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March 7, 2025

Shilling Yip, MCIP, RPP
Senior Planner
Region of Waterloo
Community Planning
150 Fredrick Street – 8th Floor
Kitchener, ON
N2G 4J3

Dear Mr. Yip:

720 ERBSVILLE ROAD, WATERLOO, ON
ENVIRONMENTAL NOISE STUDY
REVISED SITE PLAN

IBI Group prepared a report entitled "720 Erbsville Road – Waterloo, Ontario - Noise Report", dated October 21, 2021 for the subject development. JPE Engineering has reviewed this report and generally concurs with the study and its conclusions. We also understand from review of the Region of Waterloo comments dated March 13, 2023 (from Mr. Shilling Yip), that the Region has accepted the report and its recommendations.

Subsequent to the October 2021 Noise Study, the proposed development's Site Plan has been modified. We have overlaid the current Site Plan (February 10, 2025) onto IBI's October 2021 Noise Information plan as attached. The red linework and text represent the current Site Plan, and the black lines and text, and aerial photo represents the October 2021 Site Plan. From this comparison, we make the following observations:

1. The setbacks from Erbsville Road (the noise source) to the adjacent critical (most exposed) residential receivers has not significantly changed for many (i.e., Receivers A, B, C, D and J). Thus, the noise levels for the receivers on the revised Site Plan will remain unchanged from that reported in the October 2021 study.

2. The setback from Erbsville Road (the noise source) to the development's outdoor amenity area (i.e., OLA 1) has not significantly changed and thus the noise level will be the same.

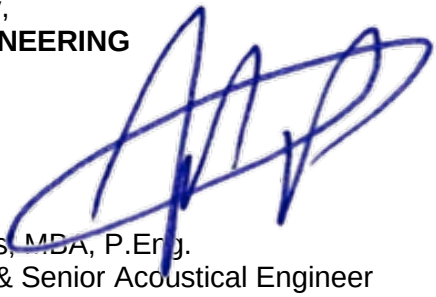
3. The buildings flanking Erbsville Road provide a partial barrier for noise to the interior of the development. While the IBI study did not account for this screening of noise, it is noted that the building flankage has increased from 57% to 69% of the residential frontage (not including the Parkland Block). Thus, the revised Site Plan will generally have reduced noise levels at the interior receivers compared with the October 2021 Site Plan.

Accordingly, we conclude that the analysis and findings of the October 2021 Noise Report remain valid for the revised Site Plan, and that the Report's recommendations remain unchanged for the revised Site Plan.

We recommend that a revised Noise Report is not needed at this functional stage of the development's planning and design. If required, a final Noise Study could be prepared during the Site Plan Approval stage of the project to ensure no other noise mitigation is warranted.

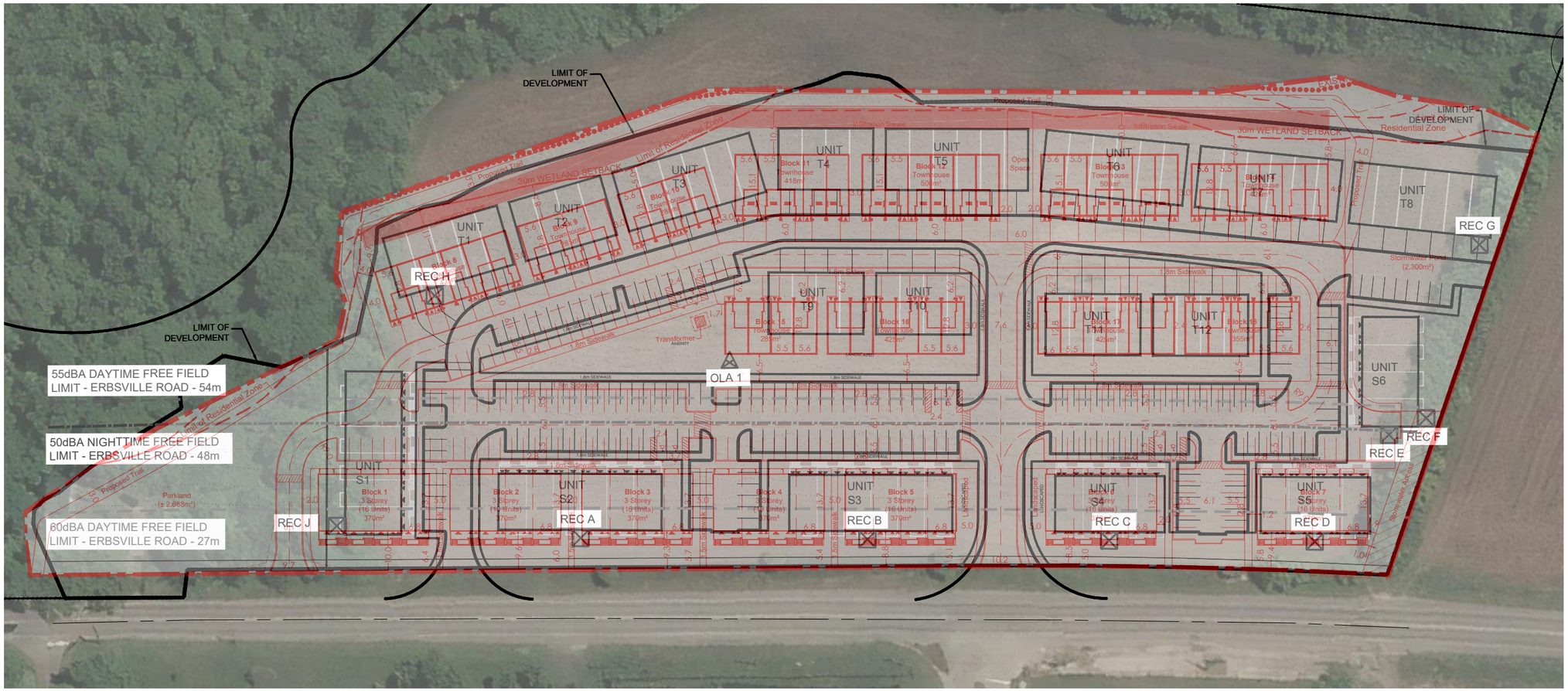
Please do not hesitate to contact the undersigned with any questions or concerns.

Yours truly,
JPE ENGINEERING



John Perks, MBA, P.Eng.
President & Senior Acoustical Engineer

Attachment: Site Plan Overlay



LEGEND:

- Black lines, black text, and image: IBI Group "Traffic Noise Information Plan (Oct 2021)

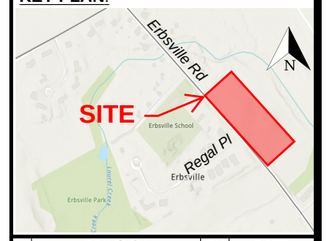
- Red lines and red text: MHBC Site Plan February 10, 2025

SCALE:

1:1250

scale is approx. when plotted on 11x17 paper

KEY PLAN:



#	REVISION	BY	DATE
1	First Submission	JRP	2023-11-08
2	Second Submission	JRP	2025-03-07	

BASE MAPPING SOURCES:
- IBI Group "Traffic Noise Information Plan (Oct 2021)
- MHBC Site Plan Feb 10, 2025

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720 ERBSVILLE ROAD
WATERLOO, ON

NOISE PLAN OVERLAY WITH SITE PLAN

SHEET 1 of 1

DWG JPE-1021 N-1