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Halifax Planning and Development

**Re: Noise Attenuation Mitigation Review for Impacts of CN Railway on proposed 'Rockwinds on the Basin' Multi-Residential/Commercial Building, 205 Bedford Highway, Rockingham, HRM, Nova Scotia - Case 145699**

To whom it may concern,

We are aware of CN's concern over the proposed development at 205 Bedford Highway for its proximity to the rail lines in terms of noise, safety and odours. As a design team we take these issues seriously, and plan all developments to migrate or limit potential impacts from adjacent land uses. Currently an old two-storey wood multi-unit building with thirteen suites occupies the site. The landlord has had little problems obtaining long-term tenants in this building built approximately 60 years ago with little regard to the impact from trains. The new proposal is not much closer to the train tracks as the existing building. We are confident with today's technology of sound absorbing wall assemblies along with the site's orientation and topography, a tenant in this future building will have minimal concern over the railway's proximity.

In terms of safety, 205 Bedford Highway's topography is advantageous in which the first floor is approximately twenty-two feet above the rail lines. This height difference makes sure no pedestrian access to the rail lines from the site. The topography also helps create an added sound barrier from trains passing by.

In terms of noise, we realize a noise decibel level over 85 can be harmful to humans. We've looked into recent studies measuring decibel levels from certain distances away. In our instance, no suite is planned to be closer than 12 meters horizontally from the closest track, while we also have benefit of natural grade proving vertical distance. In our opinion, the noise level will be in the high 60's to low 70's, depending on type of train and which track is used. For comparison, a loud voice is between 60-70 dBA. No vehicle/train crossings exist for a long distance from this site, meaning trains will likely not be blowing their horns. A number of our other projects border a busy expressway. In these cases we designed the buildings to be air tight with compression seal windows/doors and sound absorbing insulation. We have received plenty of compliments from residents on how they can see the highway, but not hear it when their windows and doors are closed. We are proposing following this strategy for the "Rockwinds on the Basin".

Building orientation and site location play a key role in diverting fumes and odours. The railway is located northeast of this site. Wind direction in the summer tend to blow from the south/southwest, causing the odours to travel out toward the Bedford

Basin instead of an open window. In winter the wind tends to blow in the opposite direction, but windows tend to be closed during this time of the year.

Residential locations such as 205 Bedford Highway next to railway lines are common in HRM and in other Canadian cities. Railway lines are often found along the waterfronts and major transportation routes in Canadian cities such as Halifax, providing residents the opportunity to live in the downtowns and peninsulas, with magnificent views (often of water) and close to major public transit. We counted seven approved projects along Bedford highway that also do not comply with CN's policy.

We strive to create a safe and optimal atmosphere for all building users to compete with other new and exciting projects in the Halifax area.

Regards,

Paul Skerry & Greg Johnston
Architect