



SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

🌐 www.soil-mat.ca ✉ info@soil-mat.ca 📞 905.318.7440

PROJECT No.: SM 156011-G

December 23, 2025

NIAGARA YORK ROAD INC.
366 King Street West
Hamilton, Ontario
L8P 1B3

Attention: Mr. Darko Vranich

**LETTER OF RELIANCE AND SEISMIC DESIGN COMMENTS
RE: PROPOSED HOTEL AND COMMERCIAL DEVELOPMENT
524 YORK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO**

Dear Mr. Vranich,

As requested by Mr. Peter Horn of Horn Design & Consulting Inc., please consider this letter as our acknowledgement of NIAGARA YORK ROAD INC. relying on the following SOIL-MAT ENGINEERS & CONSULTANTS LTD. ["SOIL-MAT ENGINEERS"] Reports:

1. SOIL-MAT ENGINEERS Report No.: SM 156011-G [Geotechnical Investigation, Proposed Hotel and Commercial Development, 525 York Road, Niagara-on-the-Lake, Ontario, dated May 15, 2015]; and
2. SOIL-MAT ENGINEERS Report No.: SM 156011-G [Supplemental Foundation Comments, Proposed Hotel and Commercial Development, 525 York Road, Niagara-on-the-Lake, Ontario, dated December 13, 2016].

The above noted Reports may be relied upon by NIAGARA YORK ROAD INC. to the same extent as the original client except that our potential liability to NIAGARA YORK ROAD INC. arising out of the reports are limited to the amount of professional liability insurance coverage maintained to a maximum of one million dollars or the loan amount, whichever is less, regardless of any limitation on liability agreed to by our client. It is further understood and agreed that SOIL-MAT ENGINEERS shall be retained for all interpretation in the event that NIAGARA YORK ROAD INC. have any questions with respect to the content of the Reports.



We have reviewed the proposed development plans, provided in the TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL, 524 YORK ROAD, NIAGARA ON THE LAKE, SITE PLAN – REZONING; Drawing No. ASP-1 Dated 25/11/11 by Mataj Architects Inc. The recommendations provided in the above reports would be valid for the proposed development, with the exception of the seismic data provided in Section 5 of the Geotechnical Investigation report. The structures shall be designed according to Section 4.1.8 of the Ontario Building Code, Ontario Regulation 203/24, which took effect in January of 2025. Based on the subsurface soil conditions encountered in the Geotechnical Investigation, and our experience in the area, the applicable Site Classification for the seismic design is Site Class D – Stiff Soil, based on the average soil characteristics for the site. It is noted that site specific shear wave velocity testing would further refine the applicable seismic design values, however, on a preliminary basis considering a seismic site class of D, the 2%-in-50 year seismic hazard values for the site from the National Building Code 2020 would be as follows:

$S_a(0.2)$	$S_a(0.5)$	$S_a(1.0)$	$S_a(2.0)$	$S_a(5.0)$	$S_a(10.0)$	PGA	PGV
0.446	0.351	0.195	0.089	0.0229	0.00697	0.284	0.231

Should you require any additional information or clarification as to the contents of this document, please do not hesitate to contact the undersigned.

Yours very truly,
 SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP_{ESA}
 Senior Engineer



Distribution: Horn Design and Consulting Inc. [1, plus pdf]