

# City of Mississauga Corporate Report



<p>Date: May 30, 2024</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Raj Sheth, P.Eng, Commissioner of Corporate Services</p>	<p>Meeting date: June 19, 2024</p>

## Subject

**Request for Noise Exemption for the Construction of the Peter Gilgan Mississauga Hospital (Ward 7)**

## Recommendation

1. That Council authorizes the Commissioner of Corporate Services to grant exemptions to the Noise Control By-law 0360-1979, as amended, for the construction of the Peter Gilgan Mississauga Hospital, for the construction period commencing March 2025, until substantial completion of the project, in accordance with the requirements as outlined in this corporate report.
2. That all necessary by-laws be enacted.

## Background

In December 2021, the Government of Ontario confirmed its commitment to build two major infrastructure projects at Trillium Health Partners (THP); the complete replacement of the Mississauga Hospital and an expansion of the Queensway Health Centre. THP and its construction partners are undertaking the redevelopment of the existing Mississauga hospital located at 100 Queensway West, 2250 Hurontario Street, and 15 Bronte College Court. The new Peter Gilgan Mississauga Hospital Project proposes to demolish the existing hospital, the Camilla Care Long Term Care building, a clinical administration building fronting on Hurontario Street and an existing parking structure. Construction is scheduled to commence in March 2025.

This commitment is the largest health care infrastructure renewal in Canadian history and will help meet the health care needs of the residents of Mississauga. It is anticipated to have a generational impact on the community in terms of impactful improvements to patient care, and an immense economic impact over 10 years in direct employees hired and jobs created in the region.

## Comments

Construction noise is permitted under the Noise Control By-law 0360-1979, as amended (“Noise Control By-law”) between 7 a.m. and 7 p.m. Monday to Saturday and prohibited on Sundays and statutory holidays. The Noise Control By-law grants the Commissioner of Corporate Services the ability to grant noise exemptions from the prohibited periods in Schedule Two of the Noise By-law for up to six months.

THP is requesting an exemption from the current Noise Control By-law, from the anticipated start date of March 10, 2025, to the final completion of the Peter Gilgan Mississauga Hospital, which is anticipated to take five to eight years. Their request includes an exemption from Schedule 2, Prohibited Periods of Time, of the Noise Control By-law for the full duration of the construction period rather than seeking periodic applications for exemption every six months.

THP states that the longer-term exemption is required to ensure that an efficient and appropriate construction schedule can be maintained without the need to go through the administrative process of seeking an approval every six months and subsequently waiting for an approval. THP has developed a comprehensive communication plan which includes a dedicated phone number and email address for stakeholder comments, questions and concerns, regular distribution of project progress updates, and continued community engagement. THP and its partners have also committed to noise mitigation measures such as traffic control, using equipment with noise reducing capabilities, and restricting loud activities such as concrete pumping to daytime operations. It is notable that the existing hospital on the site will remain functional and therefore, THP understands that noise levels will need to be mitigated to an extensive degree.

Staff recommend that Council authorizes the Commissioner of Corporate Services to approve the requested Noise By-law exemptions for as long as the construction requires, from around March 10, 2025, until the substantial completion of the Peter Gilgan Hospital (roughly 2033). Such exemption, however, shall still be subject to THP and its contractors and agents complying with conditions as imposed by the City for carrying out the works.

Extended construction hours have been permitted for construction projects of similar scope such as the Hurontario LRT, in the interests of minimizing the overall period of construction and associated disruption.

As part of the requirements for a Noise Control By-law exemption, all affected residents within 120 metres from the noise source will be notified of the anticipated construction work in advance of construction. Staff will monitor construction activities to ensure compliance with the the Noise Control By-law exemption and develop protocols to collect any resident complaints, transfer them to THP’s dedicated lines of communication and engage with THP on an ongoing basis on these issues. Staff also will conduct an in-depth review every six months of any

complaint(s) and request data from THP and its partners on resolutions and adjustments to the communication and noise mitigation plans.

While there is significant City support for the Peter Giligan Hospital and an understanding that extended construction hours will be required to meet the targeted completion date, the Commissioner of Corporate Services retains the right to withdraw the Noise Control By-law exemption should there be an unwillingness on the part of THP and its partners to abide by the agreed upon construction works and their respective timing.

## Financial Impact

There is no current financial impact resulting from the recommendations of this report.

## Conclusion

The Peter Giligan Hospital will provide immense benefits to the residents of Mississauga. To minimize the impacts that the construction work may have on residents and to reduce the duration of the project, staff recommend the approval of a noise exemption until substantial completion of the Peter Giligan Hospital. Staff will monitor construction activities, engage with THP on any issues and conduct an in-depth review every six months to ensure compliance and resolution of any issues.



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Raj Sheth, P.Eng, Commissioner of Corporate Services

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