

September 14, 2021

Homestead Land Holdings Limited 80 Johnson Street Kingston, ON K7L 1X7 E-mail: JMangan@homestead.ca

Attention: Jack Mangan Manager, Acquisitions & Corporate Development

Re: Noise Impact Study of the Proposed Residential Development 100 Weeping Willow Lane, Ottawa, ON Pinchin File: 293160

Pinchin Ltd. (Pinchin) was retained by Homestead Land Holdings Limited (Client) to prepare a noise impact study report of its proposed residential development (Development) at 100 Weeping Willow Lane, Ottawa, ON. This report has been prepared to evaluate the noise impacts from the road traffic on the Development and the Development on nearby noise sensitive receptors. The purpose of the study is to support the re-zoning application for the proposed Development.

The proposed development will include the construction of one residential building. The building will include one level of underground parking, nine levels of residential units, and one level of penthouse for amenity spaces and mechanical equipment.

Figure 1, Appendix B shows the locations of the proposed Development and nearby roads. Additional drawings showing the site plan, floor and elevation plans are included in Appendix C.

1.0 NOISE CRITERIA

In this study, the noise criteria outlined in the City of Ottawa's Environmental Noise Control Guidelines (Guide) [1] and the Ontario Ministry of Environment, Conservation and Parks (MECP) Publication NPC-300 [2] were adopted. The applicable noise criteria for this proposed redevelopment are described as follows:

1.1 Outdoor Noise Criteria

The daytime noise criterion for outdoor living areas (OLAs) is 55 dBA for road and rail noise sources. Where it is not technically, economically, or administratively feasible to meet the 55 dBA limit, up to 60 dBA is permissible with warning clauses. Where the daytime sound level is greater than 60 dBA, control measures are required to reduce the sound level to 60 dBA or less.

The proposed development has made provisions for a variety of protected indoor amenities such as screening room, party and exercise rooms, etc. that are accessible to all future occupants/owners in the



proposed Development. There are also outdoor rooftop terraces that have been provided. In addition, there are balconies and terraces for the respective suites, and it should be noted that typically, balconies in residential condominium buildings are not considered OLAs unless both of the following conditions exist: they are at least 4 m in depth and there is no provision for protected amenities within the development.

1.2 External Building Façade Criteria

Where the sound levels at the exterior of the building facades exceed 55 dBA at living/dining room windows during daytime hours and 50 dBA at bedroom windows during nighttime periods, the unit must be provided with forced air heating with provision for central air conditioning. Where the sound levels exceed by more than 10 dB (i.e. 65 dBA at living/dining room windows and 60 dBA at bedroom windows), central air conditioning must be incorporated into the building design prior to occupancy. Upgraded window glazing construction may be required and warning clauses are applicable as well.

It should be noted that in high and medium density residential developments, other forms of mechanical ventilation may be available. Ventilation methods other than central air conditioning are acceptable for high and medium density residential developments, subject to the following conditions:

- the noise produced by the proposed ventilation system in the space served does not exceed 40 dBA;
- the ventilation system complies with all national, provincial and municipal standards and codes;
- the ventilation system is designed by a heating and ventilation professional; and
- the ventilation system enables the windows and exterior doors to remain closed.

1.3 Noise Criteria for Stationary Sources

The applicable MECP noise criteria at a point of reception (POR) are dictated by MECP Publication NPC-300 [2] for Class 1 Areas. These guidelines state that the one-hour sound exposures (Leq, 1 hour) from stationary noise sources in Class 1 areas shall not exceed:

- the higher of 50 dBA or background noise between 0700h and 1900h;
- the higher of 50 dBA or background noise between 1900h and 2300h; and
- the higher of 45 dBA or background noise between 2300h and 0700h (excluding outdoor PORs).

The sound level limits for the testing of emergency generator are 5 dBA higher the above limits.



2.0 POINT OF RECEPTION DESCRIPTION

To evaluate the noise impact from road traffic on the Development, four onsite noise sensitive receptors (ON-R1, ON-OLA1, ON-OLA2, and ON-OLA3) were selected from the Development's most affected locations. Receptor ON-R1 represents the ninth floor windows on the east façade, facing Teron Road. Receptor ON-OLA1 represents the rooftop terrace at the northeast corner of the building. Receptor ON-OLA2 represents the amenity space windows on the penthouse level. Receptor ON-OLA3 represents an outdoor living area (pool) on the ground level. The following table lists the selected receptor details:

Point of Reception ID	Point of Reception Location	Point of Reception Height, m
ON-R1	East Façade, 9th Floor Windows	26.1
ON-OLA1	Rooftop Terrace	29.1
ON-OLA2	Amenity Space Windows, Penthouse Level	29.1
ON-OLA3	Ground Level OLA (Pool)	1.5

Locations of the selected receptors are shown in Figure 2, Appendix B.

3.0 NOISE IMPACT ASSESSMENT

3.1 Noise Impact from External Stationary Sources on the Development

A review of aerial photos of the area shows that there are no significant stationary sources (e.g. industrial and commercial operations) within 100 m of the proposed Development. In accordance with the City's Environmental Noise Control Guidelines, the potential noise impact (if any) from external stationary sources has been deemed insignificant.

March Road is located to the northeast of the Development approximately 390 m away. Since the distance is greater than the required setback of 250 m for an existing or proposed highway, the noise impact from March Road on the Development was deemed insignificant.

Highway 417 is located to the southeast of the Development, approximately 1,700 m away. Since the distance is greater than the required setback of 500 m for 400 series freeways, the noise impact from Highway 417 on the Development was deemed insignificant.

A CN railway line is located to the north of the Development approximately 840 m away. Since the distance is greater than the maximum setback of 500 m for principal main lines, the noise/vibration impact from the CN railway line on the Development was deemed insignificant.



The proposed Development is located approximately 16 km to the west of the Ottawa International Airport. Annex 10 of the City's Official Plan shows that the Airport Vicinity Development Zone (AVDZ) extends up to the intersection of Baseline Road and Woodroffe Avenue to the northwest of the Airport. The distance from the proposed Development to the nearest AVDZ is approximately 11 km. Therefore, the aircraft noise impact was deemed insignificant and the aircraft warning clause is not required. A copy of the aircraft noise impact contour map is included in Figure 3, Appendix B.

3.2 Noise Impact from the Development on Nearby Sensitive Receptors

At the time this report was prepared, detailed mechanical equipment information associated with the Development was not available. As such, the noise impact from the Development on nearby sensitive receptors could not be evaluated. It is therefore suggested that, once the information is available, which is traditionally at the time of the site plan application, Pinchin will review the equipment acoustical information. If significant noise impact is anticipated, this noise impact study report will be updated accordingly.

3.3 Noise Impact from Transportation Sources on the Development

A review of aerial photos shows that there is one roadway in proximity to the Development: Teron Road to the east of the Development.

The AADT volume for Teron Road was calculated from Turning Movement Count (TMC) report at the intersection of Beaverbrook Road and Penfield Drive North. The TMC study was commissioned by the City of Ottawa in March 2020. The AADT volume was projected to year 2032, with an annual increase of 2.5%. This growth rate is in line with other studies in the nearby areas. Breakdowns of commercial vehicles were also determined based on the City's Guidelines.

Traffic noise impact was predicted using the MECP computer program STAMSON (Version 5.04) [3]. STAMSON uses the traffic volumes for the road and basic topographical information for the site in its calculations. The program accounts for adjustments in sound levels with vehicle volume, distance, finite segment, pavement surface, and acoustical shielding. Details of traffic data and STAMSON calculations are included in Appendix D.

The traffic noise impact prediction results are provided in Table 1, Appendix A.

In summary, the predicted traffic noise impacts range from 43 dBA to 54 dBA at the selected onsite receptors. The predicted traffic noise impact indicates that no special noise control measures are required on the building components. Construction of all building components meeting the Ontario Building Code (OBC) requirements will be sufficient to provide the required noise attenuation so that the indoor noise



levels will meet the applicable MECP guideline limits. Warning clauses are not required for the proposed Development.

Consequently, it is our opinion that the traffic noise impacts are in compliance with the MECP noise guidelines.

4.0 CONCLUSIONS

A detailed noise assessment of the proposed Development was completed by modelling the noise impact from road traffic on the Development. The assessment and review show that the traffic noise impacts meet the NPC-300 noise criteria.

Once information on the significant noise sources (if any) associated with the Development is available, which is traditionally at the time of the site plan application, the information should be reviewed by an acoustical consultant.

5.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.



6.0 CLOSURE

Should you have any questions or concerns regarding the contents of this study, please contact the undersigned.

Sincerely,

Pinchin Ltd.

Prepared by:

Reviewed by:

Weidong Li, PhD., P.Eng. Senior Project Engineer (647) 287-1677 wli@pinchin.com



Aidan Maher, P.Eng. Senior Project Manager (416) 271-9333 <u>amaher@pinchin.com</u>



7.0 REFERENCES

- 1. City of Ottawa, Environmental Noise Control Guidelines: Introduction and Glossary, January 2016.
- 2. Ministry of the Environment Publication NPC-300, "Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning", August 2013.
- 3. Ministry of the Environment's STAMSON/STEAM Computer Programme, (Version 5.04),

J:\293000s\0293160.000 Homestead,100WeepingWillow,ERC,NOISE\Deliverables\Report\293160 Noise Impact Study, 100 Weeping Willow Lane, Homestead 20210914.docx Template: Master Noise Impact Study Letter, ERC, March 5, 2020

APPENDIX A

Table

(1 Page)

Pinchin File: 293160

Table 1 - Road Traffic Noise Prediction Results

Point of Reception ID	Point of Reception Location	Point of Reception Height, m	Daytime Sound Level, dBA ^[1]	Nighttime Sound Level, dBA ^[2]	Noise Control Measures [3]		
ON-R1	East Façade, 9th Floor Windows	26.1	54	46	None		
ON-OLA1	Rooftop Terrace	29.1	54	-	None		
ON-OLA2	Amenity Space Windows, Penthouse Level	29.1	54	-	None		
ON-OLA3	Ground Level OLA (Pool)	1.5	43	-	None		

Notes

-. Road traffic noise impacts from Teron Road on the most affected facades and outdoor living areas.

1. The daytime period is from 7 am to 11 pm.

2. The nighttime period is from 11 pm to 7 am.

3. None: noise control measures and/or warning clauses are not required.

APPENDIX B Figures

(3 Pages)







APPENDIX C Additional Drawings

(10 Pages)















WEST ELEVATION (VARLEY)



Zoning Amendment

PLOT DATE: Wednesday, May 26, 2021





NORTH ELEVATION

Zoning Amendment rla/architecture

PLOT DATE: Wednesday, May 26, 2021





100

EAST ELEVATION



Zoning Amendment

PLOT DATE: Wednesday, May 26, 2021

rla/architecture



SOUTH ELEVATION



Zoning Amendment

PLOT DATE: Wednesday, May 26, 2021



APPENDIX D Traffic Data and STAMSON Calculations

(11 Pages)

	Teron Road	Notes
AADT - Year 2020	8524	From Turning Movement Count (TMC) report
Annual Growth	2.5%	Typical growth rate
Years of Growth	12	Projected to year 2032
AADT - 2032	11464	Projected to year 2032
Day Split	92%	As per the City of Ottawa Environmental Noise Control Guidelines
Cars	10891	95% for cars, based on TMC report
Medium Trucks	335	A 7:5 medium/heavy truck ratio, as per the City of Ottawa Environmental Noise Control Guidelines
Heavy Trucks	238	A 7:5 medium/heavy truck ratio, as per the City of Ottawa Environmental Noise Control Guidelines

Table D1 - Summary of Traffic Data and Projections



Turning Movement Count - Study Results TERON RD @ BEAVERBROOK RD/PENFIELD DR N



5479343 - MAR 10 2020 - 8HRS - LORETTA



Turning Movement Count - Study Results TERON RD @ BEAVERBROOK RD/PENFIELD DR N

Survey D Start Tin	ate:⊤ ne:0	uesda 7:00	y, Mar	rch 10, F	2020 	Stud	v Sı	umma	arv (8	8 HR	Sta	wo Dev nda	No: ice: rd)			39 Miov	593 ⁄ision		
Survey Da	ate:	Tuesda	ay, Ma	arch 10), 2020	C	5	1	Fotal C) bserv	ved U-	Turns					AAD	Γ Facto	or
-			-				Ν	lorthbour	nd: 0		Sout	hbound:	0				1.00		
							I	Eastbour	nd: 0		Wes	tbound:	0				1100		
	No	rthboui	nd		Southbour		ind	nd		Ea		astbound		Westboun		und			
Period	LT	ST	RT	NB TOT	LT	ST	RT	SB TOT	STR TOT	LT	ST	RT	EB TOT	LT	ST	RT	WB TOT	STR TOT	Grand Total
07:00 08:00	71	148	7	226	8	75	36	119	345	113	4	152	269	21	9	28	58	327	672
08:00 09:00	197	320	9	526	16	144	39	199	725	142	11	189	342	23	13	30	66	408	1133
09:00 10:00	98	168	7	273	10	84	41	135	408	79	4	167	250	12	4	25	41	291	699
11:30 12:30	85	99	18	202	24	185	49	258	460	56	2	103	161	18	6	18	42	203	663
12:30 13:30	90	122	18	230	11	129	56	196	426	50	3	99	152	15	0	9	24	176	602
15:00 16:00	164	147	22	333	24	177	83	284	617	66	8	147	221	22	9	20	51	272	889
16:00 17:00	205	121	26	352	22	333	133	488	840	75	5	186	266	18	6	14	38	304	1144
17:00 18:00	191	131	30	352	22	360	127	509	861	72	12	133	217	19	7	8	34	251	1112
Sub Total	1101	1256	137	2494	137	1487	564	2188	4682	653	49	1176	1878	148	54	152	354	2232	6914
U Turns	0			0	0			0	0	0			0	0			0	0	0
Total	1101	1256	137	2494	137	1487	564	2188	4682	653	49	1176	1878	148	54	152	354	2232	6914
EQ 12Hr	1530	1746	190	3466	190	2067	784	3041	6507	908	68	1635	2611	206	75	211	492	3103	9610
Note: These	values a	re calcul	lated by	y multipl	ying the	totals b	y the ap	opropriate	e expans	sion fact	or.			1.39					
AVG 12Hr	1530	1746	190	3466	190	2067	784	3041	6507	908	68	1635	2611	206	75	211	492	3103	9610
Note: These	volumes	are calc	culated	by multi	plying tl	ne Equiv	alent 1	2 hr. tota	ls by the	AADT f	actor.			1.00					
AVG 24Hr	2004	2287	249	4540	249	2708	1027	3984	8524	1189	89	2142	3420	270	98	276	644	4064	12588
Note: These	volumes	are calc	culated	by multi	plying tl	ne Avera	age Dail	ly 12 hr. 1	totals by	12 to 24	4 expan	sion fac	tor.	1.31					
Note: U-Tur	ns prov	ided for	r appro	bach tot	als. Re	efer to '	U-Turn	' Report	for spe	cific br	eakdov	vn.							

STAMSON 5.0 NORMAL REPORT Date: 30-08-2021 11:02:36 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT Filename: wp_e.te Time Period: Day/Night 16/8 hours Description: Road Traffic Noise Impact at Receptor ON-R1 Road data, segment # 1: Teron (day/night) -----Car traffic volume : 10019/871 veh/TimePeriod * Medium truck volume : 308/27 veh/TimePeriod * Heavy truck volume : 219/19 veh/TimePeriod * Posted speed limit : 50 km/h Road gradient : 0 % Road pavement : 1 (Typical asphalt or concrete) * Refers to calculated road volumes based on the following input: 24 hr Traffic Volume (AADT or SADT): 8524 Percentage of Annual Growth : 2.50 Number of Years of Growth : 12.00 Medium Truck % of Total Volume: 2.92Heavy Truck % of Total Volume: 2.08Day (16 hrs) % of Total Volume: 92.00 Data for Segment # 1: Teron (day/night) _____ Angle1Angle2: -90.00 deg90.00 degWood depth: 0(No woods.No of house rows: 0 / 0Surface: 1(Absorptive) (No woods.) (Absorptive ground surface) Receiver source distance : 175.00 / 175.00 m Receiver height : 26.10 / 26.10 m : 1 (Flat/gentle slope; no barrier) Topography : 0.00 Reference angle Results segment # 1: Teron (day) ------Source height = 1.20 mROAD (0.00 + 53.90 + 0.00) = 53.90 dBAAnglel Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq _____ -90 90 0.00 64.57 0.00 -10.67 0.00 0.00 0.00 0.00 53.90 _____ Segment Leg : 53.90 dBA Total Leq All Segments: 53.90 dBA

Total Leq All Segments: 46.30 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 53.90 (NIGHT): 46.30

STAMSON 5.0 NORMAL REPORT Date: 30-08-2021 11:04:22 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT Filename: wp olal.te Time Period: Day/Night 16/8 hours Description: Road Traffic Noise Impact at Receptor ON-OLA1 Road data, segment # 1: Teron (day/night) -----Car traffic volume : 10019/871 veh/TimePeriod * Medium truck volume : 308/27 veh/TimePeriod * Heavy truck volume : 219/19 veh/TimePeriod * Posted speed limit : 50 km/h Road gradient : 0 % Road pavement : 1 (Typical asphalt or concrete) * Refers to calculated road volumes based on the following input: 24 hr Traffic Volume (AADT or SADT): 8524 Percentage of Annual Growth : 2.50 Number of Years of Growth : 12.00 Medium Truck % of Total Volume: 2.92Heavy Truck % of Total Volume: 2.08Day (16 hrs) % of Total Volume: 92.00 Data for Segment # 1: Teron (day/night) _____ Angle1Angle2: -90.00 deg90.00 degWood depth: 0(No woods.No of house rows: 0 / 0Surface: 1(Absorptive) (No woods.) (Absorptive ground surface) Receiver source distance : 175.00 / 175.00 m Receiver height : 29.10 / 29.10 m : 1 (Flat/gentle slope; no barrier) Topography : 0.00 Reference angle Results segment # 1: Teron (day) ------Source height = 1.20 mROAD (0.00 + 53.90 + 0.00) = 53.90 dBAAnglel Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq _____ -90 90 0.00 64.57 0.00 -10.67 0.00 0.00 0.00 0.00 53.90 _____ Segment Leg : 53.90 dBA Total Leq All Segments: 53.90 dBA

Total Leq All Segments: 46.30 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 53.90 (NIGHT): 46.30

STAMSON 5.0 NORMAL REPORT Date: 14-09-2021 12:00:52 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT Filename: wp ameni.te Time Period: Day/Night 16/8 hours Description: Road Traffic Noise Impact at Receptor ON-OLA2 Road data, segment # 1: Teron (day/night) -----Car traffic volume : 10019/871 veh/TimePeriod * Medium truck volume : 308/27 veh/TimePeriod * Heavy truck volume : 219/19 veh/TimePeriod * Posted speed limit : 50 km/h Road gradient : 0 % Road pavement : 1 (Typical asphalt or concrete) * Refers to calculated road volumes based on the following input: 24 hr Traffic Volume (AADT or SADT): 8524 Percentage of Annual Growth : 2.50 Number of Years of Growth : 12.00 Medium Truck % of Total Volume: 2.92Heavy Truck % of Total Volume: 2.08Day (16 hrs) % of Total Volume: 92.00 Data for Segment # 1: Teron (day/night) _____ Angle1Angle2: -90.00 deg90.00 degWood depth: 0(No woods.No of house rows: 0 / 0Surface: 1(Absorptive) (No woods.) (Absorptive ground surface) Receiver source distance : 185.00 / 185.00 m Receiver height : 29.10 / 29.10 m : Topography 1 (Flat/gentle slope; no barrier) : 0.00 Reference angle Results segment # 1: Teron (day) ------Source height = 1.20 mROAD (0.00 + 53.66 + 0.00) = 53.66 dBAAnglel Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq _____ -90 90 0.00 64.57 0.00 -10.91 0.00 0.00 0.00 0.00 53.66 _____ Segment Leg : 53.66 dBA Total Leq All Segments: 53.66 dBA

Total Leq All Segments: 46.06 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 53.66 (NIGHT): 46.06

STAMSON 5.0 NORMAL REPORT Date: 30-08-2021 11:07:31 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT Filename: wp pool.te Time Period: Day/Night 16/8 hours Description: Road Traffic Noise Impact at Receptor ON-OLA3 Road data, segment # 1: Teron (day/night) -----Car traffic volume : 10019/871 veh/TimePeriod * Medium truck volume : 308/27 veh/TimePeriod * Heavy truck volume : 219/19 veh/TimePeriod * Posted speed limit : 50 km/h Road gradient : 0 % Road pavement : 1 (Typical asphalt or concrete) * Refers to calculated road volumes based on the following input: 24 hr Traffic Volume (AADT or SADT): 8524 Percentage of Annual Growth : 2.50 Number of Years of Growth : 12.00 Medium Truck % of Total Volume: 2.92Heavy Truck % of Total Volume: 2.08Day (16 hrs) % of Total Volume: 92.00 Data for Segment # 1: Teron (day/night) _____ Angle1Angle2: -90.00 deg15.00 degWood depth: 0(No woods)No of house rows: 0 / 0Surface: 1(Absorptive) (No woods.) Surface (Absorptive ground surface) Receiver source distance : 172.00 / 172.00 m Receiver height : 1.50 / 1.50 m : 1 (Flat/gentle slope; no barrier) Topography : 0.00 Reference angle Results segment # 1: Teron (day) ------Source height = 1.20 mROAD (0.00 + 43.42 + 0.00) = 43.42 dBA Anglel Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq _____ -90 15 0.66 64.57 0.00 -17.59 -3.56 0.00 0.00 0.00 43.42 _____ Segment Leg : 43.42 dBA

Total Leq All Segments: 43.42 dBA

Total Leq All Segments: 35.82 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 43.42 (NIGHT): 35.82