs_America\P\2600503\P\2600503.aprx

APPENDIX A



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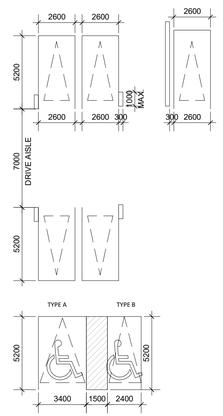
TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 7m

TYPICAL PARKING SPACE:
MIN 2.6 x 5.2 x 2.0m HIGH



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V VISITOR PARKING

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2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

UNDERGROUND LEVEL 1

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
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CHECKED BY	NMC
SCALE	1:300

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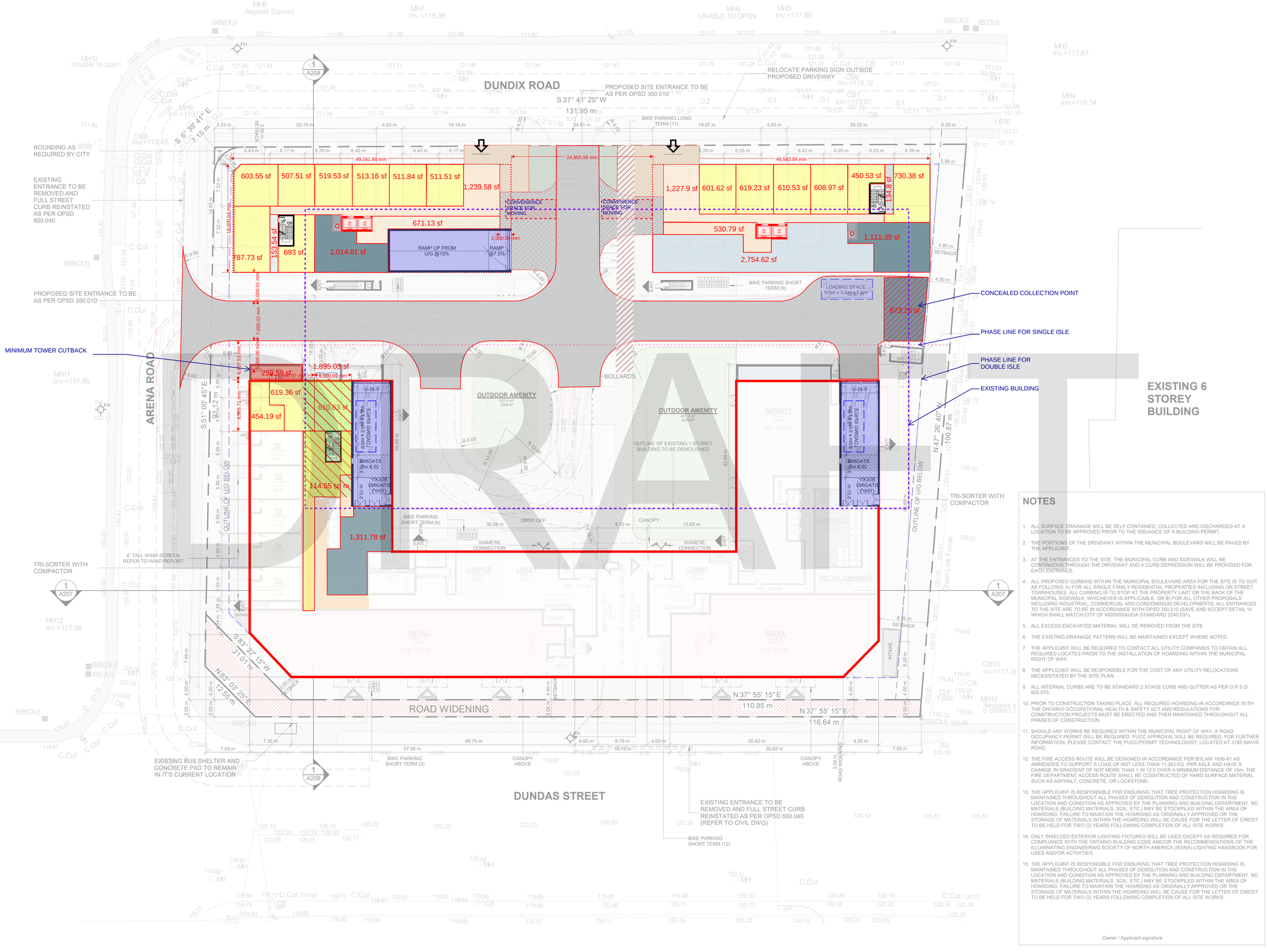

NOTES

1. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
3. 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.
4. 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 (SAVE AND ACCEPT DETAIL 'A' WHICH SHALL MATCH CITY OF MISSISSAUGA STANDARD 2240.031).
5. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
6. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
7. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
8. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
9. ALL INTERNAL CURBS ARE TO BE STANDARD 2 STAGE CURB AND GUTTER AS PER O.P.S.D. 600.070.
10. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
11. SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUCCPERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD.
12. THE FIRE ACCESS ROUTE WILL BE DESIGNED IN ACCORDANCE PER BYLAW 1036-81 AS AMMENDED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m. THE FIRE DEPARTMENT ACCESS ROUTE SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE.
13. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.
14. ONLY SHIELDED EXTERIOR LIGHTING FIXTURES WILL BE USED EXCEPT AS REQUIRED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND/OR THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) LIGHTING HANDBOOK FOR USES AND/OR ACTIVITIES.
15. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

Owner / Applicant signature

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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 000.00 SPOT ELEVATION
- GAS/HYDRO METER
- ROAD WIDENING

#	DATE	DESCRIPTION	BY
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2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOOR 1

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PROJECT DATE	2022-08-07
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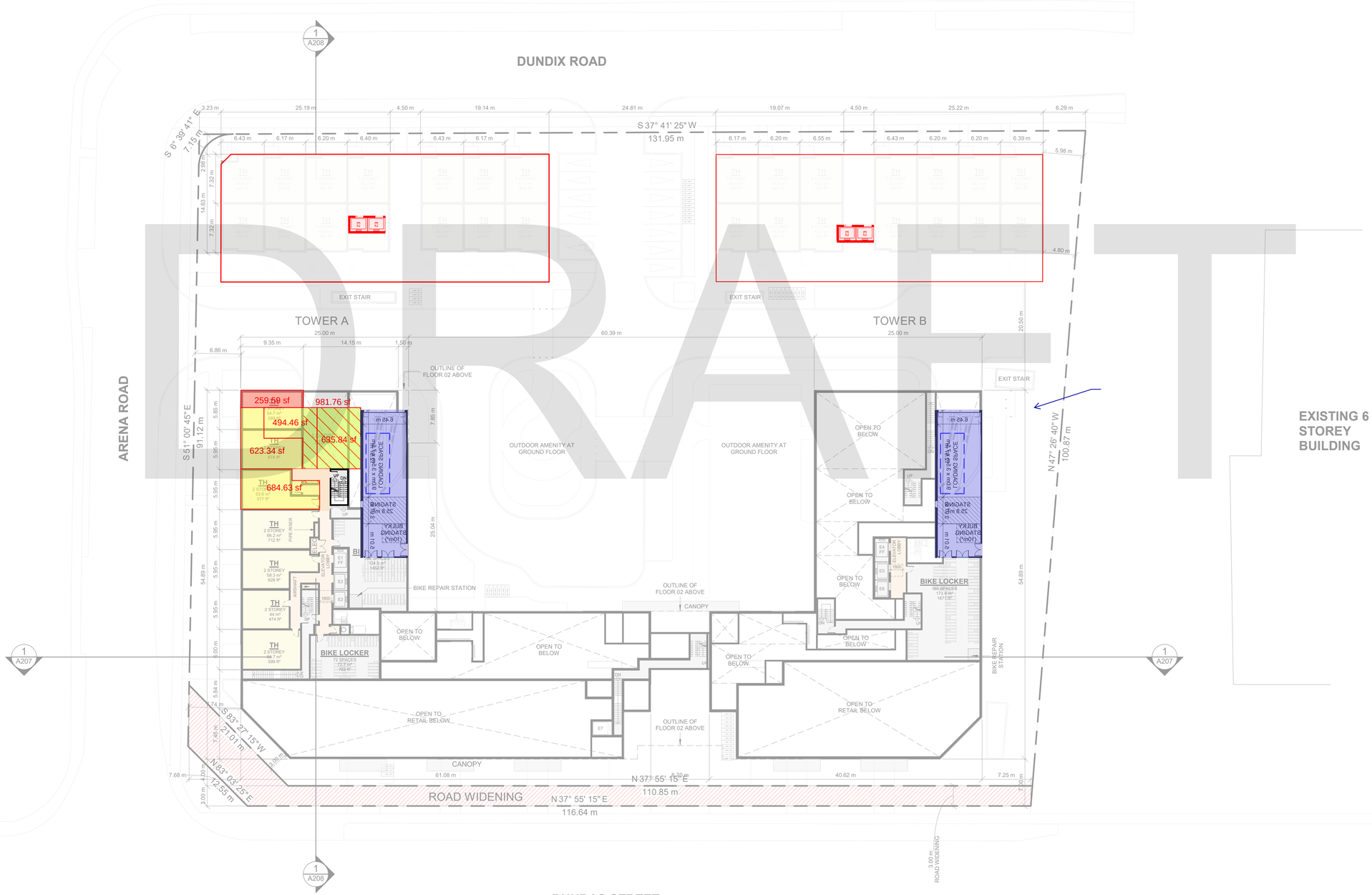

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2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

MEZZANINE

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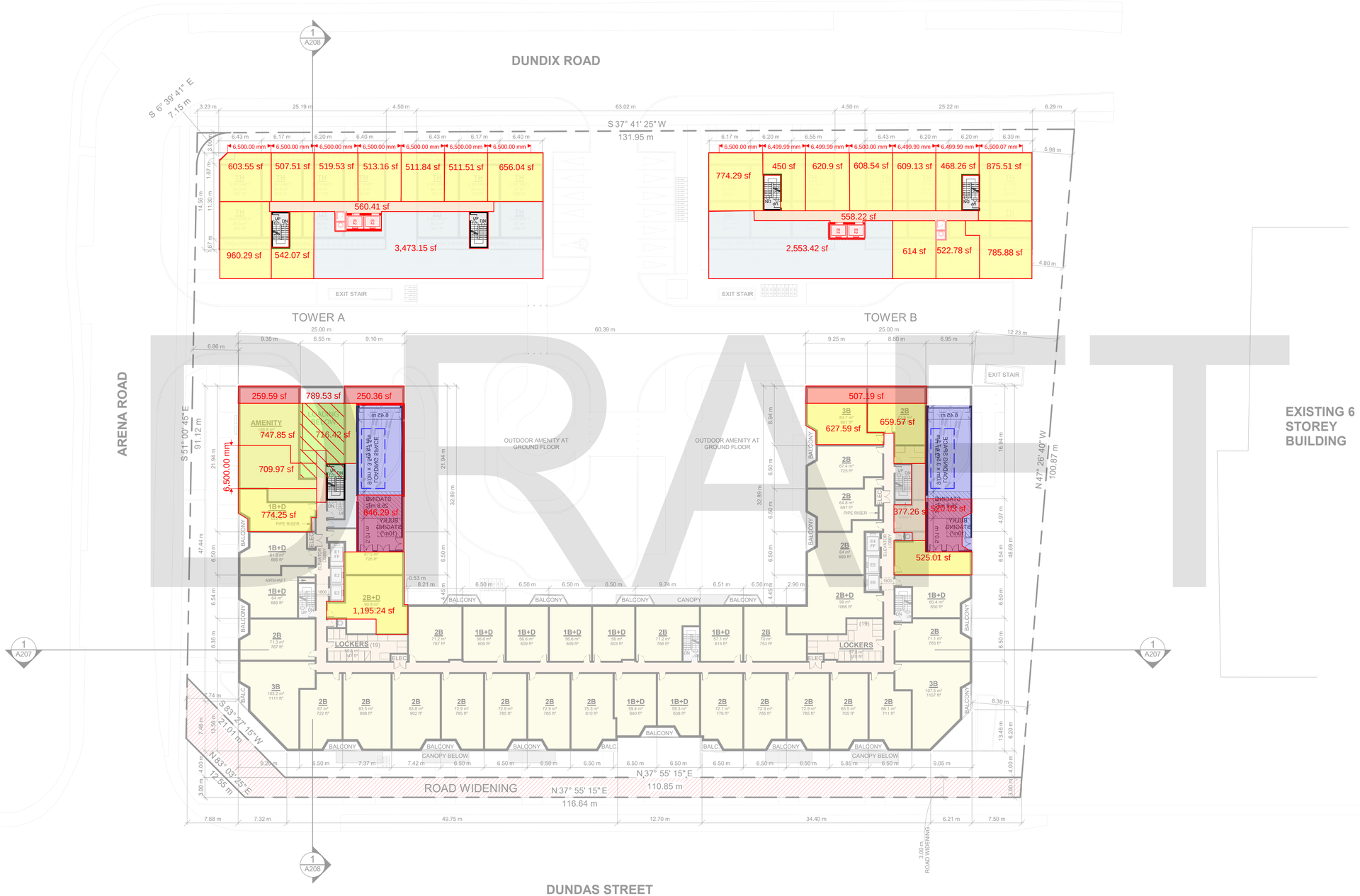

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2	06-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOOR 2

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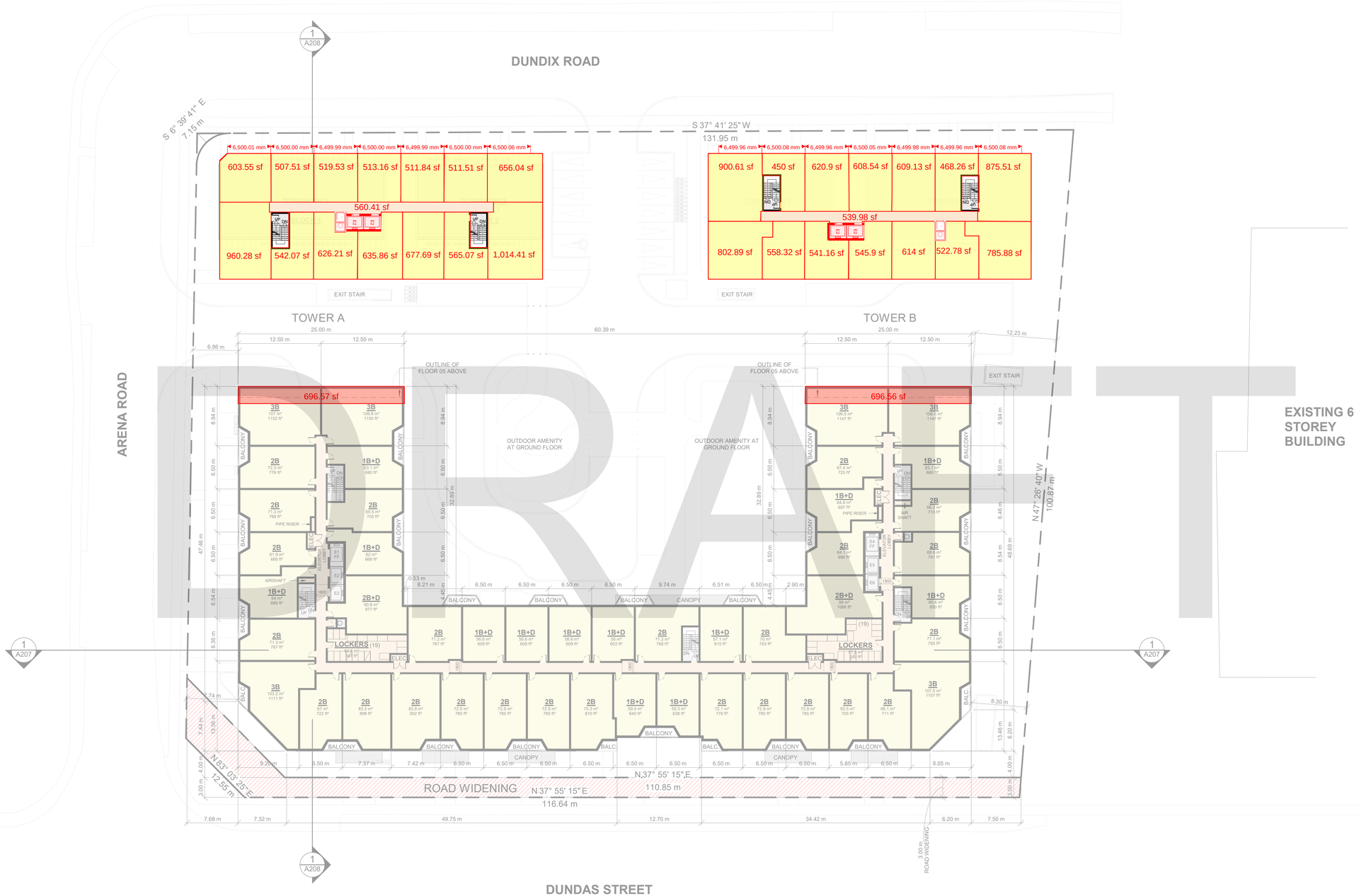

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1	05-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOORS 3-4

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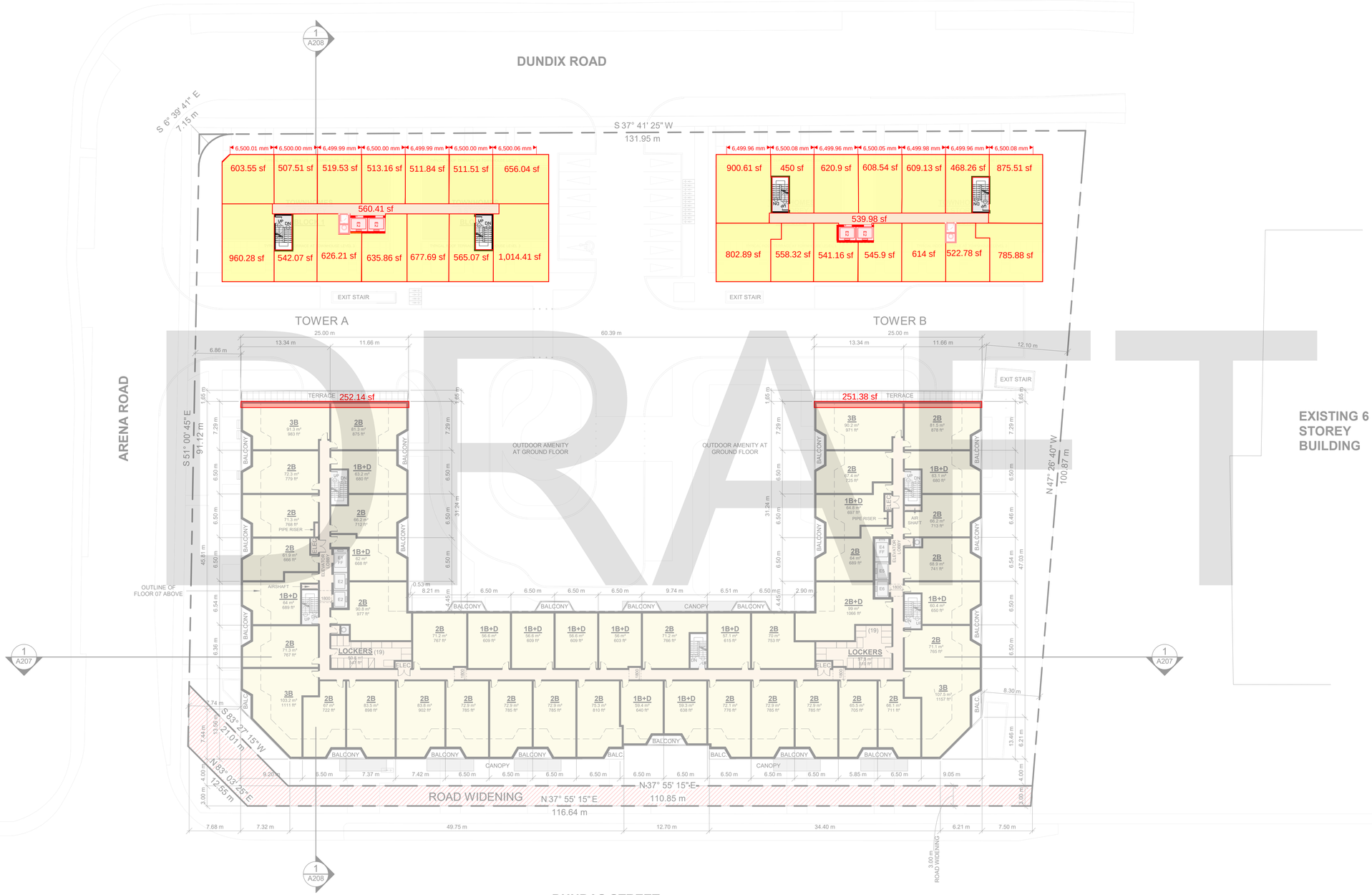

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#	DATE	DESCRIPTION	BY
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2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOORS 5-6

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
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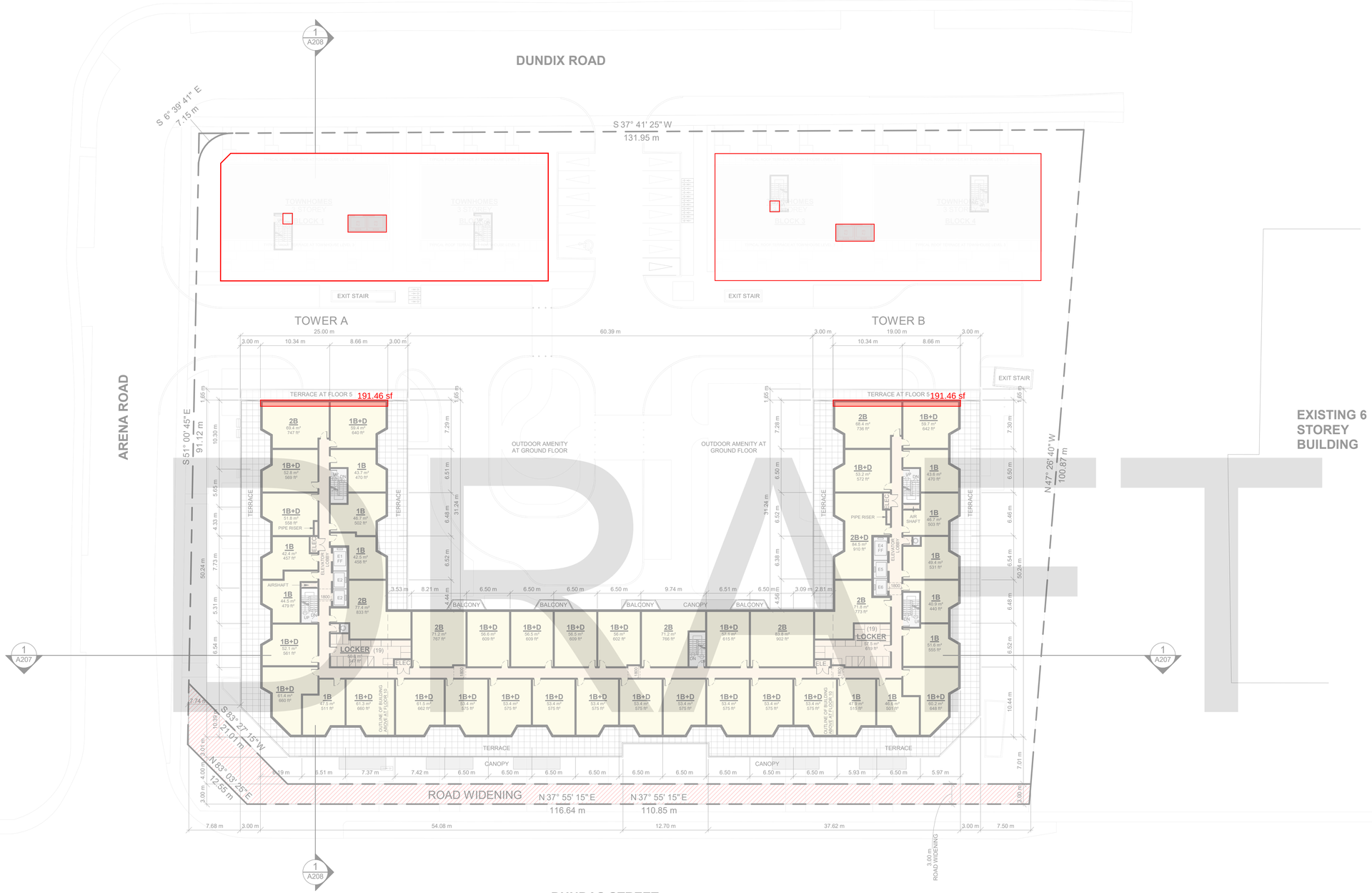

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#	DATE	DESCRIPTION	BY
1	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	06-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOORS 7-9

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 300

N

DRAWING NO. A156

REV. 3

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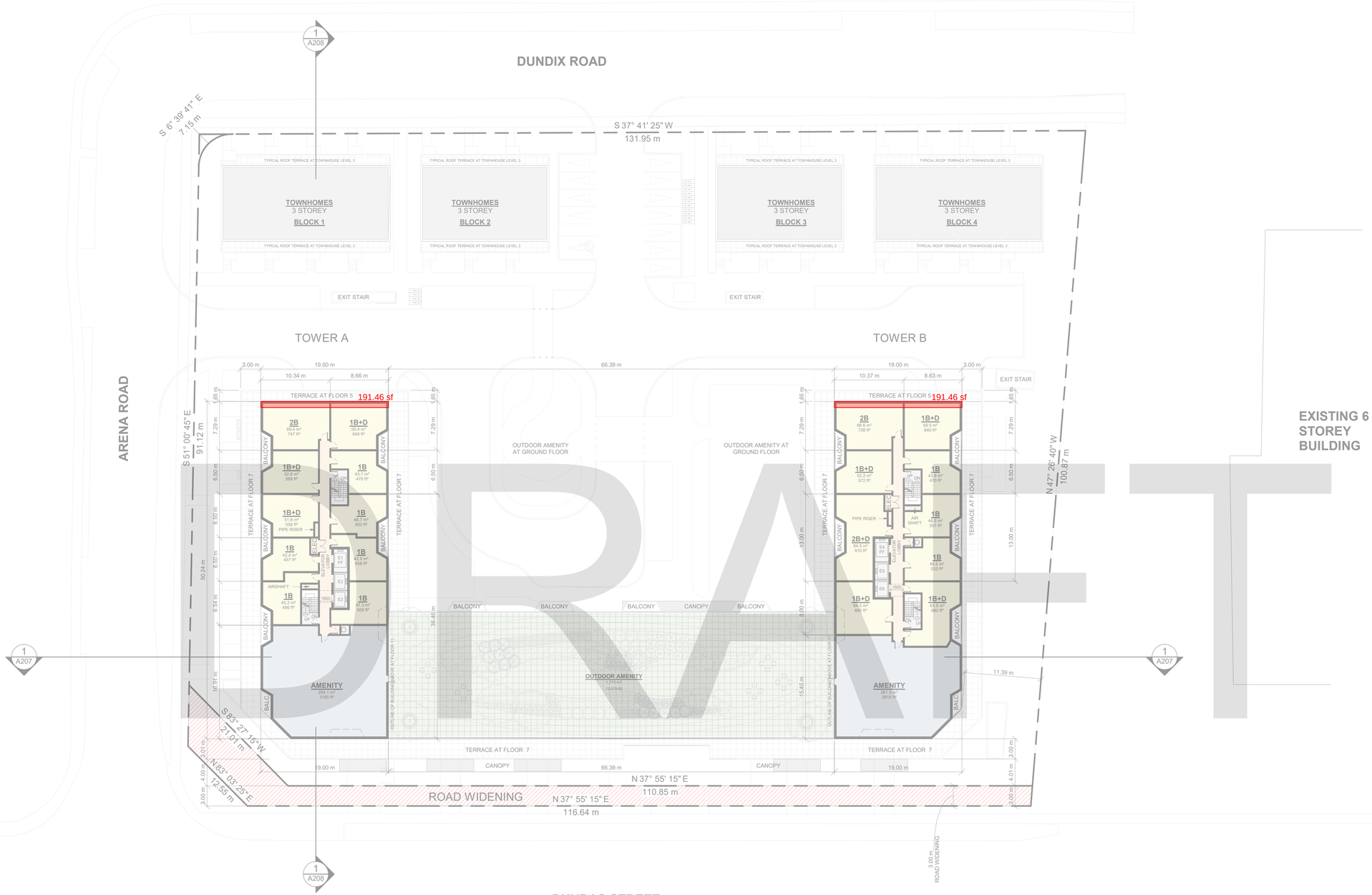

TURNER FLEISCHER

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
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#	DATE	DESCRIPTION	BY
3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOOR 10

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 300

DRAWING NO. A157

REV. 3

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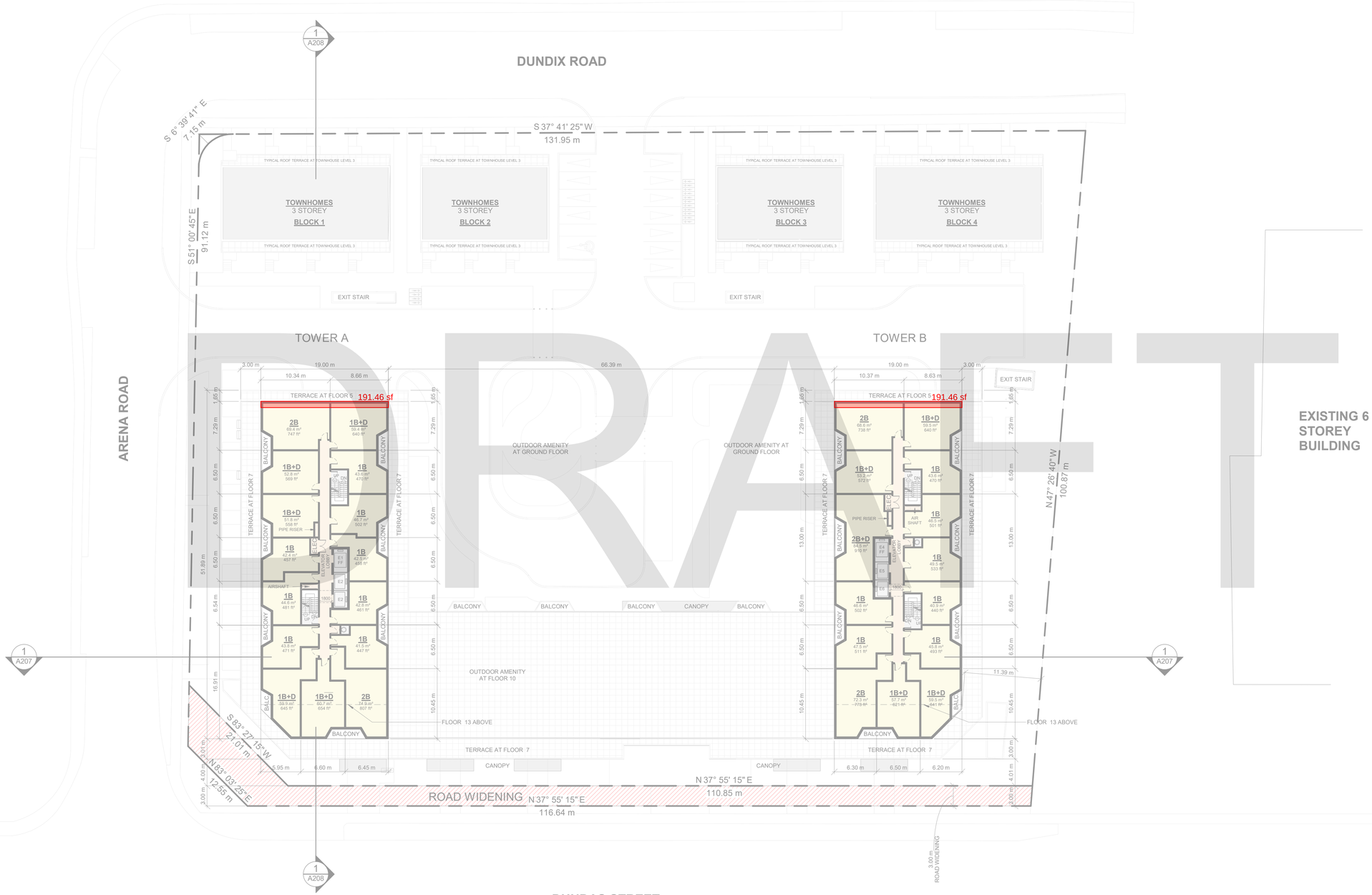

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3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	08-09-2024	OPA & ZBA RESUBMISSION	MLE

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOORS 11-12

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 300

DRAWING NO. A158

REV. 3

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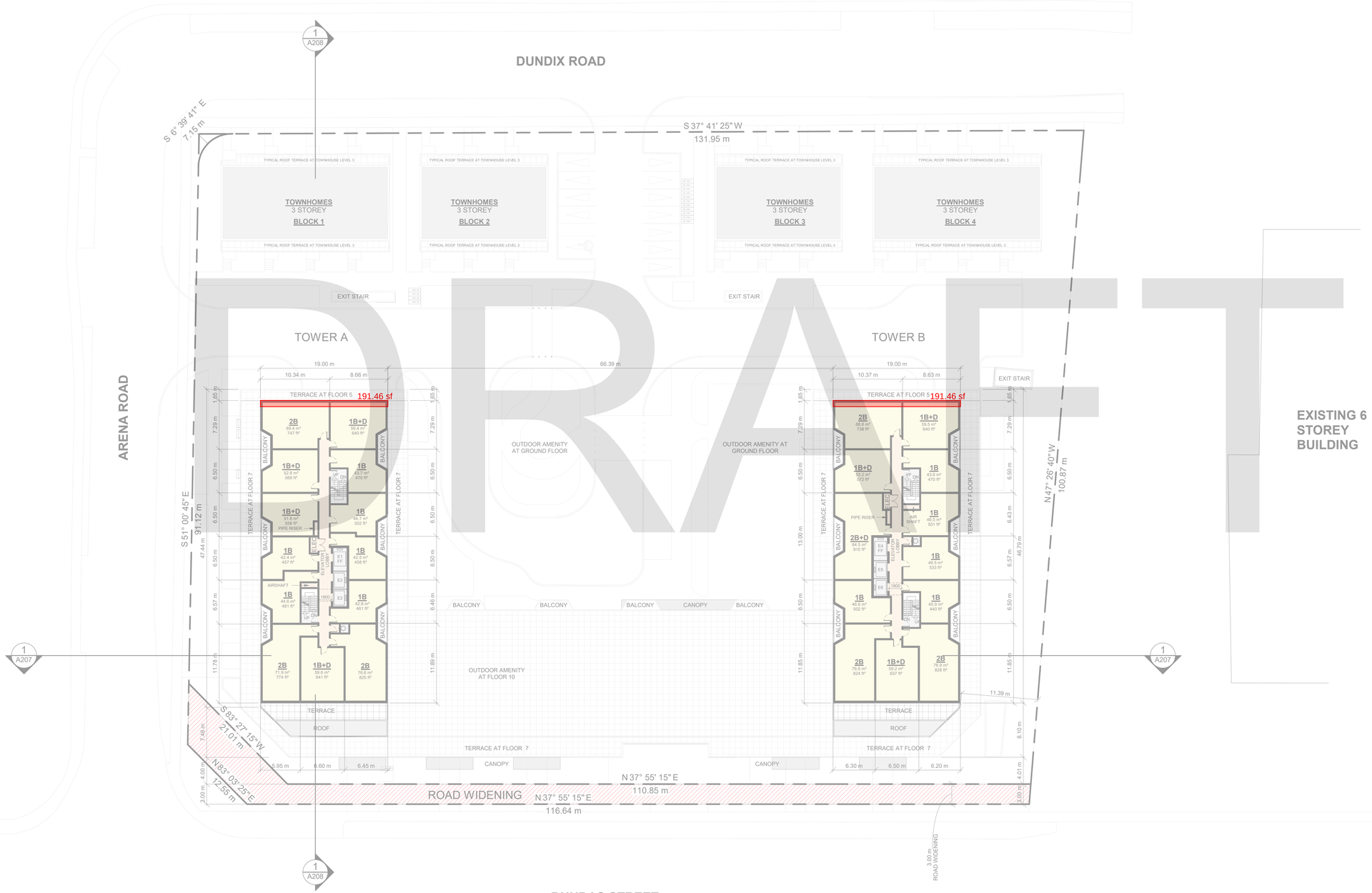

1 A159 Floor 13
1 : 300

2026-02-18 5:38:30 PM

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Toronto, ON, M3B 2T8
T 416 425 2222
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#	DATE	DESCRIPTION	BY
3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	08-09-2024	OPA & ZBA RESUBMISSION	MLE

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

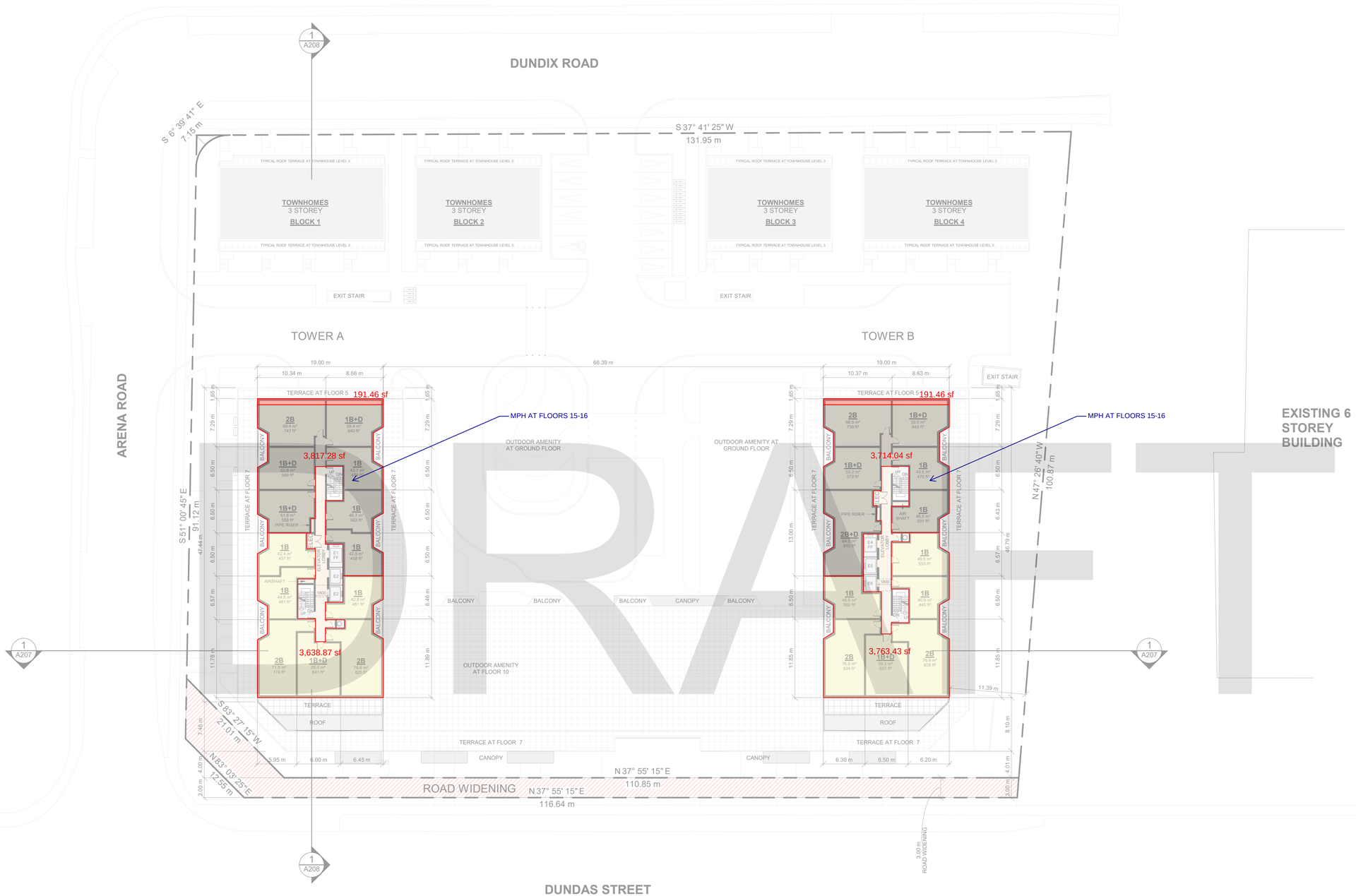
DRAWING

FLOOR 13

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 300

DRAWING NO. A159

REV. 3



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#	DATE	DESCRIPTION	BY
3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	06-09-2024	OPA & ZBA RESUBMISSION	MLE

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

FLOOR 15-16

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 300

DRAWING NO. A159

REV. 3

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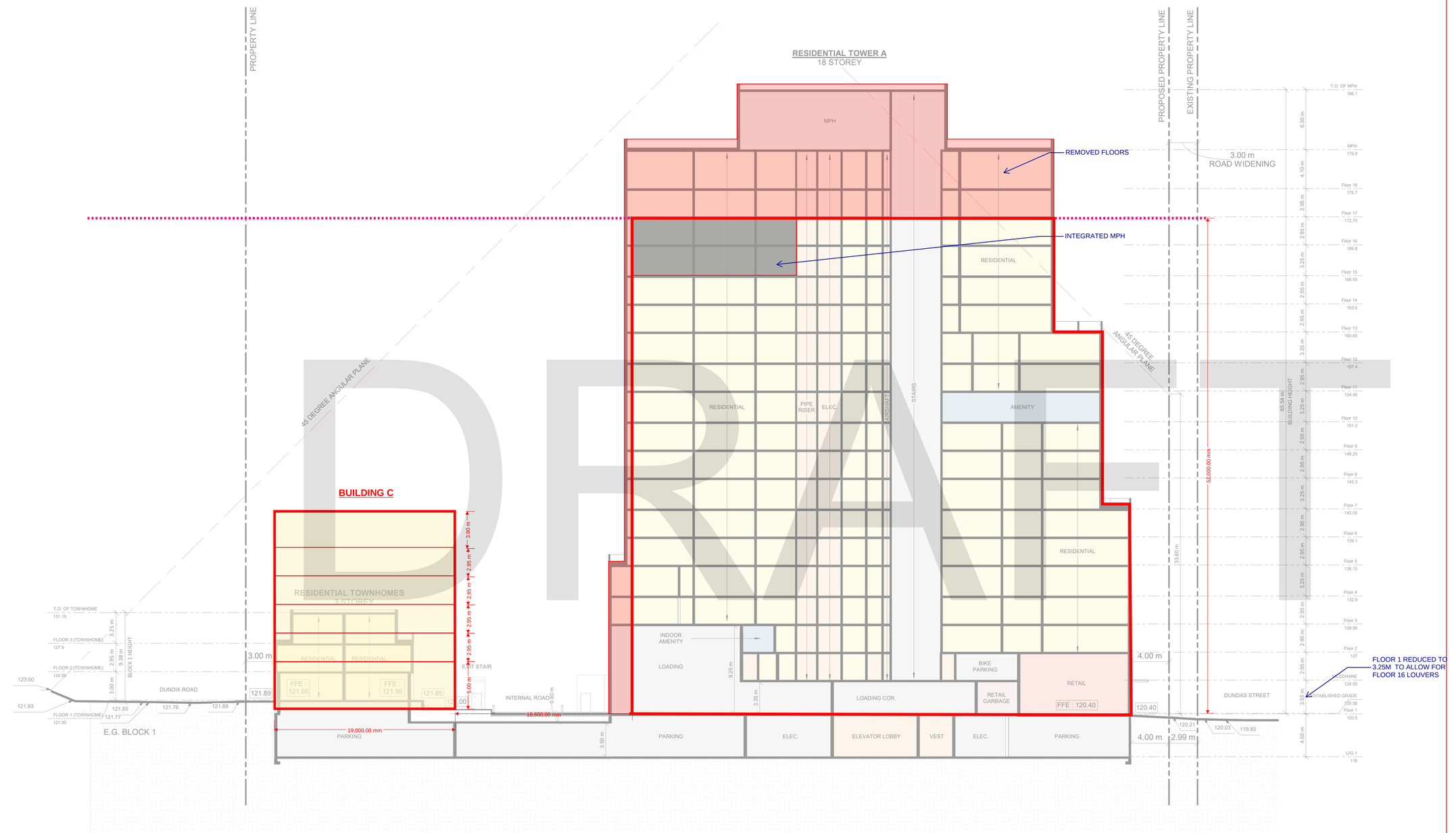

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#	DATE	DESCRIPTION	BY
3	23-07-2025	OPA & ZBA RESUBMISSION	MLE
2	08-09-2024	OPA & ZBA RESUBMISSION	MLE
1	08-07-2022	OPA,ZBA & SPA RESUBMISSION	

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

1225 Dundas Street E, Mississauga, ON

(OZ/OPA 22-20 W3)

DRAWING

BUILDING SECTIONS

PROJECT NO.	22.117P01
PROJECT DATE	2022-08-07
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 200

DRAWING NO. A208

REV. 3

APPENDIX B

Table B-1: List of Industrial Facilities Identified Around the Proposed Development

Map Icon Number	Business Name	Address	Type of Approval	Approval / Registration Number	Comment on Operations	Tall Stacks Present (Yes / No)	Approximate Distance to Site [1] (m)	D-6 Classification [2]
1	Philburn Logistics Inc. & Dempsey Corporation	2304 Dixie Road to 2370 Dixie Road	ECA	N/A	This site is now a warehousing and logistics complex. The former Samuel Sone & Co. facility has been demolished.	No	709	I
2	Aspect Film Studios	2365 Dixie Road	N/A	N/A	The facility is a film studios provides services for entertainment and films production. No ECA or EASR. It has a tall stack within the facility. The facility is well contained with some outdoor storage areas located to the northeast portion. Some silos are identifed to the northern part of the facility.	Yes	754	I
3	Mother Parker's Tea & Coffee Inc.	2450 & 2470 Stanfield Road and 1045 Middlegate Road	ECA-AIR	1558-9J9N4T 5837-823QR4	It is an ECA for a medium scale food and beverage manufacturing facility. The facility consists of one batch coffee roaster, one catalytic afterburner, cooling/destoning dust collector, one batch coffee roaster, catalytic afterburner, cooling / destoning dust collector, and chaff dust collector. There are a least 5 stacks to discharge the exhausted air from dust collectors or catylatic afterburner to the atmosphere. As it has coffee roasting equipment as well as catalytic afterburners that control roaster emissions, any odours generated from roasting are likely to be burned off by these afterburners. The facility's processess could generate particulate matter emissions but these emissions are mitigated using dust collection equipment. Since there is sufficient mitigation onsite, dust and odour emissions from the facility are not likely to impact air quality at the subject lands. The facility is well-contained, paved on ground and no obvious fugitive dust soruce is identified. The facility's MECP approval requires it to comply with MECP air quality benchmarks at the property line and beyond. Taking these considerations into account, this facility is not expected to adversely impact air quality at the subjects lands.	No	501	I
4	Terrapure BR Ltd.	1333 Tonolli Road	ECA	1198-8Q7KM6 A-500-1195263740	This facility is currently owned by Terrapure Environmental, which is a secondary lead smelting and refining facility. Operations and equipment at the facility includes battery breaking and shredding, smelting furnaces, refining kettles and casting operations. Based on the latest Environmental Registry of Ontario (ERO), the facility had an amendment to the Limited Operational Flexibility for the ECA (air and noise) No. A-500-1195263740 on March 18, 2025. The emission sources from the manufacturing and associated processes that discharge to the air include emission control equipment such as baghouse dust collectors and scrubbers; battery breaking operations; and combustion equipment such as furnances, kettles, and heaters. The latest amendment of the ECA includes changing their approach to sulphur dioxide abatement on a furnace from the Circulating Dry Lime Scrubber (CDS) system and increasing the battery breaking throughout of the facility, from 90,000 tonnes up to 125,000 tonnes per year of batteries. The air emission sources from this facility include nickel, sulphuric acid, iron, lead and noise. Few tall stacks are identified within the facility. It has outdoor storage areas mainly located to the northwest of the site, and there are potential impacts of fugitive dust sources. As the facility operation involves metal manufacturing, the facility is therefore classified as a Class III industry. The facility is located approximately 491.6m away from the proposed development, which falls within the potential influence area of 1000m but it still outside the required separation distance of 300m. A large parcel of area located approximately 330m away and to the south of the facility are low-rise residential houses, while some residential houses are located approximately 420m to the north the facility. The ECA of the facility indicates that the lead and total particulate matter (TPM) were identified as significant emissions from the facility. Under the ECA, the facility had to establish an ambient monitoring program for lead and TPM. The results of lead and TPM monitoring program indicated that maximum lead emisson impacts from all lead emitting facilities in the area are 0.08 ug/m^3, which are well below MECP benchmarks of 0.5 ug/m^3 - 24-Hour average. With control measures implemented within the facility including baghouse dust collectors and scrubbers, and its emission should be controlled and governed under by the ECA. Its emission should comply with the required benchmarks at its property line, hence it is anticipated that its adverse air quality impacts on the proposed development could be properly controlled and is insignificant.	Yes	492	III
5	AstraZeneca Canada Inc.	1004 Middlegate Rd	ECA-AIR	5067-95GSTB	ECA for biotechnology company. Permitted sources include emergency generators, HVAC equipment, cooling towers, and boilers. Facility appears to be medium scale operation, with low lying emissions sources and no tall stacks. All outdoor areas appear to be paved and have no outdoor storage. There is no indication of any odourous operations on site nor is there any potential for fugitive dust emissions. Since emissions from the facility are released from low lying sources, the maximum impact of these emisisons are likely near the property line. These emission impacts will need to compliant with MECP benchmarks at the property line and beyond. Based on this and the fact that the subject lands are located more than 500m away, it is unlikely that the facility's emission will adversely impact the subject lands. The facility is located within an office building and is well contained without fugitive dust source emissions identified.	No	807	I
6a	Mother Parker's Tea & Coffee Inc.	2530 Stanfield Road	ECA-AIR; EASR-Heating System	R-003-1626399133 R-010-8114507268 ECA 3501-C98QCF	The facility is a food and beverage manufacturing facility governed by an ECA at 2530 Stanfield Road. The facility of the ECA consists of natural gas fired, batch type, green coffee bean roasting machine, and reverse air type baghouse dust collector, from which the exhausted gases are vented to the atmosphere via some stacks with height up to 32.7m above grade. It has coffee roasting equipment as well as catalytic afterburners that control roaster emissions. Any odours generated from roasting are likely to be burned off by these afterburners. The facility's processes could generate particulate matter emissions but these emissions are mitigated using dust collection equipment. Since there is sufficient mitigation onsite, dust and odour emissions from the facility are not likely to impact air quality at the subject lands. The facility's MECP approval requires that emission impacts will need to compliant with MECP air quality benchmarks at the property line and beyond. Taking these considerations into account, this facility is not expected to adversely impact air quality at the subject lands. Overall, there are mechanical equipment and some stacks are identified on the roof within the facility at 2530 Stanfield Road. Hence, the whole group of facility is classified as a Class II facility. It is away from the proposed development at approximately 391m, which is outside the potential influence area of 300. Hence, its potential adverse air quality impacts on the proposed development is considered insignificant.	No	385	II
6b	Mother Parker's Tea & Coffee Inc.	2531 Stanfield Road	N/A	N/A	Mother Parker's also has a sales and distribution facility at 2531 Stanfield Road. There are no approvals listed for this site on Access Environment, and no sources of emissions are visible other than typical comfort heating and cooling systems. This facility is not expected to adversely impact air quality at the subject lands.	No	285	I
7	Destaron Residential Inc.	3125 Queen Frederica Drive	EASR	R-010-5110328141	The facility is a residential building, which combusts natural gas to produce heat and electricity. The facility discharges products of natural gas combustion. The emission generated was conducted in the ESDM report for the EASR application, which demonstrated the air quality impacts complied with the MECP air quality benchmarks. Since it is a residential building, there is not tall stack, fugitive dust emission sources and outdoor storage. The facility is classified as Class I facility only.	No	295	I
8	Aya Kitchens and Baths Ltd.	1551 Caterpillar Road	EASR	R-010-4110776379 5735-4YHPW2	The Aya Kitchens and Baths Ltd. facility is a cabinetry manufacturing facility. As part of the manufacturing process, the facility utilizes solvents, paints and varnishes, as well as sanding and cutting of wood materials. The facility operates on two work shifts, ranging from 7:30AM to 12:30AM Monday through Friday. The facility emits oxides of nitrogen (NOx), suspended particulate matter, and a variety of volatile organic compounds (VOCs). The facility is well-contained but with some outdoor storage areas. Some boiler stacks and exhaust vents are identified within the facility. The storage is mainly fully-enclosed containers without obvious fugitive dust sources identified. Hence the facility is classified as a Class II facility. Given it is located at 976.5m away from the proposed development, which is far away from the required potential influence area of 300m, it is anticipated that the potential adverse air quality impact on the proposed development is insignificant.	No	976	II
9	Sealed Air (Canada) Inc.	2365 Dixie Road	ECA	0891-5UTK3P	The facility provides food and protective packaging solutions, which manufactures plastic packaging film, bags and trays. It consists of exhaust system, standby diesel generators, natural gas fired burners, exhaust systems, natural gas fired boiler, natural gas blowout ehaust systems, natural gas fired blowout systems, ink room, wash, and still exhaust systems, etc, with exhaust gaesa discharged into the atmosphere through a nubmer of stacks. No outdoor storage and no evidence of fugitive dust source are identified within the facility. It is therefore classified as a Class II facility. Some existing residential houses are located to its south at approximately 220m.	No	754	I

Table B-1: List of Industrial Facilities Identified Around the Proposed Development

Map Icon Number	Business Name	Address	Type of Approval	Approval / Registration Number	Comment on Operations	Tall Stacks Present (Yes / No)	Approximate Distance to Site [1] (m)	D-6 Classification [2]
10	Technical Adhesives Limited	3035 Jarrow Ave	Approval for gas fired boilers, pressure washer and exhaust fans.	9593-ASUQ89	This facility is a technical adhesives manufacturer, which consists of natural gas fired process boilers, natural gas fired pressure washer, process exhaust fans and their exhausted gases are discharged to the atmosphere through different stacks. As it is a Commercial/Residential property heating system, which not expected to have significant impact on air quality. Air emissions must comply with MECP benchmarks at property line and beyond. In addition, the facility is well-contained but with some outdoor storages identified. The items stored at outdoor areas are well-packaged and no evidence of fugitve dust emissions is identified.	No	928	I

Notes:

[1] Distances are measured parcel edge to edge.

[2] Classification is based on a combination of considering D-6 category examples as well as site specfici factores such as proximity to existing residential, presence or absence of tall stack(s), presence of mitigation measures stated in ECA, and proximity of site to the subject lands.