

Via email: phorn@horndci.com

January 15, 2026

Attn: Peter Horn

Niagara York Road Inc.

366 King Street West

Hamilton, ON L8P 1B3

**RE: Environmental Noise Addendum – Revised Drawing Review
524 York Road (Phase 2) Niagara-On-The-Lake ON (24012579)**

1.0 INTRODUCTION

Thornton Tomasetti Canada Inc. (TT) was retained by Niagara York Road Inc. (the Client) to complete a noise review of the current site plan and development drawings for the 524 York Road (Phase 2) development in Niagara-On-The-Lake, Ontario (the Project). The Phase 2 Project includes a combo hotel, 1 restaurant and surface parking. Phase 1 includes the existing combined Staybridge Suites and Holiday Inn Express hotels.

A Noise Study was previously completed by TT, entitled “Noise Impact Study, 524 York Road (Phase 2), Niagara-on-the-Lake,” with TT project # 24012579, dated February 18, 2025 (2025 Noise Study). The assessment in the 2025 Noise Study was reviewed and compared to the current development drawing set, dated 2025-12-08. A copy of the relevant drawings are included in Attachment A.

As noted by the Niagara Region via email (dated January 6, 2026), the change from south façade corridor windows to hotel suites was identified. This letter provides our opinion on the potential effect of the current development drawing changes on the results, recommendations and conclusions of the 2025 Noise Study regarding the additional hotel suites along the south facade.

2.0 DRAWING REVIEW

The current development drawings set, dated 2025-12-08, was reviewed and compared to the drawings applied in the 2025 Noise Study. The following is a summary of the changes noted with the potential to affect the 2025 Noise Study results and conclusions:

- The orientation of the building has changed from a north-south alignment to an east-west alignment along York Road.
- Hotel suites are located along the south façade, which previously only included corridor windows.
- Additional hotel suites are located on the 1st floor of the hotel, with increased window sizes in comparison to the upper floors.

No other significant changes with a potential to impact the Transportation noise modelling were identified for the development.

3.0 NOISE IMPACT REVIEW

The following summarizes the noise impact review:

- The building set back from York Road is consistent between the current building location and previous location in the 2025 Noise Study. Therefore, noise impacts are not expected to change.

- Predicted noise impacts along the south façade of the Hotel are approximately 2 dBA higher than the worst-case impacts along the east/west hotel facades shown in the 2025 Noise Study, and have the potential to increase glazing performance requirements.
- Hotel suite room dimensions were identified to have minor differences in comparison to the 2025 Noise Study, which do not significantly affect the glazing calculations.
- Hotel suite window sizes on floor 2 (and above) are unchanged in comparison to the 2025 Noise Study, and do not affect the glazing calculations.
- 1st floor hotel suites were identified to have larger windows in comparison to floor 2 (and above) suites. The window-to-wall area increases from 31% to 42% when compared to the 2025 Noise Study calculations, and have the potential to increase glazing performance requirements.
- Based on the 2025 Noise Study glazing calculations, STC 20 to STC 21 requirements were determined. With the increase in sound levels by 2 dBA and an increase in window-to-wall area (31% to 42%), the window STC requirements for the worst-case hotel suites are expected to remain below STC 29 (ie. OBC construction).

4.0 CONCLUDING REMARKS

With the re-orientation of the Hotel to an east-west direction, hotel suites have been included along the south façade. The following is a summary of our review:

- Façade construction meeting the minimum requirements of the Ontario Building Code (OBC) are considered to be sufficient for meeting the MECP indoor noise criteria along the south façade hotel suites.
- The 2025 Noise Study ventilation (mandatory AC) and warning clause (Type D) recommendations are applicable to the south façade hotel suites.

Based on the above review, no additional noise mitigation measures are anticipated to be required with the current development plans and the re-orientation of the building.

Should you have any questions or concerns, please do not hesitate to contact us to further discuss.

Yours Truly,

Thornton Tomasetti

Marcus Li, P.Eng.
Vice President



Reviewed by:
Robert Fuller, P.Eng.
Senior Project Engineer

DISCLAIMERS

This report is provided in accordance with the contractual agreement between TT and the Client. In addition to our contractual obligations TT notes the following general disclaimers and qualifications regarding the content of this report.

In preparing this report, TT has relied upon the accuracy and completeness of information provided by the Client and other third parties (manufacturers, other consultants, etc.) and accepts no responsibility for errors or omissions by other parties in the information provided to TT.

This report has been prepared solely for the benefit of the Client and the content of this report is intended for informational purposes only. This report shall not be relied upon by any other parties, including but not limited to other consultants retained by the Client, or utilized for any other purposes.

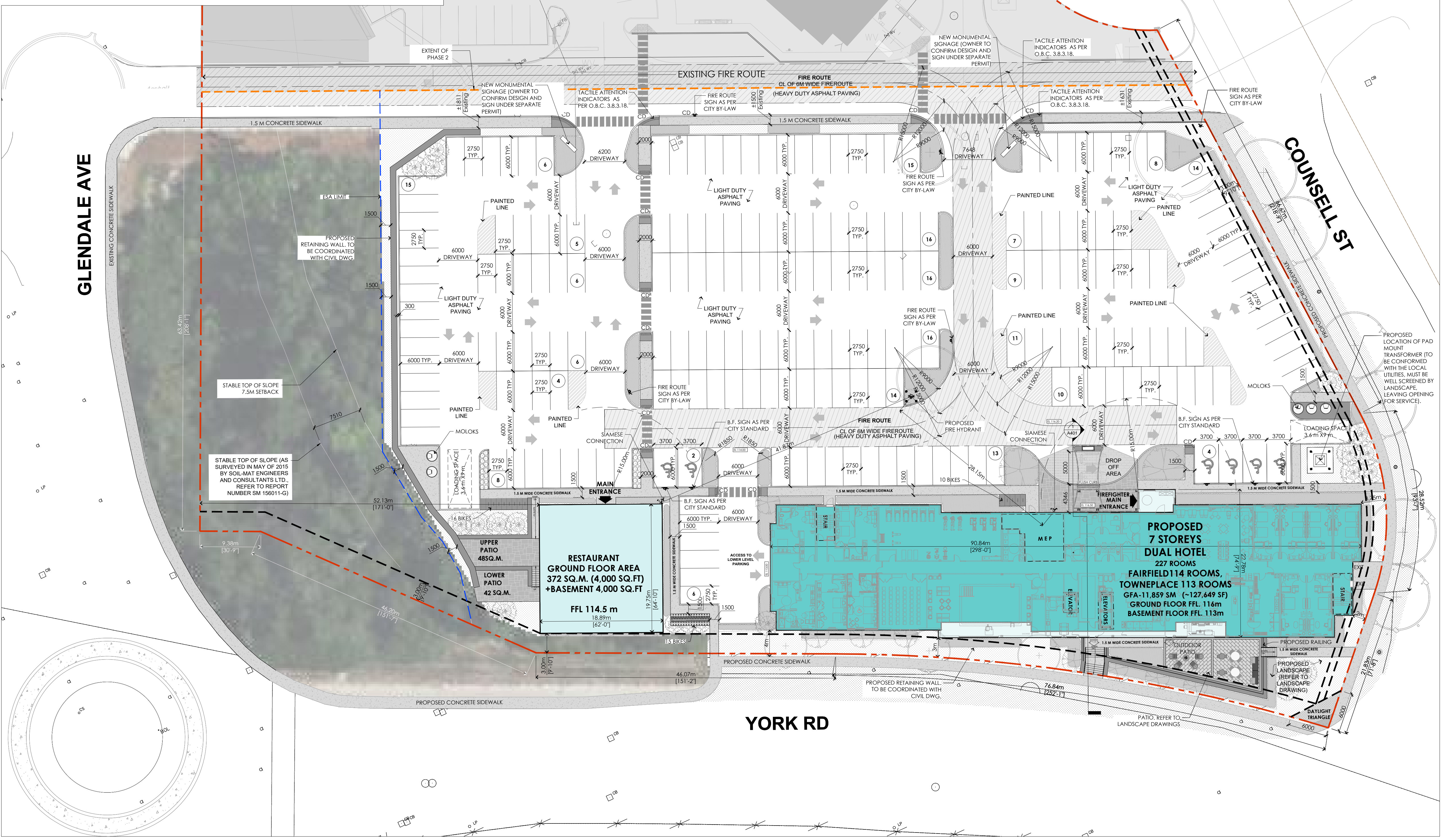
Ultimate responsibility for the design and construction remains solely with the architect/engineer of record and/or the contractor(s). Achieving the required mitigation requirements relies on correct incorporation of mitigation recommendations into Architectural and Mechanical drawings and specifications, as well as correct installation during construction. It is recommended that the implementation of mitigation measures be reviewed by a qualified consultant.

On request, TT will provide a proposal for additional work such as to peer review mitigation measures or observe on-site conditions as appropriate; however, notwithstanding the foregoing, it is expressly understood and agreed that TT shall not have control or charge of, and shall not be responsible for the acts or omissions, including but not limited to means, methods, techniques, sequences and procedures, of the Design Professionals and/or Contractors performing design and/or construction on the Project. Accordingly, TT shall not be held responsible for the failure of any party to properly incorporate the mitigation measures stated in this report.

Attachment A: Development Drawings

| SITE PLAN LEGEND | |
|------------------|---|
| | PROPERTY LINE |
| | BUILDING SETBACK LINE |
| | LANDSCAPE BUFFER |
| | CURB RAMP AS PER OBC 3.8.3.2 |
| | PRINCIPLE ENTRANCE |
| | OTHER ACCESS POINTS |
| | EXISTING TOWN HYDRANT |
| | PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS |
| | FIRE DEPARTMENT CONNECTION |
| | HOSE BIB (REFER TO MECHANICAL DWGS) |
| | PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS |

| | |
|--|---|
| | SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE |
| | DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE |
| | WALL MOUNTED LIGHT FIXTURE |
| | NEW HEAVY DUTY ASPHALT PAVING (REMINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING) |
| | LANDSCAPED AREA |
| | UNIT PAVING (REFER TO LANDSCAPE DWGS) |



Key Plan:

| No. | Date: | Issue/Revision | By: |
|-----|----------|----------------------------------|------|
| 2 | 25/12/08 | Issued for Rezoning_Resubmission | A.B. |
| 1 | 25/01/27 | Issued for Rezoning | A.B. |

Drawing Issues/Revisions:

Note:

- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
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- ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC.
- USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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Architect: ARTAN MATAJ
Licence: 9931

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INCORPORATED

206-418 Incaulos Shore Rd
Oakville, ON L6H 0K7
T. 905.281.4444

Project:
TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL

Fairfield BY HARRIOTT
TOWNEPLACE SUITES BY HARRIOTT

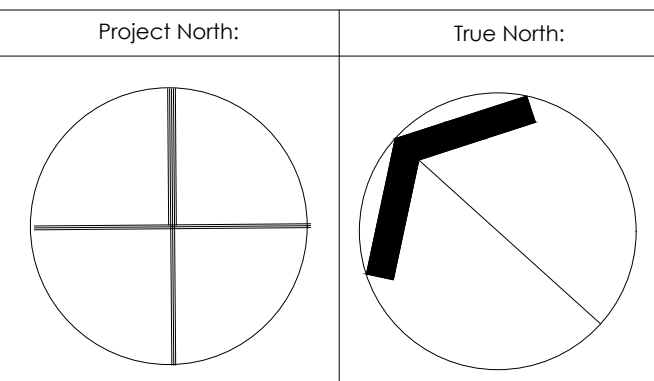
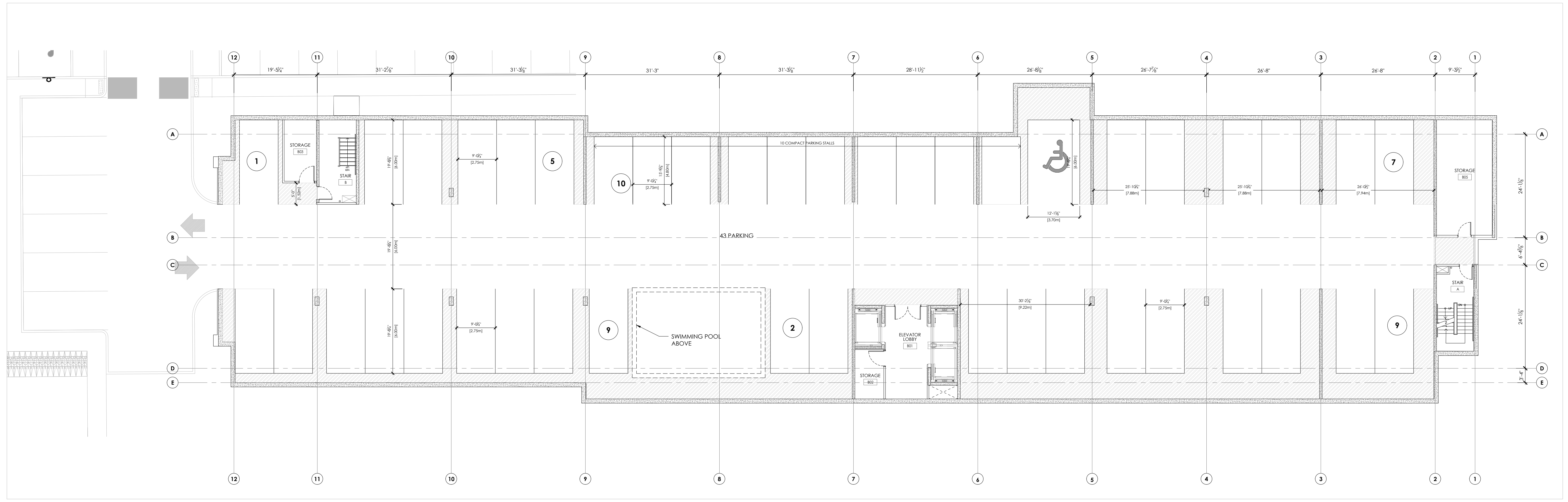
524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
SITE PLAN

| | | |
|-------------------------|-------------------|------------------------|
| Design By: M.A./A.B. | Drawn By: A.B. | Approved By: A.M. |
| Scale: 1:300 | Date: 25/11/11 | Project No.: 24-012 |
| Drawing No.: | | |

ASP-1

Drawing Series:
SITE PLAN-REZONING



Key Plan:

| No. | Date | Issue/Revision | By: |
|-----|----------|----------------------------------|------|
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206-418 Incoquois Shore Rd
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Fairfield BY MARRIOTT
TOWNEPLACE SUITES BY MARRIOTT

524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
LOWER LEVEL FLOOR PLAN

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|-------------------------|-------------------|------------------------|
| Design By: M.A./A.B. | Drawn By: A.B. | Approved By: A.M. |
| Scale: 1:150 | Date: 25/11/11 | Project No.: 24-012 |

Drawing No:
A.200

Drawing Series:
REZONING APPLICATION

| MATERIAL LEGEND | | |
|-----------------|---|------------------|
| KEYNOTE | DESCRIPTION | REFERENCE IMAGES |
| E01 | EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER) | |
| E02 | EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, TIMBER TEAK WITH GRAIN | |
| E03 | EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, BLACK MAINE | |

| MATERIAL LEGEND | | |
|-----------------|--|------------------|
| KEYNOTE | DESCRIPTION | REFERENCE IMAGES |
| E03a | EIFS BY CORNERPOINT OR EQUIVALENT, CREATIV ANTHRACITE FINISH (30306 LRV 8) | |
| E04 | EIFS SYSTEM MARBLE COAT BY DURABOND, ATHABASCA SANDS WITH GRAIN | |
| E05 | EIFS SYSTEM MARBLE COAT FINISHED WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM | |

| MATERIAL LEGEND | | |
|-----------------|---|------------------|
| KEYNOTE | DESCRIPTION | REFERENCE IMAGES |
| E06 | EIFS SYSTEM, NOIR DESIR PORCELAINE SLAB | |
| E07 | EIFS SYSTEM, CALACATTA CALDIA PORCELAINE SLAB | |
| E08 | 2X6 VERTICAL SCREEN BY LONGBOARD | |
| E09 | TEMPERED LAMINATED FROSTED GLASS | |

| EXTERIOR LIGHTING LEGEND | |
|--------------------------|--|
| L01 | 4x4 RECESSED POT LIGHTS |
| L02 | 4" ROUND RECESSED POT LIGHTS |
| L03 | 1" RECESSED LED CONTINUOUS LIGHT |
| L04 | RECESSED LED LINEAR LIGHTING WITH WHITE LENS |
| L05 | ILLUMINATED SIGNAGE - BACKLIT AS PER BRAND STANDARDS |
| L06 | DECORATIVE WALL SCONCE - 3000 K |

NOTES:

- 1 - CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE. BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
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- 3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

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| Project North: | True North: |
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 ARTAN MATAJ
 LICENCE 9331

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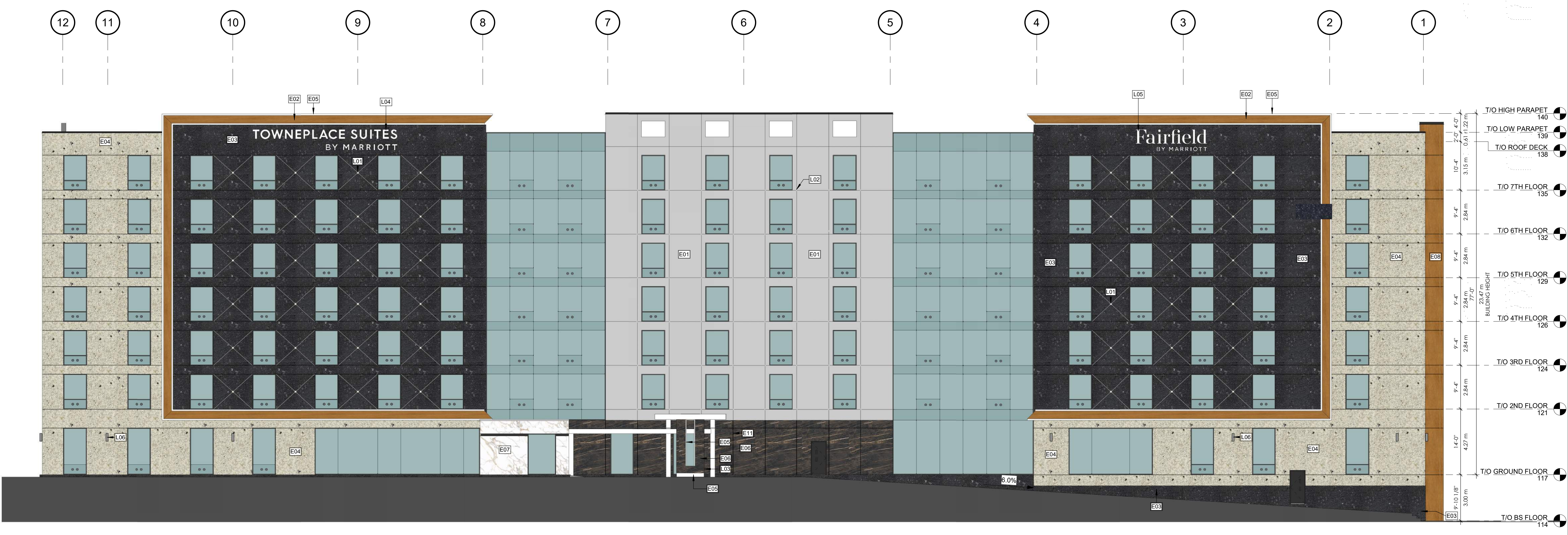
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 Oakville, Ontario L6H 0K7
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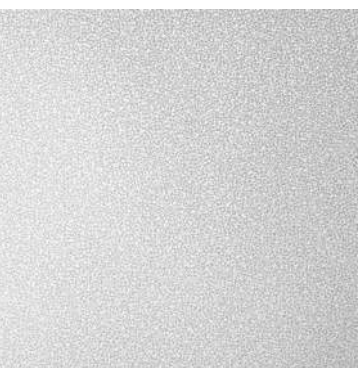


Project:
TOWNEPLACE SUITES & FAIRFIELD
 Fairfield TOWNEPLACE SUITES BY MARRIOTT
 524 YORK ROAD, NIAGARA ON THE LAKE


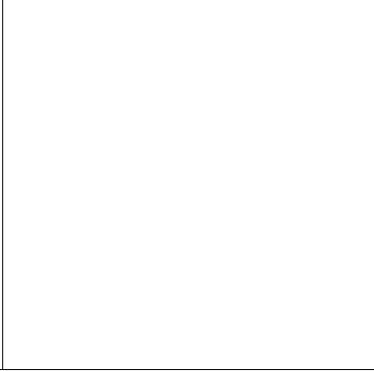
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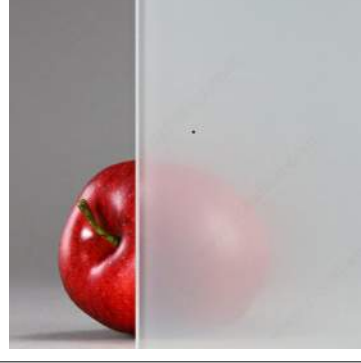
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| Scale: 1 : 128 | Date: 2025-12-08 | Project No.: 24-012 |

Drawing No:
A301a of
 Drawing Series:
 DESIGN PACKAGE



| MATERIAL LEGEND | | |
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| KEYNOTE | DESCRIPTION | REFERENCE IMAGES |
| E01 | EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER) |  |
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| Project North: | True North: |
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| REV | DESCRIPTION | REV. DATE |
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| 2 | RE-ISSUED FOR ZONING | 2025-12-08 |
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Project:
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Fairfield TOWNEPLACE SUITES BY MARRIOTT

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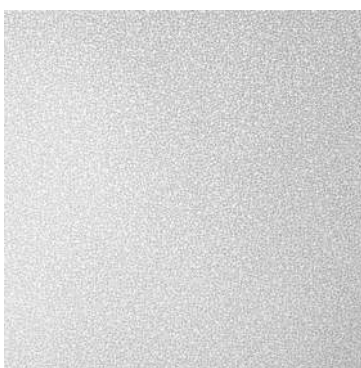


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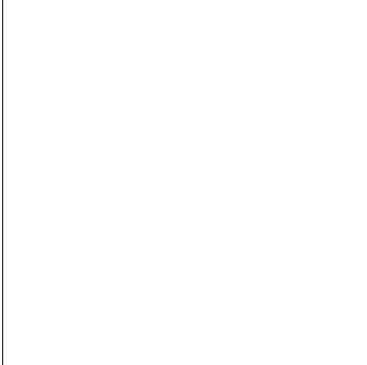
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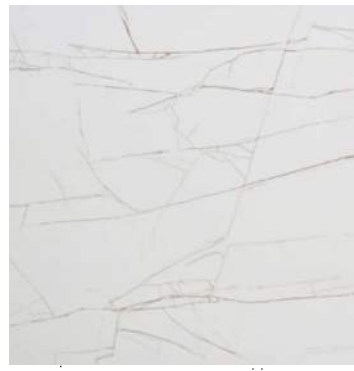

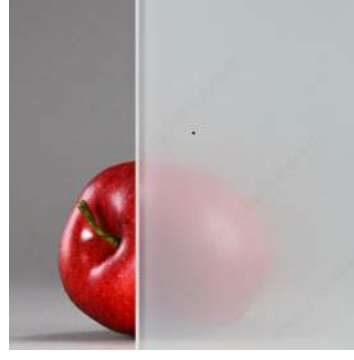
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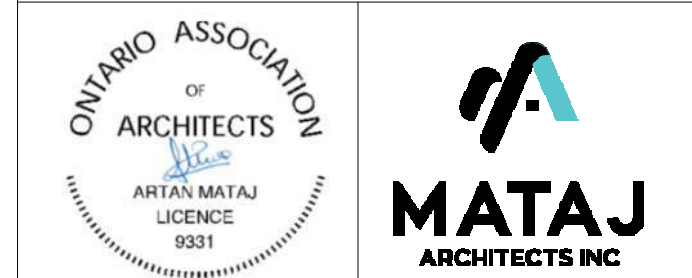
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 418 Iroquois Shore Road, Unit 206, Oakville, Ontario L6H 0K7
 T: 905.281.4444

Project:
TOWNEPLACE SUITES & FAIRFIELD
 Fairfield TOWNEPLACE SUITES BY HARRIOTT
 524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
EAST & WEST ELEVATIONS WITH LEGEND

| | | |
|------------|------------|--------------|
| Design By: | Drawn By: | Approved By: |
| AM. | ND. | AM. |
| Scale: | Date: | Project No.: |
| 1 : 128 | 2025-12-08 | 24-012 |

Drawing No.: **A303a** of:
 Drawing Series: DESIGN PACKAGE



1 EAST ELEVATION WITH LEGEND
 A303a 1 : 128



2 WEST ELEVATION WITH LEGEND
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