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April 5, 2024

Zancor Homes (Steeles) LP and Zancor Homes (Steeles) #2 LP
221 North Rivermede Road
Concord, ON L4K 3N7
Attn: Carlos Ilagan

**Re: Comments on Class 4 Designation
2600 & 2700 Steeles Avenue West, Vaughan
OPA 99, Zoning By-law 040-2023, City File No. Z.21.057**

Dear Carlos,

As you know, HGC Engineering provided a Noise and Vibration Feasibility Study report for the proposed residential development at 2600 & 2700 Steeles Avenue West (the “Zancor Lands”), dated November 19, 2021, to support applications for an Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA), as well as subsequent addendum letters addressing comments from UPS (collectively, the “Study”). In the Study, a Class 4 designation was recommended for the Zancor Lands to assist in achieving compatibility with existing commercial/industrial uses in the area.

The City had a peer review of the Study conducted, and although the peer review was in general agreement with the results and recommendations of the Study, there were reservations stated about the application of the Class 4 designation, particularly in relation to UPS given that the predicted noise impacts from that facility were indicated to be within the Class 1 noise limits. The OPA/ZBA applications were ultimately approved by the City of Vaughan (November 2022/April 2023), but no Class 4 designation was applied. These planning approvals were subsequently appealed to the Ontario Land Tribunal (OLT) by UPS, citing various concerns including noise.

On behalf of Zancor, we have recently been involved in OLT led mediation discussions with UPS, through which we and the City’s noise peer reviewer have been provided with additional noise modelling of their facility at 2900 Steeles Avenue West. This modelling includes a predictable worst-case scenario for the facility which indicates higher noise impacts than were considered previously, particularly in relation to trucking sources which are not amenable to source mitigation. These results suggest that UPS may not be in compliance with the Class 1 noise limits of the MECP at the future development but will still be in compliance with the Class 4 noise limits that were recommended in our Study. Note that the design and phasing of the future development has changed since the zoning was approved and will continue to evolve as site plans for each block are developed, but that the current site plan for the first phase of the development (Block 1) has been evaluated and that these conclusions remain applicable.



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Based on these findings, in our opinion it is even more imperative that the City provide for a Class 4 designation of the Zancor Lands, as was previously recommended, to allow for development to proceed in accordance with the Steeles West Secondary Plan. Accordingly, we would ask that the City's peer reviewer provide updated comments to City staff regarding the application of Class 4 to this development in light of the recent information provided by UPS in the context of the current mediation.

We trust that this information is sufficient for your purposes. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Howe Gastmeier Chapnik Limited



Brian Chapnik, PhD, PEng



Any conclusions or recommendations provided by HGC Engineering in this letter/memo have limitations as detailed on our website: <https://acoustical-consultants.com/limitations/>



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