

GRADIENTWIND

ENGINEERS & SCIENTISTS

October 18, 2023

Myers Automotive Group
1200 Baseline Road
Ottawa, ON, K2C 0A6

Attn: David Johnston
djohnston@myers.ca

Re: Stationary Noise Opinion Letter
2175 Prince of Wales Drive, Ottawa, ON
Gradient Wind File #23-222- Opinion Letter

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Myers Automotive group to provide engineering support in the areas of environmental noise for a proposed light industrial development located at 2175 Prince of Wales Drive, Ottawa, ON. The site is undergoing a zoning by-law amendment and a variety of uses are being considered, including a possible automotive dealership. This opinion letter provides a qualitative assessment of potential noise impacts and provides general recommendations for noise control. A full stationary noise study would be completed once building massing and design concept are finalized, which would be expected during the site plan process.

The subject site is located at 2175 Prince of Wales Drive, Ontario, which is situated at the southeast quadrant of the intersection of Prince of Wales Drive and Hunt Club Road. To the east of the site is the Rideau River, to the south are residential dwellings, to the west and north is commercial areas. The residences to the south are the closest noise sensitive area to the property.

Current zoning is DR (Development Reserve). A Zoning By-law Amendment is required to permit any development of the Subject Property. In a letter dated April 4, 2014, the City of Ottawa acknowledged that they would support the following uses through a Zoning By-law Amendment:

- animal hospital
- cinema
- hotel
- medical facility
- park
- production studio
- small batch brewery
- theatre
- bank
- bar
- convenience store
- personal service business*
- broadcasting studio
- emergency service
- library
- office
- printing plant
- research and development centre
- technology industry
- training center
- bank machine
- catering establishment
- night club
- restaurant

In addition to the uses the City supported in 2014, the proponent is suggesting the following uses are also appropriate for the Subject Property:

- automobile dealership
- automobile rental establishment
- automobile service station
- drive-through facility
- recreation and athletic facility
- retail store

Typical sources of stationary noise associated with the above land uses may include roof top mechanical heating ventilation and air conditioning (HVAC) devices, truck traffic on site, service bays, exhaust fans, and other processes. In most cases, activities and process will be located indoors.

The site will be designed to comply with the Class 1 sound level limits stipulated in the City of Ottawa's Environmental Noise Control Guidelines (ENCG). This can be achieved through the following noise control measures:

- Judicial selection and placement of equipment away form noise sensitive land uses,



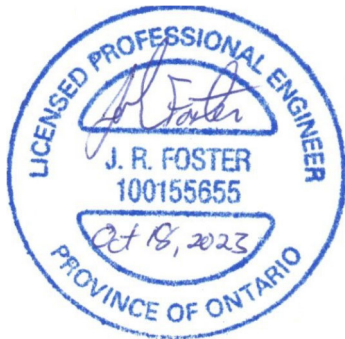
- Providing buildings with air conditioning will allow windows and doors to remain closed, and thus minimize noise escaping from the building.
- Providing buffers and screens along the property line
- Orientating buildings so noise sources are separated from adjacent noise sensitive lands.

With careful consideration for noise, it will be feasible to mitigate any noise impacts on the residences to the south that are the closest noise sensitive area to the property. A full noise study will be provided at the time of application for site plan approval.

This concludes our stationary noise letter. Should you have any questions, or wish to discuss our findings further, please call us (613) 836-0934 or contact us by e-mail at joshua.foster@gradientwind.com. In the interim, we thank you for the opportunity to be of service.

Sincerely,

Gradient Wind Engineering Inc.



Joshua Foster, P.Eng.
Lead Engineer

GW23-222-Stationary Noise Opinion Letter