

MEMORANDUM

April 16, 2018

Re: Noise Impact Assessment
5219 Upper Middle Road, Burlington

Rb File #: 2253

Selva Chelliah
Bloomfield Homes
77 Cedar Ridge Road
Stouffville, ON L4A 2H6

1.0 INTRODUCTION

Please accept this memorandum as an addendum to the most recent Noise Impact Assessment (Rb#2253) dated April 3, 2018. This memorandum incorporates feedback from the City of Burlington and Region of Halton.

2.0 RECOMMENDATIONS

The following recommendations have been made, in coordination with the City of Burlington, and Region of Halton policies.

2.1 Easement

An Easement will be required to secure Halton's ownership and access for maintenance of the noise barrier mitigating noise from the Regional road. Halton ownership is only for noise barriers that are directly adjacent to the Regional road right-of-way. The easement must be 2.0m wide (1.0m on either side of the noise wall) and for the total length of the noise barrier.

2.2 Units A1 to A6

The following recommendations are made for these units:

- Warning Clause Type "D" for central air conditioning, and Warning Clause Type "A"

2.3 Units B1 to B8:

The following warning clauses should be registered:

- Purchasers are advised that units with ground floor direct unobstructed access to the Regional road system and/or the Active Transportation Network, and with no noise mitigation (noise barriers) will not be eligible under the retrofit provisions of the Region's Noise Attenuation Policy/Noise Abatement Guidelines in the future.
- Purchasers are advised that the construction of elevated decks within their yards, above garages, etc., may compromise the effectiveness of the noise mitigation measures and controls which have been established within the subdivision for their lots.
- Warning Clauses "A" and "D" are required as well

2.4 Unit C3 (both semi detached homes):

The following recommendations are made for this unit:

- Barrier return height of minimum of 2.4m.
- Purchasers are advised that units with ground floor direct unobstructed access to the Regional road system and/or the Active Transportation Network, and with no noise mitigation (noise barriers) will not be eligible under the retrofit provisions of the Region's Noise Attenuation Policy/Noise Abatement Guidelines in the future.
- Warning Clauses "A" and "D" are also required.

2.5 Unit D3 (both semi detached homes):

The following recommendations are made for this unit:

- Barrier height of a minimum of 3.5m is required.
- Warning Clause Type "B" and "D" for central air conditioning are required.
- Noise barriers is to be located on an Easement on lands not owned by Halton adjacent to the Regional Right-of-Way.

CONDITION: The following condition is required to be included in all offers of purchase and sale for the Units of Lot D:

- A noise mitigation barrier(s) will be required to mitigate the noise generated from adjacent roadways. Required noise barrier(s) shall be constructed by the owner at their cost and maintenance of the noise barrier(s) will be the responsibility of the owner until such time as the subdivision has been assumed by the local municipality. Once assumed, the ownership and future maintenance will become the responsibility of The Regional Municipality of Halton.

WARNING CLAUSE: The following warning clause is required to be included in all offers of purchase and sale for the Units of Lot D:

- A noise mitigation barrier(s) will be required on Lot D to mitigate the noise generated from the adjacent road network. Halton Region will require, from time to time, access to

this lot/ block in order to maintain this noise barrier(s). An easement has been placed on this lot/ block to permit this access

2.6 Unit E2:

The following recommendations are made for this unit:

- Barrier height of minimum 3.5m is required.
- Warning Clause Type “B” and “D” for central air conditioning are required
- Noise barriers is to be located on an Easement on lands not owned by Halton adjacent to the Regional Right-of-Way.

CONDITION: The following condition is required to be included in all offers of purchase and sale for Lot E:

- A noise mitigation barrier(s) will be required to mitigate the noise generated from adjacent roadways. Required noise barrier(s) shall be constructed by the owner at their cost and maintenance of the noise barrier(s) will be the responsibility of the owner until such time as the subdivision has been assumed by the local municipality. Once assumed, the ownership and future maintenance will become the responsibility of The Regional Municipality of Halton.

WARNING CLAUSE: The following warning clause is required to be included in all offers of purchase and sale for Lot E:

- A noise mitigation barrier(s) will be required on Lot E to mitigate the noise generated from the adjacent road network. Halton Region will require, from time to time, access to this lot/ block in order to maintain this noise barrier(s). An easement has been placed on this lot/ block to permit this access.

2.7 Unit F2

The following recommendations are made for this unit:

- Warning Clause Type “B” and “D” are required for this unit.

3.0 OTHER RECOMMENDATIONS

To comply with City, and Regional policies, the following additional recommendations are made:

- Halton Region’s minimum recommended barrier height is 2.4m and the maximum height is 3.5m.
- All noise barriers shall be constructed of Western Red Cedar or Concrete and can be a combination of an acoustic wall and earth berm. Final barrier design specifications and material to be approved by Halton Region.
- A detailed noise study must be conducted by a qualified acoustical engineer when grading information is available to refine noise study findings.

- Prior to the issuance of occupancy permits, the City's building inspector or a Professional Engineer qualified to perform acoustical engineering services in Ontario shall certify that the noise control measures have been properly installed and constructed as per the approved report.
- Proposed Warning Clauses will require changes based on the above comments for units A1 –A6, B1-B8, C3, E2 and F2. All warning clauses must also be reviewed and approved by the City of Burlington. All applicable warning clauses shall be listed in the City's Site Plan Agreement and also be inserted in the Agreements of Purchase and Sale or Lease.
- A condition should be included in the Site Plan/Subdivision agreement whereby confirmation is received from the noise consultant that the recommendations from the final noise study have been implemented prior to the release of securities held under the Subdivision/Site Plan Agreement.
- A detailed noise study will be required at the site plan & subdivision stages, at which time additional comments/requirements may be provided, which may include (but not limited to) upgrading the 2000 Quinte noise wall to 3.5m, to be determined.

Rubidium Environmental Inc.

Prepared by:



Robin Brown, P.Eng, TSRP, QP
President
rbrown@Rb-enviro.com



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