

September 15, 2026

Base31 Residences Inc.
234 Concession St., Suite 101
Kingston, ON
K7K 6W6

Attention: Kathryn Randle
kathryn@rockportgroup.net

**Re: Addendum to Environmental Noise Brief
Base31, Village A – Southern Medium Density Block
Proposed Residential Development
Picton, ON
File: 124-0240-110**

1.0 INTRODUCTION

Trinity Consultants Canada Inc. – Valcoustics (Valcoustics) previously prepared an Environmental Noise Brief dated August 19, 2026 for the proposed medium-density development located at the northeast corner of Church Street/County Road 22 and Kingsley Road in Picton.

The Noise Brief provided the noise mitigation requirements for the medium-density development which were required to comply with the applicable Ministry of the Environment, Conservation and Parks (MECP) noise guidelines (Publication NPC-300).

This Addendum has been prepared to update the noise control measures based on the revised layout for the site.

2.0 CHANGES TO SITE LAYOUT

The updated assessment is based on the Landscape Plan prepared by Nak Design Strategies dated July 24, 2026. Attachment A contains the site plan

The overall layout of the site is the same as in the Noise Brief, with the only significant change affecting the noise assessment being the relocation of the Building A outdoor amenity area, from the south side of the building to the east side. This relocation reduces the exposure of the outdoor amenity area to the roadways (particularly County Road 22).

3.0 UPDATED ASSESSMENT AND MITIGATION REQUIREMENTS

The daytime sound levels due to road traffic at the outdoor amenity area of Building A were predicted using the same modelling method, traffic data and assumptions as presented in the Noise Brief. Note that as there are no changes to the building footprints (and setback distances to the roadways), the sound levels at the dwelling facades are the same as those presented in the Noise Brief and have therefore not been updated in this Addendum.

Attachment B contains the calculation details for the outdoor amenity area, at a receptor point representing the center of the rectangular-shaped area. The predicted daytime sound level at this location is $L_{eq, Day}$ 55 dBA, which meets the target sound level from the MECP noise guideline NPC-300.

Based on the updated assessment, a sound barrier is no longer required for the outdoor amenity area of Building A.

Table 3 and Figure 2 summarize the updated noise control requirements for the site.

4.0 CONCLUSION

The noise assessment has been updated based on the latest Landscape Plan showing a revised location of the Building A outdoor amenity area and the mitigation measures have been updated to account for this change.

With the implementation of the noise mitigation measures, a suitable acoustical environment can be provided for future occupants.

Thank you,

TRINITY CONSULTANTS CANADA INC. – VALCOUSTICS

Per: 
Anthony Amarra, M.Sc.

Per: 
Mark Levkoe, P.Eng.



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Base31 Residences, Picton - Noise Addendum V1_0.docx

TABLE 3: TRANSPORTATION NOISE CONTROL MEASURES

Location	Air Conditioning ⁽¹⁾	Exterior Wall ⁽²⁾	Window STC Rating ⁽²⁾	Sound Barrier	Warning Clauses ⁽³⁾
Building A	Mandatory	STC-45	STC-33	None	A + B + D
Townhouse Blocks	Provision for Adding	STC-37	STC-27	None	A + C + D

Notes:

- (1) Air conditioning systems must be designed to meet the sound level limits of the MECP.

Where means must be provided to allow windows to remain closed for noise control purposes, a commonly used technique is that of air conditioning. In low rise development, such as this, the provision for adding air conditioning typically takes the form of a forced air heating system with ducts sized to allow the future installation of air conditioning.

- (2) STC – Sound Transmission Class (Reference ASTM E413).

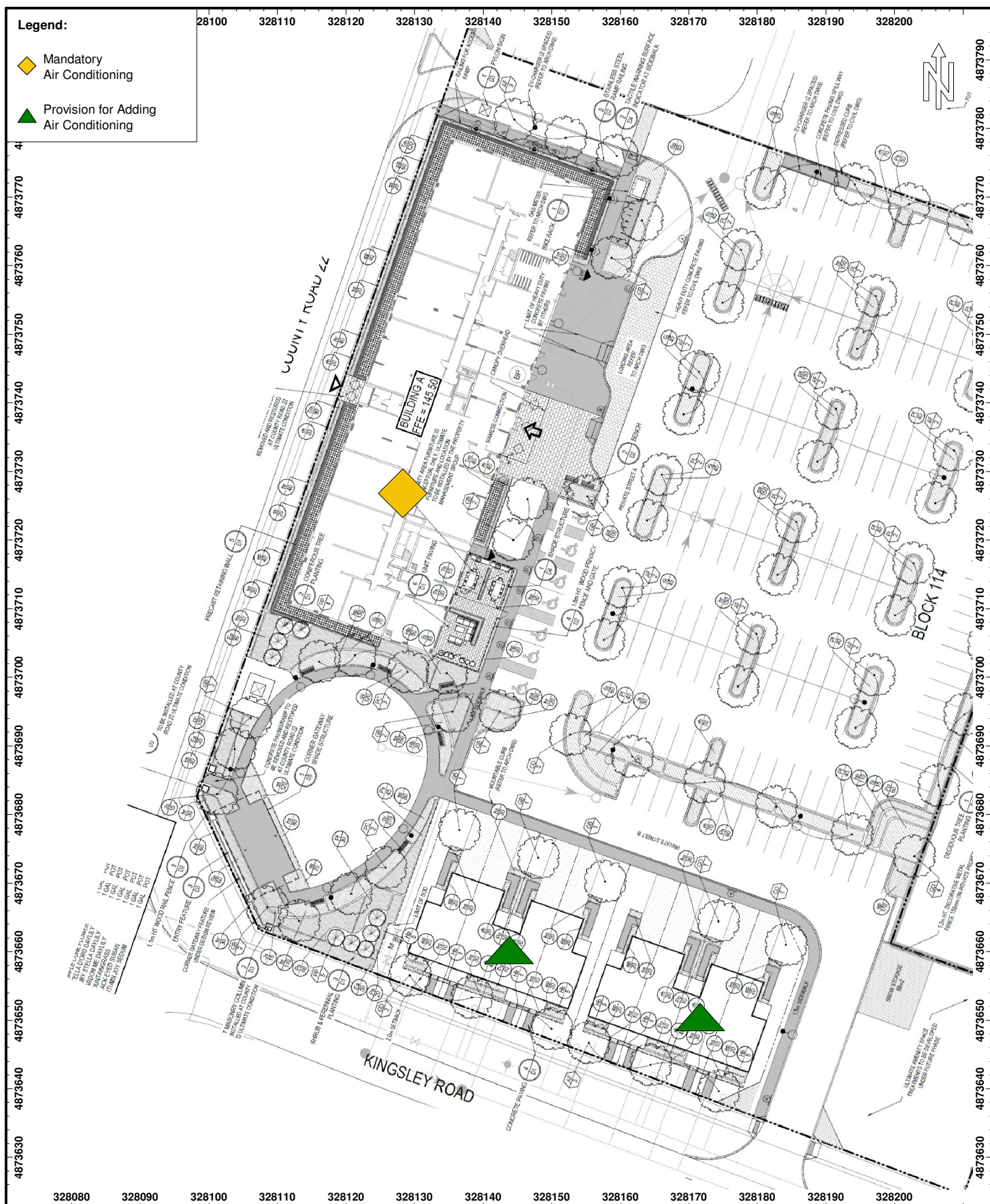
A sliding glass walkout door should be considered as a window and be included in the percentage of glazing.

Note that the requirements for the townhouse blocks are based on assumptions and should be reviewed once more detailed floor plans and elevation drawings become available.

- (3) Warning clauses to be included in Occupancy Agreements:

- A. "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the noise criteria of the Ministry of the Environment, Conservation and Parks and/or the Municipality."
- B. "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks."
- C. "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."
- D. "Purchasers/tenants are advised that due to the proximity to the existing commercial and live performance venues at the nearby Base31 site, noise from these facilities may, at times, be audible."

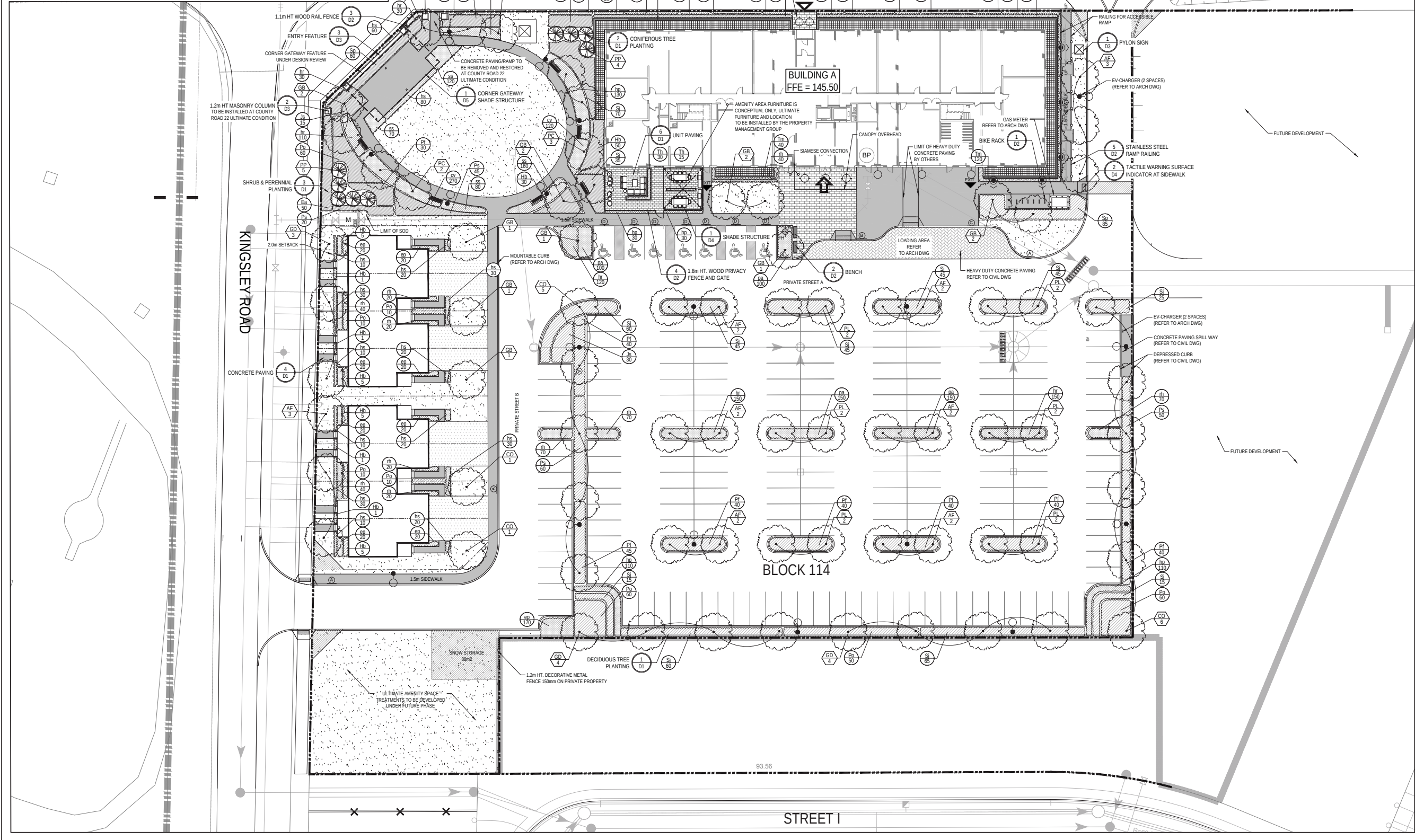
- (4) All exterior doors shall be fully weather-stripped



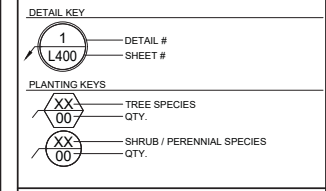
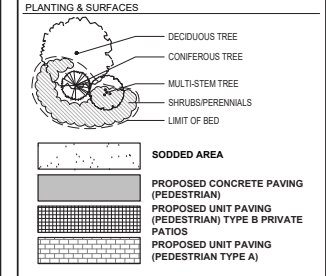
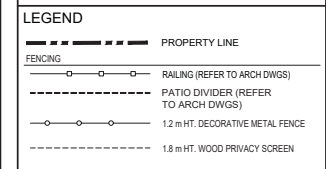
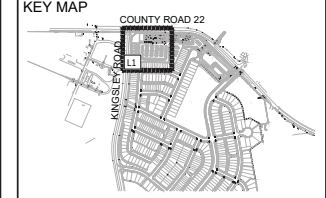
ATTACHMENT A

LANDSCAPE PLAN

MASTER PLANT LIST - BLOCK 114 PLANTING				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES - TOTAL: 75				
AF	18	ACER FREEMANI 'JEFFERSRED'	AUTUMN BLAZE MAPLE	50mm CAL. B&B
GD	11	GYMNOCLADUS DIOICIS	KENTUCKY COFFEE TREE	50mm CAL. B&B
CO	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	50mm CAL. B&B
GB	16	GINKGO BILBOA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	50mm CAL. B&B
PC	5	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE FLOWERING PEAR	60mm CAL. W.B.
PL	12	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	50mm CAL. B&B
CONIFEROUS TREES - TOTAL: 9				
PP	9	PICEA PUNGENS	COLORADO SPRUCE	50mm CAL. B&B
SHRUBS - TOTAL: 2124				
Ea	115	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	60CM HT. 3 GAL. POT
Hb	104	HYDRANGEA PANICULATA 'BOMBSHELL'	BOMBSHELL HYDRANGEA	60CM HT. 3 GAL. POT
Js	60	JUNIPERUS SABINA CAL GARY CARPET MONNA'	CAL GARY CARPET JUNIPER	40CM HT. 3 GAL. POT
PI	315	POTENTILLA FRUTICOSA 'FARRER'	GOLDROP CINQUEFOIL	60CM HT. 3 GAL. POT
Po	270	PHYSOCARPUS OPULIFOLIUS	NINEBARK	60CM HT. 3 GAL. POT
Ps	175	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCKORANGE	60CM HT. 3 GAL. POT
SI	525	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	60CM HT. 3 GAL. POT
Sp	145	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	60CM HT. 3 GAL. POT
Tm	370	TAXUS X MEDIA 'HICKSI'	HICKS YEW	60CM HT. 3 GAL. POT
Th	45			100CM HT. 7 GAL. POT
PERENNIALS - TOTAL: 4000				
cv	540	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL. POT
ep	410	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PURPLE CONE FLOWER	1 GAL. POT
hs	450	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL. POT
hr	670	HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	1 GAL. POT
hp	410	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	1 GAL. POT
pa	560	PENNISETUM ALOPECUROIDES 'HAMILTON'	FOUNTAINGRASS	1 GAL. POT
rh	450	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL. POT
ss	510	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL. POT



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.



REVISIONS		
10	Issued for SPA 2	July 24/26
9	Issued for Coordination	July 22/26
8	Issued for Coordination	July 14/26
7	Issued for Coordination	July 10/26
6	Issued for Coordination (Gateway Feature)	May 29/26
5	Issued for Building Permit	May 22/26
4	Issued for Coordination	May 5/26
3	Issued for Coordination	May 4/26
2	Issued for Coordination	Apr. 29/26
1	Issued for SPA 1	Mar. 09/26
No.	Description	Date

CITY APPROVAL STAMP

NAK
design strategies

213 STERLING ROAD, SUITE 211, TORONTO, ON M6R 2B2 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

PROJECT
VILLAGE A - SOUTHERN
MEDIUM DENSITY BLOCK
Picton, Ontario

OWNER
PEC COMMUNITY
PARTNERS INC.

TITLE
LANDSCAPE
PLAN

DATE: FEB. 26
SCALE: 1:300
DRAWN: TR
CHECKED: SN
JOB NO.: 25-435

SHEET
L1

ATTACHMENT B

TRANSPORTATION NOISE CALCULATION – BUILDING A OUTDOOR AMENITY AREA

STAMSON 5.04 NORMAL REPORT Date: 10-09-2026 10:24:55
 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: OLArev.te Time Period: 16 hours
 Description: Building A - Outdoor Amenity Area

Road data, segment # 1: CR22

 Car traffic volume : 10698 veh/TimePeriod *
 Medium truck volume : 338 veh/TimePeriod *
 Heavy truck volume : 225 veh/TimePeriod *
 Posted speed limit : 80 km/h
 Road gradient : 0 %
 Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: CR22

 Angle1 Angle2 : -90.00 deg -45.00 deg
 Wood depth : 0 (No woods.)
 No of house rows : 0
 Surface : 1 (Absorptive ground surface)
 Receiver source distance : 35.00 m
 Receiver height : 1.50 m
 Topography : 1 (Flat/gentle slope; no barrier)
 Reference angle : 0.00

Road data, segment # 2: Kingsley

 Car traffic volume : 4506 veh/TimePeriod *
 Medium truck volume : 142 veh/TimePeriod *
 Heavy truck volume : 95 veh/TimePeriod *
 Posted speed limit : 70 km/h
 Road gradient : 0 %
 Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 2: Kingsley

 Angle1 Angle2 : -10.00 deg 25.00 deg
 Wood depth : 0 (No woods.)
 No of house rows : 0
 Surface : 1 (Absorptive ground surface)
 Receiver source distance : 65.00 m
 Receiver height : 1.50 m
 Topography : 1 (Flat/gentle slope; no barrier)
 Reference angle : 0.00

CANADA

Results segment # 1: CR22

Source height = 1.19 m

ROAD (0.00 + 54.11 + 0.00) = 54.11 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	-45	0.66	69.27	0.00	-6.11	-9.05	0.00	0.00	0.00	54.11

Segment Leq : 54.11 dBA

Results segment # 2: Kingsley

Source height = 1.19 m

ROAD (0.00 + 46.45 + 0.00) = 46.45 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-10	25	0.66	64.21	0.00	-10.57	-7.18	0.00	0.00	0.00	46.45

Segment Leq : 46.45 dBA

Total Leq All Segments: 54.80 dBA

TOTAL Leq FROM ALL SOURCES: 54.80