

May 15, 2019

L!V Communities
1005 Skyview Road Suite 301
Burlington ON, L7P 5B1

Attn: Katherine Rauscher:

KRauscher@livhere.ca

Re: Noise Study – Drawing Review
1085 Clearview Avenue, Burlington ON
Novus File No. 18-0260

At the request of L!V Communities, this letter by Novus Environmental Inc. (Novus) has reviewed the current drawing set for the proposed 1085 Clearview Avenue & 1082, 1086 and 1090 St. Mathews Avenue development in Burlington, Ontario. Our opinion on the potential for impacts for the current design as it relates to noise in/from the surrounding area are summarized below.

Novus originally conducted an Environmental Noise Assessment, dated December 12, 2018 (2018 Noise Study), which summarized the mitigation requirements for potential noise impacts. Mitigation requirements included upgraded glazing along the north, east and west facades.

Updated architectural drawings (dated April 16, 2019) were compared to the original drawings (dated November 12, 2018) used for the 2018 Noise Study. Based on our review, the following conclusions can be made:

- No significant changes were identified between the two sets of drawings with respect to building heights, roadway/railway setbacks, roadway/railway exposures and separation distances/exposures to the surrounding industrial facilities.
- Additional elevated terraces are included on the 3rd floor of the development. As the development includes a common amenity space for the occupants, an assessment of these new private terraces is not required.
- The location of the ground level outdoor amenity area has not changed in comparison to the 2018 Study.

Based on a review of the updated Architectural drawings provided, changes to the building are considered minor and would not significantly affect the modelling results in the 2018 Noise Study. Therefore, the conclusions and recommendations of the 2018 Noise Study remain unchanged and are applicable to the current design.

An update to the 2018 Noise Study will be completed at a later date, pending receipt of comments from CN. This update will include a revision to the roadway traffic data (as revised by the City), an assessment of all GO trains as diesel locomotives, and an updated glazing assessment based on detailed floor and façade plans.

An additional comment was provided regarding removal of the existing noise wall along Masonry Court. As this wall was not included in the 2018 Noise Study, results from transportation modelling would not change.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

Novus Environmental Inc.

A handwritten signature in dark ink that reads "Marcus Li". The signature is written in a cursive, flowing style.

Marcus Li, P. Eng.
Specialist - Acoustics, Noise & Vibration