

May 6, 2021

SmartCentres

3200 Highway 7
Vaughan, ON L4K 5Z5

Re: Addendum to Traffic Noise Feasibility Assessment
Brock Road and Pickering Parkway, Pickering
GW File No.: 20-011-T.Noise Addendum Letter

Gradient Wind Engineering Inc. (Gradient Wind) was retained by SmartCentres to undertake a roadway traffic noise feasibility assessment in support of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application for the proposed mixed-use development at Brock Road and Pickering Parkway located in Pickering, Ontario. This letter provides a summary of the architectural changes to the site which have been made since the study was issued, as well as the anticipated impact of those changes on the predicted noise conditions. For a complete summary of the methodology and results pertaining to the original study, please refer to Gradient Wind report GWE20-011-Traffic Noise Final, dated April 17, 2021.

Upon review of updated drawings prepared by Turner Fleischer in March 2021, changes to the site design include the following:

1. Tower 1, at the north side of the Phase 1 podium, has reduced from 33 storeys to 25 storeys and the setback from the north side of the podium has decreased.
2. Tower 3 (previously Tower 2), at the south side of the Phase 1 podium, has reduced from 34 storeys to 32 storeys and the setback from the south side of the podium has decreased.
3. Tower 2, rising 28 storeys, has been introduced at the centre of the Phase 1 podium.
4. Tower 4 (previously Tower 3), at the northeast corner of the site, has reduced from 43 storeys to 29 storeys.
5. Tower 5 (previously Tower 4), at the southeast corner of the site, has reduced from 40 storeys to 32 storeys.

From an acoustic perspective, the changes outlined in the drawings are considered minor and are expected to have a negligible impact on the results and conclusions summarized in our feasibility report. The revised massing has similar setback distance and exposure to the surrounding roadway traffic noise sources. Detailed mitigation measures for each building would be the subject of a detailed noise assessment during the site plan approval stage.

Should you have any questions, or wish to discuss our findings further, please call us (613) 836-0934 or contact us by e-mail at joshua.foster@gradientwind.com. In the interim, we thank you for the opportunity to be of service.

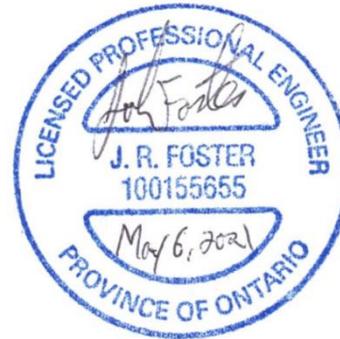
Sincerely,

Gradient Wind Engineering Inc.



Michael Lafortune, C.E.T.
Environmental Scientist

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Joshua Foster, P.Eng.
Principal