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January 17, 2024,

Urban Solutions
3 Studebaker Place, Unit 1
Hamilton, ON
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Attn: David Barnard

Our File NO: 22-2266

RE: City Comments on Noise Study for 175 John Street North, Hamilton

In response to the City of Hamilton comments, we offer the following responses.

City Comment: Greater in-depth review of the stationary noise sources in the area is required. The acoustical analysis undertaken in respect to development at 179-189 Catharine Street North located to the northeast (backing on to McLaren Park) identified noise levels resulting from the auto repair garages along Cannon Street East that were significant enough that it warranted a Class 4 area re-classification for that development. As the distance of the proposed development from these noise sources is comparable to that of 179-189 Catharine Street north it is possible that similar noise impact may be experienced by proposed development. Given this a detailed review of the stationary noise sources is warranted.

dB A Response: The development at 179-189 Catharines Street North is not a true representation of the area stationary noise sources for 175 John Street North. Cannon Street East is approximately 35m south of the southern façade of the proposed development. 179-189 Catharine Street North is approximately 85m north of Cannon Street East and is closer to the auto repair garages. These garages will not have an acoustical impact at the proposed development at 175 John Street North. Please see the revised noise study for further details.

City Comment: As Class 4 area re-classification requires approval from Planning Committee and Council, the detailed review of the stationary noise courses should occur prior to the applications for OPA and ZBA being brought before Committee and Council, so that if a Class 4 area re-classification is required it can be addressed at the same time.

dB A Response: The auto repair garages are classified as small commercial properties. A Class 4 re-classification is not warranted in this instance. Please note that the background noise levels created by area traffic noise are greater than any noise associated by area stationary noise sources. Please see the revised noise study for further details.

City Comment: The receptor locations identify the south, east and west, however the north elevation is not mentioned, the receptors are noted only by the façade and height, but the receptor locations are not being identified on the Site Plan. Staff also note that the proposed terrace patio is L shaped, given the shape of the terrace and its presence along multiple sides of the building multiple points for the OLA should be evaluated.

dB A Response: These comments were based on an older site plan and the updated site plan no longer has the L shaped terrace and receptors are located on all sides of the building. See revised noise study dated January 2024.

City Comment: Additional evaluation of noise impacts is required to review and specifically identify all potential stationary noise sources that may impact the subject lands particularly the existing automotive repair garages in the area which have been identified in other applications in the area as having an acoustical impact.

dB A Response: Please see the revised noise study for further details.

Should you require any further explanation, please contact the writer.

Respectfully submitted,
dB A Acoustical Consultants Inc.

A handwritten signature in black ink that reads "Frank Westaway". The signature is written in a cursive, flowing style with a large initial "F" and "W".

Frank Westaway, Owner
Qualified Acoustical Consultant