

November 2, 2018

Port Credit West Village Partners
40 King Street West, Suite 3700
Toronto, ON
M5H 3Y2

Attention: Mr. Bob Blazeovski

**Re: Environmental Noise Feasibility Study – Addendum #1
70 Mississauga Road South
& 181 Lakeshore Road West
Proposed Mixed-use and Master-Planned Community
City of Mississauga
VCL File: 117-0373-100**

Dear Mr. Blazeovski:

Valcoustics Canada Ltd. (VCL) prepared an Environmental Noise Feasibility Study dated August 25, 2017 in support of the OPA, Re-zoning and Draft Plan of Subdivision submissions to the City of Mississauga and an update Environmental Noise Feasibility Study dated March 7, 2018 to address revisions to the Draft Plan of Subdivision.

This addendum is to address review comments on the Noise Reports from the City of Mississauga Development Engineering Department as well as further revisions to the development plans. The review comments are summarized below.

“This department is in receipt of a Environmental Noise Feasibility Study dated August 25, 2017 and updated March 7, 2018, by Valcoustics Canada Ltd. Based on the review of this assessment (NPC-300) the following comments are provided:

Residential blocks/units along Lakeshore Road and all residential towers will require mandatory central air conditioning. Should the development proposal change due to different road/block configuration an updated noise study will be required. The applicant is to ensure that the Block and Unit numbers referenced on the Draft Plan of Subdivision and the Schedules to the Subdivision Agreement are in conformance with the Noise Report approved by the City.”

This addendum is based on the Master Plan dated November 1, 2018, prepared by Giannone Petricone Associates and Draft Plan of Subdivision dated November 1, 2018, prepared by J.D. Barnes Limited. Figures 1 and 2, respectively, show the Master Plan and Draft Plan of Subdivision.

As shown on the Master Plan, the setback distances from closest receptors (buildings) to the roadways and railway line are essentially the same as those in the Noise Reports. The predicted

daytime and nighttime sound levels in the Noise Reports remain unchanged at the same receptor locations. Thus, the recommendations in the Noise Reports remain valid.

Table 1 as well as Figure 1 summarize the noise mitigation requirements.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:



Guangsheng (Sam) Du, M.Sc., P.Eng

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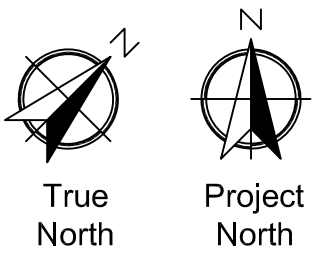
Enclosures

TABLE 1: MINIMUM NOISE ABATEMENT MEASURES



| Location | Air Conditioning ⁽¹⁾ | Exterior Wall ⁽²⁾ | Exterior Window ⁽³⁾ | Sound Barrier ⁽⁴⁾ | Warning Clauses ⁽⁵⁾ |
|---|---------------------------------|--------------------------------|----------------------------------|------------------------------|--------------------------------|
| Residential towers in Blocks 3, 5 | Mandatory | Upgraded wall may be required. | Upgraded window may be required. | None | A + B + D |
| Residential towers in Blocks 7, 13 and southeast tower in Block 11 | Mandatory | Upgraded wall may be required. | Upgraded window may be required. | None | A + B + D |
| Townhouse buildings in Block 1 and all remaining residential towers | Mandatory | Upgraded wall may be required. | Upgraded window may be required. | None | A + B |
| Block 6 | Provision for adding | OBC | OBC | None | A + C + D |
| Townhouse buildings adjacent to Street A in Blocks 13 and 16 | Provision for adding | OBC | OBC | None | A + C + D |
| Townhouse buildings in Block 2 and first row of all remaining townhouse buildings adjacent to Street B, Street E, Street F and Mississauga Road | Provision for adding | OBC | OBC | None | A + C |

Notes:

- 1) Where means must be provided to allow windows to remain closed for road noise control purposes, a commonly used technique is that of air central conditioning.
- 2) The requirements are based on assumed percentages of wall and window area to associated floor area and should be checked once building plans are finalized.
- 3) A sliding glass walkout door should be considered as a window and be included in the percentage of glazing. The requirements are based on assumed percentages of wall and window area to associated floor area and should be checked once building plans are finalized.
- 4) Sound barriers must be of solid construction having a minimum face density of 20 kg/m² with no gaps, cracks or holes. Earthen berms, solid fences or combinations of berms/fences are acceptable.
- 5) Warning clauses to be included in Occupancy Agreements:
 - A. "Purchasers 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 occasionally interfere with some activities of the dwelling occupants as the sound level may exceed the noise guidelines of the Municipality and the Ministry of the Environment and Climate Change."
 - B. "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment and Climate Change."
 - C. "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment and Climate Change."
 - D. "Purchasers/tenants are advised that due to the proximity of the existing and/or future commercial and/or school development, noise from these uses may at times be audible."
- 6) Conventional ventilated attic roof construction meeting OBC requirements is satisfactory in all cases.
- 7) All exterior doors shall be fully weatherstripped.

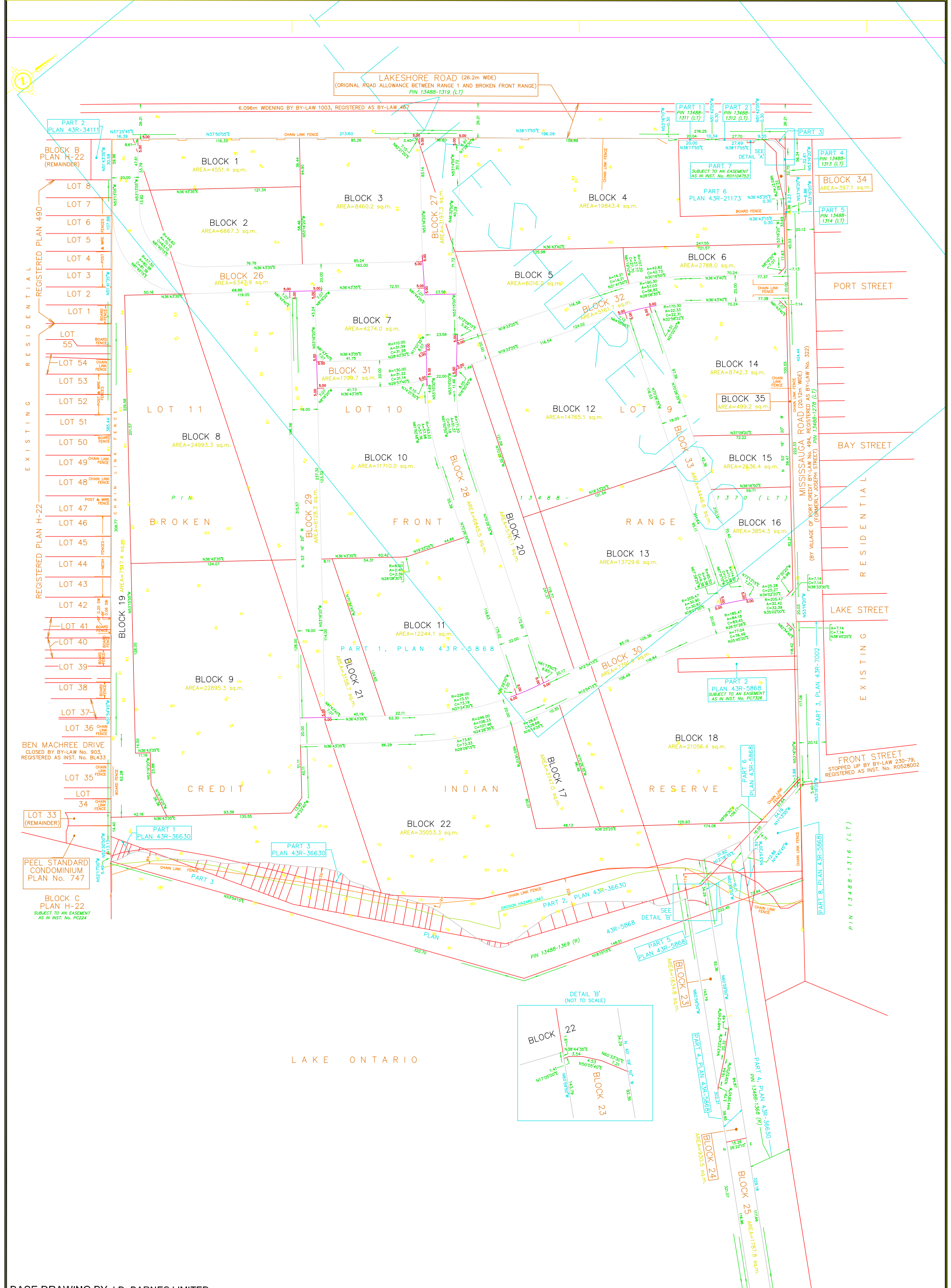


LEGEND

-  Mandatory Air Conditioning
-  Provision for Adding Air Conditioning

BASE DRAWING BY GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS

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|---|----------------|---------------------------|---|-------------|----------|
|  <p>30 Wertheim Court, Unit 25 Richmond Hill, Ontario Canada L4B 1B9 Tel: 905-764-5223 Fax: 905-764-6813 solutions@valcoustics.com</p> | | Title | Project No. | Date | |
| | | <p>Master Plan</p> | 117-0373-100 | Nov 2, 2018 | |
| No. | Revision/Issue | Date | Project Name | Scale | Figure |
| | | | 70 Mississauga Rd South & 181 Lakeshore Road West Mississauga | N.T.S. | 1 |



BASE DRAWING BY J.D. BARNES LIMITED

| No. | Revision/Issue | Date |
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Title

Draft Plan

Project Name

70 Mississauga Rd South &
181 Lakeshore Road West
Mississauga

Project No.

117-0373-100

Scale

N.T.S.

Date

Nov 1, 2018

Figure

2