

**DEPUTATION TO PLANNING COMMITTEE
REGARDING PIER 8**

ing By-law Amendment (ZAC-16-034) and Draft Plan of Subdivision (25T-201605)

Made on behalf of Parrish & Heimbecker, Limited (P&H)

May 16, 2017

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BLG
Borden Ladner Ge

&H on Pier 10 facing Pier 8

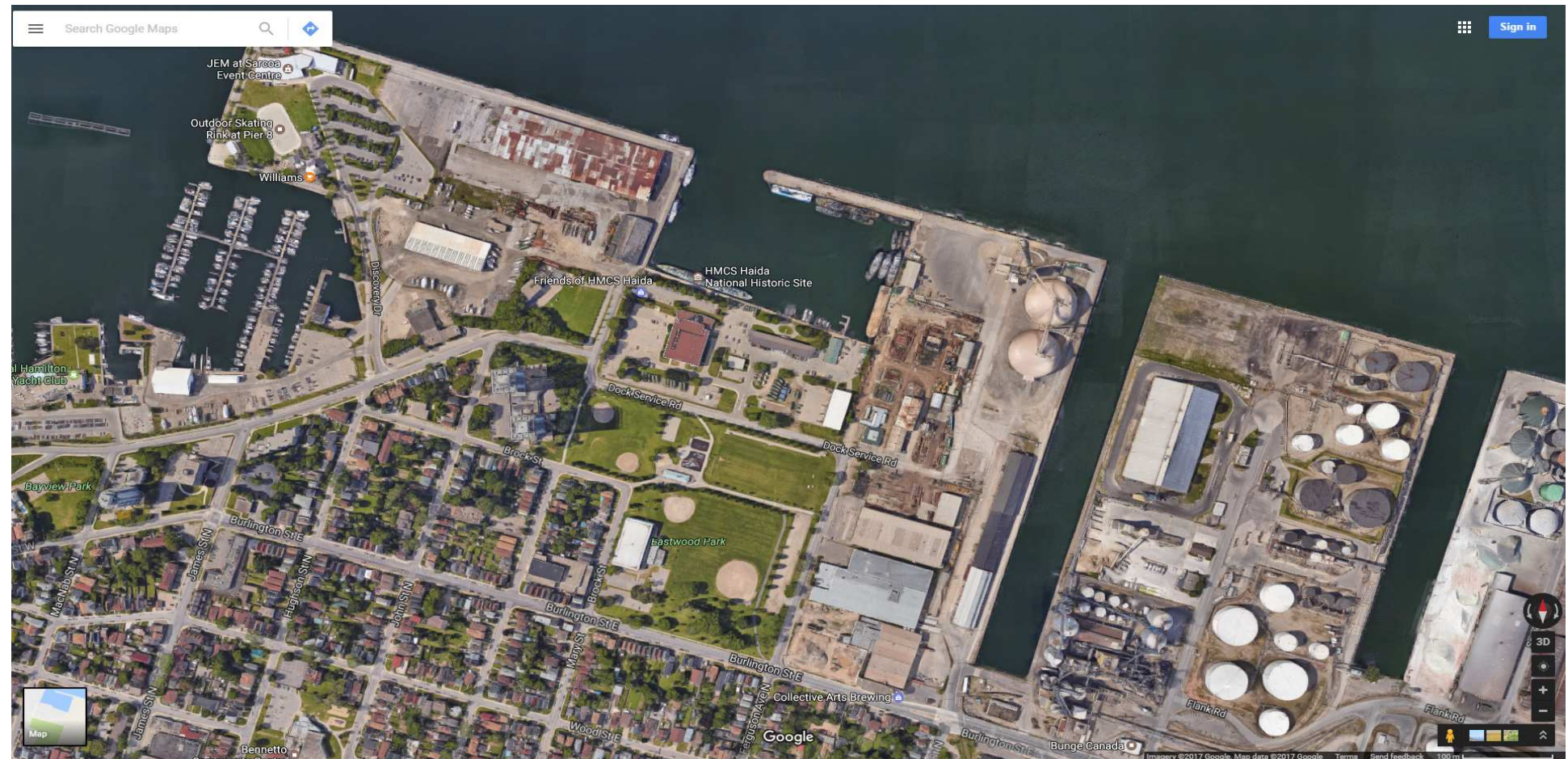


Image: Google Maps

&H Domes and Mill from Pier 8



&H Domes and Mill from Pier 8



Pinchin Report Showing Proximity



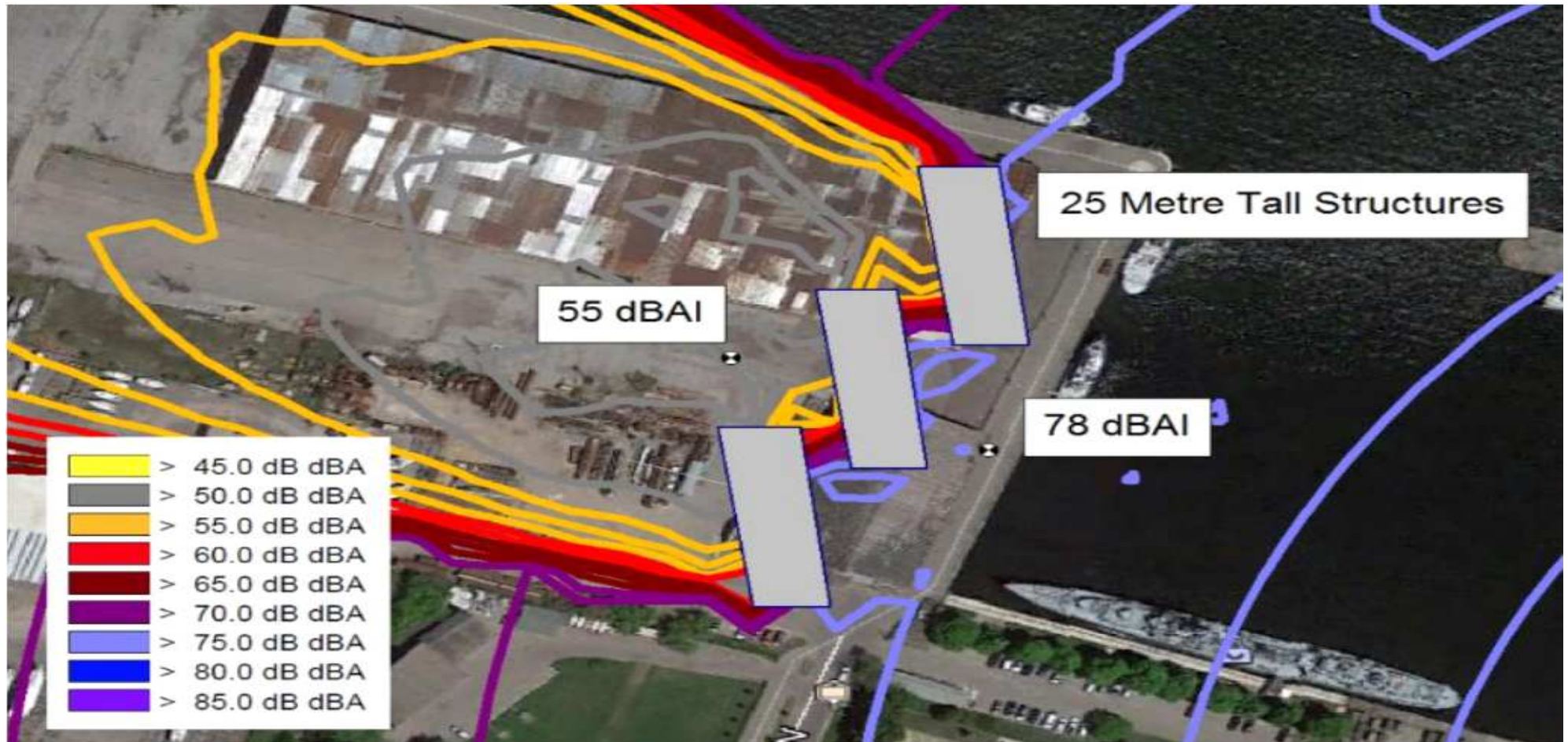
Source: Pinchin Ltd., West Harbour – Draft Plan of Subdivision Environmental Noise and Vibration Impact Feasibility Study, May 12, 2016, p. 6, Figure 2

P&H Mill Investment on Pier 10



Image: P&H

Noise impact plot – proposed building layout changes



Source: Pinchin Ltd., West Harbour – Draft Plan of Subdivision Environmental Noise and Vibration Impact Feasibility Study, Final, January 30, 2017, Figure 4.

Pinchin Feasibility Studies for City, 2017

Pinchin 2017:

“Given the stage of the project and the many different possibilities for building design and potential sensitive receptor locations, it is recommended that any proposed building layout concepts and designs be reviewed by a qualified Acoustical Engineering professional prior to any approval in order to ensure compliance with the MOECC guidelines.” [emphasis added]

For P&H (and other nearby industries):

- Further investigation of noise sources such as shipping required
- Further need to investigate mitigation approaches
- If residential uses allowed to face Pier 10, “extensive” receptor noise control will be needed
- There is a potential impact on P&H operations and permitting

Staff Report (PED17074)

On mitigation:

Alternatively, more significant changes could be made in relation to the siting of the buildings that would require changes to the Draft Plan of Subdivision and / or Zoning E... y” (p. 62)

is the opinion of staff that given the range of options that could be employed, it is prudent to allow final mitigation options and subsequent design changes, if any, to be offered by the future developer.” (p. 62)