

GRADIENTWIND

ENGINEERS & SCIENTISTS

February 21, 2020

Maria Martinez
PBC Development and Construction Management Group Inc.
485 Bank Street, Suite 205
Ottawa, ON
K2P 1Z2

Dear Ms. Martinez:

Re: Generator Memo
289 Carling Avenue, Ottawa
Gradient Wind File #19-048-Generator Memo

Gradient Wind Engineering Inc. (Gradient Wind) was retained by PBC Development and Construction Management Group Inc. to undertake a traffic noise assessment in support of site plan application for a proposed mixed-use development at 289 Carling Avenue in Ottawa, Ontario. This report, dated August 22, 2019, qualitatively addressed stationary noise impacts from the development on surrounding noise-sensitive properties, however the City has commented on an existing emergency stand-by generator located on the adjacent residential property at 540 Cambridge Street South. This memo is to address the impacts from this generator on the study site at 289 Carling Avenue.

These generators are typically rated at 75 dBA at 7 metres (m). Although the generator is in close proximity to the study site, the proposed development at 289 Carling Avenue utilizes blank walls in the area of the generator and the nearest residential windows are STC rated for roadway traffic noise. The development will also be equipped with central air conditioning, allowing residents to keep windows closed during the summer months. Because the generator is for emergency-use only (with testing for such purposes occurring infrequently) and the exposure to the generator is much greater for the existing residential property at 540 Cambridge Street South, Gradient Wind does not foresee issues for future residents and the generator can therefore be considered as an insignificant source of stationary noise. Furthermore, as described in the Ministry of the Environment, Conservation and Parks' (MECP) Ontario Regulation 524/98 Section 1.26, a stand-by power system such as this would be exempt from the Environmental Compliance Approval based on their necessity. Furthermore, emergency generator testing at residential buildings

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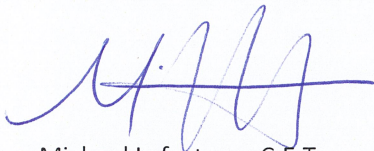
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typically occurs less than one-half hour a month and is therefore considered exempt under the NPC-300 guideline.

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.



Michael Lafortune, C.E.T.
Environmental Scientist

Gradient Wind File #19-048-Generator Memo



Joshua Foster, P.Eng.
Principal

