

August 8, 2018

Lakeshore (Burlington) Inc.  
421 Brant Street  
Burlington, Ontario L7R 2G3

Attn: Mr. Mark G. Bales

[mark@carriagegatehomes.com](mailto:mark@carriagegatehomes.com)

**Re: Environmental Noise Study - Addendum  
2069 Lakeshore Road – Burlington, ON  
Novus File No. 17-0107**

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Novus Environmental Inc. (“Novus”) was retained by Lakeshore (Burlington) Inc. to conduct an environmental noise study for their proposed development located at 2069 Lakeshore Road, 2079 Lakeshore Road, and 383-385 Pearl Street in Burlington, Ontario.

Our previous assessment was documented in a report entitled:

- “Environmental Noise Study, 2069-2079 Lakeshore Road and 383-385 Pearl Street Development, Burlington, Ontario”, and dated January 23, 2018.

Subsequent to the issuance of that report, modifications have been made to the proposed design. We have reviewed the current architectural and site plan set, dated July 24, 2018. The only significant changes are an increase in height to 29 storeys, and the removal of the outdoor amenity space on the tower roof.

As such, the proposed revisions to the development plan do not affect the potential sound levels on the development. The conclusions and recommendations of our January 23, 2018 report are unchanged and remain in effect, namely:

- Physical noise mitigation measures, such as wall and window upgrades and noise barriers, are not required;
- Forced air heating with provisions for future installation of central air conditioning is required for all residential units throughout the development. The actual development will provide central air conditioning for all units, which meets and exceeds this requirement; and

- A “Type C” noise warning clause should be included in documents registered on Title and included in all agreements of purchase and sale and/or leases and/or disclosure statements and declarations for the development:

"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 the Environment, Conservation & Parks."

No additional noise mitigation measures are required. From an acoustical perspective, there is no reason why the development cannot proceed.

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

Sincerely,

**Novus Environmental Inc.**



R, L, Scott Penton, P.Eng.  
Principal