



**MILLER THOMSON**  
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September 14, 2020

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**SENT VIA EMAIL (clerks@vaughan.ca)**

Mayor Bevilacqua and Members of Council  
Committee of the Whole  
City of Vaughan  
City Clerks Office  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**COMMUNICATION – C30**  
**Council – September 29, 2020**  
**Committee of the Whole (Public Hearing)**  
**Report No. 39, Item 3**

Dear Mayor and Members of Council::

**Re: Home Depot of Canada Inc. Submissions:**  
**Application by Calloway REIT (400 and 7) Inc. ("Calloway")**  
**137 Chrislea Road and 57 & 1010 Northview Boulevard (the "Redevelopment Site")**  
**Official Plan Amendment and Zoning By-law Amendment**  
**City File No. OP.19.012 and Z.19.036**  
**Committee of Whole Public Meeting Date: Tuesday September 15, 2020 – 7pm**

Attached please find Howe Gastmeier Chapnik Limited's letter respecting the above noted project indicating significant likelihood of inappropriate sound and noise impacts if the applications are approved.

Yours truly,

**MILLER THOMSON LLP**

Per:

David Tang  
DT/tj

September 14, 2020

**Miller Thomson LLP**  
**Attn: Mr. David C.K. Tang**  
40 King Street West, Suite 5800  
P.O. Box 1011

via email: [dtang@millerthomson.com](mailto:dtang@millerthomson.com)

**Re: Home Depot of Canada Inc., Vaughan**  
**Potential Noise Impacts Introduced by Proposed Developments at 7887 Weston Road,**  
**Chrislea Road, and 57 & 101 Northview Boulevard, Vaughan**  
**HGC Engineering Project No. 02000124**

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Dear Mr. Tang,

Miller Thompson has retained HGC Engineering on behalf of Home Depot of Canada Inc. ("Home Depot") at 140 Northview Boulevard, to assess the potential noise impacts that may be introduced by residential developments proposed to the west and east of that property.

From planning justification reports,<sup>1, 2</sup> which we understand have been submitted to the City of Vaughan, it is our understanding that applications have been made to rezone the lands bordering the Home Depot site to the west and east, to allow multi-unit residential buildings with heights ranging from eight to fifty storeys. Concept drawings showing the footprint and elevations of the proposed buildings are included in those reports.

Our noise assessment is still underway, but not yet complete. We have conducted comprehensive on-site measurements of the sound emission levels from the various equipment and activities at the Home Depot, including rooftop mechanical equipment, power inverter systems for the rooftop solar panels, loading and unloading of goods associated with receiving and delivery of building materials, and outdoor operation of forklifts.

We have yet to complete predictive acoustical modelling of the resulting sound levels at the facades of the proposed buildings. However, given the magnitude of sound emission levels from the equipment and activities at the Home Depot, the minimal separation distances to the proposed buildings, and the fact that the windows and balconies of the proposed buildings would overlook the roof and loading docks of the Home Depot, our experience with similar situations suggest a strong potential for noise excesses over the limits of the Ministry of the Environment, Conservation and

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1 "Planning & Urban Design Rationale – 7887 Weston Road, Vaughan", Bousfields, Inc, December 2019.

2 "Planning Justification Report - 137 Chrislea Road and 57 & 101 Northview Boulevard, Vaughan", MHBC, December 2019.




Parks. Moreover, we anticipate that the sound levels that would occur at the balconies and windows into noise-sensitive spaces within the building would be sufficient to pose a risk of disturbance to future occupants, and a risk of persistent noise complaints to the Home Depot.

We anticipate completing our acoustical modelling, analysis, and preparation of a noise impact study report within the next weeks. At that time, we can provide detailed comments on the degree of potential noise impacts and can investigate the feasibility of mitigation.

Thank you for the opportunity to be of assistance. If you have any questions or concerns in the meantime, please do not hesitate to call.

Yours truly,

**Howe Gastmeier Chapnik Limited**

  
Robert D. Stevens, MAsc, PEng

