FINAL REPORT

84 - 104 PLAINS ROAD EAST & 990 GLENWOOD AVENUE

BURLINGTON, ONTARIO

AIR QUALITY ASSESSMENT
RWDI # 2406823
November 22, 2024

Companion Study: Land-Use Compatibility Study
(Air Quality, Noise & Vibration)

SUBMITTED TO

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For Air Quality Only
2024-11-22

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1 INTRODUCTION

The Miura Development Group retained RWDI Air Inc. (RWDI) to conduct an Air Quality Assessment for the proposed development at 84 to 104 Plains Road East and 990 Glenwood Avenue in Burlington, Ontario. The proposed development consists of an 11-storey mixed-use building containing 249 residential units and 1120 square metres of ground floor service commercial use. The development is proposed over four existing lots consisting of residential houses and a vacant lot. The land uses surrounding the subject lands include an assortment of uses, among which include residential, commercial, light/medium industrial, and parks. A copy of the concept plan for the proposed development can be found in Appendix A.

The proposed development is located approximately 240 metres from Glenview Public School, located at 143 Townsend Avenue. Sources of emission at Glenview Public School include two natural gas fired boilers used for comfort heating. The two natural gas fired boilers exhaust through a single tall stack in the center of the building. The natural gas fired boilers are a source of nitrogen oxides (NOx) emissions.

Emissions from the tall boiler stack at Glenview Public School could potentially cause adverse air quality impacts at elevated sensitive receptors on the proposed development. Therefore, RWDI completed a dispersion modelling assessment to determine if emissions of NOx from the boiler stack have the potential to exceed the Ministry of the Environment, Conservation and Parks (MECP) benchmark values for NOx at the proposed development.

2 DISPERSION MODELLING METHODOLOGY

A dispersion modelling assessment was completed to determine if emissions of NOx from the tall boiler stack at Glenview Public School could potentially cause adverse air quality impacts at the proposed development.

Emissions of NOx from the natural gas fired boilers were estimated based on an assumed maximum thermal input rating of 10 million BTU/hour for both boilers and emission factors from U.S. EPA AP-42 Chapter 1.4 Natural Gas Combustion, Table 1.4-1. Source parameters for the boiler stack were assumed based on similar types of equipment. The stack location was estimated based on aerial imagery. Table 1 provides the Source Summary Table for the boiler stack.

The U.S. EPA AERMOD v22112 dispersion model was used to complete the dispersion modelling assessment. AERMOD v22112 is the dispersion model currently approved for use by the MECP. Regional meteorological datasets developed by the MECP were used in the dispersion model. The dataset for the suburban region of Toronto were used. Elevated receptors were placed at the proposed development. The receptors were placed horizontally along the building perimeter at vertical intervals of 3 metres, starting at 3 metres above grade to roof level.

3 DISPERSION MODELLING RESULTS

Dispersion modelling results are presented in Table 2. The results indicate that impacts of emissions from the tall boiler stack at Glenview Public School are below the MECP benchmark values for NOx at the proposed development and are in compliance with MECP air quality criteria.

4 CONCLUSIONS AND RECOMMENDATIONS

The Air Quality Assessment of the tall boiler stack at Glenview Public School indicates that emission impacts are in compliance with MECP air quality criteria for all receptors at the proposed development. Based on the results obtained from the dispersion modelling assessment, RWDI believes that emissions from the tall boiler stack at Glenview Public School will not cause adverse air quality impacts at the proposed development.

5 STATEMENT OF LIMITATIONS

This report entitled 84 - 104 Plains Road East & 990 Glenwood Avenue Air Quality Assessment, dated November 22, 2024, was prepared by RWDI AIR Inc. (“RWDI”) for Miura Development Group (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein (“Project”). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

TABLES

Table 1: Source Summary Table

RWDI# 2406823

92 Plains Road East, Burlington, ON

Source ID	Source Type	Source Description	Source Data								Emission Data						
			Stack Volumetric Flow Rate (Am^3/s)	Stack Exit Gas Temp. (°C)	Stack Inner Diameter (m)	Stack Exit Velocity (m/s)	Stack Height Above Grade (m)	Stack Height Above Roof (m)	Source Coordinates		Contaminant	CAS Number	Maximum Emission Rate (g/s)	Averaging Period (hours)	Emission Estimating Technique [1]	Emissions Data Quality [2]	Percentage of Overall Emissions (%)
									X (m)	Y (m)							
BOILER	Point	Natural Gas-Fired Boilers Stack Glenview Public School, 143 Townsend Ave, Burlington, ON	1.334	180	0.959	1.846	15	11	593596	4795736	Nitrogen oxides	10102-44-0	1.24E-01	1, 24	EF	Above-Average	100%

Notes:

[1] Emission Estimating Techniques: V-ST (Validated Source Test); ST (Source Test); EF (Emission Factor); MB (Mass Balance); and EC (Engineering Calculation).

[2] Data Quality Categories: Highest; Above-Average; Average; and Marginal.

Revision Date:	2024-11-04
Prepared By:	AKG
Checked By:	MG

Table 2: Dispersion Modelling Results Summary Table

RWDI# 2406823

92 Plains Road East, Burlington, ON

Contaminant	CAS Number	Total Facility Emission Rate (g/s)	Air Dispersion Model Used	Maximum POI Concentration (µg/m³)	Receptor			Averaging Period (hours)	MECP Benchmark [1] (µg/m³)	Limiting Effect	Source	Benchmark Category [2]	Percentage of MECP Benchmark (%)
					X (m)	Y (m)	Z [3] (m)						
Nitrogen oxides	10102-44-0	1.24E-01	AERMOD v22112	7	593355	4795787	29.90	24	200	Health	Standard	B1	3%
				39	593349	4795784	32.90	1	400	Health	Standard	B1	10%

Notes:

[1] The term "MECP Benchmark" identified in Table D-4 of MECP Guideline A-10 refers to the following information (there may be more than one relevant MECP Benchmark for each contaminant):

- Air quality standards, guidelines, or screening levels set out in the MECP Air Contaminants Benchmark (ACB) List: standards, guidelines and screening levels for assessing point of impingement concentrations of air contaminants, dated April 2023.
  - Daily Assessment Values (DAV) from the MECP ACB List
  - Annual Assessment Values (AAV) from the MECP ACB List
  - Upper Risk Thresholds (URT) from the MECP ACB List
  - An acceptable concentration for contaminants with no standards or guidelines

[2] Benchmark categories are set out in the MECP ACB List; Benchmark 1 (B1) refers to standards or guidelines, and Benchmark 2 (B2) refers to screening levels.

[3] Height in meters above grade.

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APPENDIX A

PLAINS ROAD EAST

ALDERSHOT MAIN STREET (AM)
MAJOR TRANSIT STATION AREA (MTSA) MAJOR MIXED USE STREET

FIREROUTE

ROAD CURB

5M WIDE LANDSCAPE BUFFER

3M WIDE MUNICIPAL SIDEWALK (1950 NORTH EDGE TO LINE UP WITH MUNICIPAL SIDEWALK EAST AND WEST OF SITE)

SET BACK FROM STREET CURB

PROPERTY LINE

MIN SET BACKS FOR RETAIL AT GRADE

MIN SET BACKS FOR RESIDENTIAL

5x5 DAYLIGHT TRIANGLE

6x6 VISIBILITY TRIANGLE

INSIDE EDGE OF SHORING AT ITS MAX EXTENT

EXISTING HYDRANT

1.5M WIDE MUNICIPAL SIDEWALK

EXIT A

EXIT B

RESIDENTIAL

G-06 2BDRM 65

G-05 1BDRM+DEN 65

G-04 1BDRM+DEN 51

G-03 1BDRM+DEN 50

G-02 1BDRM+DEN 50

G-01 2BDRM 49

PRIVATE GARDEN

PRIVATE GARDENS

PLANTER

1.2 HIGH FENCE WITH GATE

SNOW STORAGE AREA 23M2

SNOW STORAGE AREA 21M2

1.2M HIGH FENCE W/ GATE

COMMERCIAL WEST
596.05

COMMERCIAL EAST
448.41

GROUND FLR INDOOR AMENITY
406.93

SHORT TERM 26 BICYCLE RACKS

PRINCIPAL ENTRANCE

COMMERCIAL ENTRANCE

GALVANIZED GRATE TO COVER AIR SUPPLY TO P3

GARAGE INTAKE

GAS REGULATORS

CHUTE ABOVE

GARBAGE ROOM 132M2
5 RECYCLING BINS
6 GARBAGE BINS
3 ORGANIC BINS

GARBAGE BULK ITEMS 10M2

SECURITY WIRE CHAIN LINK FENCE WITH GATE MIN 2.2M WIDE

TRISORTER W/COMPACTOR

MECH AND SPRINKLER ROOMS

RESIDENTIAL LOBBY 60.08

ELECT RISERS

INDOOR AMENITY

B/O RAMP 98.48

RAMP DN TO P1 @7.5%

98.70

RAMP DN TO P1 @6%

6M WIDE VEHICULAR RAMP

100.37

CURB RAMP

JELLYFISH FILTER ACCESS HATCH CONCRETE SIDEWALK

5.8MX8.6M GARBAGE STAGING AREA FOR PICK UP 46M2
4.2M MIN HEADROOM

LOADING DOCK 2.7x9.7 3.7M CLEAR

OUTDOOR COMMON AMENITY

OUTDOOR AMENITY UNDER CANOPY 21.72

FLUSH CURB

GARBAGE BIN COLLECTION OPEN TO SKY

TRAFFIC CALMING ZONE RAISED PAVEMENT WITH PAINTED LINES

GAZEBO

GARAGE ENTRANCE

47 ON GRADE PARKING SPACES (INCLUDES 3 SMALL CARS AND 4 BARRIER FREE) + 2 LOADING DOCKS

3X3 VISIBILITY TRIANGLE

GROUNDING MIN 0.3M FROM PROPERTY LINE

BOLLARDS

PROPOSED PRECAST CONCRETE PAD AS PER BH37-324B

PROPOSED 1000kVA

MIN LANDSCAPE BUFFER TO RESIDENTIAL ALSO MIN BUFFER FOR PARKING

E/O SHORING STRUCTURE - MIN 0.5M CLEAR OF GROUNDING

GARAGE EXHAUST 28M2

3M WIDE LANDSCAPE BUFFER

3M HIGH SOLID FENCE SEPARATING PROPOSED DEVELOPMENT FROM LOW DENSITY RESIDENTIAL NEIGHBOUR

1.2M HIGH FENCE W/ GATE

OFF LEASH DOG RUN AREA

FUTURE ACQUISITION LANDSCAPE BUFFER 60.31

HALTON REGION Custom

3 YARD GARBAGE BIN 1.8Mx1.04Mx1.22M

3 YARD RECYCLABLE CONTAINERS BIN 1.8Mx1.04Mx1.22M

3 YARD RECYCLABLE PAPERS BIN 1.8Mx1.04Mx1.22M

2 YARD ORGANICS BIN 1.8Mx1.04Mx0.91M

NOTES RE GARBAGE COLLECTION:
- COMMERCIAL UNITS WILL RECEIVE CART COLLECTION ALONG PLAINS ROAD EAST
- GARBAGE TRUCK PROCEEDS IN CONTINUOUS FORWARD MOTION
- UNDERGROUND PARKING STRUCTURE TO SUPPORT MIN35 TONNES LOAD

PARKING
UNDERGROUND GARAGE:
266 (INCLUDES 6 BARRIER FREE + 22 SMALL CARS)
ON GRADE:
47 (INCLUDES 4 BARRIER FREE + 3 SMALL CARS)
2 LOADING DOCKS

TOTAL PARKING: 313 CARS (INCLUDES 10 BARRIER FREE)

BUILDING UPPER AREAS STATISTIC

NAME	AREA GROSS CONSTRUCTION M2	AREAS GROSS RESIDENTIAL M2	AREAS GROSS SERVICE M2
P3	1381.00	194.00	76.00
P2	4272.00	355.00	169.00
P1	4272.00	428.00	149.00
2ND FLOOR	2305.00	2065.00	11.00
4TH FLOOR	2298.00	2058.00	11.00
5TH FLOOR	2298.00	2058.00	11.00
6TH FLOOR	1927.00	1681.00	11.00
8TH FLOOR	1817.00	1571.00	11.00
9TH FLOOR	1789.00	1541.00	11.00
10TH FLOOR	1282.00	1043.00	11.00
11TH FLOOR	1284.00	1044.00	11.00
MECHANICAL PENTHOUSE	636.00	0.00	572.00
	25561	14038	1054

GROUND FLOOR GROSS AREAS STATISTIC

NAME	AREA BUILDING	AREAS RESIDENTIAL	AREAS COMMERCIAL	AREAS SERVICE
1ST FLOOR	2098.99	730.61	1045.01	13.36

SITE AREAS STATISTIC

AREA LOT	AREA BUILDING	COVERAGE	AREA DRIVEWAY	AREA WALKWAY	AREA LANDSCAPE	LANDSCAPE %	LANDSCAPE+ WALKWAY%
4747.39	2121.00	44.68%	1491.23	407.38	728.04	15.34%	23.91%

AMENITIES (INDOORS AND OUTDOORS)

CATEGORY	NAME	AREAS AMENITY (M2)
INDOOR COMMON	GROUND FLR INDOOR AMENITY	406.93
	P2 INDOOR AMENITY	142.51
	P1 INDOOR AMENITY	142.51
		691.95
OUTDOOR COMMON	FUTURE ACQUISITION LANDSCAPE BUFFER	60.31
	OUTDOOR AMENITY UNDER CANOPY	21.72
	6TH FLR OUTDOOR	37.37
	7TH FLOOR OUTDOOR	19.05
	8TH FLR OUTDOOR	19.05
		157.50
PRIVATE BALCONY/TERRACE	2ND FLOOR	181.63
	3RD FLOOR	201.86

AMENITIES (INDOORS AND OUTDOORS)

CATEGORY	NAME	AREAS AMENITY (M2)
PRIVATE BALCONY/TERRACE	4TH FLOOR	202.18
	5TH FLOOR	202.18
	6TH FLOOR	467.75
	7TH FLOOR	101.67
	8TH FLOOR	202.41
	9TH FLOOR	101.26
	10TH FLOOR	548.83
	11TH FLOOR	88.90
		2298.66
		3148.11

TOTAL AMENITY - 3148.11+728.04=3876.15M2 OR 15.32M2/UNIT

A

B

C

GROUND FLOOR

6 EXTERIOR ACCESSED APARTMENTS

1 SITE PLAN
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

DRAWING NORTH | GEOGRAFIC NORTH

KOZLOWSKI ARCHITECT
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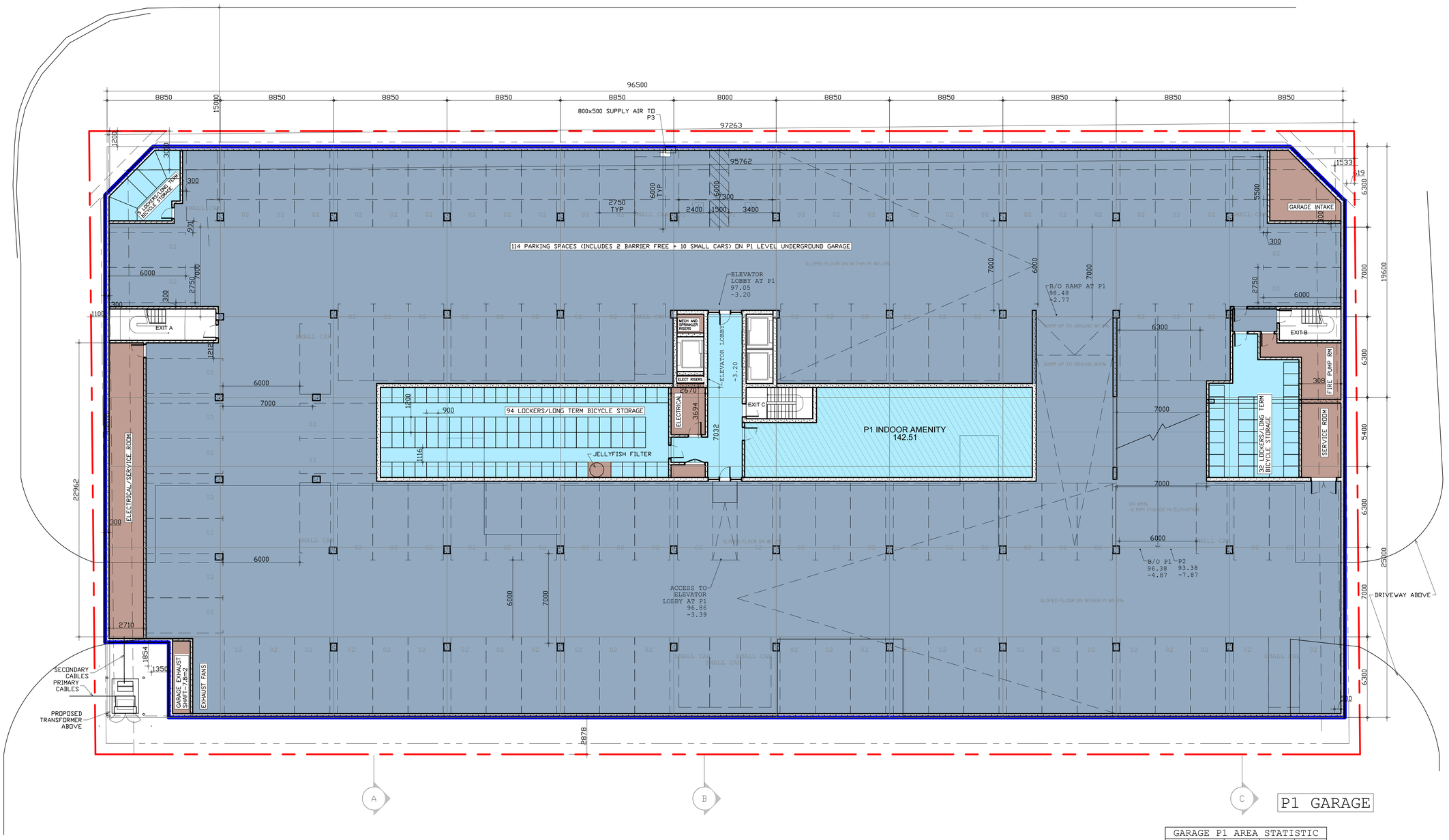
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LICENCE
4810

84-104 PLAINS ROAD EAST
ALDERSHOT
BURLINGTON

SITE PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A1



P1 GARAGE

GARAGE P1 AREA STATISTIC				
NAME	AREA BUILDING	AREAS GARAGE	AREAS LOCKERS	AREAS SERVICE
P1	4271.92	3473.46	428.14	149.36

1 GARAGE P1
1=150

CLIENT:

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931 Southcote Road
Ancaster, ON L9G 3L1

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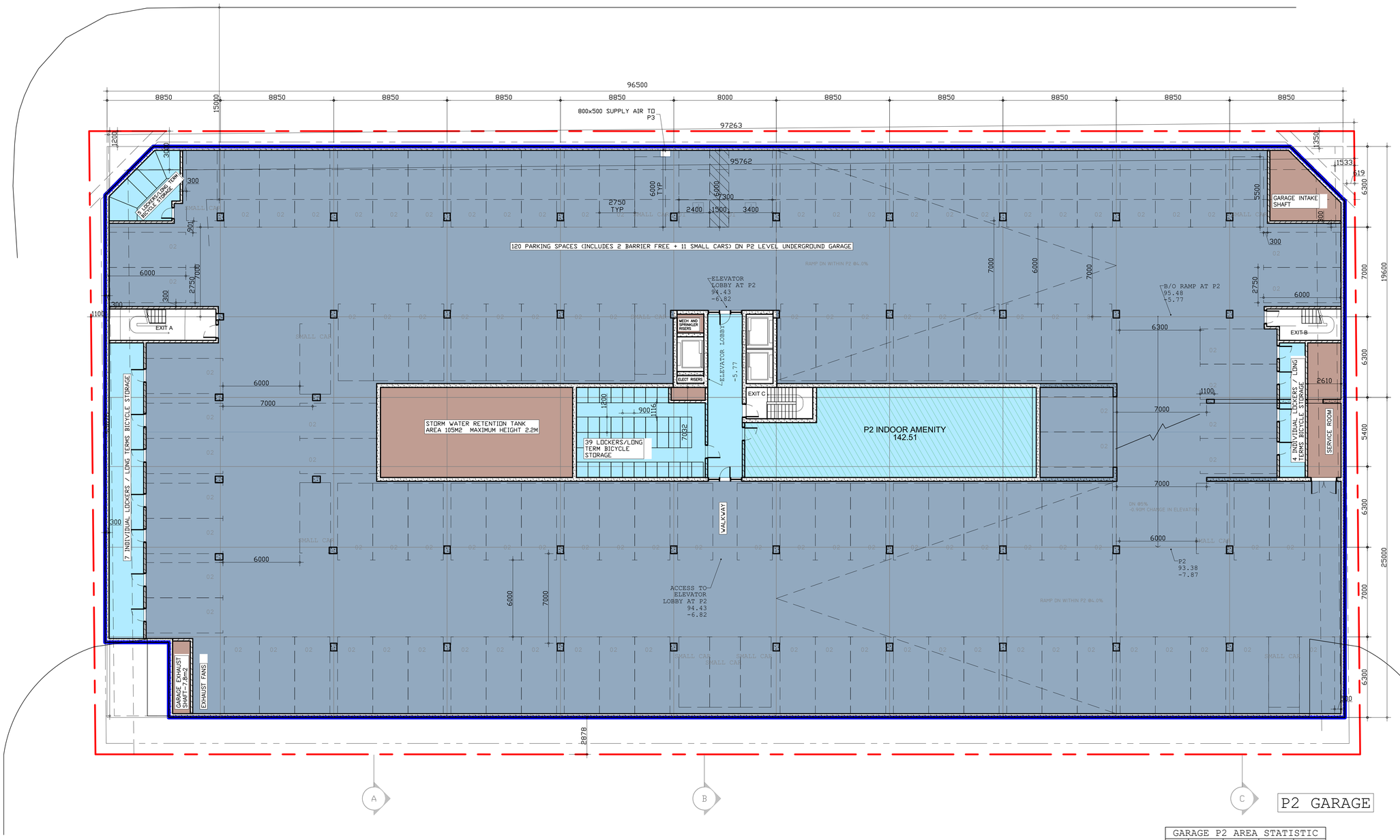
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P1 GARAGE PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A2



P2 GARAGE

GARAGE P2 AREA STATISTIC				
NAME	AREA BUILDING	AREAS GARAGE	AREAS LOCKERS	AREAS SERVICE
P2	4271.91	3526.63	355.13	168.74

1 GARAGE P2
1=150

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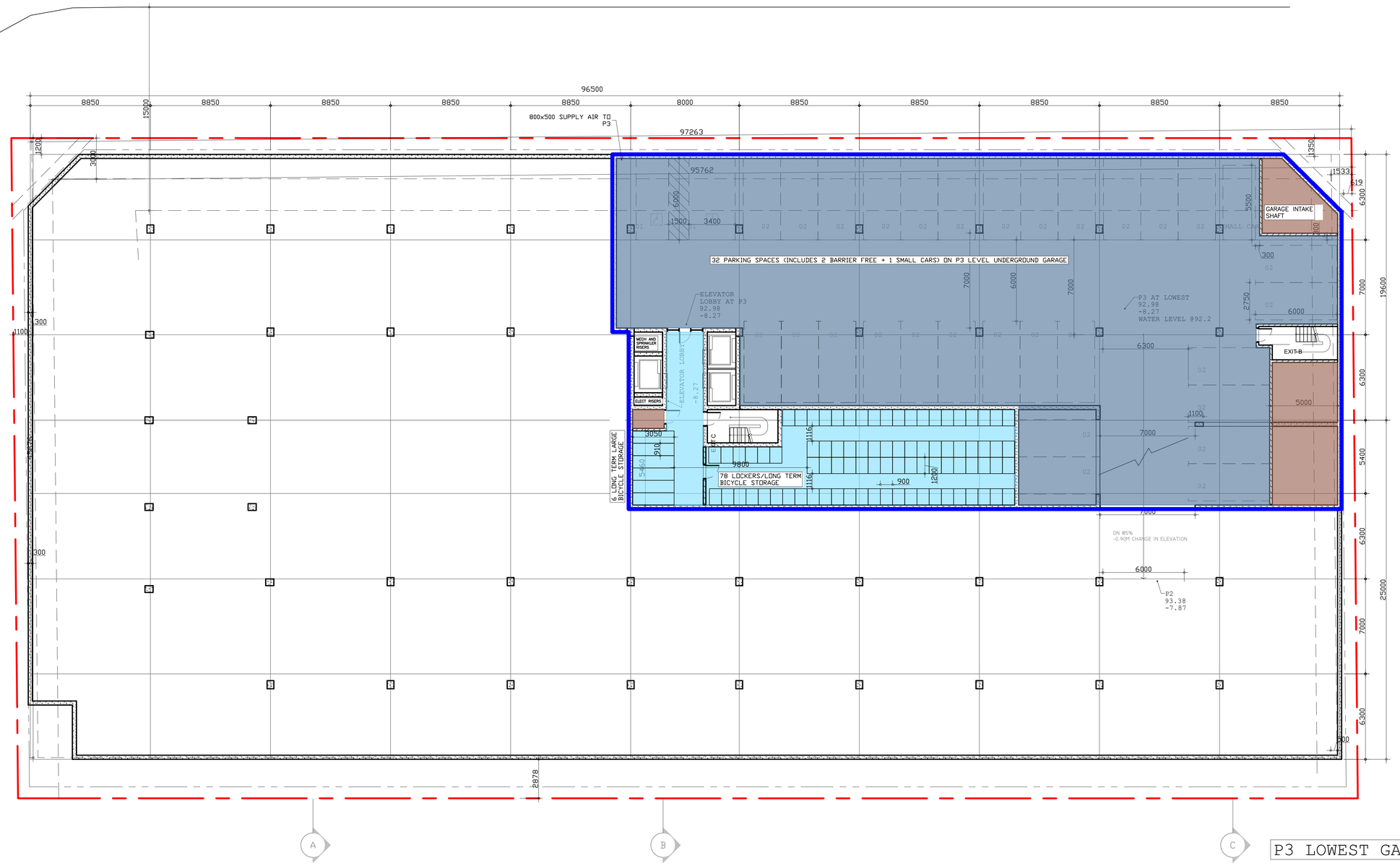
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P2 GARAGE PLAN

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A3



P3 LOWEST GARAGE

GARAGE P3 LOWEST LEVEL
AREA STATISTIC

NAME	AREA BUILDING	AREAS GARAGE	AREAS LOCKERS	AREAS SERVICE
P3	1380.85	987.28	193.51	75.98

1 GARAGE P3 LOWEST LEVEL
1=150

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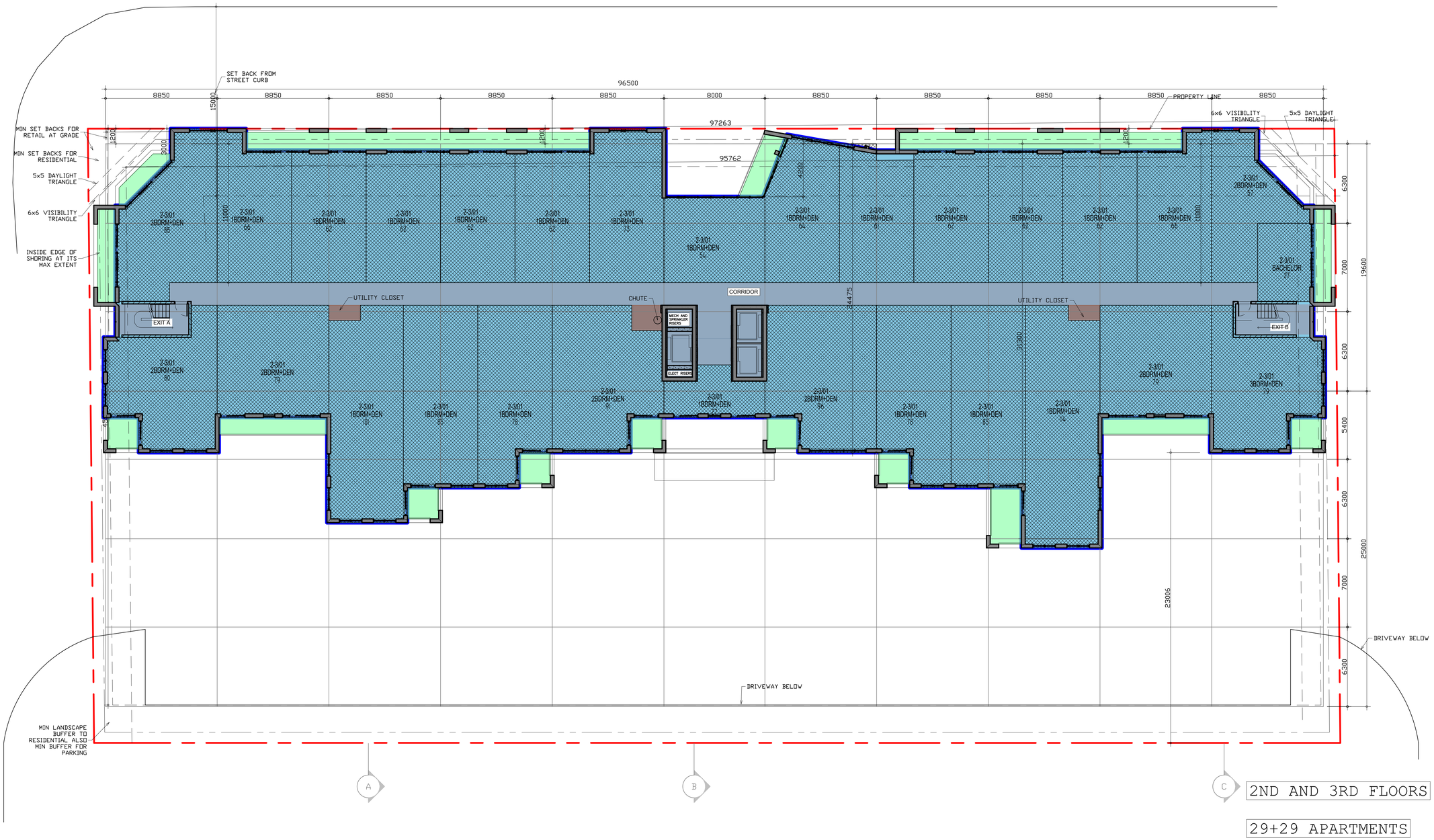
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P3 LOWEST LEVEL GARAGE PLAN

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A3a



2ND AND 3RD FLOORS

29+29 APARTMENTS

1 2ND FLOOR PLAN
1:150

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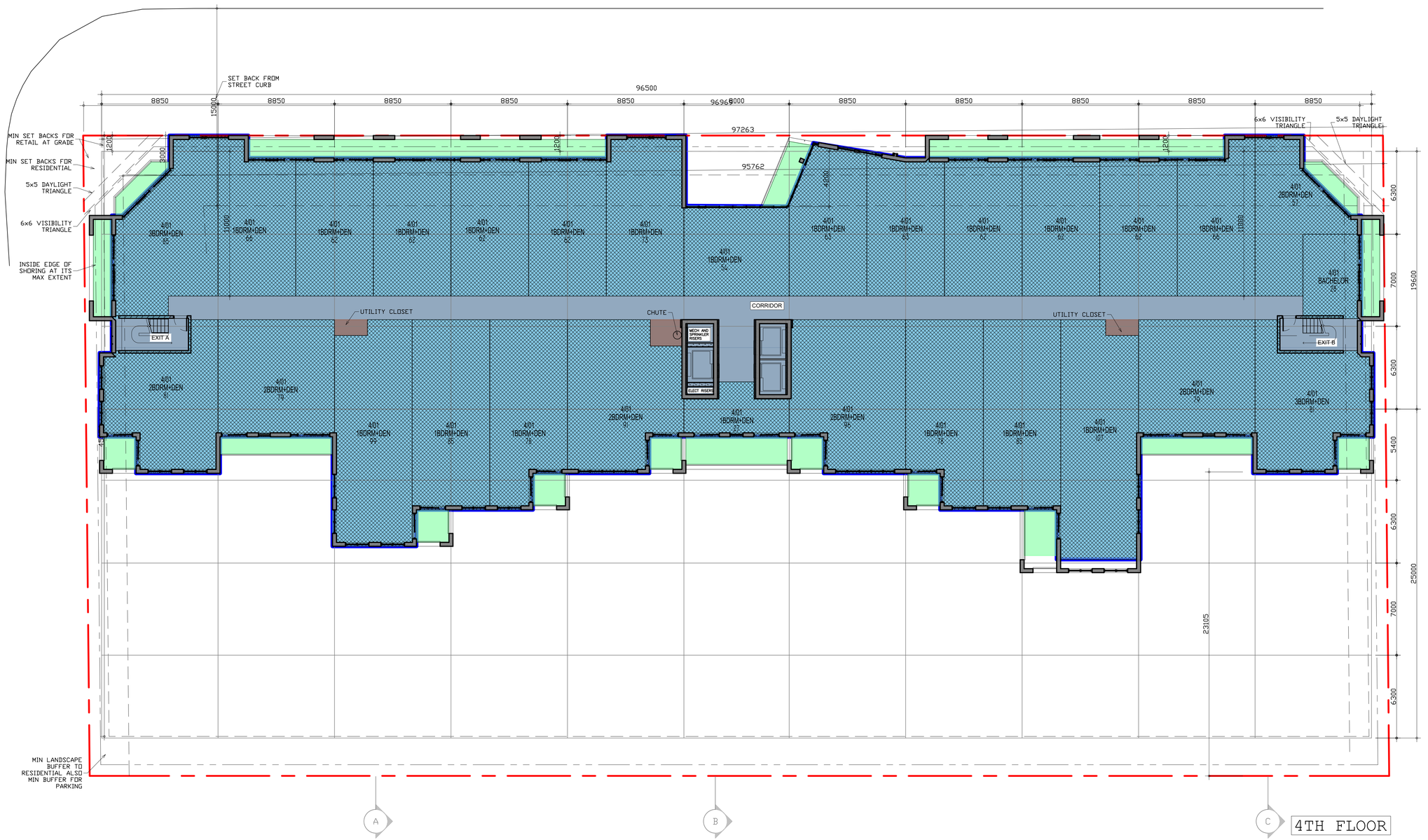
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2ND 3RD FLOORS PLAN

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A4



1 UPPER FLOOR PLANS
1=150

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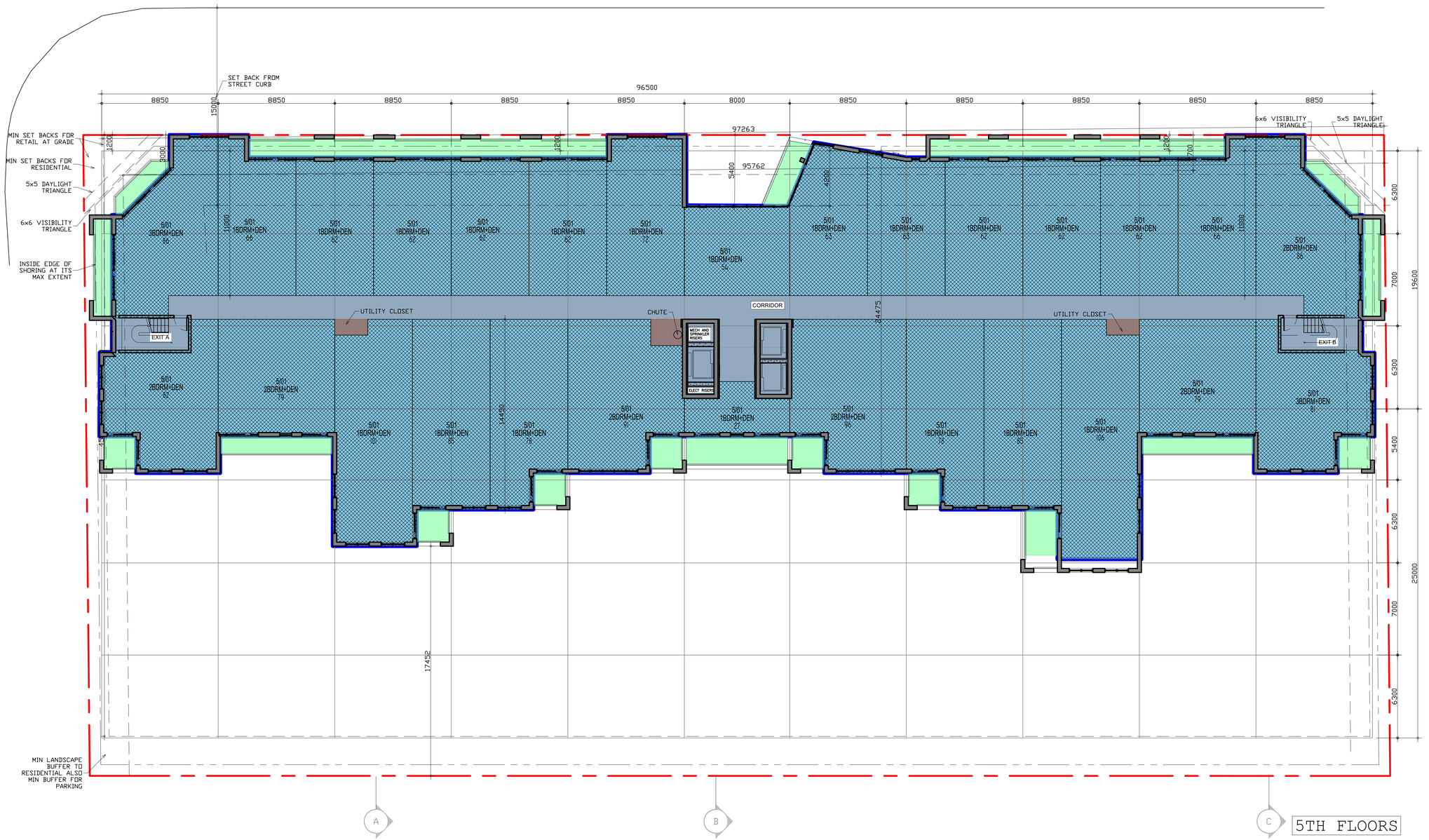
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4TH FLOOR PLAN

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A5



5TH FLOORS

28 APARTMENTS

1 UPPER FLOOR PLANS
1=150

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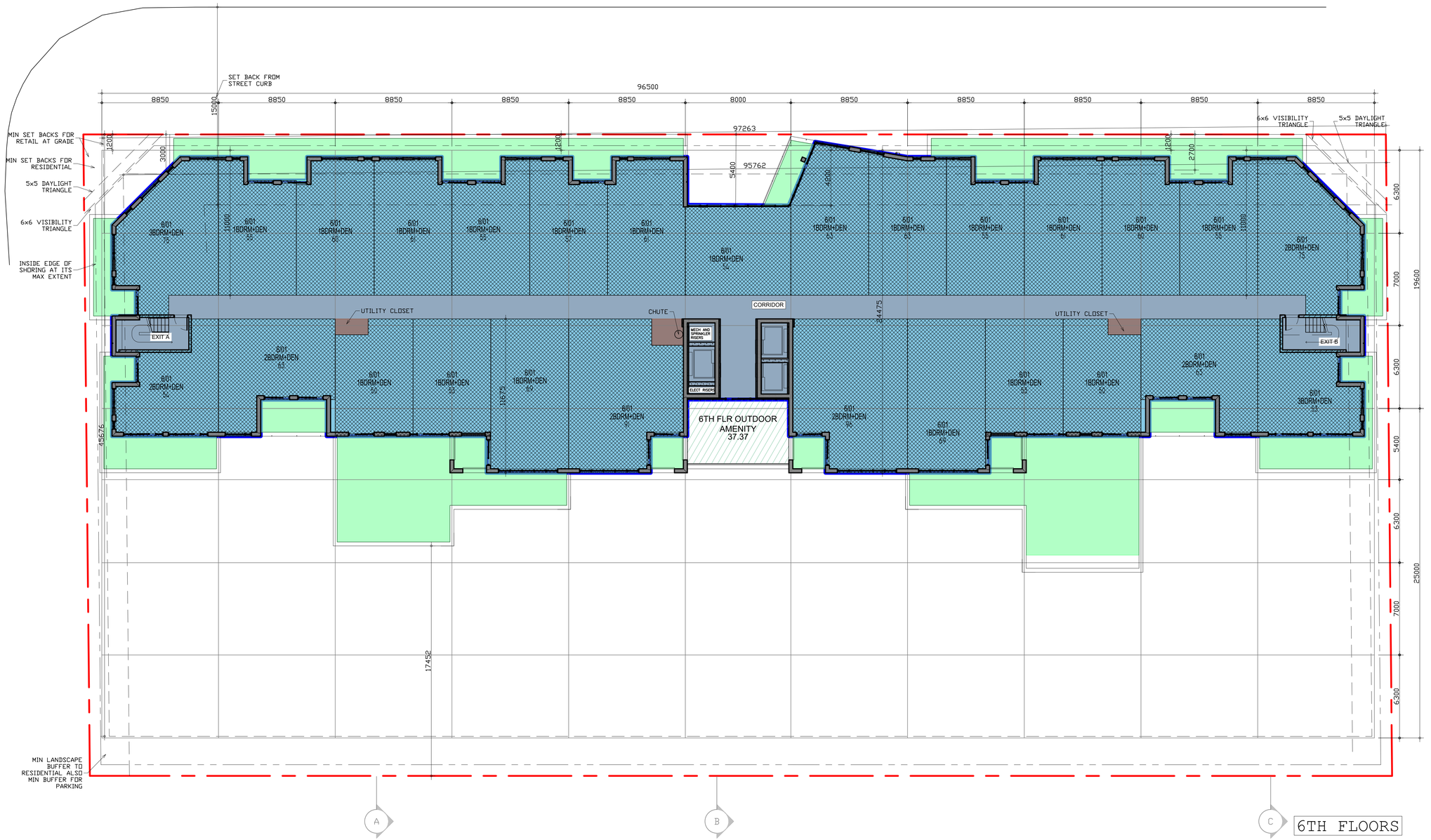
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5TH FLOORS PLAN

DESIGNED	RK
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DATE	APRIL 23
SCALE	AS SHOWN

A6



6TH FLOORS

27 APARTMENTS

1 UPPER FLOOR PLANS
1=150

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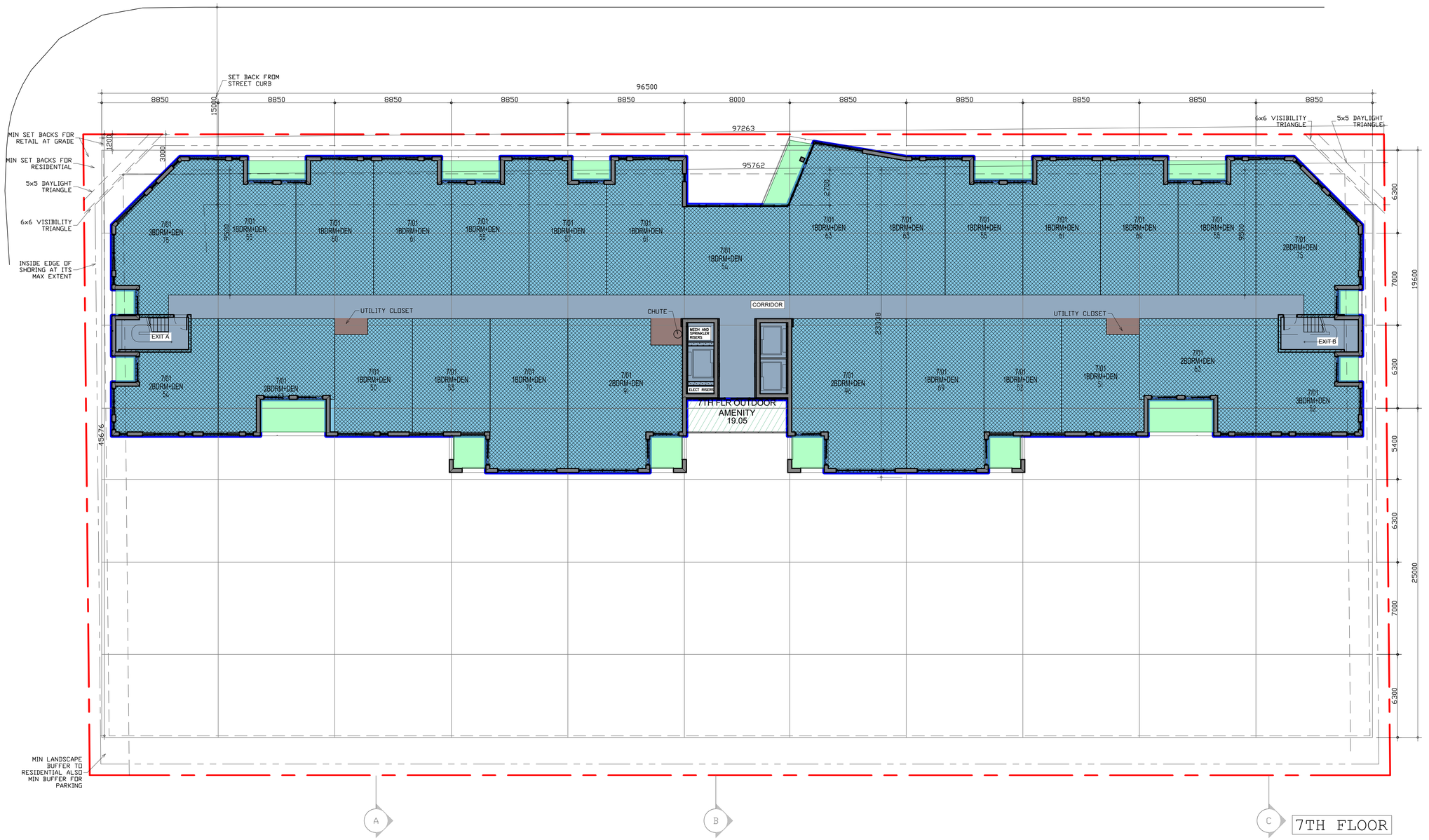
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NOV 1 2023
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST
ALDERSHOT
BURLINGTON

6TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A7



1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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DRAWING NORTH GEOGRAFIC NORTH

KOZLOWSKI ARCHITECT
416-778-7092

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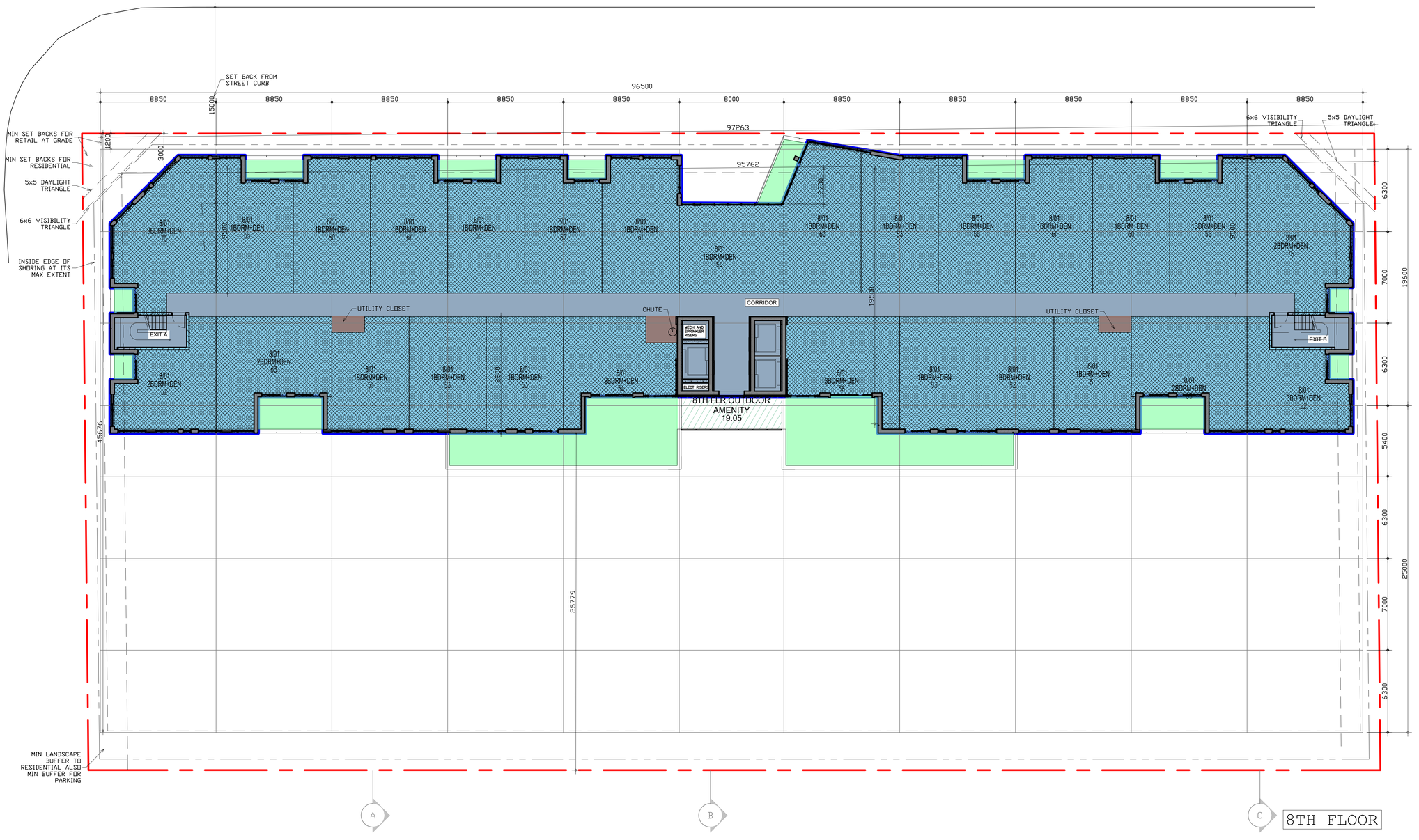
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LICENCE 4810

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ALDERSHOT
BURLINGTON

7TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A8



1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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416-778-7092

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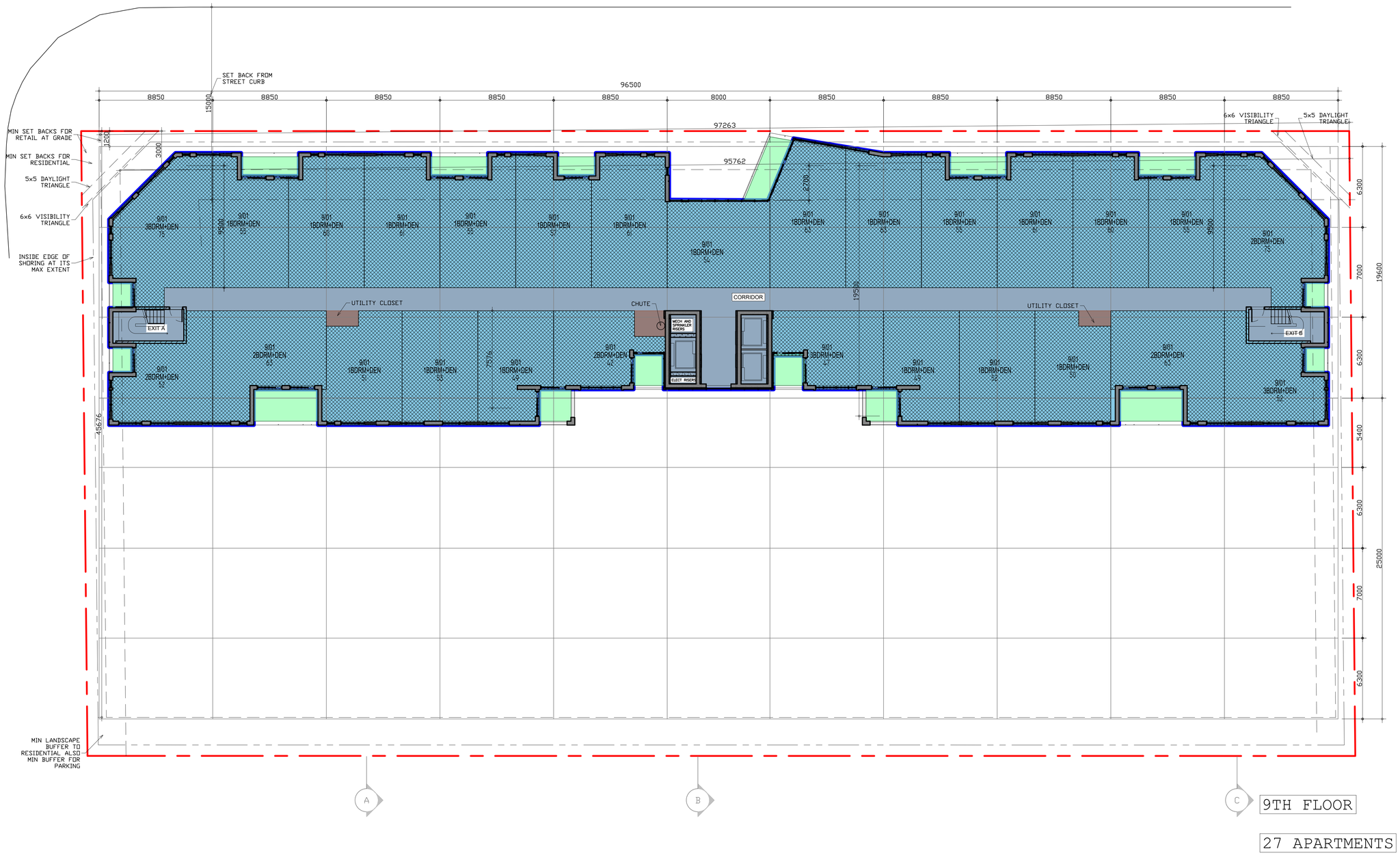
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8TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A9



1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
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Ancaster, ON L9G 3L1

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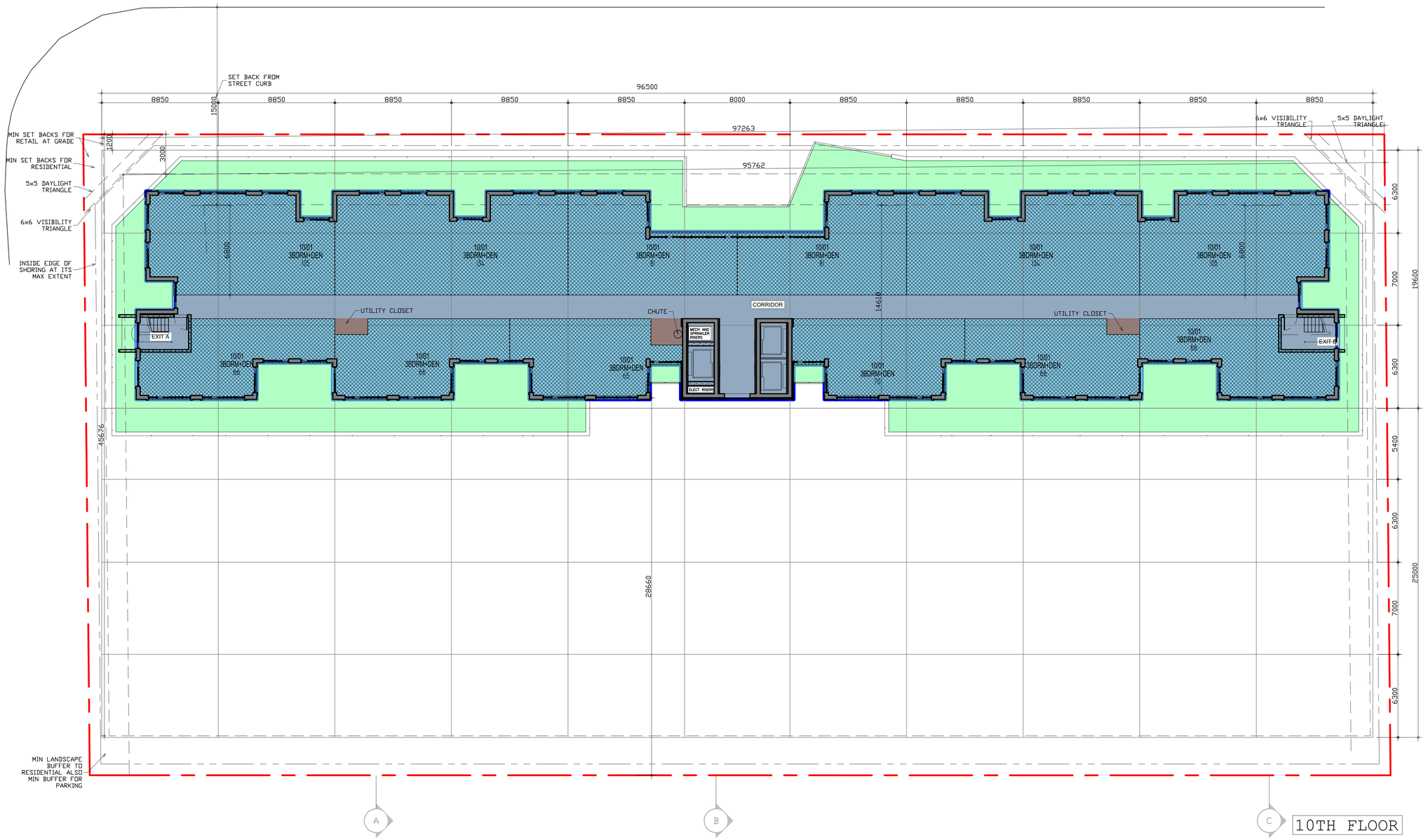
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BURLINGTON

9TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A10



10TH FLOOR

12 APARTMENTS

1 UPPER FLOOR PLANS
1=150

CLIENT:

MIURA GROUP
931 Southcote Road
Ancaster, ON L9G 3L1

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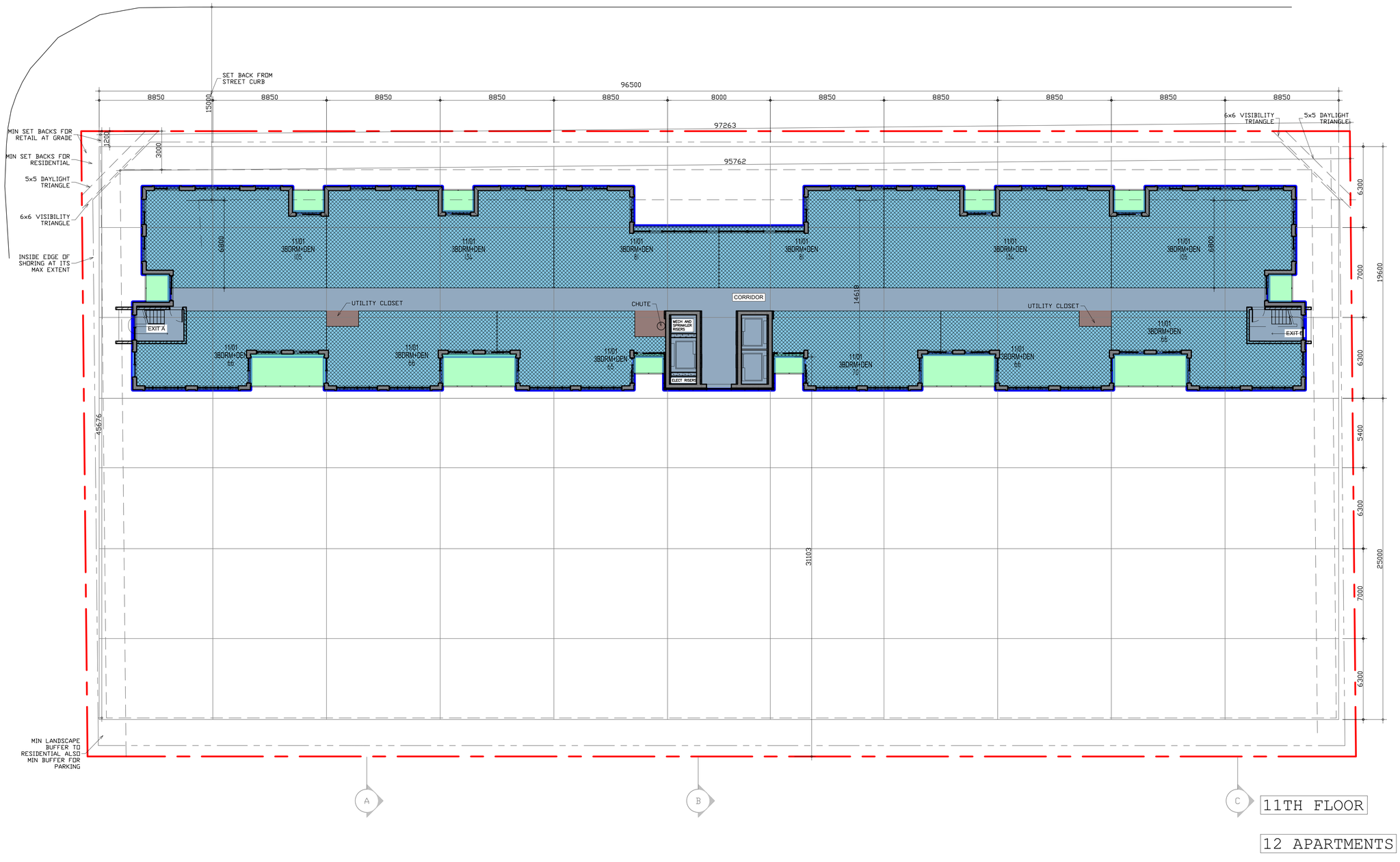
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10TH FLOOR PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A11



1 UPPER FLOOR PLANS
1=150

CLIENT:

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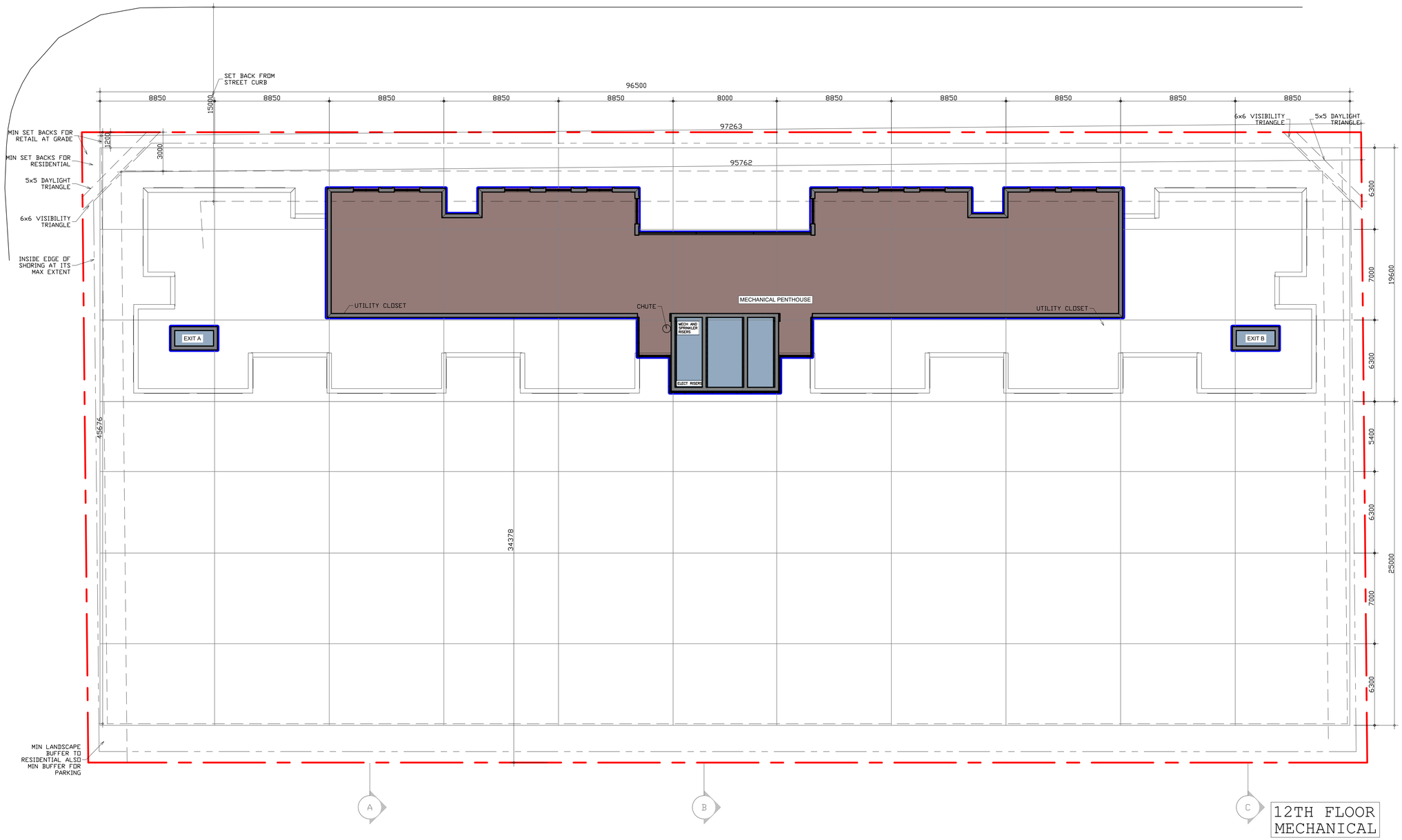
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11TH FLOOR

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A12



1 UPPER FLOOR PLANS
1=150

CLIENT:

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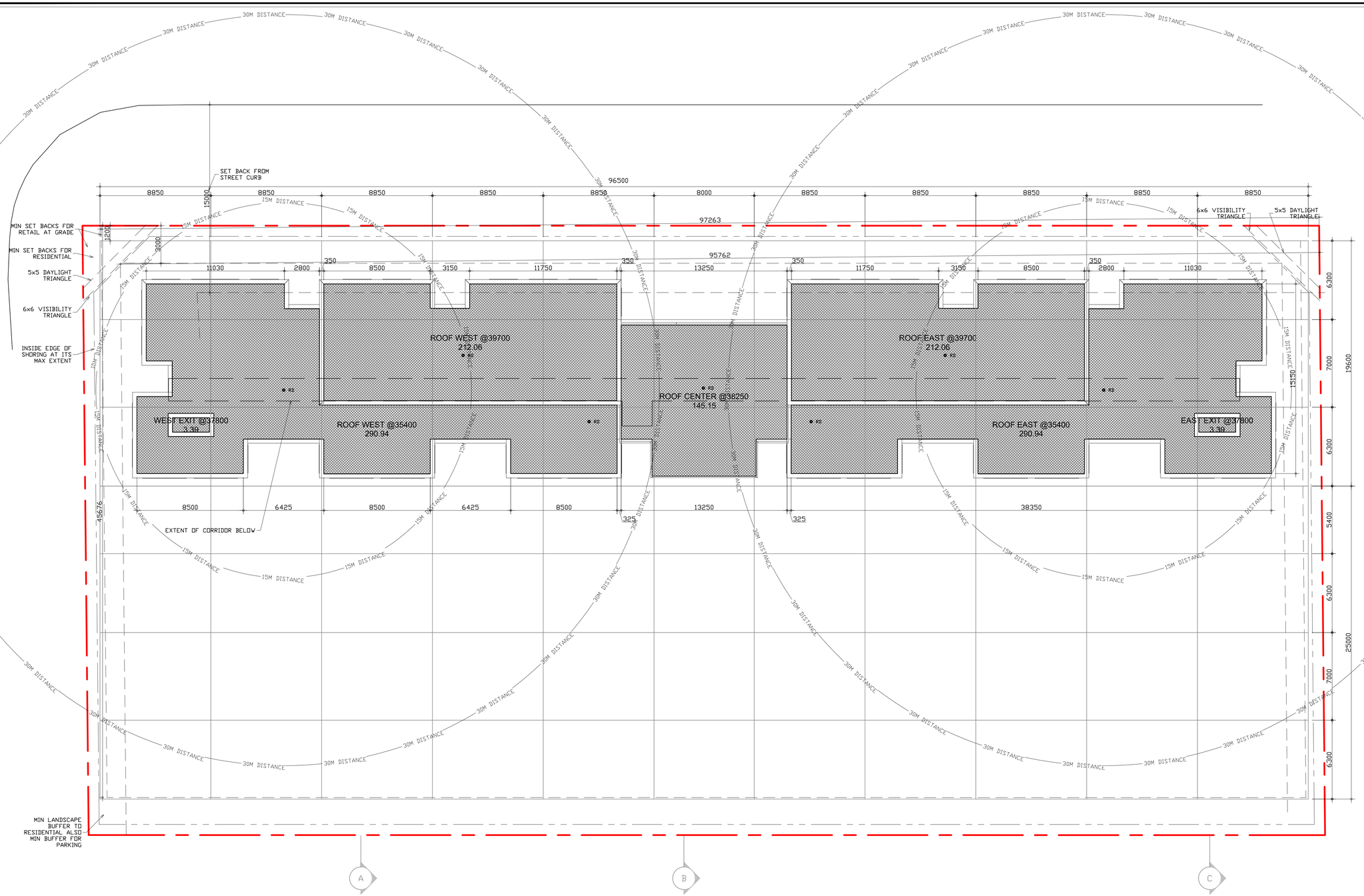
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MECHANICAL ROOF TOP PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A13



1 ROOF PLAN
1=150

CLIENT:

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ROOF PLAN

DESIGNED	RK
PROJ. NUMBER	2302
DATE	APRIL 23
SCALE	AS SHOWN

A14

Schedule Table		
TYPE	QUANTITY	Base Area
1BDRM+DEN	1	57.52
	1	65.27
	1	49.98
	2	52.51
	1	63.27
	1	60.92
	1	60.24
	1	105.74
	1	100.78
	1	71.98
	2	63.85
	2	26.55
	2	54.40
	2	78.06
	2	85.07
	2	65.86
	5	52.51
	2	51.31
	2	113.71
	2	49.39
	1	49.62
	2	77.97
	2	100.78
	3	52.40
	2	85.26
	2	72.79
	2	51.43
	4	60.38
	4	55.42
	8	60.58
	8	55.22
	5	62.66
	4	57.16
	4	61.34
	2	60.95
	1	49.51
	3	60.49
	12	61.95
	3	68.88
	4	55.31
	2	65.99
	2	61.82
	2	63.31
	1	69.78
	6	54.40
	3	63.28
	2	26.55
	2	61.82
	2	65.99
	12	61.95
	1	62.69
	1	72.78
	2	85.07
	2	85.26
	1	98.63
	4	77.97
	1	107.33
	2	65.86
	2	49.51
	160	

Schedule Table		
TYPE	QUANTITY	Base Area
2BDRM	1	44.87
	1	45.15
	2	
2BDRM+DEN	4	78.76
	1	57.48
	1	81.38
	3	75.09
	1	74.58
	1	53.72
	1	53.74
	4	96.04
	4	90.94
	1	85.82
	2	78.76
	2	91.00
	1	53.69
	1	81.94
	2	96.04
	2	52.48
	8	63.09
	1	41.95
	2	57.48
	2	78.76
	2	80.22
	46	
3BDRM+DEN	2	84.78
	2	78.85
	1	47.34
	2	65.90
	2	70.26
	4	66.45
	2	65.16
	2	65.71
	4	80.75
	4	134.45
	1	85.59
	3	51.57
	1	58.01
	1	80.52
	4	105.29
	4	74.86
	1	80.93
	1	52.89
	1	84.78
	42	
BACHELOR	2	27.50
	1	28.45
	3	
	253	

1 APARTMENT STATISTICS
1=150

CLIENT:

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STATISTIC

DESIGNED	RK
PROJ. NUMBER	2302
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