

October 21, 2025

De Zen Realty Company Limited
4572 Tomken Road
Mississauga, Ontario
L4W 1J8

Attention: Mark Palmieri

VIA E-MAIL
mark@dezenrealty.com

Re: Addendum to Environmental Noise Report dated March 12, 2025
Proposed Industrial Development
Highway 10 and Highway 407
City of Mississauga
Our File: 14-064-02



As requested, Jade Acoustics Inc. (Jade) has prepared this Addendum to the Environmental Noise Report (ENR) dated March 12, 2025, prepared for the above noted proposed development, due to the updated site design since preparation of the ENR and to address technical review comments from City of Mississauga staff.

Based on the updated site plan and grading plan information noted below, the acoustical analysis and conclusions regarding proposed mitigation measures were re-assessed, with updated conclusions presented herein.

The updated analysis is based on:

- Site Plan prepared by Baldassarra Architects Inc., dated December 2024, received on October 6, 2025;
- Composite Draft Grading Plan prepared by SKIRA & Associates Ltd., dated November 2024, received September 22, 2025; and
- Acoustic Fence Detail (Sheet L200) prepared by Strybos Barron King Landscape Architecture, last dated October 17, 2025, received October 20, 2025.

All other information and assumptions included in the above noted ENR remain applicable at this time.

The updated site plan is shown in Figure 1, attached to this letter.

Updated sound level predictions at the noise sensitive receptor locations due to on-site continuous and impulsive sources (based on the updated site design) are shown in Figures 2 and 3, respectively, without implementation of acoustical mitigation measures.

Consistent with the original ENR findings, acoustical mitigation measures (i.e. acoustic barriers) are predicted to be required to demonstrate compliance with the applicable sound level limits. The locations of the acoustic barriers as shown in the below noted figures are based on coordination with the project architect.



Figures 4 and 5 attached to this letter present the sound level predictions at the noise sensitive receptor locations with the acoustic barriers included in the updated site design. Figure 4 shows the assessment of continuous noise sources whereas Figure 5 shows the assessment of impulsive noise sources.

As shown on Figures 4 and 5, and consistent with the original ENR, compliance with the applicable sound level limits is predicted at the relevant noise sensitive receptor locations with inclusion of the recommended acoustic barriers shown on the figures.

Should there be any changes to the above referenced drawings or other site design considerations, the acoustical analysis should be updated to confirm the acoustic barrier requirements.

In addition to the updated acoustical analysis, responses to the technical review comments by the City of Mississauga are included in this letter, as Appendix A. See Appendix A for the comments from the City and associated responses by Jade.

If there are any questions or additional information is required, please call.

Yours truly,

JADE ACOUSTICS INC.

Per:

Michael Bechbach, P.Eng.



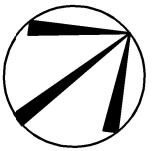
Per:

Chris B. Kellar, P.Eng.



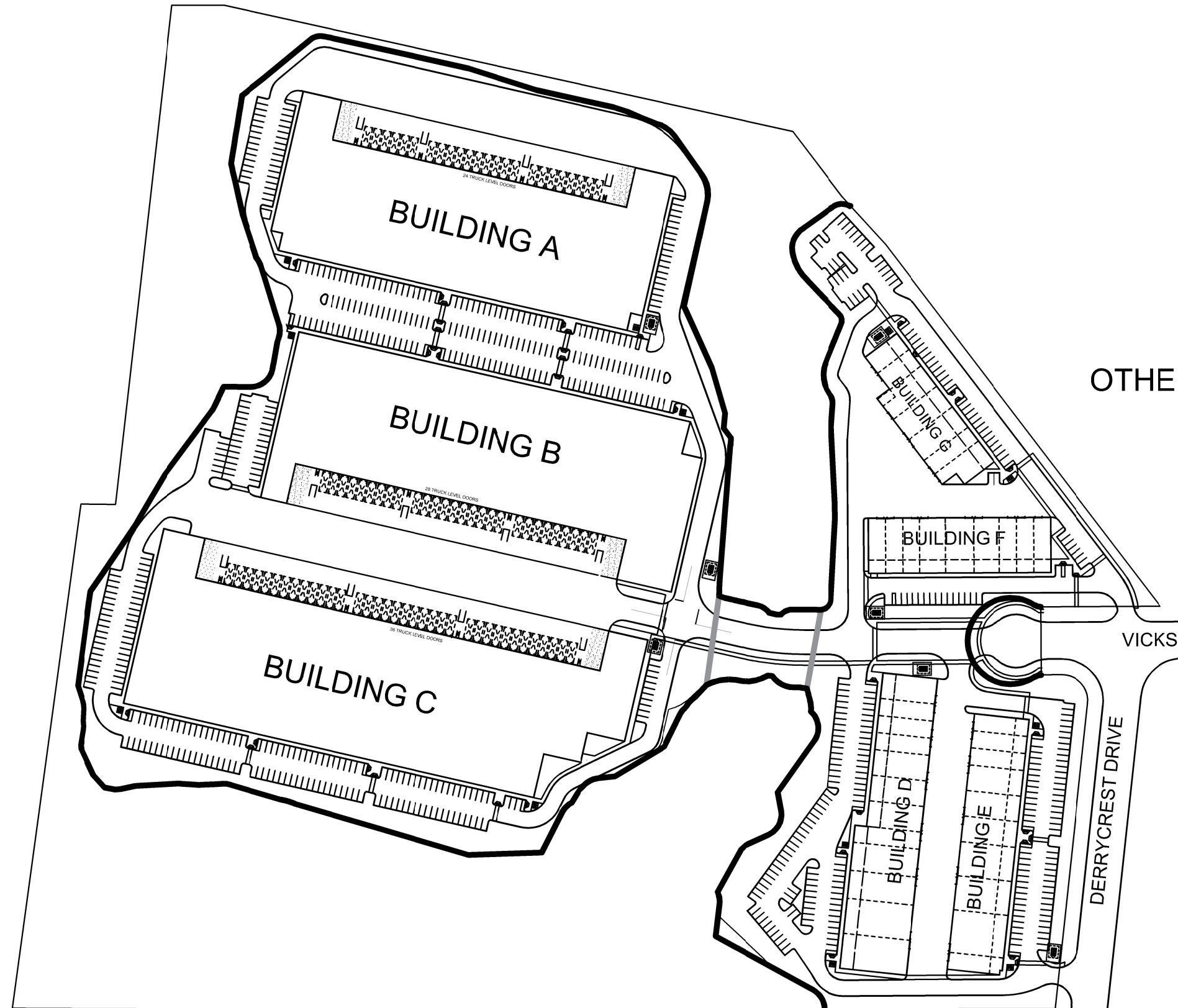
c.c.: Brendan Graham, LANDx Developments (brendangraham@landxdevelopments.com)
Tim Collins, LANDx Developments (timcollins@landxdevelopments.com)

Att.



EXISTING HYDRO STATION

EXISTING
RESIDENTIAL
TO WEST



OTHER LANDS OWNED BY
APPLICANT

VICKSBURGH DRIVE

OTHER LANDS OWNED
BY APPLICANT

DERRYCREST DRIVE

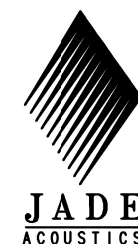
EXISTING GOLF COURSE

N.T.S.

Proposed Industrial Development
DeZen Industrial Lands, Phase 2
Highway 10 and Highway 407
City of Mississauga

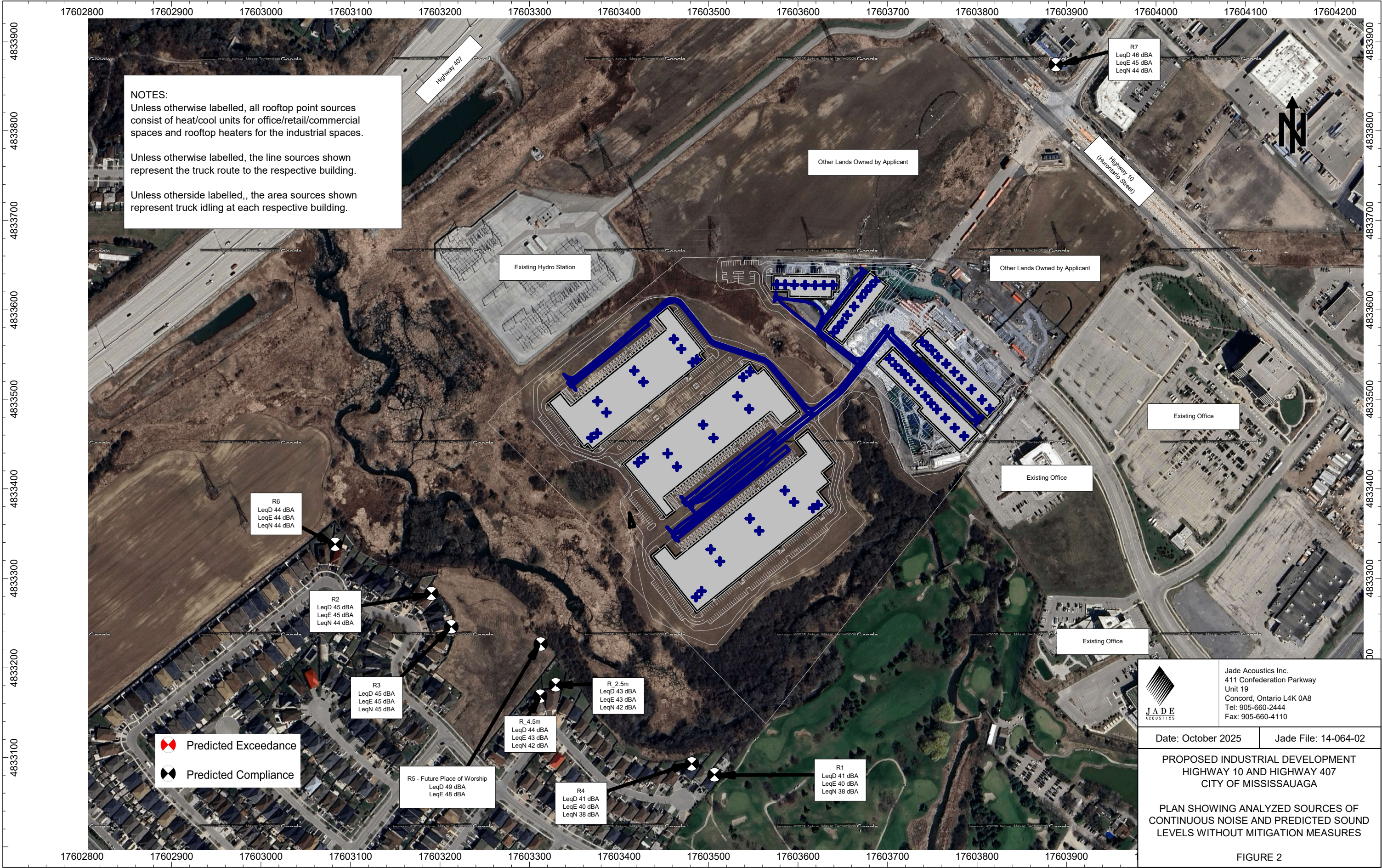
Date: October 2025

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SITE PLAN

FIGURE 1



Jade Acoustics Inc.
411 Confederation Parkway
Unit 19
Concord, Ontario L4K 0A8
Tel: 905-660-2444
Fax: 905-660-4110

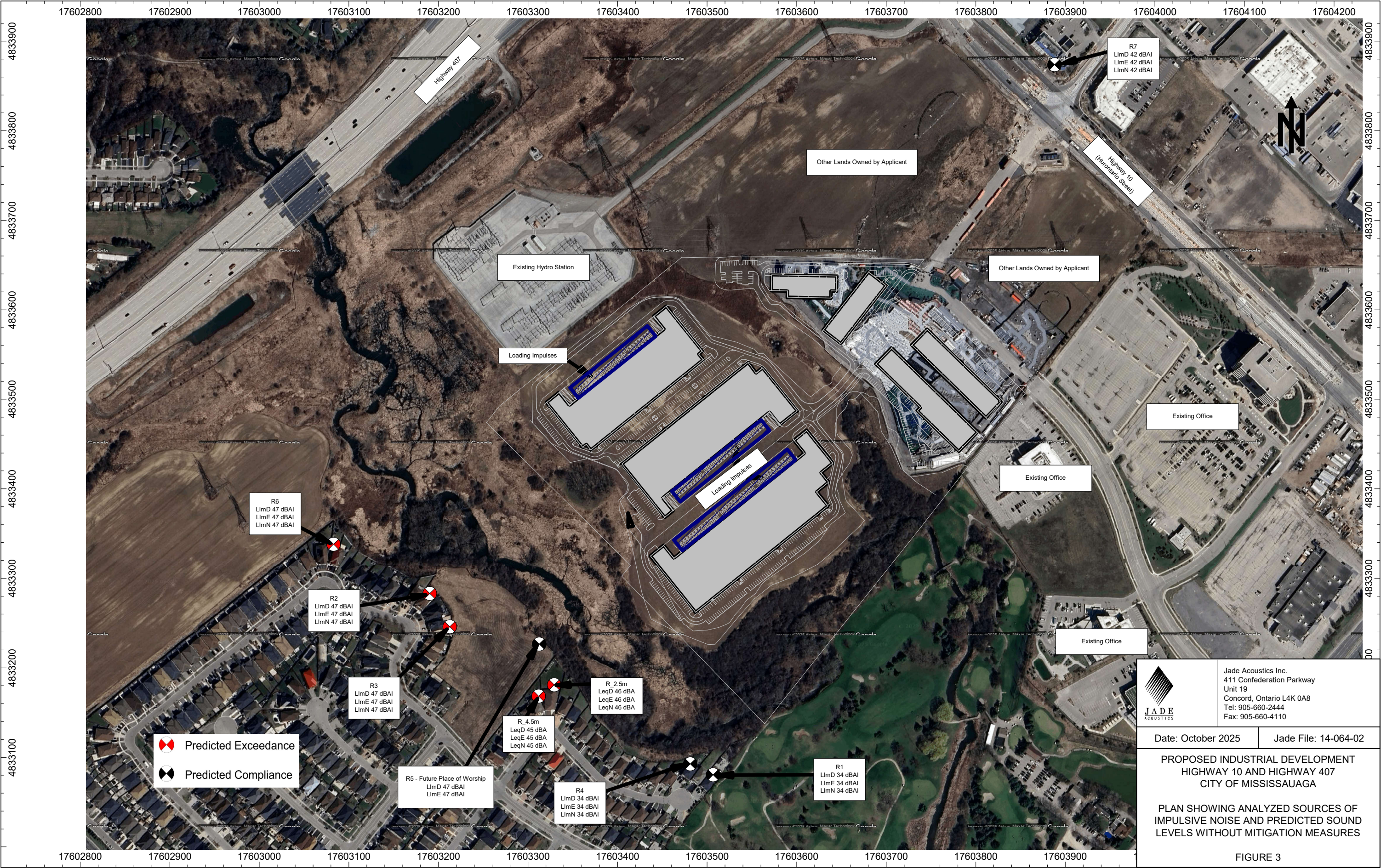
Date: October 2025

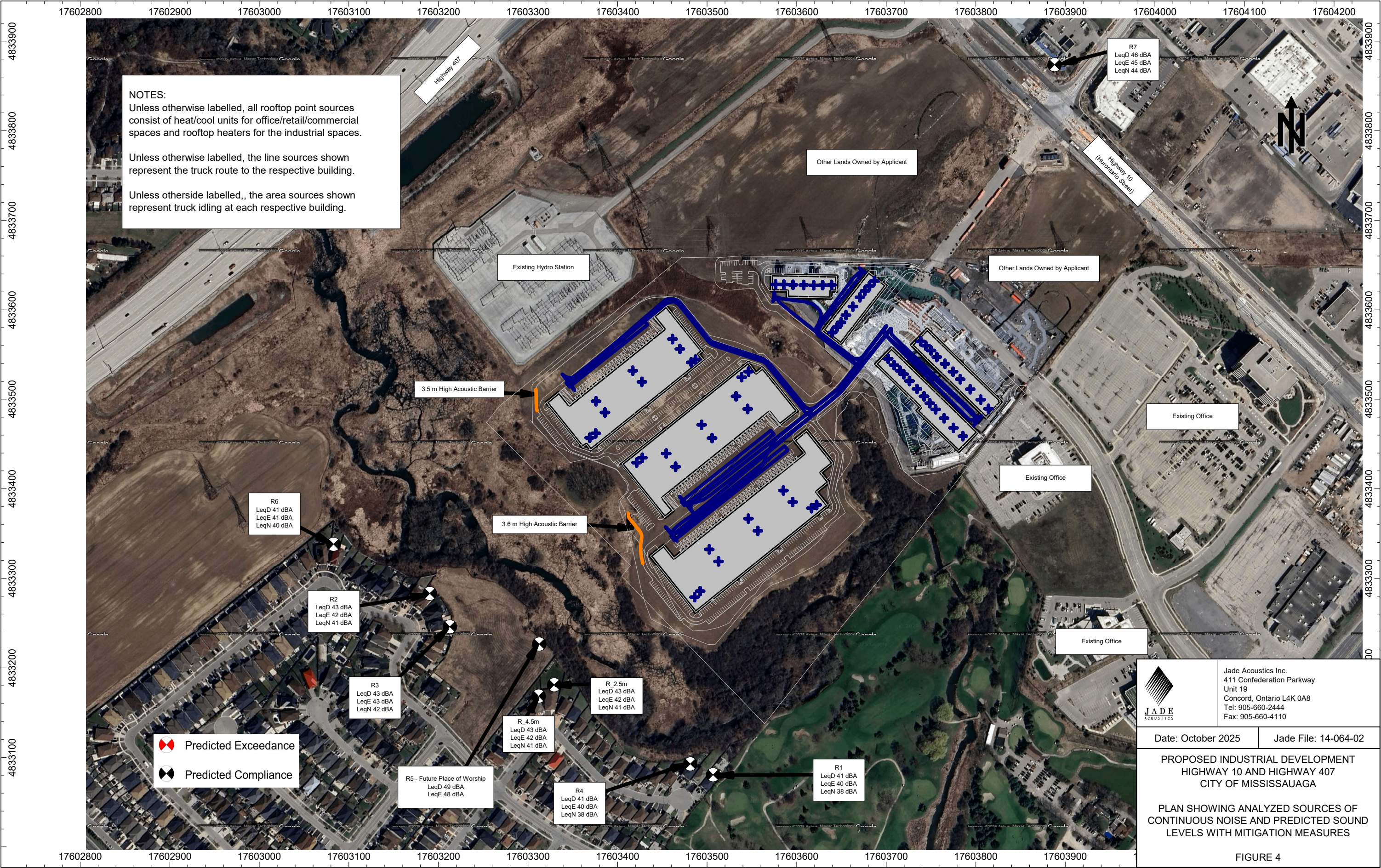
Jade File: 14-064-02

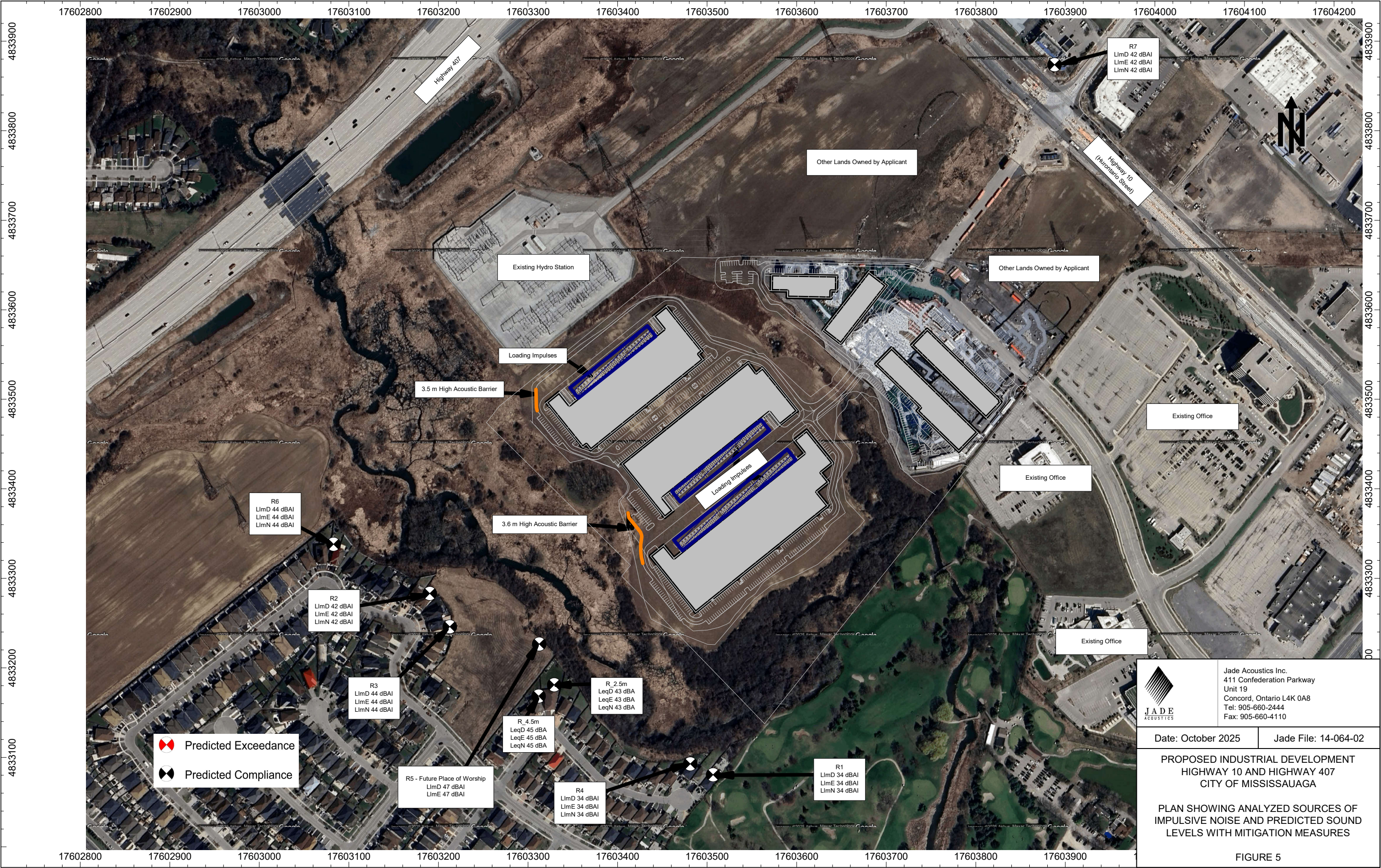
PROPOSED INDUSTRIAL DEVELOPMENT
HIGHWAY 10 AND HIGHWAY 407
CITY OF MISSISSAUGA


PLAN SHOWING ANALYZED SOURCES OF
CONTINUOUS NOISE AND PREDICTED SOUND
LEVELS WITHOUT MITIGATION MEASURES

FIGURE 2









Jade Acoustics Inc.
411 Confederation Parkway
Unit 19
Concord, Ontario L4K 0A8
Tel: 905-660-2444
Fax: 905-660-4110

Date: October 2025

Jade File: 14-064-02

PROPOSED INDUSTRIAL DEVELOPMENT
HIGHWAY 10 AND HIGHWAY 407
CITY OF MISSISSAUGA

PLAN SHOWING ANALYZED SOURCES OF
IMPULSIVE NOISE AND PREDICTED SOUND
LEVELS WITH MITIGATION MEASURES

FIGURE 5



APPENDIX A

RESPONSE TO CITY OF MISSISSAUGA REVIEW COMMENTS

RESPONSES TO REVIEW COMMENTS PROVIDED BY THE CITY OF MISSISSAUGA STAFF

For consistency and completeness, we have reiterated the comments along with Jade's response. Only responses pertinent to comments on the Environmental Noise Report dated March 12, 2025, have been included. The comment numbering and other identifying information included below is as per the Project Status Report generated by the City on June 10, 2025.

Development Engineering

Comment #47:

"[NOISE STUDY] - An Environmental Noise Report prepared by Jade Acoustics dated March 12, 2025 has been submitted for review. The report states that. "The subject site is potentially impacted by transportation noise due to road traffic on Hurontario Street and Highway 407, as well as aircraft noise due to the Toronto Pearson International Airport."

The report also states that "Based on the preliminary analysis, the City/MECP sound level limits are predicted to be met at the existing and future noise sensitive receptors with the addition of mitigation measures ..."

Please revise the report to address the following;

(a) Provide a table depicting a range of barrier heights and corresponding mitigated sound levels.

(b) Provide typical cross-sections for all the acoustic barriers (including fence returns) to be implemented at this site to control noise levels."

Response:

a) The acoustic analysis has been updated as presented in the Addendum to Environmental Noise Report letter dated October 21, 2025 to address the revised building designs and updated site plan. The proposed acoustic barriers to address the base building on-site stationary noise sources result in predicted compliance with the applicable sound level limits at the neighbouring proposed and existing noise sensitive receptors; therefore, no further details regarding barrier heights are required regarding demonstrated sound level limit compliance.

b) Typical cross-sections of the acoustic barriers will be prepared by others, as coordinated with the updated acoustical analysis.



Urban Designer

Comment #64:

“COMMENT: NOISE FEASIBILITY STUDY - The Environmental Noise Report, prepared by Jade Acoustics, dated March 12, 2025, has been received, and the following comments have been provided:

1) The noise mitigations shown on figures 6 & 7 in the Noise Feasibility Study are proposed to reduce the noise impacts on the low-rise residential community, located west of Fletcher's Creek.

2) It is the responsibility of the owner to revisit the Noise study to configure the noise impact on the other lands owned by the applicant, between Hurontario Street and the subject property, once it is developed.

3) The analysis has been prepared for the base building construction without knowing the final uses of each building. Once tenancy information is known, the noise analysis may need to be revisited, accounting for any changes in the assumptions of the current study, to ensure predicted compliance with the applicable sound level limits.

4) The future respective spaces' owner/tenant is responsible for ensuring compliance above and beyond the construction and considerations related to the base shell buildings assessed in this Noise report.”

Response:

1) to 4): Acknowledged.

