

GRADIENTWIND

ENGINEERS & SCIENTISTS

October 3rd, 2024

Mauricio Miranda
Queenscorp
170 Evans Avenue, Suite 300
Toronto, Ontario, M8Z 1J7

Dear Mr. Miranda:

Re: Roadway Feasibility Addendum Letter
4099 Erin Mills Parkway, Mississauga
GW File No.: 22-008 – Noise Addendum Letter

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Queenscorp to undertake a traffic noise feasibility assessment for a proposed residential development located at 4099 Erin Mills Parkway in Mississauga, Ontario. This addendum letter is supplemental to our traffic noise feasibility assessment (ref. *Gradient Wind report #22-008 – Traffic Noise Feasibility*, dated September 12th, 2022), to address changes in the latest draft plan of the proposed development.

Gradient Wind received an updated draft plan of the proposed mixed-use development in September 2024. Overall, the revised lot layout has a similar overall design to the tested configuration, including changes to buildings' massing and heights. Namely, the height of Building A was increased to 14 storeys from 10 storeys, Building C from 6 to 7 storeys, Building E from 6 to 8 storeys; and Building B's height was decreased from 6 to 5 storeys. The new plan also includes four (4) separate blocks of town houses instead of seven (7) with a similar orientation to the previous site plan.

From an acoustics perspective, the changes do not impact the exposure of the buildings to traffic noise and, therefore, would not alter the noise impacts onto the development from nearby transportation noise sources. As such, the initial recommendations and conclusions of our traffic noise assessment remain unchanged.

The revised site plan also includes changes to the terraces. The terraces of Building A to the east of the building are removed and the new terrace is not considered an Outdoor Living Area (OLA) as its depth is less than 4 metres (as per NPC-300). The previous terraces of Building A were presented by Receptors 19 and 20 in our traffic noise and feasibility assessment.

In response to the city's comments on the OLA mitigation measures:

- Receptor 13 representing the At-Grade Outdoor Amenity Space, is at 56 dBA. As the noise levels in the area remains below 60 dBA and is close to 55 dBA, no mitigation measures will be necessary. A Type A Warning Clause will also be required on all Lease, Purchase and Sale Agreements, as summarized below:

Type A

“Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”

- Receptors 17 (Townhouse Rooftop Terrace), 18 (Building D Level 7 terrace), and 19 (Building A Level 7 terrace) have noise levels of 69, 63, and 60 dBA, respectively. The noise levels in these areas should be reduced. In order to achieve that noise barriers are required. Where noise levels cannot be reduced at or below 55 dBA a Type B Warning Clause will also be required on all Lease, Purchase and Sale Agreements, as summarized below:

Type B

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”

- The noise barriers can be built as a parapet wall, planter, or solid glass railing. If a glass railing is used, the railing should be built without gaps between the balusters and the glass panels. A combination of the parapet walls or planters with a solid glass railing can also be used. Further detailed design of the noise mitigation measures will be explored in the Site Plan Approval stage.

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This concludes our response and review of the design changes to Conservancy East. Please advise the undersigned of any questions or concerns.

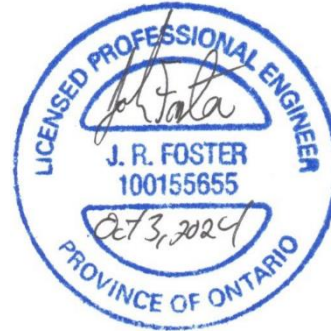
Sincerely,

Gradient Wind Engineering Inc.



Efser Kara, MSc, LEED GA
Acoustic Scientist

Gradient Wind File #22-008 – Addendum



Joshua Foster, P.Eng.
Lead Engineer