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October 1, 2026

City of Mississauga
Planning and Building
Development and Design
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

VIA E-MAIL

Attention: Connor Di Pietro, Planner
Development North
Connor.DiPietro@mississauga.ca

Re: Noise Impact Study
Peer Review
Prologis Data Centre Development
7564 Tenth Line West
City of Mississauga, Ontario
Our File: 26-092

As requested, Jade Acoustics Inc. has reviewed the *Noise Impact Study* dated August 2025, revised November 2025, prepared by dBA Acoustical Consultants Inc. on behalf of Prologis Inc. (Canada).

The proposed Data Centre is to be located south of Highway 401, north of Argentia Road and west of Tenth Line West, at the municipal address 7564 Tenth Line West in the City of Mississauga. The Data Centre building is proposed to be a 2-storey structure positioned east of the future Industrial building DC5.

As required by the City of Mississauga, we have reviewed the Noise Impact Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) NPC-300 noise guidelines. Section 4.13 included in Chapter 4 of the 2051 City of Mississauga Official Plan and City of Mississauga Terms of Reference for the preparation of noise studies dated October 2025 have also been consulted. No original work has been undertaken. The peer review consists of a review of the approach, source information, and analysis methods used, as well as the required/recommended acoustic mitigation measures determined by the acoustical consultant that prepared the study.

We find that the Noise Impact Study has generally been prepared in accordance with the applicable guidelines and requirements. However, there are some aspects of the noise assessment addressed in the study that require additional information and potentially updated calculations.

Our comments are summarized below.

1. As noted in the Terms of Reference, studies submitted to the City of Mississauga must be stamped, dated and signed by a licensed Professional Engineer (P.Eng.) The reviewed study is dated and signed. However, it is not stamped by the professional engineer. Any updates should be stamped/sealed by a Professional Engineer licensed in Ontario.

2. Section 2.0 of the study indicates that the proposed data centre development will not have any transport trucks on site. Figure 2 includes the "trucks only" note within the right-of-way of one of the internal roads. The acoustical consultant should clarify if trucks are expected to access the proposed site. As per the MECP NPC-300 guidelines, on-site truck traffic, loading docks, coupling and uncoupling and/or other truck operations within industrial developments are stationary sources of noise that need to be assessed. This includes both continuous noise sources and impulsive noise sources.

3. Section 4.1 of the noise report does not summarize the correct sound level limits for emergency generators. See Section B7.3 of NPC-300.

4. Section 4.2 of the noise report does not summarize the correct sound level limits for transformers. NPC-300 stipulates the day/evening/nighttime sound level limits for stationary sources. The correct nighttime sound level limit is 45 dBA not 50 dBA as stated in the report.

5. The study does not provide information regarding calculation methods used to assess the potential noise impact of the proposed data centre. Also, the predicted sound levels shown in tables included in Appendix B seem low. Additional information regarding the methods/acoustical model used, including sample calculations, is required. If an acoustical model was used, please provide this to us for review.

6. Sound data for the proposed mechanical equipment is shown on three pages included in the study. The data provided are overall sound pressure levels (SPL) and overall sound power levels (PWL) expressed in dBA with no spectrum information. Typically, noise assessments are prepared using SPL and/or PWL magnitudes accounting for the frequency characteristics of the noise sources being analyzed. Therefore, additional information regarding the sound data, including any low frequency data and calculations are required.

7. There is no reference to low frequency noise (hum) expected to be generated by the mechanical equipment, such as, but not limited to, the large cooling fans associated with the proposed mechanical equipment. As this noise can travel long distances and affect people more than noise associated with typical industrial developments, it should be separately addressed. Also, any tonal characteristic of the noise generated by the proposed mechanical equipment should be penalized by introducing tonality penalties. Further, the analysis should be conducted using the C-weighted scale as it provides a better representation of the low frequency impact.

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8. Due to the potential for noise impacts at larger distances particularly due to low frequency noise, receptors beyond the two adjacent receptors should be included in the assessment. This should include the residential development located to the south of Argentia Road (south of the rail line) between Ninth Line and Winston Churchill Boulevard.

9. The report identifies “house power, Generator #15” as a potential source. Additional information is required regarding the function of this piece of equipment.

10. The report includes one generator (Generator #1) in the overall analysis (see page 21) but does not include the “house power, Generator #15” in the overall analysis. An explanation regarding the exclusion of this source is required. Additional information and rational is required regarding the assessment of only one transformer and one generator.

11. As numerous backup generators are proposed to be installed and used within the subject site, we recommend that, in addition to assessing their noise impact during testing routines, the backup generators be analyzed during emergency situations as well, meaning that their noise impact should be combined with the noise impact of other stationary sources associated with the proposed data centre. It is noted that NPC-300 does not require that the back-up generators be assessed as continuously operational; however, given the nature of the operations and demand for constant, continuous power the “emergency” back-up power should be assessed with all the other mechanical equipment and other operations at the facility.

Conclusions and Recommendations

Based on our review of the Noise Impact Study, additional information is required to confirm that the proposed data centre is feasible from an acoustic point of view.

We recommend that the peer review comments be addressed in the form of an updated study.

A subsequent peer review is to be completed when the updated Noise Impact Study has been submitted.

Yours truly,

JADE ACOUSTICS INC.

Per: _____
Davor Sikic, P.Eng.



Per: _____
Dalila C. Giusti, P.Eng.



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