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THE BIGLIERI GROUP LTD.

April 05, 2019

City of Pickering
City Development Department
One The Esplanade
Pickering, ON L1V 6K7

Attention: Mr. Nilesh Surti, Manager, Development Review & Urban Design

Dear Mr. Surti,

RE: Zoning By-law Amendment & Official Plan Amendment Applications
591 Liverpool Road, Pickering, legally described as Part of Lot 22, Range 3, Broken Front Concession, Geographic Township of Pickering, now in the City of Pickering
First Submission – Land Use Compatibility Letter
TBG Project No. 15360

1.0 INTRODUCTION

On behalf of our client, Pickering Harbour Company Ltd., The Biglieri Group Ltd. ("TBG") has prepared a preliminary Land Use Compatibility Assessment for the Subject Site municipally known as 591 Liverpool Road and legally described as Part of Lot 22, Range 3, Broken Front Concession, Geographic Township of Pickering, now in the City of Pickering, Regional Municipality of Durham.

The proposal introduces a sensitive land use, a mixed-use residential development, adjacent to the Liverpool Road Sanitary Pumping Station.

The purpose of this assessment is to summarize if noise and odour might adversely impact the proposed development. This observation was conducted in accordance with the Ministry of the Environment and Climate Change (MOECC) Guidelines:

- D-1: Land Use Compatibility; and,
- D-2: Compatibility between Sewage Treatment and Sensitive Land Use.

1.1 Surrounding Land Uses

To the immediate **North** of the Site is a residential development by Marshall Homes consisting of three-storey "live/work" townhouses with parking provided in the rear of the development. Northeast of the site is the Regionally owned and operated sanitary pumping station.

To the immediate **East** of the Site is the Provincially Significant Wetland associated with the Frenchman's Bay Postal Wetland Complex. Further east is the Pickering Nuclear Generating Station owned and operated by the Ontario Power Generation.

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

126 Catharine Street North, Hamilton, Ontario L8R 1J4
20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4
Office: (416) 693-9155 Fax: (416) 693-9133
tbg@thebiglierigroup.com

To the immediate **South** of the Site is Lake Ontario and the Boardwalk along Pickering Harbour with a footbridge providing pedestrian access to Millennium Square and the beaches and boardwalk along Lake Ontario.

To the immediate **West** of the Site is Nats Marina Supplies and the Waterfront Bistro Restaurant. Further west is Frenchman's Bay which has boat docking facilities located along the eastern edge owned and operated by the Frenchman's Bay Marina, The Lake House and Nats Marina.

2.0 LAND USE COMPATIBILITY GUIDANCE

2.1 Guideline D-1 Land Use and Compatibility

Guideline D-1 identifies the direct interest of the Ministry in recommending separation distances and other control measures for land use planning proposals to prevent or minimize adverse effects from the encroachment of incompatible land uses where a facility either exists or is proposed. This guideline sets the context for all existing and new guidelines relating to land use compatibility. The guideline is intended to apply only when a change in land use is proposed. The intent is to achieve protection from off-site adverse effects. Depending upon the particular facility, adverse effects may be related to, but not limited to, one or more of the following:

- noise and vibration;
- visual impact (only for landfills under O. Regulation 347);
- odours and other air emissions;
- litter, dust and other particulates; and
- other contaminants.

This guideline applies when a change in land use for a site-specific development plan places a sensitive land use within the influence area or potential influence area of a facility.

2.2 Guideline D-2 Compatibility between Sewage Treatment and Sensitive Land Use

Guideline D-2 applies to the advice that the Ministry provides to the Ministry of Municipal Affairs & Housing (MMAH) and delegated approval authorities under the Planning Act. This relates to all development or redevelopment applications for residential or other sensitive land uses adjacent to sewage treatment facilities.

Separation distances from these facilities are to be measured from the periphery of the noise/odour-producing source-structure, to the property/lot line of the sensitive land use. The Guideline notes that sewage pumping stations *may* be a source of **odour** and **noise**, thus requiring mitigation.

3.0 ANALYSIS

Environmental impacts of noise were addressed under a separate Report prepared by Valcoustics Canada dated March 27, 2019 and the findings are summarized below.

The Liverpool Road Sanitary Pumping Station is located to the north of the Subject Site. It is understood that the pumping station is currently in the process of being upgraded. The main noise source at the upgraded pumping station will be the emergency generator.

The Noise Report summarizes the predicted unmitigated hourly sound levels for the above operating scenarios. As noted in the guideline section, the sound level limits for the emergency generator are 5 dBA higher than the applicable guide limits (the daytime minimum exclusion limit of 50 dBA in this

case). Thus, the sound level limit at the exterior plane of windows at the proposed residential development is 55 dBA.

As shown in Figure 3 of the Report, the sound levels at the proposed development are predicted to be below the 55 dBA sound level limit. Thus, noise mitigation measures are not required for the emergency generator.

With regards to odour, odour from the pumping station is already required to be controlled due to the equal proximity to adjacent residential development in the area. The pumping station also shares a property line with the existing live/work townhouses located along Liverpool Road.

We trust you will find all in order, however if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read 'Melinda Holland', written in a cursive style.

Melinda Holland
Planner

Cc: Mr. Harold Hough, Pickering Harbour Company Ltd.