May 8, 2020

Vincent Denomme
Claridge Homes
2001-210 Gladstone Avenue
Ottawa, Ontario
K2P 0Y6

Dear Mr. Denomme:

Re: Addendum Letter
East Flats, Block C and D, Ottawa
Gradient Wind File No.: 17-074-Addendum Letter

Gradient Wind Engineering (Gradient Wind) has been retained by Claridge Homes to undertake a transportation noise and vibration feasibility assessment for a proposed multi-building, mixed-use, development to be located at the southeast corner of the intersection of Booth Street and Fleet Street in Ottawa, Ontario (GW17-074 – Transportation Noise & Vibration Feasibility Assessment dated April 27, 2018). The original report was prepared as part of the zoning by-law amendment. Claridge Hopes is now moving forward with a site plan control application. This addendum letter is to address the requirements recent site plan changes to Block C and D, as per updated architectural drawings received from EVOQ Architecture in April 2020, and to provide detailed noise control measures for these blocks for the upcoming Site Plan Application (SPA) submission. These changes see minor adjustment of Block C and D massing, however setback distance and exposure to surrounding roadway and LRT noise sources remain unchanged. As such, noise levels at these blocks will remain in the range of 55-65 dBA.

As per the requirements of the City of Ottawa[1] Environmental Noise Control Guidelines (ENCG), resultant noise levels indicate that Block C and D will require forced air heating with provision for air conditioning. Air conditioning, if installed, will allow occupants to keep windows closed and maintain a comfortable living environment. The following Warning Clause will also be required be placed on all Lease, Purchase and Sale Agreements, as summarized below:

[1] City of Ottawa Environmental Noise Control Guidelines, January 2016

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the dwelling occupants, as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change. To help address the need for sound attenuation, this development has been designed with forced air heating and provision for air conditioning. Air conditioning, if installed, will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment and Climate Change.

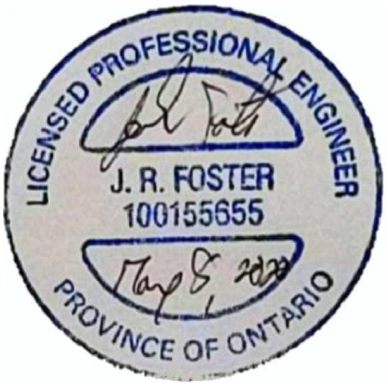
To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features."

Outdoor amenity space is located atop the 5-storey podia of each block and is well sheltered from the surrounding roadway and LRT noise sources. As such, noise levels will fall below the ENCG criterion for Outdoor Living Areas (OLA) of 55 dBA.

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

Joshua Foster, P.Eng.
Principal

Gradient Wind File #17-074-Addendum Letter (SPA)