



## 1166 Bank Street, Ottawa, ON

Noise Control Detailed Study

**Client:**

*Ambassador Realty Inc. 185 Somerset Street West, Ottawa, ON K2P 0J2*

**Type of Document:**

Site Plan Control Application

**Project Name:**

Noise Control Detailed Study – 6-Storey Mixed-Use Building

**Project Number:**

OTT-22018175-A0

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**Date Submitted:**

March 21, 2023

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## 1 Introduction

EXP Services Inc. (EXP) was retained by Ambassador Realty Inc. to complete a Noise Control Detailed Study for a proposed 6-storey mixed-use building at 1166 Bank Street in Ottawa, Ontario (hereinafter referred to as the 'Site') to support a Site Plan Approval application. The purpose of this study is to assess the impact of traffic noise from nearby roads to the proposed mixed-use development in accordance with the City of Ottawa's Environmental Noise Control Guidelines (ENCG) and the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300. It is prepared to address the following requirements as identified in Section 2.1 of the ENCG.

“Development proposals for new noise sensitive land uses are required to include a noise feasibility study and/or detailed noise study in the following locations:

- Mixed Use Centre, Town Centre and Main streets as identified on Schedule B; or within
- 100 metres from the right-of-way of:
  - an existing or proposed arterial, collector or major collector road identified on Schedules C4; or
  - a light rail transit corridor; bus rapid transit, or transit priority corridor identified on Schedule C2;
- 250 metres from the right-of-way of:
  - an existing or proposed highway;
- 300 metres from the right-of-way of
  - A proposed or existing rail corridor or;
  - Secondary main railway line;
- 500 metres from the right-of-way of:
  - A 400-series provincial highway, freeway or
  - A principle main railway line.”

And will require noise mitigation and a warning clause where necessary, as a condition of approval.

This report assesses noise impact from surface transportation noise sources only. No significant stationary noise sources were noted in the vicinity of the site, and therefore an assessment of stationary noise sources was outside the scope of this study.

## 2 Site and Surrounding Area

The Site is located on the west side of Bank Street and is bounded by two local roads: Glen Avenue to the north, and Grove Avenue to the south. It is surrounded by residential properties and commercial buildings. An aerial photo of the area is shown in [Figure A3](#) in [Appendix A](#). Bank Street is an arterial road within 100 m of the site.

The Site consists of a 6-storey mixed-used building with a basement/parking level. The first floor has 4 retail units, and the second through sixth floors contain a total of 37 residential units. On the fifth floor, all units facing Bank Street have terraces 2 m (6.56 ft.) deep. As the depth of the terraces are less than 4 m, they are not considered designated outdoor amenity areas. Additionally, there is an L-shaped terrace cornering the Site's south and west side façade, shared by the residents. This terrace does not protrude at a depth of more than 4 m from either side of the façade, and therefore, cannot be considered as an outdoor amenity area for the sake of this study. A site plan, elevation plan and floor plans are provided in [Appendix A](#).

### 3 Noise Criteria

Guidelines for acceptable sound levels of road traffic on mixed use developments are given in Part C of MECP Publication NPC-300 “Environmental Noise Guidelines, Stationary and Transportation Sources – Approval and Planning” (August 2013) and City of Ottawa’s ENCG. They are summarized in **Table 3-1** to **Table 3-3**.

Table 3-1 - MECP and City of Ottawa Indoor Sound Level Limit

Room	Time Period	Road Sound Level ( $L_{eq}$ )
Living/Dining Rooms	Daytime (07:00-23:00)	45 dBA
	Night-time (23:00-07:00)	45 dBA
Bedrooms	Daytime (07:00-23:00)	45 dBA
	Night-time (23:00-07:00)	40 dBA

Table 3-2 - MECP Ventilation and Warning Clause Requirements

Time Period	Assessment Location	$L_{eq}$	Ventilation Requirements	Warning Clause
Daytime (07:00-23:00)	Plane of a bedroom or living/dining room window	Greater than 55 dBA to less than or equal to 65 dBA	Forced air heating with provision for central air conditioning.	Type C
		Greater than 65 dBA	Central air conditioning	Type D
Night-time (23:00-07:00)	Plane of a bedroom or living/dining room window	Greater than 50 dBA to less than or equal to 60 dBA	Forced air heating with provision for central air conditioning.	Type C
		Greater than 60 dBA	Central air conditioning	Type D

Table 3-3 - MECP Building Component Requirements

Time Period	Assessment Location	$L_{eq}$	Building Component Requirements
Daytime (07:00-23:00)	Plane of a bedroom or living/dining room window	Less than or equal to 65 dBA	Building compliant with the Ontario Building Code.
		Greater than 65 dBA	Building components must be designed to achieve indoor sound level criteria.
Night-time (23:00-07:00)	Plane of a bedroom or living/dining room window	Less than or equal to 60 dBA	Building compliant with the Ontario Building Code.
		Greater than 60 dBA	Building components must be designed to achieve indoor sound level criteria.

### 3.1 Transportation Sound Level Prediction

The major transportation noise source is the road traffic along Bank Street, which is classified as a 4-Lane Urban Arterial-Undivided and is within 100 m from the Site. Glen Avenue and Grove Avenue are public local roads and therefore are not assessed as noise sources.

Calculation of traffic sound levels were performed using STAMSON 5.04, the software implementation of the MOE ORNAMENT model for road traffic, which was developed and published by the MECP for transportation noise prediction. Traffic volume data for Bank Street was obtained from ENCG for a 4-Lane Urban Arterial-Undivided Road. The traffic data is summarized in

**Table 3-4.**

*Table 3-4 - Road Traffic Data Summary*

Parameter	Bank Street
R.O.W. Width	Approx. 12.5 m
Roadway Type	4-Lane Urban Arterial-Undivided; (4-UAU)
AADT	30,000 vehicles/day
Day/Night Split	92%/8%
Medium Truck Percentage	7%
Heavy Truck Percentage	5%
Speed Limit	40 km/h*

*\*The actual posted speed limit of the road section*

## 4 Critical Noise Receptors

Critical Noise Receptors are those receptors likely to be most affected by the identified noise source. The east face of the building parallel to the noise source with no physical barrier in between. The west face of the building is fully shielded from Bank Street and hence is not considered in this study. The north and south face of the building are perpendicular to the noise source and will face limited exposure to the traffic noise on Bank Street. Therefore, the critical noise receptor in this case would be the bedrooms and living areas of the units along the east façade of the building (facing Bank Street). A receptor (POR1) is considered at the east façade to measure noise levels.

In addition, receptors were also considered along the north (POR2) and south (POR3) face of the building to measure noise levels. The neighboring property across from the south façade of the building is currently 4 storey high. Therefore, it would provide shielding for the south façade for up to 4<sup>th</sup> storey. Therefore, an additional receptor (POR4) was considered at the south façade for 5<sup>th</sup> and 6<sup>th</sup> storey to model the higher noise exposure. All the neighboring buildings across from north façade are 1 storey high. Therefore, only one receptor (POR2) is sufficient to model 2<sup>nd</sup> to 6<sup>th</sup> storey of north façade. All the PORs along north and south façade were placed at the center of the façade to measure source-receiver distance.

Since the ground between the source and the receptor (Bank Street) is considered as reflective ground surface in all scenarios, the resulting noise levels at the face of the building are independent from the receptor height. **Figure A1** and **Figure A2** in **Appendix A** shows the exposure angle and source-receptor distances for each POR.

Table 4-1 - Summary of Point of Reception (POR)

Receptor ID	Receptor Location
POR1	East façade
POR2	North façade
POR3	South façade
POR4	South façade (5 <sup>th</sup> -6 <sup>th</sup> Storey)

## 5 Stamson Output, Analysis and Recommendations

Calculated sound levels from Stamson are summarized in **Table 5-1**. The output reports from Stamson are provided in **Appendix B**. The daytime and nighttime sound levels due to road traffic on Bank Street at the building faces exceed the limits provided in **Table 3-1**. Therefore, ventilation and building component requirements (noise control measures) in accordance with **Table 3-2** and **Table 3-3** respectively, must be examined.

Table 5-1 - Calculated Outdoor Sound Levels at the east façade of the building due to Road Traffic

Receptor ID	Calculated Sound Level (dBA)	
	Daytime $L_{eq}$ (16 hrs)	Night-time $L_{eq}$ (8 hrs)
POR1 (east façade)	70	62
POR2 (north façade)	65	58
POR3 (south façade)	62	54
POR4 (south façade, 5 <sup>th</sup> -6 <sup>th</sup> storey)	63	56

As noted in **Table 5-1** above, the daytime and nighttime sound levels at the east façade (POR 1) are greater than 65 dBA and 60 dBA, respectively. Whereas, for the north and south façade, the sound levels are between 55 dBA and 65 dBA during daytime and 50 dBA and 60 dBA during nighttime. Based on these results, the applicable warning clauses, building ventilation and component requirements listed on **Table 3-2** and **Table 3-3**, are summarized in **Table 5-2** below.

Table 5-2 - Summary of the applicable warning clauses and required AIF for building components

Receptor ID	Applicable Warning Clauses		Centralized Air Conditioning System	Required AIF for Building Components	
	Daytime	Nighttime		Daytime	Nighttime
POR1 (east façade)	Type D	Type D	Required	30	27
POR2 (north façade)	Type C	Type C	Provisioned	OBC	OBC
POR3 (south façade)	Type C	Type C	Provisioned	OBC	OBC
POR4 (south façade, 5 <sup>th</sup> -6 <sup>th</sup> storey)	Type C	Type C	Provisioned	OBC	OBC

From **Table 5-1** and **Table 5-2** above, it is evident that the units along the east face of the building are most critical for this noise study. Given that the outdoor noise levels along the east façade would be greater than 65 dBA during daytime and 60

dBa during nighttime, the building components will have to be chosen to meet the required Acoustical Insulation Factor (AIF) as noted in **Table 5-2** above. The required AIF was derived using equation (1) below, assuming Two (2) building components (Wall and window) for the east façade of the building. This assumption was made based on the architectural plan available at the time of this study, attached in **Appendix A**. Building components along the north and south face of the building can be designed as per the Ontario Building Code (OBC) requirements. Moreover, the units on the east facade will need to be equipped with a centralized air conditioning system.

The Acoustic Insulation Factor (AIF) needed to control the road traffic noise is calculated as follows:

$$*AIF = L_{eq} \text{ outdoor façade} - L_{eq} \text{ indoor} + 10 \log C + 2 \dots\dots\dots (1)$$

where:

$L_{eq} \text{ outdoor façade}$  = Outdoor façade sound level

$L_{eq} \text{ indoor}$  = Indoor objective sound level

C = Number of building components forming envelope of room

*\*Source: Equation 3 - Building Research Note, Acoustic Insulation Factor: A Rating for the Insulation of Buildings Against Outdoor Noise by J.D. Quirt (Division of Building Research, National Research Council of Canada, June 1980) [BRN, 1980]*

At this stage of design, the architectural floor plans (included in **Appendix A**) are not well advanced to include the floor space area usage, component type and size to calculate the accurate ratio of component area to floor area. Therefore, the window and wall component requirements were estimated based on assumed wall/floor and window/floor areas. The assumption will be that for units facing Bank Street along the east façade of the building, the window to floor area will be 25% and wall to floor area will be 80%. As noted previously, the outdoor noise levels along the north and south face of the building are less than 65 dBA during daytime and less than 60 dBA during nighttime. Therefore, the building components designed to be compliant with the OBC should be sufficient.

As the Architectural design progresses, the building components will have to be designed to provide the required AIF noted in **Table 5-2** above.

### 5.1 Ventilation

Based on the MECP Ventilation Requirements, the predicted daytime sound levels for POR1 are over 65 dBA during daytime and over 60 dBA during night-time. Therefore, central air conditioning is required for the building (alongside a warning clause) so that windows can remain closed.

The following Type D warning clause should be inserted in all development agreements of dwellings facing Bank Street, along east facade:

**Type D: (see Section C7.1.2.1, Section C7.1.2.2 and Section C7.4 - (MECP, Publication NPC-300)**

“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 within the sound level limits of the Municipality and the Ministry of the Environment.”



The following Type C warning clause should be inserted in all development agreements of dwellings along the north and south façade:

**Type C: (see Section C7.1.2.1, Section C7.1.2.2 and Section C7.4 - (MECP, Publication NPC-300)**

“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 in low and medium density developments 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.”

**5.2 Building Components**

Based on the MECP Building Component Requirements, the predicted sound levels exceed 65 dBA during daytime and 60 dBA during night-time for POR1. Therefore, the building components should be designed so that the indoor sound levels comply with the sound level limits for all residential units on the east façade facing Bank Street as summarized below.

Based on the results of **Table 5-1** and use of Equation (1), the minimum acoustical performance for the exterior façade of the building was computed for the critical noise receptor POR1, facing Bank Street at daytime with an  $L_{EQ} = 70$  dBA, resulting in a required AIF = 30.

From Table 6 of BRN 1980, with an assumed wall/floor area of 80%, an EW1 exterior wall would be required.

**EW1**

- 12.7 mm gypsum board
- Vapour barrier
- 38 x 89 studs with 50 mm (or thicker) mineral wool or glass fibre batts in inter-stud cavities
- Sheathing
- Wood siding or metal siding and fibre backer board

From Table 5 of BRN 1980, with an assumed window/floor area of 25%, window configurations recommended are summarized in **Table 5-3** below.

*Table 5-3 - Recommended Window Configurations (25% Window/Floor Area)*

Component	Configuration	Description
Window	2-18-2	Double-glazed window with 2mm glass and 18mm air space
	3-13-3	Double-glazed window with 3mm glass and 13mm air space
	4-6-4	Double-glazed window with 4mm glass and 6mm air space



## 6 Conclusions

The noise impact of transportation noise sources on the proposed development will meet MECP and ENCG criteria upon architect's review and implementation of the recommendations given in Section 5 of this report, which are based upon preliminary floor plans and building elevations. It must be noted that once detailed plans are finalized, it is recommended that an acoustical consultant reviews and/or designs the building components to ensure that the anticipated indoor noise levels meet the requirements. Upon fulfillment of these requirements, the proposed mixed-use development at 1166 Bank Street in Ottawa should be approved from the "Noise Study" assessment perspective.

## 7 General Limitations

The information and conclusions in this report are considered to be privileged and confidential and have been prepared exclusively for Ambassador Realty Inc. The purpose of this report is to provide Ambassador Realty Inc. with an assessment of the potential noise impacts to the proposed residential development.

The information presented in this report is based on information provided by others and visual observations as identified herein. Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Noise levels at various times may differ from those assessed. In addition, any changes to the proposed design or introduction of new processes and/or sources may render the conclusions of this report inaccurate or invalid. In the event of any such changes, EXP should be contacted to re-evaluate the conditions within the assessed areas and make appropriate revisions to the original conclusions of this report.

## 8 Closure

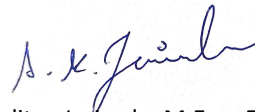
We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



Saad Qureshi, EIT  
Engineering Designer  
Infrastructure and Transportation



Aaditya Jariwala, M.Eng, EIT  
Engineering Designer  
Infrastructure and Transportation



Alam Ansari, M.Sc., P.Eng.  
Director of Operations, Eastern Ontario  
Infrastructure and Transportation

## 9 References

- Building Research Note, Acoustic Insulation Factor: A Rating for the Insulation of Buildings Against Outdoor Noise by J.D. Quirt (Division of Building Research, National Research Council of Canada, June 1980)
- City of Ottawa, Environmental Noise Control Guidelines (ENCG), January 2016.
- Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning (Publication NPC-300), August 2013.

## Appendix A

### Figures and Drawings

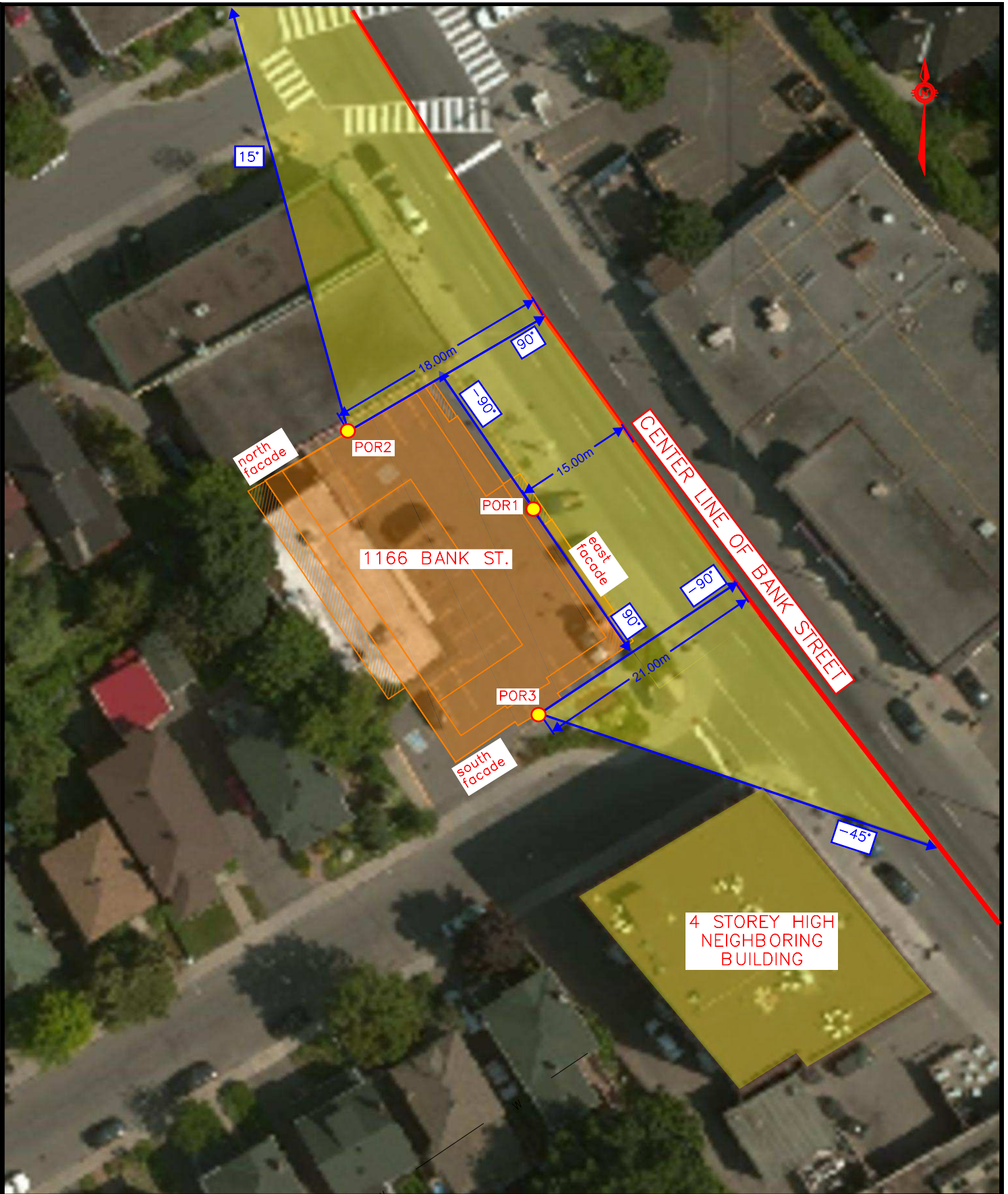
*Figure A1 - POR Location, Exposure Angle and Source-Receiver Distance 1*

*Figure A2 - POR Location, Exposure Angle and Source-Receiver Distance 3*

*Figure A3 – Site Location Plan*

*Architectural Plans (11x17 reduced size)*

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**exp Services Inc.**  
 100-2650 Queensview Drive  
 Ottawa, ON K2B 8H6  
 www.exp.com



**1166 BANK STREET**

POR LOCATION, EXPOSURE ANGLE AND SOURCE-RECEIVER DISTANCE 1

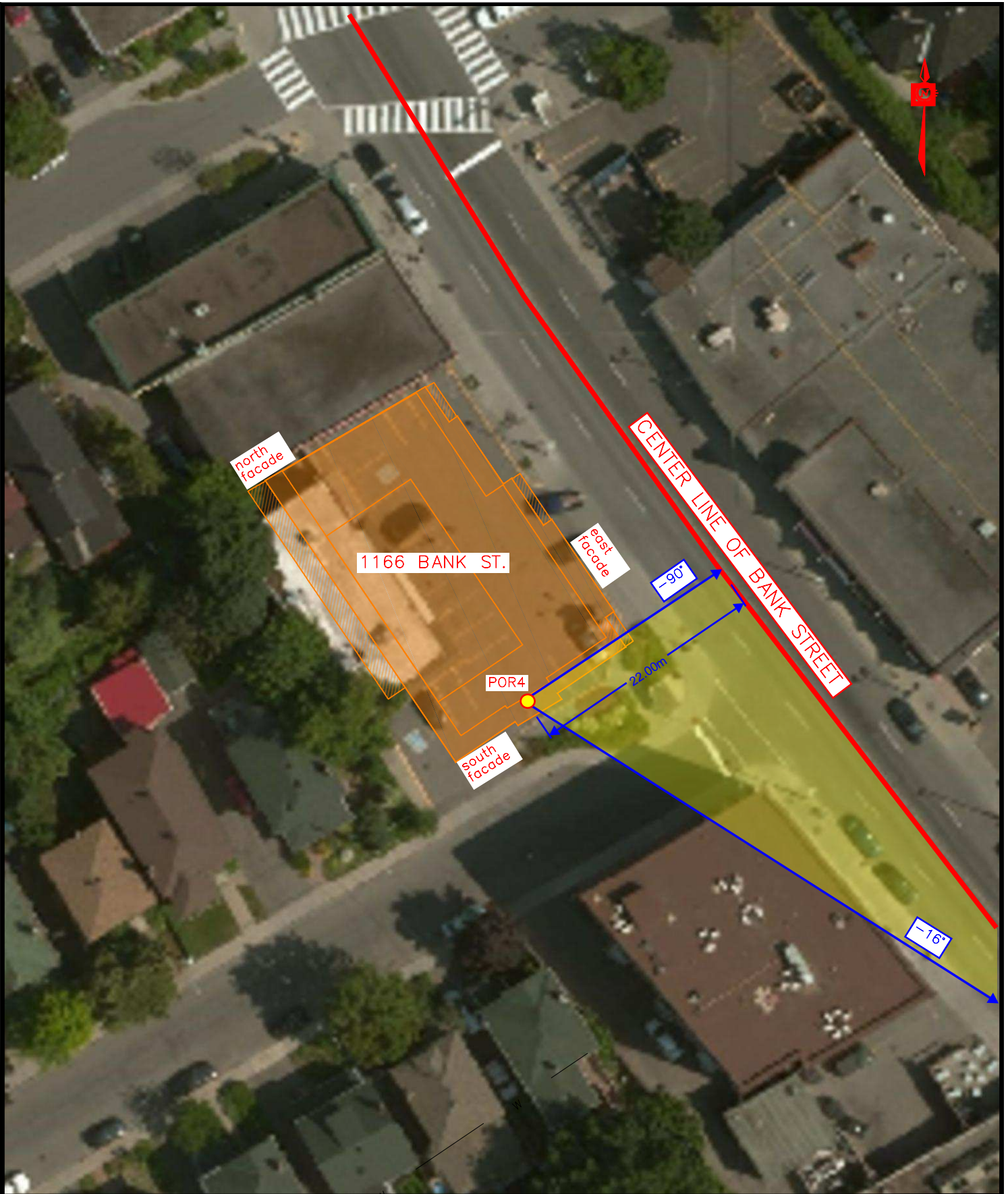
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**FIG A1**



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### 1166 BANK STREET

POR LOCATION, EXPOSURE ANGLE AND SOURCE-RECEIVER DISTANCE 2

SCALE

SKETCH NO

## FIG A2





1166 BANK ST

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Ottawa, ON K2B 8H6  
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1166 BANK STREET

SITE LOCATION PLAN

SCALE  
SKETCH NO  
FIG A3

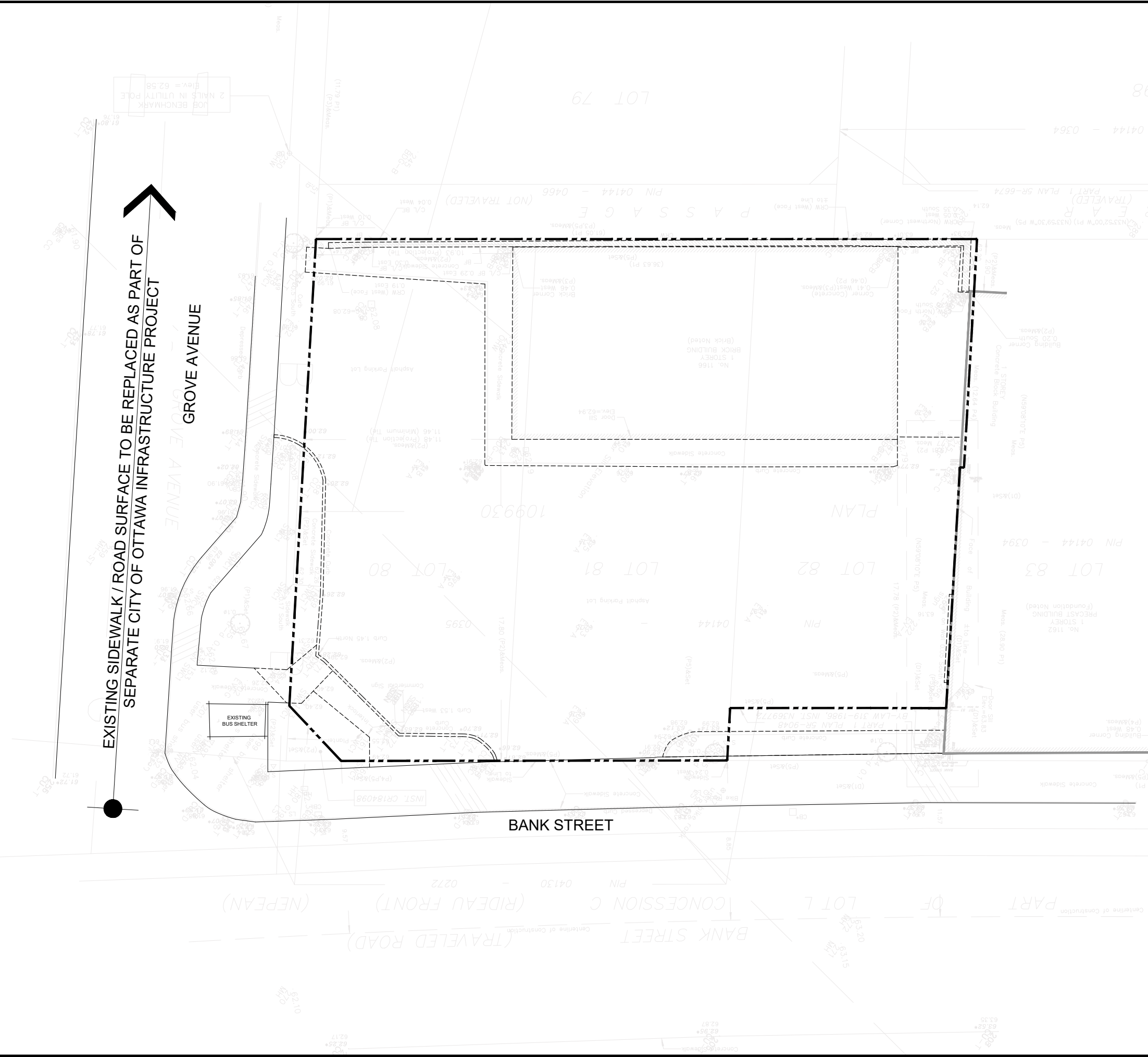
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Last Saved: Mar 21, 2023 10:56 AM Last Plotted: Mar 21, 2023 10:58 AM Plotted by: JarivalaA



EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT

GROVE AVENUE

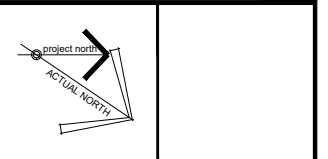
BANK STREET



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  - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
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**ISSUE RECORD:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN COORDINATION	2022-11-03
2	ISSUED FOR SITE PLAN COORDINATION	2022-12-09
3	ISSUED FOR COORDINATION	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01

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**PROJECT TITLE**

1166 BANK STREET

**DRAWING TITLE**

SITE PLAN: DEMOLITION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A100

SCALE: 1:100  
 REVIEWED: TD | DR

**ARCHITECTURAL**

EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT

GROVE AVENUE

BANK STREET

1166 BANK STREET  
6 STORY BUILDING  
MAX. HEIGHT 20m

RIVER STONE  
BALLASTED ROOF OVER  
GARAGE ENTRY

PLANTER

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

**SITE PLAN LEGEND:**

- EXTENT OF REMOVALS
- EXISTING PROPERTY LINE
- PROPERTY LINE AFTER ROAD WIDENING
- SET BACK LINE
- NEW PRIVACY FENCE TO APPROX. 1.4m ABOVE GRADE
- EXTENT OF FOUNDATION BELOW GRADE
- EXTENT OF BUILDING AT GROUND FLOOR
- BUILDING OVERHANGS ABOVE. REFER TO ELEVATIONS
- CONCRETE WALKING / DRIVING SURFACE. REFER TO CIVIL DOCUMENTS
- SOFT LANDSCAPING. REFER TO LANDSCAPING DOCUMENTS
- HARD LANDSCAPING. REFER TO LANDSCAPING DOCUMENTS
- RAISED LANDSCAPING BLOCKS
- LOCATION FOR NEW BICYCLE RACK

**EXTERIOR DOOR LEGEND:**

- LOCATION OF EXTERIOR DOORS:
- B = BICYCLE STORAGE ROOM
- M = MAIN RESIDENTIAL ENTRANCE
- R = RETAIL UNIT
- V = VEHICLE ENTRANCE / EXIT
- X = EXIT DOOR

**GENERAL SITE PLAN NOTES:**

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEY OF LOT 81 PART OF LOTS 80 & 82 REGISTERED PLAN 109630, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., SIGNED AND DATED FEBRUARY 12, 2022

**SITE & BUILDING DATA, 166 BANK STREET:**

SITE AREA	1015.47m <sup>2</sup>
GROSS FLOOR AREA (CITY OF OTTAWA)	2980.87m <sup>2</sup>
BUILDING AREA (OBC)	709.60m <sup>2</sup>

**ZONING:**

PART 10 - MIXED USE  
TM2 H(15) - TRADITIONAL MAIN STREET SUBZONE 2

**SETBACKS:**

FRONT: 2m MAX. + 2m ABOVE THE 4TH FLOOR  
REAR: 4.5m (ABUTS LANEWAY), REFER TO ELEVATIONS FOR ANGULAR SETBACK ABOVE 15m  
CORNER SIDE YARD: 3m MIN. + 2m ABOVE THE 4TH FLOOR  
INTERIOR SIDE YARD: 0m

**BUILDING HEIGHT:**

AVERAGE GRADE: 62.89m  
MAXIMUM HEIGHT: 82.89m (20m)  
PROPOSED HEIGHT: 82.39m (19.5m)

**RESIDENTIAL PARKING:**

TYPE	REQUIRED	PROVIDED
TENANT PARKING	11	11
MIN. VISITOR PARKING	3	3
MAX. VISITOR PARKING	30	3
BARRIER FREE PARKING	1 (TYPE B)	1 (TYPE B)
<b>TOTAL:</b>	<b>14</b>	<b>14</b>

**COMMERCIAL PARKING:**

BASEMENT + GROUND FLOOR GFA	REQUIRED	PROVIDED
456.11m <sup>2</sup>	0	0

**BICYCLE PARKING:**

TYPE	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	19	60
COMMERCIAL BICYCLE PARKING	2	8

**GARBAGE ROOM REQUIREMENTS:**

TYPE	REQUIRED	PROVIDED
GARBAGE	8.55cu YARDS OF CONTAINER	1x 6cu YARD & 1x 4cu YARD CONTAINER
FIBRE RECYCLING	2.30cu YARDS OF CONTAINER	1x 3cu YARD CONTAINER
GLASS, METAL, & PLASTIC RECYCLING	0.67cu YARDS OF CONTAINER	3x 0.25cu YARD (50g) CONTAINERS
ORGANICS	1x 240L GREEN CONTAINER	1x 240L GREEN CONTAINER

**AMENITY AREAS**

TYPE	REQUIRED	PROVIDED
TOTAL AMENITY AREA	222m <sup>2</sup>	113.35m <sup>2</sup>
COMMUNAL AMENITY AREA	MIN. 111m <sup>2</sup>	59.60m <sup>2</sup>

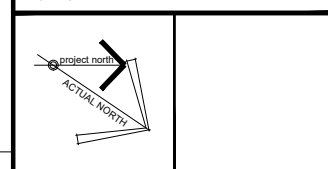
\*CALCULATIONS ARE BASED ON 37 RESIDENTIAL UNITS

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NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN COORDINATION	2022-11-03
2	ISSUED FOR SITE PLAN COORDINATION	2022-12-09
3	ISSUED FOR COORDINATION	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01

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**JAMES B. LENOX & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS  
TEL: 613-722-5168

**NOVATECH**  
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185 SOMERSET ST. W., OTTAWA, ONTARIO  
TEL: 613-233-1104

**A GROUP OF ARCHITECTS**  
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8  
WWW.ARCHITECTSDCA.COM 613.725.2294

**PROJECT TITLE**

1166 BANK STREET

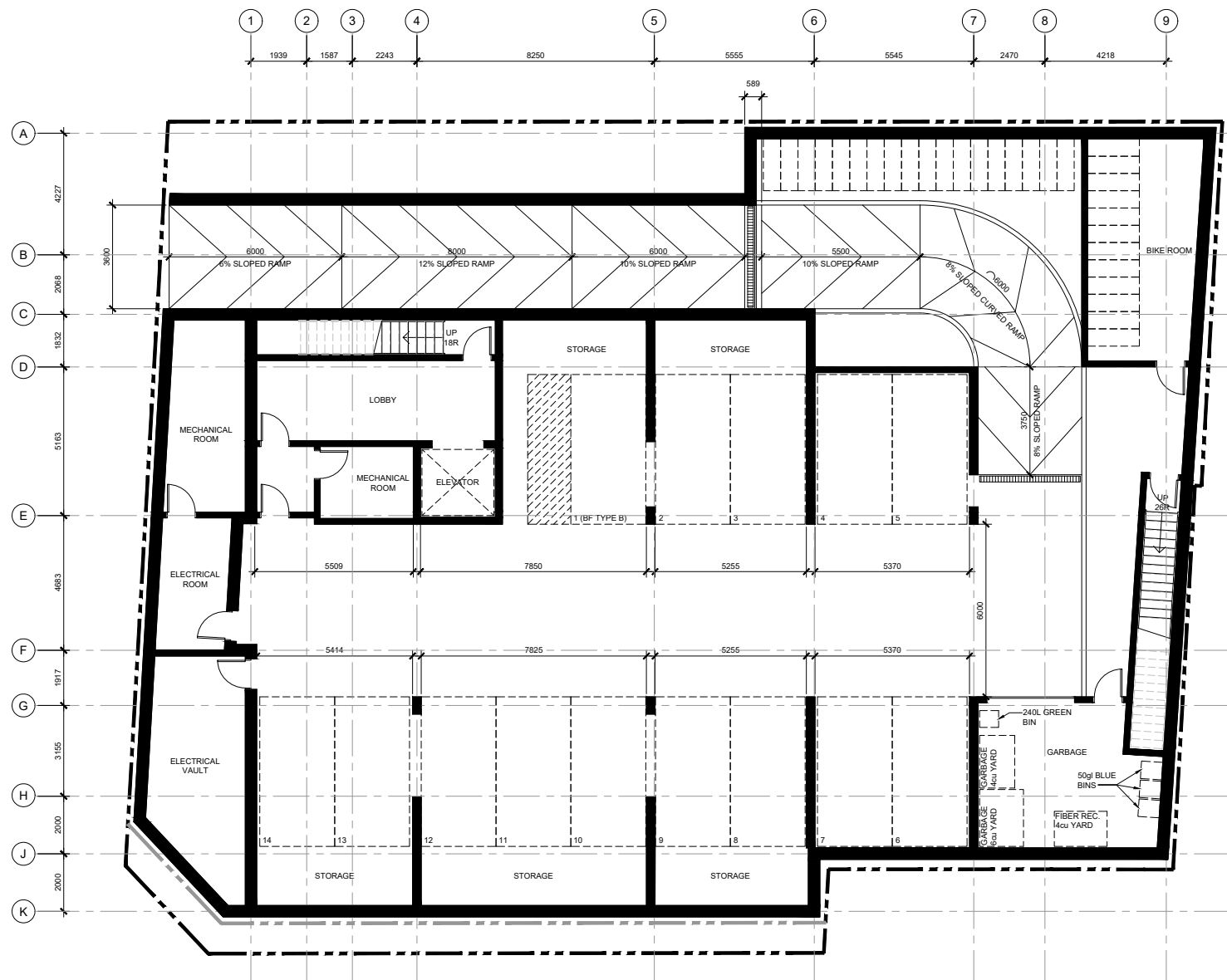
**DRAWING TITLE**

SITE PLAN: NEW WORK

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A101
SCALE	REVIEWED TD/DR		
1:100			

**ARCHITECTURAL**

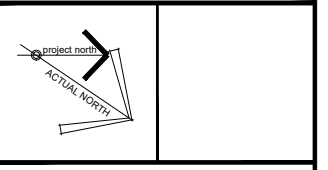




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**PROJECT TITLE**

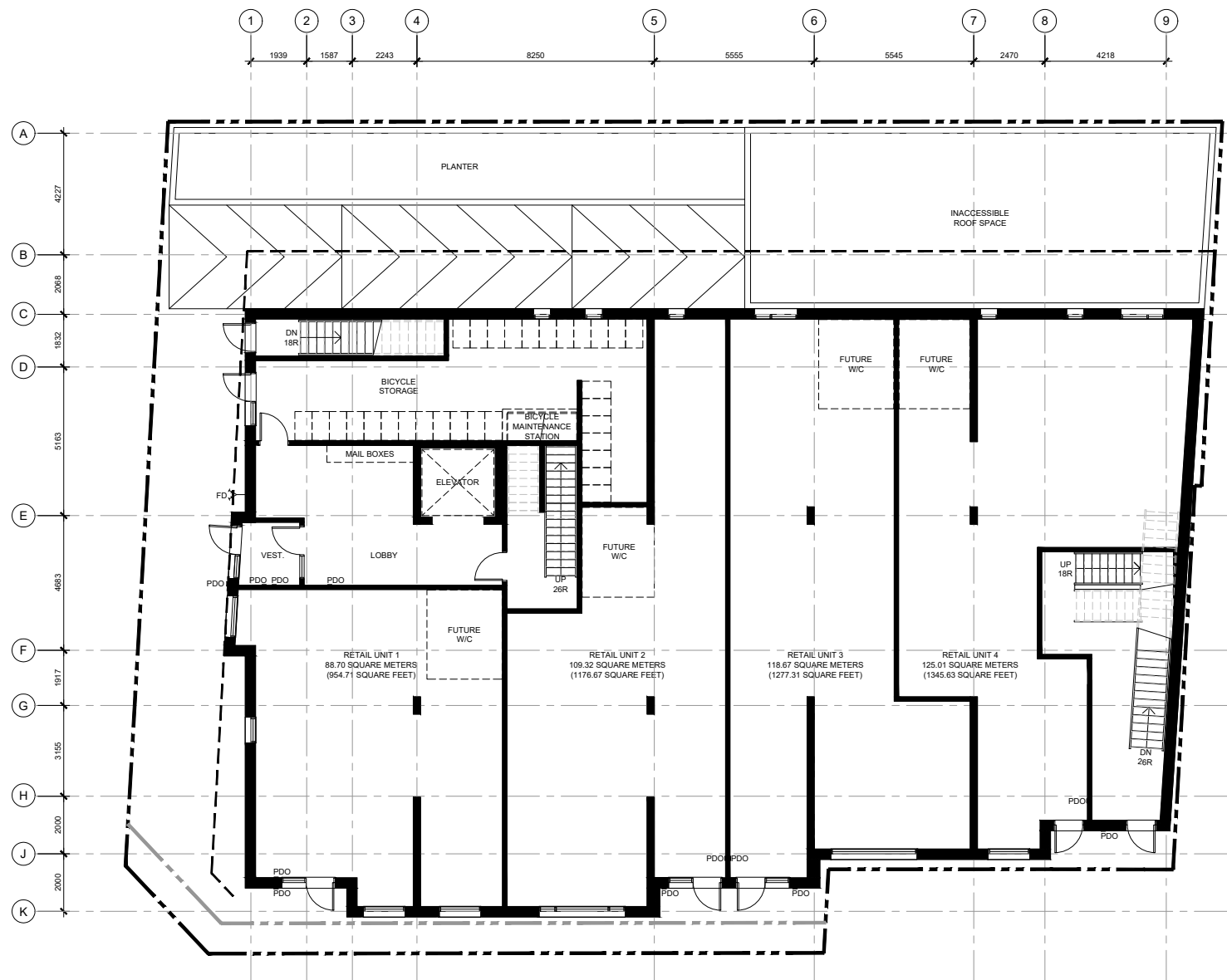
1166 BANK STREET

**DRAWING TITLE**

FLOOR PLAN: BASEMENT / PARKING LEVEL

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	TD	3038	A200

ARCHITECTURAL

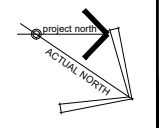


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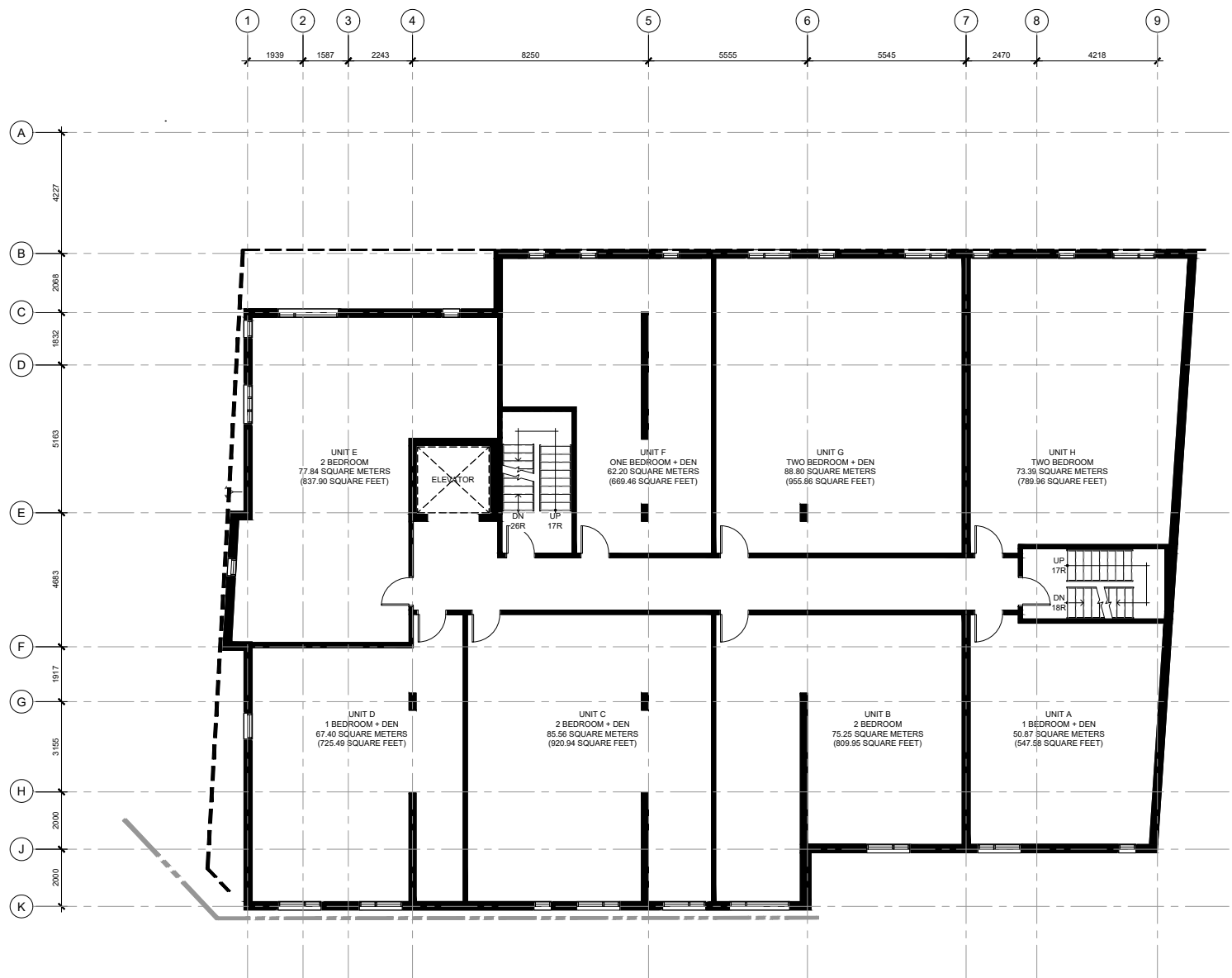


PROJECT TITLE  
**1166 BANK STREET**

DRAWING TITLE  
**FLOOR PLAN: GROUND**

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	TD	3038	A201

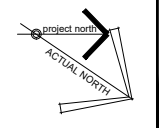
ARCHITECTURAL



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**PROJECT TITLE**

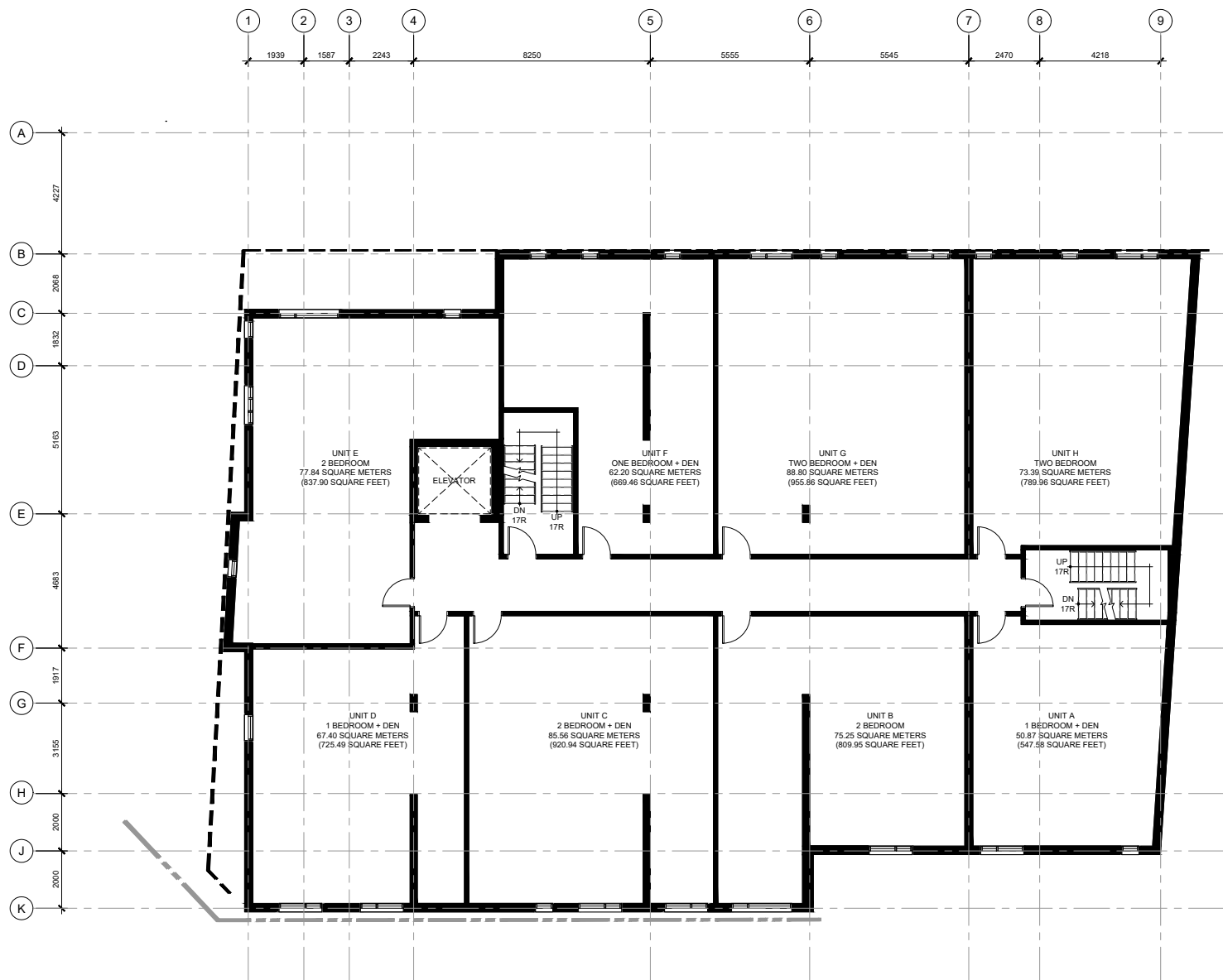
1166 BANK STREET

**DRAWING TITLE**

FLOOR PLAN:  
 2ND FLOOR

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022		3038	A202
SCALE	REVIEWED TD   DR		
1:100			

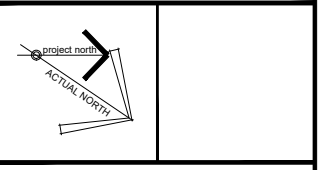
ARCHITECTURAL



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**PROJECT TITLE**

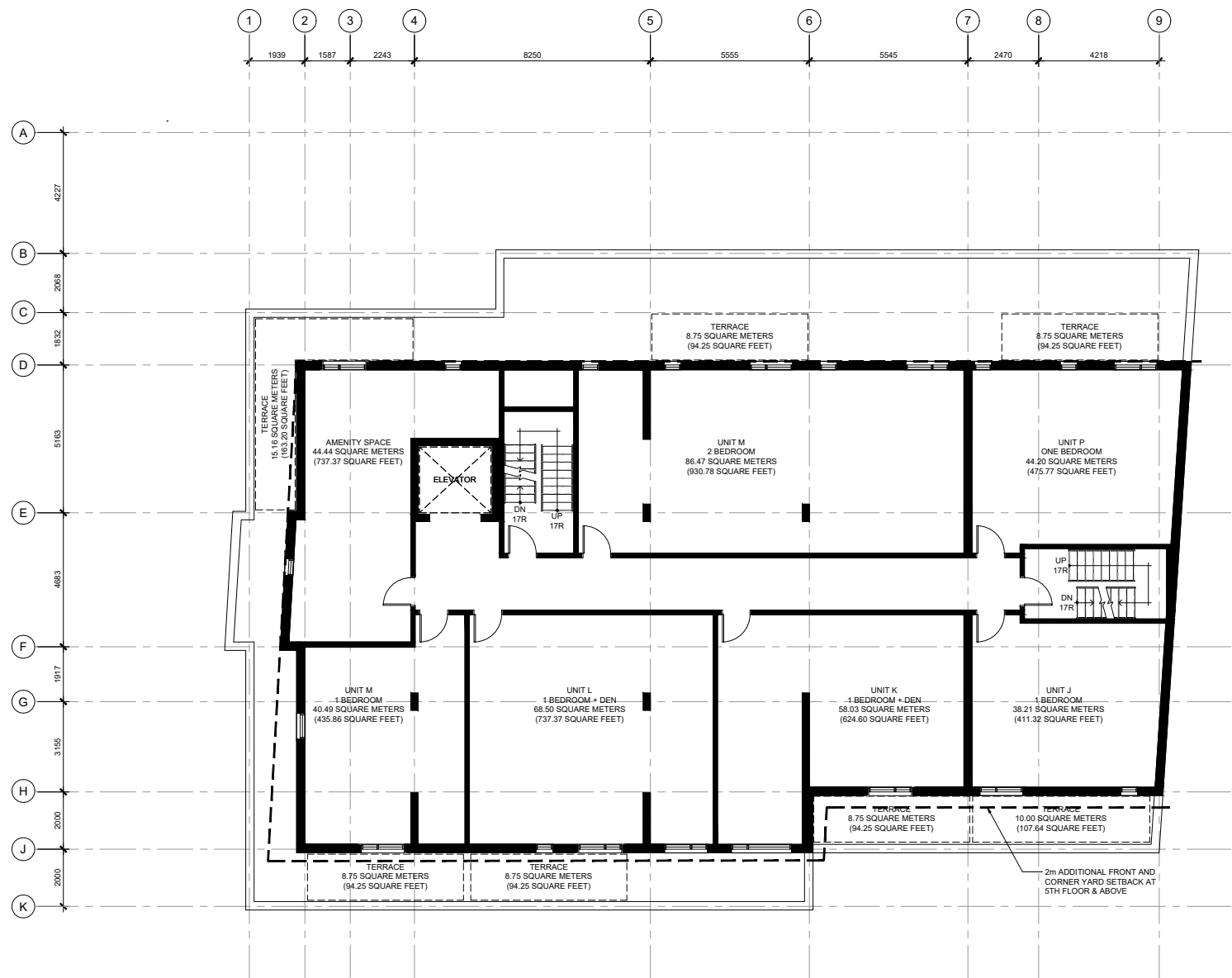
1166 BANK STREET

**DRAWING TITLE**

FLOOR PLAN:  
 3RD, & 4TH FLOOR

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	TD	3038	A203

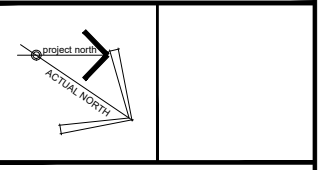
ARCHITECTURAL



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**PROJECT TITLE**

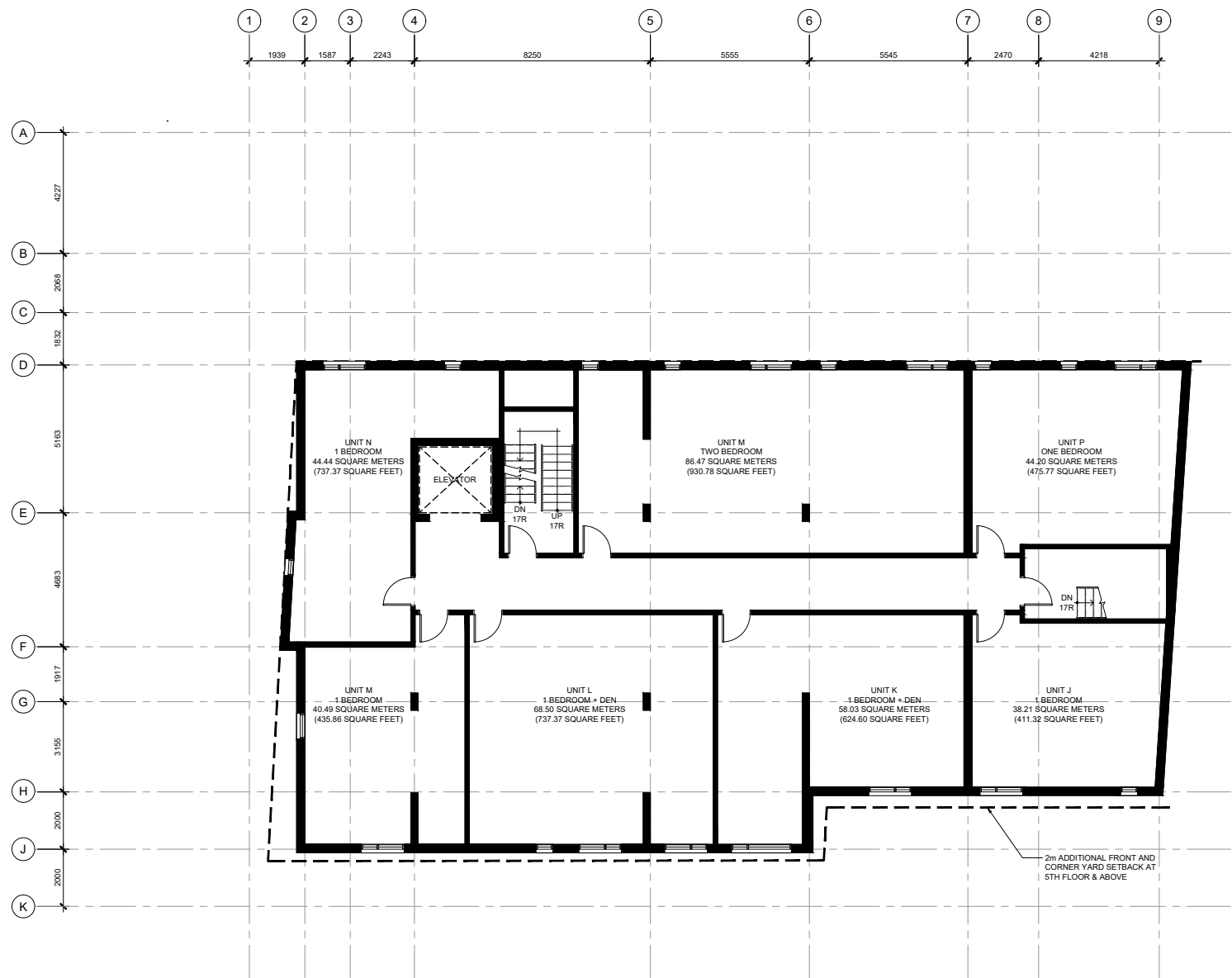
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**DRAWING TITLE**

FLOOR PLAN: 5TH FLOOR

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022		3038	A204
SCALE	REVIEWED TD   DR		

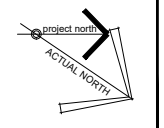
ARCHITECTURAL



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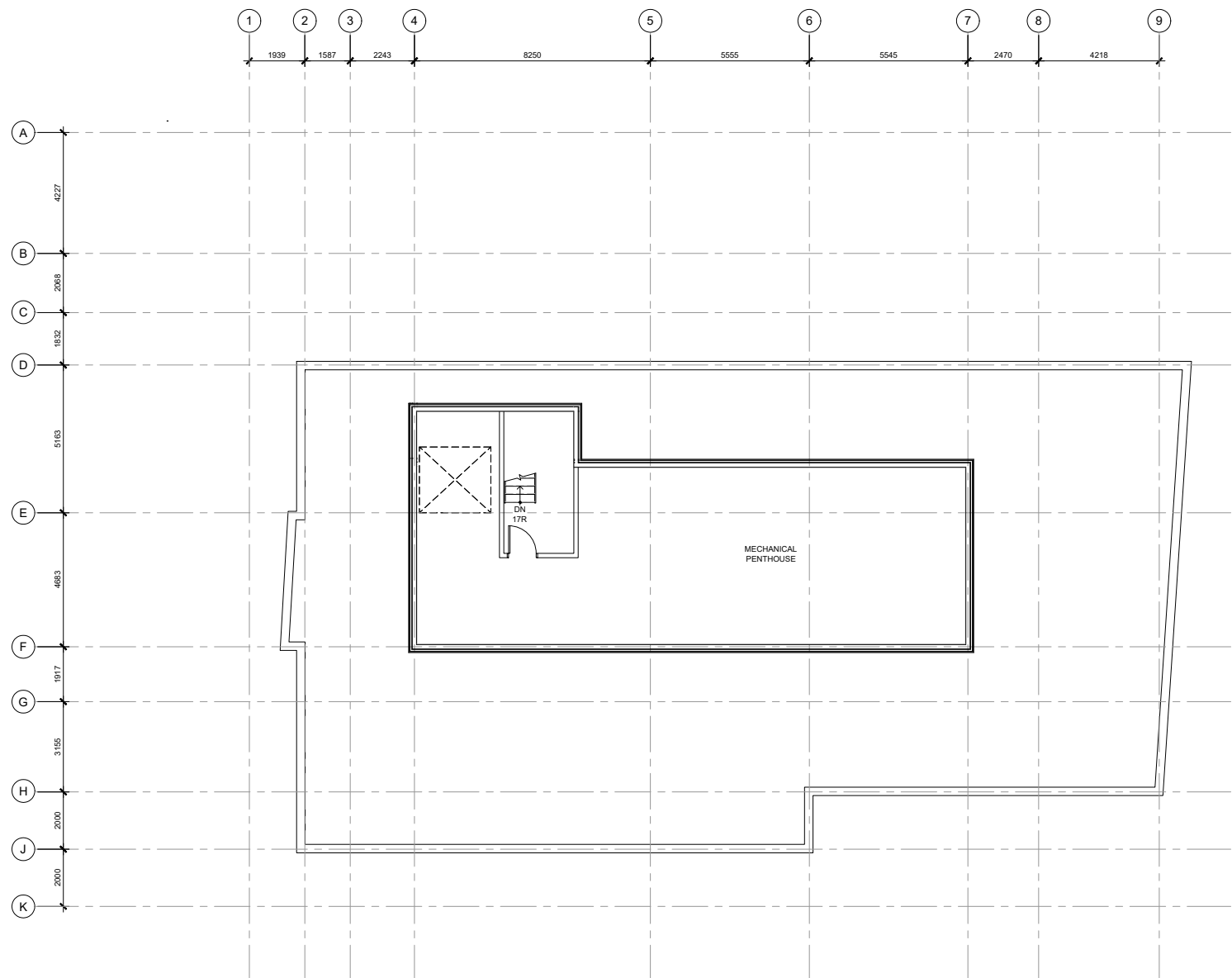
1166 BANK STREET

**DRAWING TITLE**

FLOOR PLAN: 6TH FLOOR

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	TD   DR	3038	A205

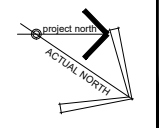
ARCHITECTURAL



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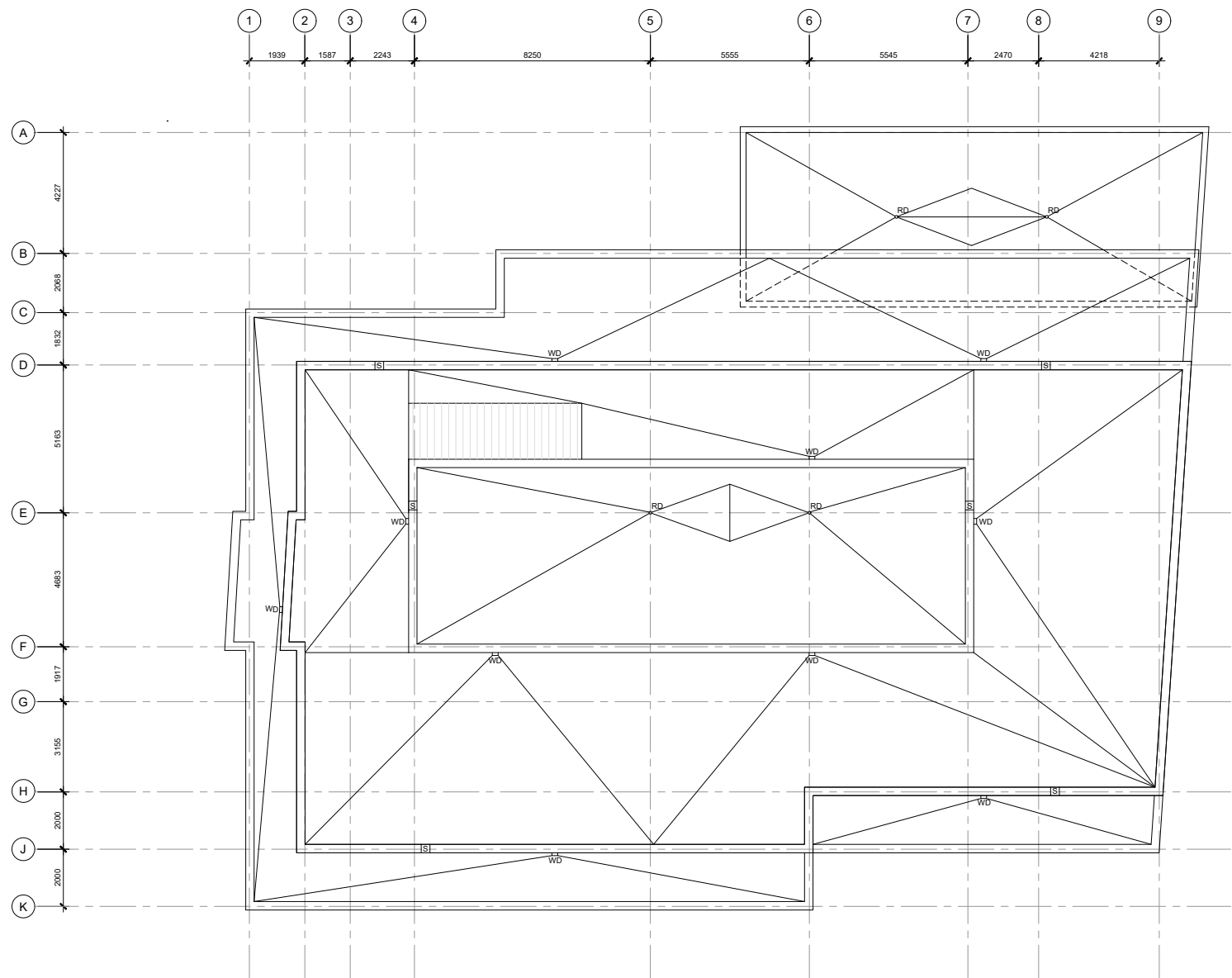
1166 BANK STREET

**DRAWING TITLE**

FLOOR PLAN: PENTHOUSE

DATE OCT. 2022	DRAWN IC	JOB NO.	DRAWING NO.
SCALE 1:100	REVIEWED TD   DR	3038	A206

ARCHITECTURAL



**ROOF PLAN NOTES:**

- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.

**ROOF PLAN LEGEND:**

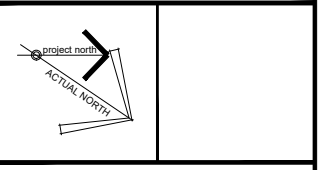
RD	LOCATION OF ROOF DRAIN
S	LOCATION OF SCUPPER
WD	LOCATION OF WALL DRAIN

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**PROJECT TITLE**

1166 BANK STREET

**DRAWING TITLE**

ROOF PLAN

DATE OCT. 2022	DRAWN IC	JOB NO.	DRAWING NO.
SCALE 1:100	REVIEWED TD   DR	3038	A207

ARCHITECTURAL



**ELEVATION NOTES:**

- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
- POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.

**ELEVATION LEGEND:**

----- PROPERTY LINE  
 - - - - - SET BACK LINE

FDC LOCATION OF FIRE DEPARTMENT CONNECTION  
 PDO LOCATION OF POWER DOOR OPERATOR  
 S LOCATION OF THRU-WALL SCUPPER

**ELEVATION FINISH LEGEND:**

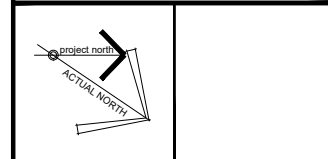
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 MASONRY VENEER: STONE  
 CORRUGATED METAL SIDING: HORIZONTAL  
 CORRUGATED METAL SIDING: VERTICAL  
 VENTILATED CLADDING SYSTEM: FINISH 1  
 VENTILATED CLADDING SYSTEM: FINISH 2  
 ARCHITECTURAL METAL PANEL: FINISH 1

**GENERAL NOTES:**

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NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN COORDINATION	2022-11-03
2	ISSUED FOR SITE PLAN COORDINATION	2022-12-09
3	ISSUED FOR COORDINATION	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01

**CONSULTANTS**

**EXP**  
 CIVIL ENGINEERS  
 TEL: 613-668-1899

**JAMES B. LENNOX & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS  
 TEL: 613-722-5168

**NOVATECH**  
 PLANNERS  
 TEL: 613-254-9643

**CLIENT**

**AMBASSADOR REALTY INC.**  
 185 SOMERSET ST. W., OTTAWA, ONTARIO  
 TEL: 613-233-1104



**PROJECT TITLE**

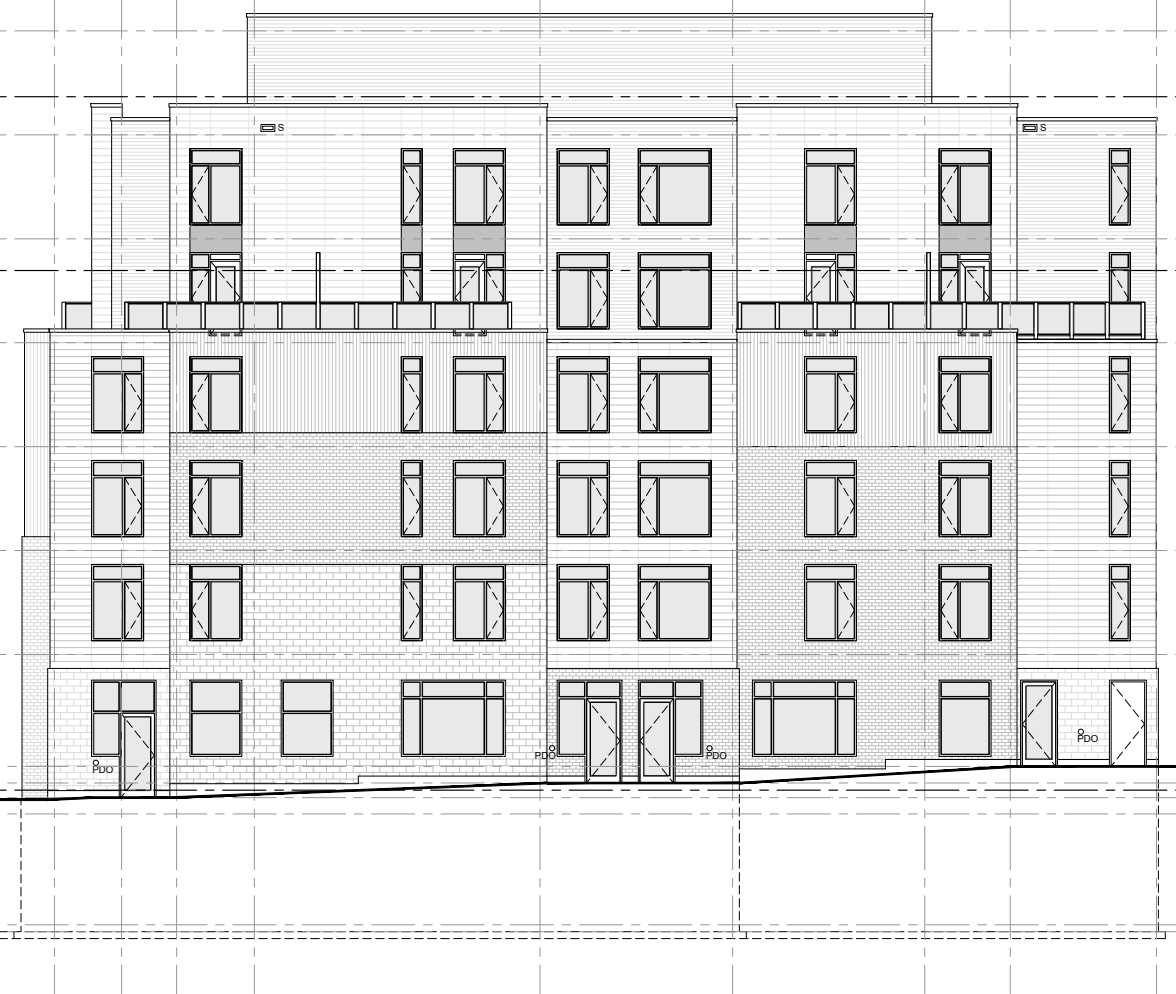
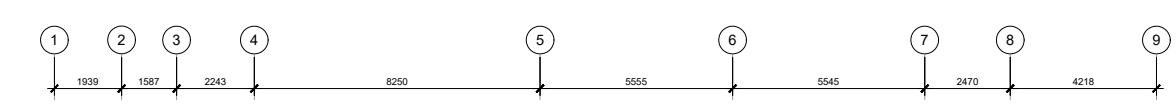
1166 BANK STREET

**DRAWING TITLE**

EAST ELEVATION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A300
SCALE	REVIEWED		
1:100	TD   DR		

ARCHITECTURAL



**ELEVATION NOTES:**

- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
- POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.

**ELEVATION LEGEND:**

----- PROPERTY LINE  
 - - - - - SET BACK LINE

FDC LOCATION OF FIRE DEPARTMENT CONNECTION  
 PDO LOCATION OF POWER DOOR OPERATOR  
 S LOCATION OF THRU-WALL SCUPPER

**ELEVATION FINISH LEGEND:**

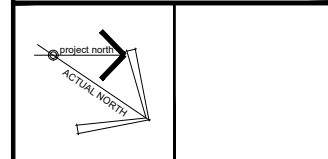
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 MASONRY VENEER: STONE  
 CORRUGATED METAL SIDING: HORIZONTAL  
 CORRUGATED METAL SIDING: VERTICAL  
 VENTILATED CLADDING SYSTEM: FINISH 1  
 VENTILATED CLADDING SYSTEM: FINISH 2  
 ARCHITECTURAL METAL PANEL: FINISH 1

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**PROJECT TITLE**

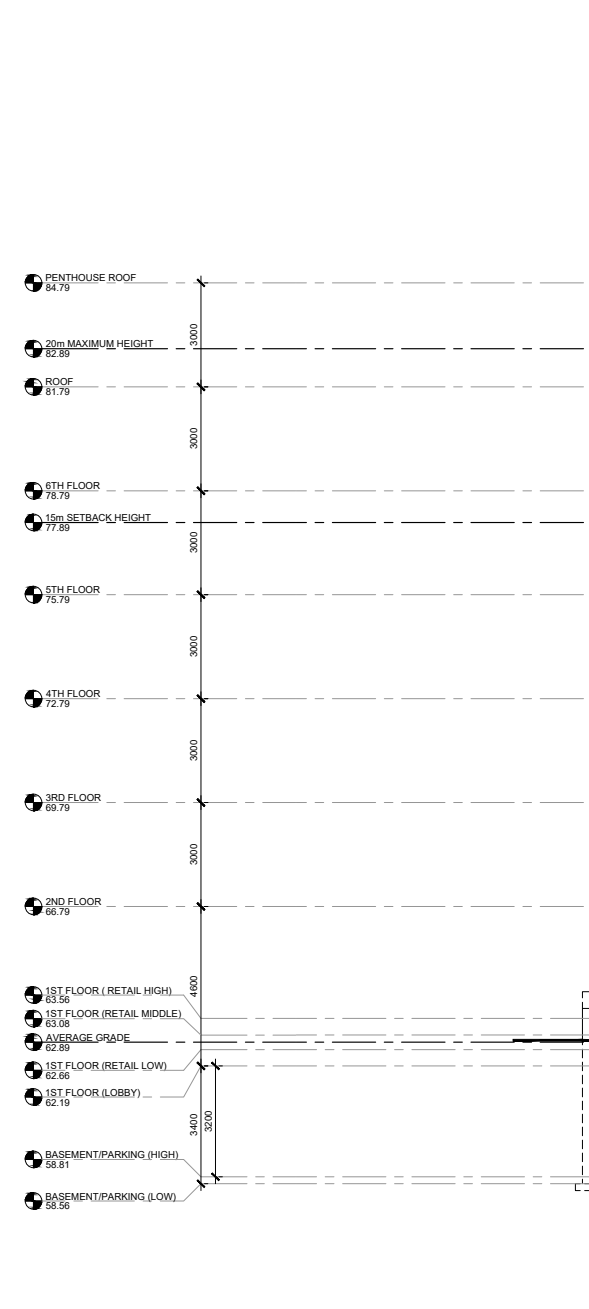
1166 BANK STREET

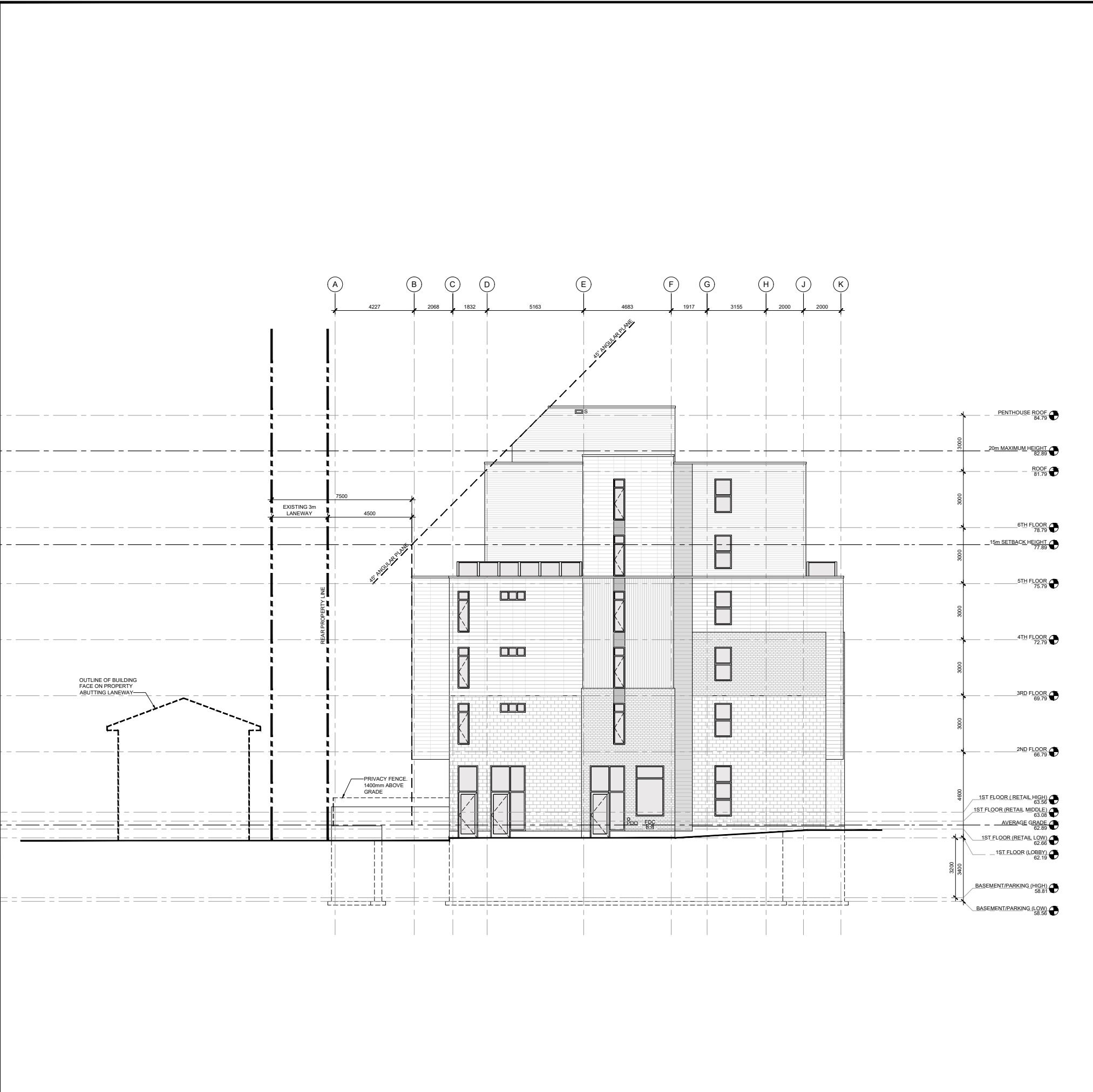
**DRAWING TITLE**

WEST ELEVATION

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A301
SCALE	REVIEWED TD   DR		
1:100			

ARCHITECTURAL





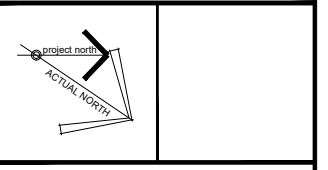
- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
  - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
  - SET BACK LINE
- FDC** LOCATION OF FIRE DEPARTMENT CONNECTION
- PDO** LOCATION OF POWER DOOR OPERATOR
- S** LOCATION OF THRU-WALL SCUPPER
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK
  - MASONRY VENEER: STONE
  - CORRUGATED METAL SIDING: HORIZONTAL
  - CORRUGATED METAL SIDING: VERTICAL
  - VENTILATED CLADDING SYSTEM: FINISH 1
  - VENTILATED CLADDING SYSTEM: FINISH 2
  - ARCHITECTURAL METAL PANEL: FINISH 1

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**PROJECT TITLE**

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**DRAWING TITLE**

SOUTH ELEVATION

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A302
SCALE	REVIEWED TD   DR		
1:100			

ARCHITECTURAL

**ELEVATION NOTES:**

- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
- POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.

**ELEVATION LEGEND:**

----- PROPERTY LINE  
 - - - - - SET BACK LINE

FDC LOCATION OF FIRE DEPARTMENT CONNECTION  
 PDO LOCATION OF POWER DOOR OPERATOR  
 S LOCATION OF THRU-WALL SCUPPER

**ELEVATION FINISH LEGEND:**

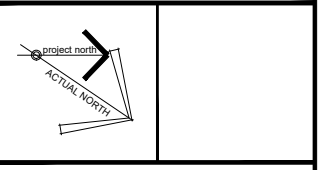
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 MASONRY VENEER: STONE  
 CORRUGATED METAL SIDING: HORIZONTAL  
 CORRUGATED METAL SIDING: VERTICAL  
 VENTILATED CLADDING SYSTEM: FINISH 1  
 VENTILATED CLADDING SYSTEM: FINISH 2  
 ARCHITECTURAL METAL PANEL: FINISH 1

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**PROJECT TITLE**

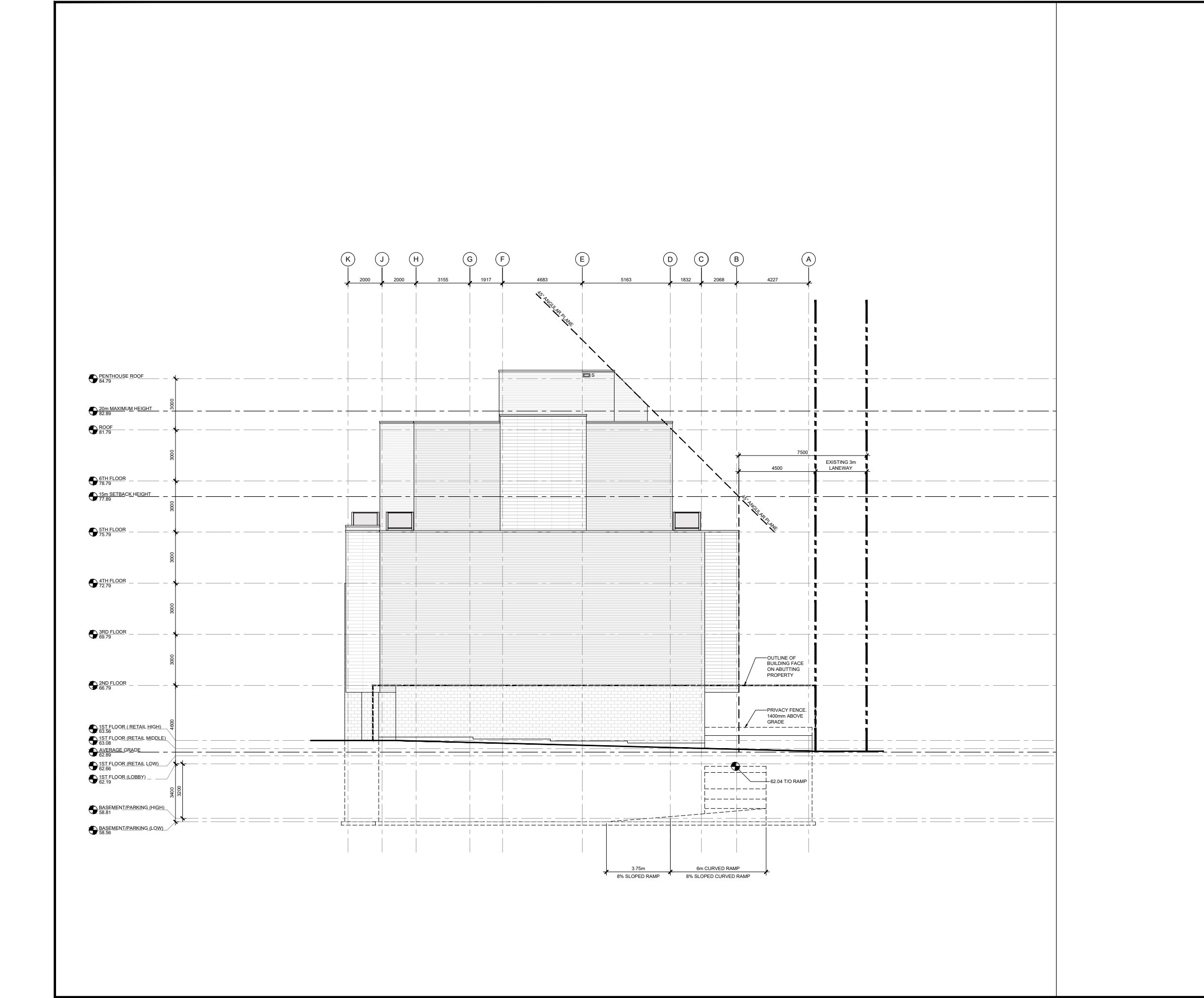
1166 BANK STREET

**DRAWING TITLE**

NORTH ELEVATION

DATE	DRAWN IC	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A303
SCALE	REVIEWED TD   DR		
1:100			

ARCHITECTURAL



## Appendix B

### STAMSON Calculation Output

Filename: por1.te                            Time Period: Day/Night 16/8 hours  
 Description: East Facade

Road data, segment # 1: POR1 (day/night)

-----  
 Car traffic volume : 24288/2112 veh/TimePeriod  
 Medium truck volume : 1932/168 veh/TimePeriod  
 Heavy truck volume : 1380/120 veh/TimePeriod  
 Posted speed limit : 40 km/h  
 Road gradient : 0 %  
 Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: POR1 (day/night)

-----  
 Angle1 Angle2 : -90.00 deg 90.00 deg  
 Wood depth : 0 (No woods.)  
 No of house rows : 0 / 0  
 Surface : 2 (Reflective ground surface)  
 Receiver source distance : 15.00 / 15.00 m  
 Receiver height : 11.90 / 11.90 m  
 Topography : 1 (Flat/gentle slope; no barrier)  
 Reference angle : 0.00

↑  
 Results segment # 1: POR1 (day)

-----  
 Source height = 1.50 m

ROAD (0.00 + 69.70 + 0.00) = 69.70 dBA  

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	90	0.00	69.70	0.00	0.00	0.00	0.00	0.00	0.00	69.70

 -----

Segment Leq : 69.70 dBA

Total Leq All Segments: 69.70 dBA

↑  
 Results segment # 1: POR1 (night)

-----  
 Source height = 1.50 m

ROAD (0.00 + 62.10 + 0.00) = 62.10 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	90	0.00	62.10	0.00	0.00	0.00	0.00	0.00	0.00	62.10

Segment Leq : 62.10 dBA

Total Leq All Segments: 62.10 dBA

↑

TOTAL Leq FROM ALL SOURCES (DAY): 69.70  
(NIGHT): 62.10

↑

↑

Filename: por2.te                      Time Period: Day/Night 16/8 hours  
 Description: North Facade

Road data, segment # 1: POR2 (day/night)

-----  
 Car traffic volume : 24288/2112 veh/TimePeriod  
 Medium truck volume : 1932/168 veh/TimePeriod  
 Heavy truck volume : 1380/120 veh/TimePeriod  
 Posted speed limit : 40 km/h  
 Road gradient : 0 %  
 Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: POR2 (day/night)

-----  
 Angle1 Angle2 : -90.00 deg -15.00 deg  
 Wood depth : 0 (No woods.)  
 No of house rows : 0 / 0  
 Surface : 2 (Reflective ground surface)  
 Receiver source distance : 18.00 / 18.00 m  
 Receiver height : 11.90 / 11.90 m  
 Topography : 1 (Flat/gentle slope; no barrier)  
 Reference angle : 0.00

↑  
 Result summary (day)

	! source !	Road	! Total
	! height !	Leq	! Leq
	! (m) !	(dBA)	! (dBA)
1.POR2	! 1.50 !	65.10	! 65.10
Total			65.10 dBA

↑  
 Result summary (night)

	! source !	Road	! Total
	! height !	Leq	! Leq
	! (m) !	(dBA)	! (dBA)
1.POR2	! 1.50 !	57.51	! 57.51
Total			57.51 dBA





TOTAL Leq FROM ALL SOURCES (DAY): 65.10  
(NIGHT): 57.51



Filename: por3.te                            Time Period: Day/Night 16/8 hours  
 Description: South Facade

Road data, segment # 1: POR3 (day/night)

-----  
 Car traffic volume : 24288/2112 veh/TimePeriod  
 Medium truck volume : 1932/168 veh/TimePeriod  
 Heavy truck volume : 1380/120 veh/TimePeriod  
 Posted speed limit : 40 km/h  
 Road gradient : 0 %  
 Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: POR3 (day/night)

-----  
 Angle1 Angle2 : -90.00 deg -45.00 deg  
 Wood depth : 0 (No woods.)  
 No of house rows : 0 / 0  
 Surface : 2 (Reflective ground surface)  
 Receiver source distance : 21.00 / 21.00 m  
 Receiver height : 11.90 / 11.90 m  
 Topography : 1 (Flat/gentle slope; no barrier)  
 Reference angle : 0.00

↑  
 Results segment # 1: POR3 (day)

-----  
 Source height = 1.50 m

ROAD (0.00 + 62.21 + 0.00) = 62.21 dBA  

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	-45	0.00	69.70	0.00	-1.46	-6.02	0.00	0.00	0.00	62.21

 -----

Segment Leq : 62.21 dBA

Total Leq All Segments: 62.21 dBA

↑  
 Results segment # 1: POR3 (night)

-----  
 Source height = 1.50 m

ROAD (0.00 + 54.62 + 0.00) = 54.62 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	-45	0.00	62.10	0.00	-1.46	-6.02	0.00	0.00	0.00	54.62

Segment Leq : 54.62 dBA

Total Leq All Segments: 54.62 dBA

↑

TOTAL Leq FROM ALL SOURCES (DAY): 62.21  
(NIGHT): 54.62

↑

↑

Filename: por4.te                            Time Period: Day/Night 16/8 hours  
Description: South Facade (Storey 5-6)

Road data, segment # 1: POR4 (day/night)

-----  
Car traffic volume : 24288/2112 veh/TimePeriod  
Medium truck volume : 1932/168 veh/TimePeriod  
Heavy truck volume : 1380/120 veh/TimePeriod  
Posted speed limit : 40 km/h  
Road gradient : 0 %  
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: POR4 (day/night)

-----  
Angle1 Angle2 : -90.00 deg -16.00 deg  
Wood depth : 0 (No woods.)  
No of house rows : 0 / 0  
Surface : 1 (Absorptive ground surface)  
Receiver source distance : 22.00 / 22.00 m  
Receiver height : 17.90 / 17.90 m  
Topography : 1 (Flat/gentle slope; no barrier)  
Reference angle : 0.00

↑  
Results segment # 1: POR4 (day)

-----  
Source height = 1.50 m

ROAD (0.00 + 63.33 + 0.00) = 63.33 dBA  
Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq  
-----  
-90 -16 0.17 69.70 0.00 -1.94 -4.42 0.00 0.00 0.00 63.33  
-----

Segment Leq : 63.33 dBA

Total Leq All Segments: 63.33 dBA

↑  
Results segment # 1: POR4 (night)

-----  
Source height = 1.50 m

ROAD (0.00 + 55.73 + 0.00) = 55.73 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	-16	0.17	62.10	0.00	-1.94	-4.42	0.00	0.00	0.00	55.73

Segment Leq : 55.73 dBA

Total Leq All Segments: 55.73 dBA

↑

TOTAL Leq FROM ALL SOURCES (DAY): 63.33  
(NIGHT): 55.73

↑

↑