

July 11, 2025

Attention: Matthew Cesta  
IMH 1315 Silver Spear Ltd.  
1400 – 3280 Bloor Street West  
Toronto, ON M8X 2X3

SLR Project No.: 241.031124.00001

Revision: 0

**RE: DRAFT - Addendum Letter Environmental Noise Assessment – Update for  
ZBA/SPA Submission  
1315 Silver Spear Road – Mississauga**

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SLR Consulting (Canada) Ltd. (SLR) provides this letter at the request of IMH 1315 Silver Spear Ltd. (the Client). This letter addresses the recent comments from the City of Mississauga (the City) regarding the environmental noise assessment for the proposed development at 1315 Silver Spear Road in Mississauga.

## **Background**

SLR previously completed the following deliverable with regards to this proposed development:

- An environmental noise report for the proposed development entitled “Environmental Noise Assessment, 1315 Silver Spear Road, Mississauga – SLR # 241.031124.00001”, dated February 19, 2025.

## **City Comments & SLR Response**

The intention of this letter is to address the latest City of Mississauga Planning & Building Department comment on the proposed development file.

The latest City comment is as follows:

**City Comment #1:** SCHEDULE C - Prior to Site Plan approval, 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 MOECP criteria for Stationary Noise Sources to the satisfaction of the City of Mississauga's Planning and Building Department.

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 MOECP 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, parapet wall 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.

**SLR Response 1:** SLR acknowledges that the Planning & Building Department Review has asked for a “Detailed Noise Study” to determine the noise impacts associated with surrounding transportation and stationary noise sources on the development. It should be noted that this has been addressed in SLR February 2025 Report.

The Planning & Building Department has also specified that the “Detailed Noise Study” should address stationary noise impacts from the development's mechanical systems on the proposed development and the surrounding noise-sensitive buildings.

At this time, SLR understands that detailed mechanical drawings and equipment selections are not yet finalized for the project, and this detailed noise analysis, therefore, cannot be completed for this submission. General guidance was provided in the SLR February 2025 Report.

SLR Consulting will continue to work with IMH 1315 Silver Spear Ltd. to assess stationary noise impacts from the proposed development on itself, and the surroundings. When the mechanical drawings and equipment selections are made prior to the Site Plan Approval application, SLR Consulting are anticipated to issue a full updated Environmental Noise Assessment meeting the City's requirement for a “Detailed Noise Study.”

## Statement of Limitations

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## Closure

Should you have any questions or comments, please feel free to contact us.

Regards,

**SLR Consulting (Canada) Ltd.**

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