

January 15, 2019

1980168 Ontario Inc.
61 Oldham Road
Toronto, Ontario
M9A 2B9Attention: Marco Vercillo
Vercillom@hotmail.com**VIA E-MAIL****Re: Addendum No. 1
Proposed Residential Development
105-111 Edgehill Drive
Barrie, Ontario
VCL File: 118-0072**

Dear Mr. Vercillo:

Valcoustics Canada Ltd. prepared an Environmental Noise Feasibility Study report, dated June 26, 2018, in support of the above noted development. This addendum has been prepared to address comments received from the City of Barrie as well as revisions to the Site Plan. Our findings and recommendations are provided herein.

The main comment received from the City of Barrie was a concern related to the sound barriers recommended to protect the common outdoor amenity areas from traffic noise generated on Highway 400.

The Ministry of Environment, Conservation and Parks (MECP) Publication NPC-300, "*Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning*" provides the applicable sound level limits for the proposed development. As noted above, sound barriers are provided to protect outdoor amenity or outdoor living areas (OLA). NPC-300 defines an OLA as "*that part of a noise sensitive land use that is:*

- *Intended and designed for the quiet enjoyment of the outdoor environment; and*
- *Readily accessible from the building.*"

The OLA can be a backyard, front yard, garden, terrace or patio. Balconies and elevated terraces are not considered OLA's if they are less than 4 m in depth.

The new concept plan, included as Figure 1, has a triangular amenity space that is partially screened from Highway 400 by a townhouse block. However, since this townhouse block is not readily accessible by all of the townhouse units, it does not fit the definition of an OLA according to the MECP definition above. In addition, there is an amenity space located between two of the townhouse blocks that will experience higher sound levels. This amenity space should not be

designed for passive recreational uses and would be better used as a playground or similar active area which is not considered sensitive by the MECP noise guidelines. Finally, any balconies that will be provided for the residential units are expected to be less than 4 m in depth and would also not fit the definition of an OLA. Thus, the proposed residential development does not include any OLA's that require noise mitigation to protect them from area transportation noise sources. It should be noted that sound barriers will be provided along this section of Highway 400 as part of the widening that will reduce future sound levels at this proposed residential development.

The indoor spaces are being protected by the dwelling facades (upgraded exterior wall and window construction) as outlined in the original noise report. In addition, central air conditioning is being provided to allow exterior windows to remain closed for noise control purposes. The final exterior wall and window requirements will be determined once detailed plans are available for the buildings.

Thus, based on the above, sound barriers are not required for this proposed residential development since OLA's meeting the MECP definition are not being provided. Indoor spaces will be protected from transportation noise through the design of the exterior facades of the dwelling units. The requirements and design will be confirmed once detailed building plans are available.

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

Yours truly,

VALCOUSTICS CANADA LTD.

Per:



John Emeljanow, P.Eng.

JEV

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Enclosures



Title
 Concept Plan

Date
 15 Jan. 2019

Figure
1

Project Name
 105-111 Edgehill Drive Barrie

Project No.
 118-0072