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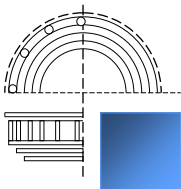
**12213559 Canada Inc. – 5497 Manotick Main Street Apartment Building
 Noise Impact Study – R2**

Dear Eric,

We are pleased to present the following traffic noise study for a new proposed residential development of an apartment building with ground floor retail space located at 5497 Manotick Main Street in Manotick, Ontario. As part of the Site Plan Application (SPA), the City of Ottawa has requested a noise study to be completed. The planned development is for a new apartment building with a total of 21 residential units over three floors, which is in proximity to Manotick Main Street (also indicated as Rideau Valley Drive N). As per City of Ottawa requirements, noise from traffic and noise from the surrounding area onto the new buildings is to be considered, and noise from the new buildings to the surrounding area must also be considered. There is no significant or large noise-making equipment included in the design of the new building, therefore noise from the new development to the surrounding area will be minimal and will not be analyzed as a part of our noise study. In addition, there are no sources of significant noise from the surrounding that may impact the new development. Therefore, we will be only fully analyzing noise from traffic onto the building.

This study considers traffic noise from Manotick Main Street (~29m from the south-west façade of the building). This noise source is the only traffic noise source considered in this study. All other noise sources, such as other main or arterial roads, principal rail lines and airport influence zone are outside of limits as per the City of Ottawa ENCG and Schedule G of the City of Ottawa Official Plan.

It was found that noise levels at the plane of window (POW) on the ground floor and 3rd floor PORs are above 55 dBA and a detailed building component analysis was completed. Mitigation measures above the Ontario Building Code (OBC) were found to be required for windows on each floor. Our full traffic noise analysis is provided in Section 4.0 and 5.0. In addition, we have reviewed the surrounding area of the proposed development and have found that there will be little to no impact from the existing buildings nearby. We have also addressed any potential noise from the condensing units to the surrounding area for the new development as well and have provided some general recommendations in Section 6.0.



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1.0 Introduction

State of the Art Acoustik Inc. was commissioned to complete a noise impact study as requested by the City of Ottawa for the site plan application of a proposed apartment building with ground floor commercial space to be located at 5497 Manotick Main Street in Manotick, Ontario. We have followed the 2016 City of Ottawa Environmental Noise Control Guidelines (ENCG), which are compliant with the Ministry of Environment, Conservation and Parks (MECP) NPC-300.

In Section 2.0, the site plan of the building is shown and surrounding area is analyzed for possible noise sources which would impact the proposed development. This section also shows angles and distances from the sources to receptor points. This study includes only noise from road sources and there is no other nearby sources. In addition, this analysis does not include an analysis of stationary noise to the surrounding area, as no significant additional noise sources are anticipated.

In Section 3.0, the noise impact calculation procedure is described and in Section 4.0, the predicted noise impact from Manotick Main Street has been analyzed. Section 5.0 provides a detailed analysis of the building components of the development, as the noise levels at the exterior PORs are above 55 dBA.

Section 6.0 discusses other noise impacts onto the building itself, and also provides a brief overview of the mechanical equipment to be used for the three buildings.

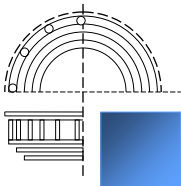
2.0 Site Plan Evaluation

2.1 Project Description

The proposed development consists of a new residential building, with a ground floor consisting of five units as well as the entrance lobby and auxiliary spaces and the 2nd and 3rd floor which have eight units each for a total of 21 units. The building is located at 5497 Manotick Main Street in Manotick, Ontario. The area surrounding the development consists primarily of low-rise residential and commercial buildings, including two one storey commercial buildings adjacent to the property. We have considered traffic noise from Manotick Main Street as the only traffic noise source for this location, as per the City of Ottawa requirements, and all other potential road noise sources are outside of the distances outlined in Section 2.2.1 of the City of Ottawa Environmental Noise Control Guidelines.

2.2 Site Plan Review

The following Figure 2.1 shows the site plan of the proposed building including its proximity to Manotick Main St., which is located approximately 29m from the closest façade.



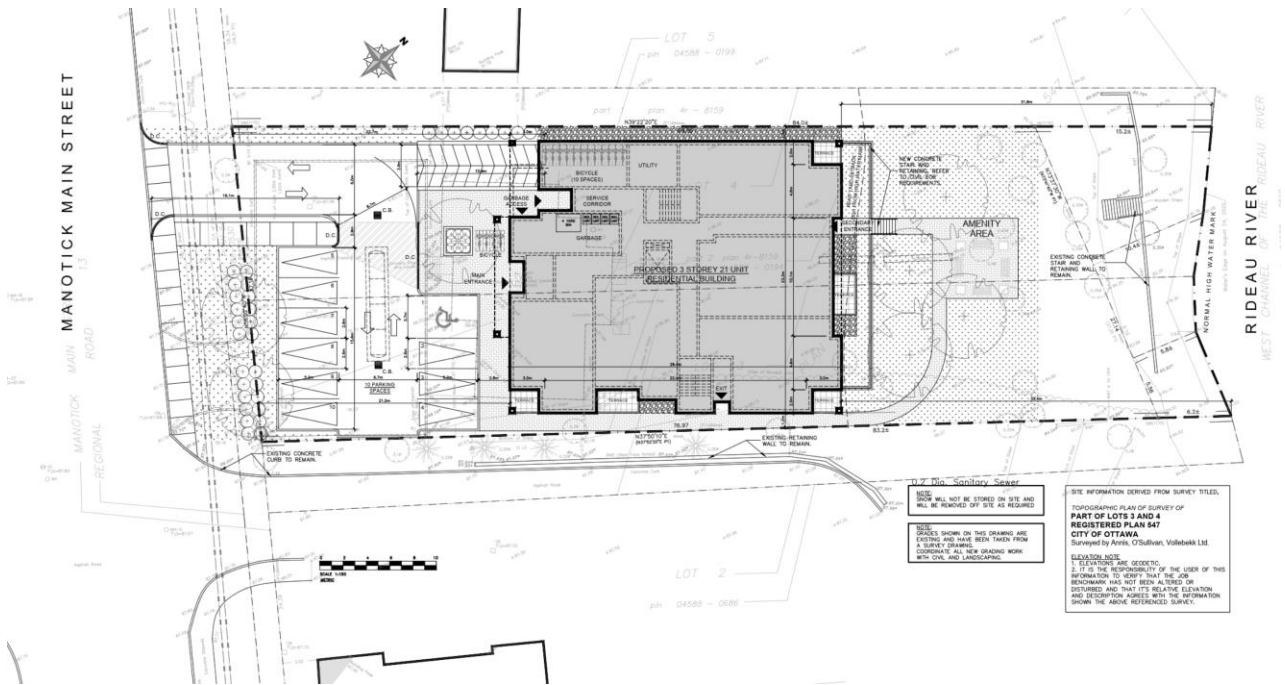
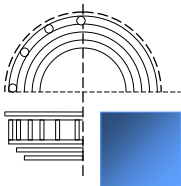


Figure 2.1 – Site plan of 5497 Manotick Main St.

Figure 2.2 shows the proposed site with distances to Manotick Main St. PORs indicated. Manotick Main St. is indicated as an arterial road, as per City of Ottawa Schedule G.



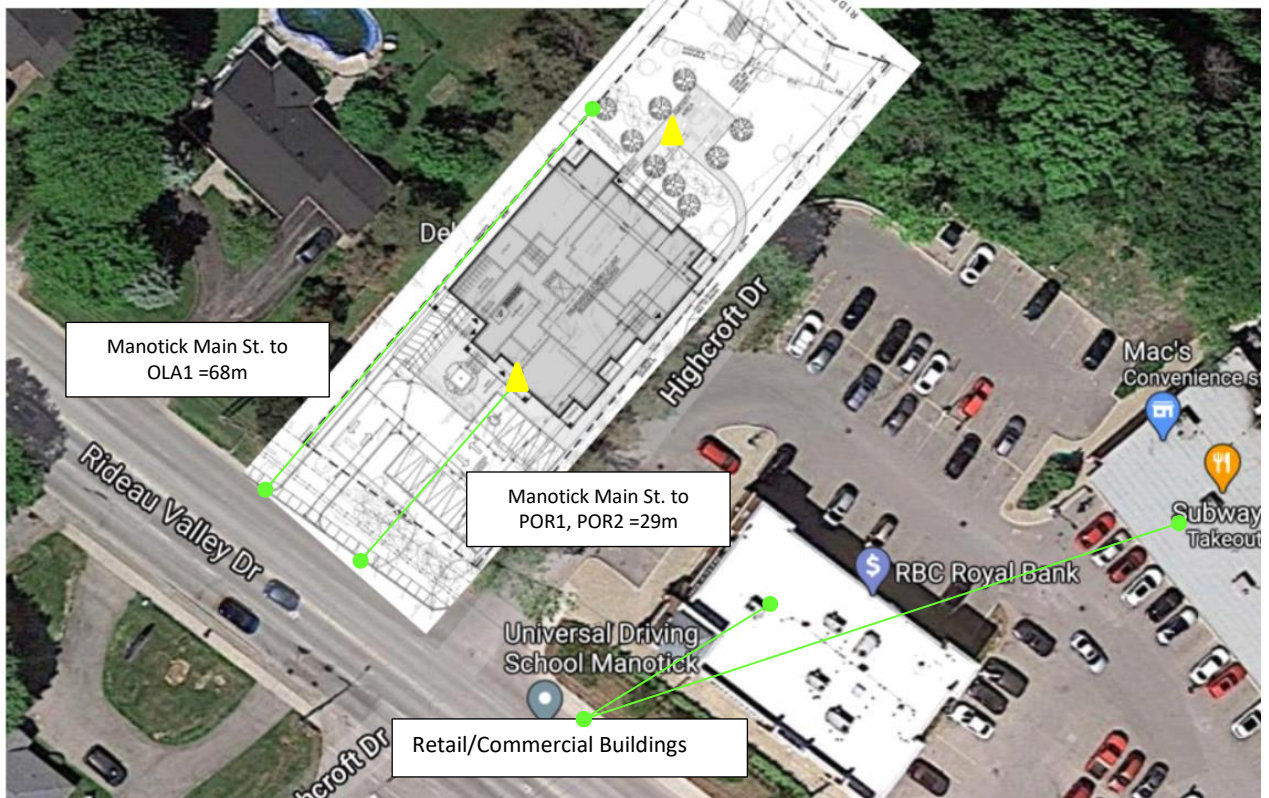
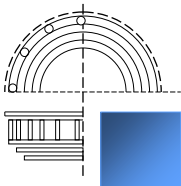


Figure 2.3 – Surrounding area 5497 Manotick Main St. with locations and distances of relevant noise sources



3.0 NOISE IMPACT PROCEDURE

3.1 Procedure Used to Assess Noise Impacts

This assessment uses the City of Ottawa Environmental Noise Control Guidelines (ENCG), dated January 2016, to assess and mitigate noise from roads, transit ways, railways and aircraft. The maximum road noise levels for indoor areas that apply to this building are taken from Table 2.2b of the ENCG and summarized in Table 3.1 below with outdoor level limits shown in Table 3.2.

| Time | Indoor Leq Levels (dBA) Class 1, 2 & 3 Areas |
|---------------|--|
| | Road Traffic Noise Level Limit (dBA) |
| 07:00 – 23:00 | 45 for living/dining areas of residences and sleeping quarters |
| 23:00 - 07:00 | 40 for sleeping quarters |

Table 3.1 – Criteria for Indoor Area Road Noise Levels

| | Outdoor Leq Levels (dBA) Class 1, 2 & 3 Areas |
|---------------|---|
| | Road/Rail Traffic Noise Level Limit (dBA) |
| 07:00 – 23:00 | 55 for Outdoor Living Areas |

Table 3.2 – Criteria for Outdoor Living Area Road/Rail Noise Levels

The ENCG states that noise control studies are to be prepared when the indoor area is within the following setback distances from the road, highway and railway noise sources:

- 100m from an arterial road or a major collector, light rail corridor or bus rapid transitway
- 250m from an existing or proposed highway
- 300m from a proposed or existing rail corridor or secondary main railway line
- 500m from a 400-series provincial highway or principle main railway line

Manotick Main St. is within 100m of the planned development and therefore an analysis of the impact of traffic noise is required.

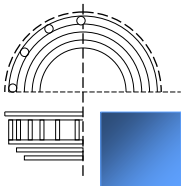
3.2 Noise Attenuation Requirements

This section outlines the required noise control measures and warning clauses and when to apply them, as stipulated by the ENCG and Ministry of Environment, Conservation and Parks (MOECP) for placement within purchase agreements.

If sound levels are predicted to be less than the specified criteria, no attenuation measures are required on the part of the proponent. If the predicted noise exceeds the criteria, the City of Ottawa recommends several attenuation measures.

These attenuation measures may include any or all of the following:

- construction of a noise barrier wall and/or berm;



- installation of a forced air ventilation system with provision for central air;
- installation of central air;
- acoustically selected building façade components

Where excessive noise levels may adversely affect the property or its use, the ENCG requires notices in the form of a Warning Clause to be placed on title in order to alert the buyer or renter of a possible environmental noise condition or a limitation on his/her property rights. The notices on title must be included in the Development Agreement(s) and in the Agreement(s) or Offer(s) of Purchase and Sale.

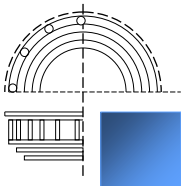
The City of Ottawa requires a Warning Clause whenever noise could meet or exceed 55 dBA 16 hour L_{eq} at the Outdoor Living Area or Plane of Window of any living or sleeping area prior to any noise mitigation.

Table 3.2 provides the types of warning clauses which are taken from Section C8.1 Transportation Sources of the MOECP NPC-300 which also states:

“The use of warning clauses or easements in respect of noise are recommended when circumstances warrant. Noise warning clauses may be used to warn of potential annoyance due to an existing source of noise and/or to warn of excesses above the sound level limits. Direction on the use of warning clauses should be included in agreements that are registered on title to the lands in question. The warning clauses would be included in agreements of Offers of Purchase and Sale, lease/rental agreements and condominium declarations.”

In addition Section Section C8 also notes: *“A warning clause is not considered a form of noise mitigation. It is not acceptable therefore to use warning clauses in place of physical noise control measures to identify an excess over the MOE or City noise limits.”*

Specific examples of warning clauses in regards to the new development at 5497 Manotick Main St. are indicated in Section 5.2.



| TYPE | Warning Clause Text |
|--------|---|
| Type A | Purchasers/tenants are advised that sound levels due to increasing road/rail/Light Rail/transit way traffic may occasionally 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. |
| Type B | 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 road/rail/Light Rail/transitway traffic may on occasions 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. |
| Type C | This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air condition 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 City and the Ministry of Environment. |
| Type D | This dwelling 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 City and the Ministry of Environment. |

Table 3.3 - Warning Clause Types (from MOECP NPC-300 Section C8.1)

3.3 Building Component Assessment (AIF Analysis)

According to the ENCG, when noise levels could exceed 55 dBA at the Plane of Windows (POW) of a living area (day) or sleeping quarters (night) the exterior cladding system of the building envelope must be acoustically designed to ensure the indoor noise criteria is achieved. The City of Ottawa recognizes the Acoustic Insulation Factor (AIF¹) method as an appropriate analysis technique.

To comply with the City of Ottawa policies, the building envelope will require a minimum AIF rating to provide the indoor noise level required for living, dining and bedrooms of residential dwellings as described below.

The City of Ottawa's ENCG outlines the following maximum indoor L_{eq} limits:

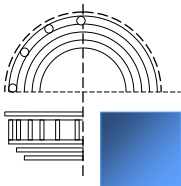
- maximum daytime indoor L_{eq} for living spaces should be 45 dBA
- maximum nighttime indoor L_{eq} for bedrooms should be 40 dBA

For the overall exterior wall of any room, the required AIF for road and rail transportation noise is:

$$\text{Required AIF} = \text{Outside } L_{eq} - \text{Indoor } L_{eq} (\text{Req}) + 2\text{dB} \quad (1)$$

When the exterior is comprised of components, then the AIF required of each component is determined by the following equation¹:

$$\text{Required AIF} = \text{Outside } L_{eq} - \text{Indoor } L_{eq} (\text{Req}) + 10 \log_{10} (\text{Number of Components}) + 2\text{dB} \quad (2)$$



The required AIF is based on the Outside L_{eq} , Indoor L_{eq} required and the total number of exterior façade components. The AIF method allows for the number of components to be reduced if any component significantly exceeds the required AIF¹:

“If the AIF of any component exceeds the required AIF by 10 or more, the calculation should be repeated for the other components with the ‘total number of components’ reduced by one. This reduction in the number of components lowers the required AIF for the others.”

¹ J.D. Quirt, Building Research Note: Acoustic Insulation Factor: A Rating for the Insulation of Buildings against Outdoor Noise, National Research Council [Revised June 1980]

4.0 Surface Transportation Noise Study

The following section describes our analysis of the road noise impact on the proposed new building at 5497 Manotick Main St.

4.1 Road Traffic Information

For this study, the only surface transportation noise sources considered was traffic from Manotick Main St., which is located to the south-west of the front façade of the new building. The new proposed building is farther than 100m from any other collector or arterial road, and is not near any rail lines or within the zone of influence of the airport therefore no other surface noise sources are considered.

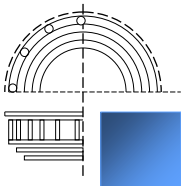
Table 4.1 below summarizes the roadway’s parameters obtained from Table B1 on p. 75 of The City of Ottawa Environmental Noise Control Guidelines 2016, “Appendix B: Table of Traffic and Road Parameters To Be Used For Sound Level Predictions” for the respective roadway class.

| Roadway | Implied Roadway Class | Annual Average Daily Traffic (AADT) Veh/Day | Posted Speed | Day/Night Split (%) | Medium Trucks (%) | Heavy Trucks (%) |
|-------------------|-----------------------------------|---|--------------|---------------------|-------------------|------------------|
| Manotick Main St. | 4 Lane Urban Arterial - Undivided | 30,000 | 50 km/h | 92/8 | 7 | 5 |

Table 4.1 – Summary of Major Roadway Noise Sources.

4.2 Procedure Used for Roadway Noise Analysis

In order to calculate the road noise impact at the proposed development, we utilized the Ministry of Environment’s STAMSON modeling software version 5.04. This program allows us to input variables of a road such as traffic volume, types of vehicles, speed, barrier locations and topography to determine the environmental noise impact at a point of reception.



4.3 Points of Reception

To determine the worst case noise impact on the façade of the building, we have chosen three points of reception (POR); one along the south west façade on the ground floor in the unit facing the road, one in the living area of the most south east unit on the 3rd floor and one at the Outdoor Living Area (OLA) at the rear of the building. These points are the closest to the right of way of Manotick Main St., as the building sits on a slight angle from the street. POR1 at the plane of window (POW) of the 1st floor bedroom is at a height of 1.5m and POR2 at the POW on the 2nd floor is at a height of 7.5m. The OLA point of reception is located at the rear of the building at the Amenity Area at a height of 1.5m. Note that the Amenity Area is at an elevation approximately 2.4m lower than the ground floor of the proposed building, which has been factored into our calculations. The position of our points of reception is shown in Figure 4.1, 4.2 and 4.3 indicated by the blue cross. Table 4.2 below summarizes receiver heights and distances.

| Receiver | Height (m) | Distance from Source (m) | Angle to Manotick Main St. from POR | |
|----------|------------|--------------------------|-------------------------------------|---------|
| | | | Angle 1 | Angle 2 |
| POR1 | 1.5 | 29 | 90° | 90° |
| POR2 | 7.5 | 29 | 90° | 90° |
| OLA1 | 1.5 | 68 | 5° | 90° |

Table 4.2 – Table of receiver height and distance from noise source.

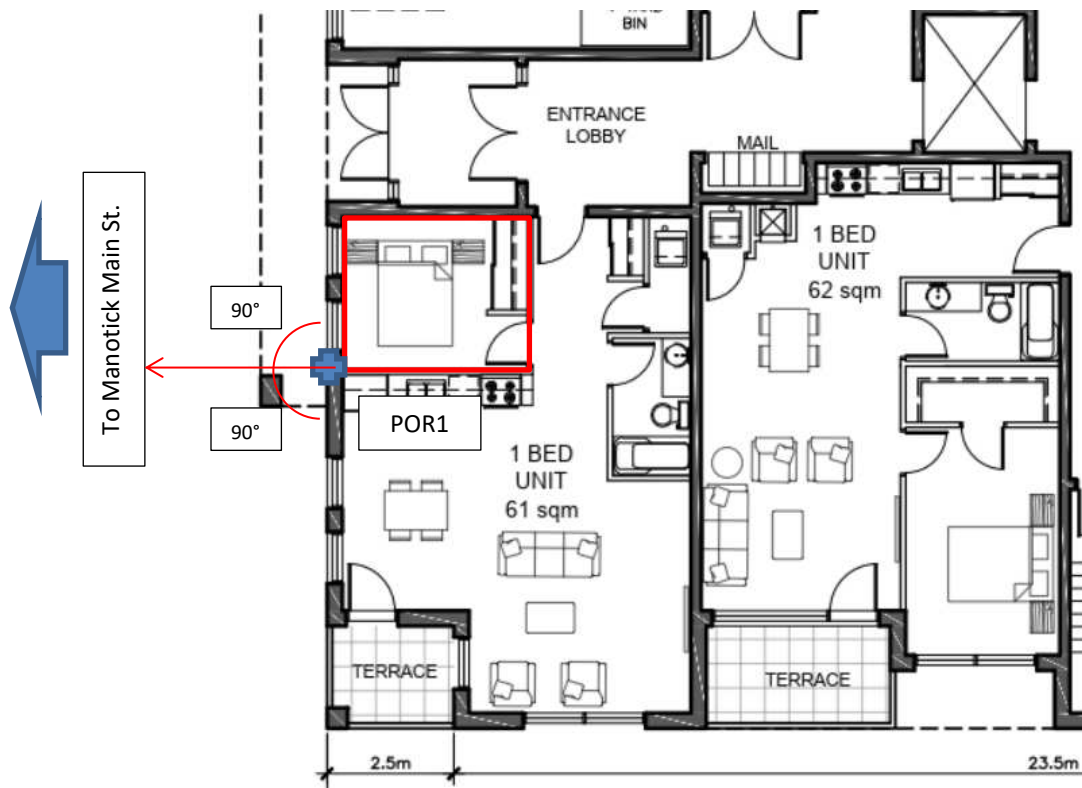
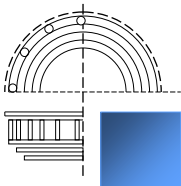


Figure 4.1 – 1st floor plan view showing POR1.



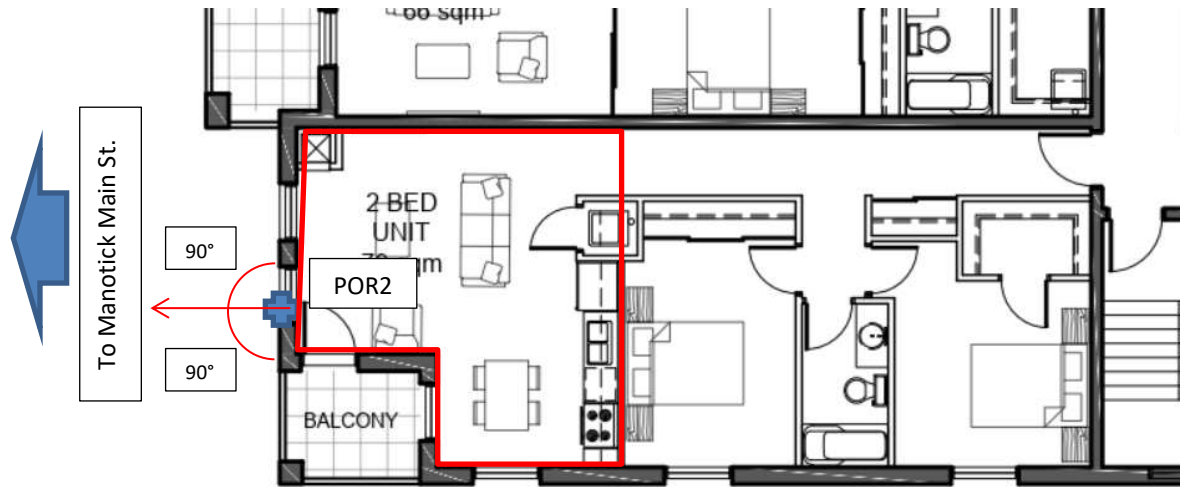


Figure 4.2 – 3rd floor plan view showing POR2.

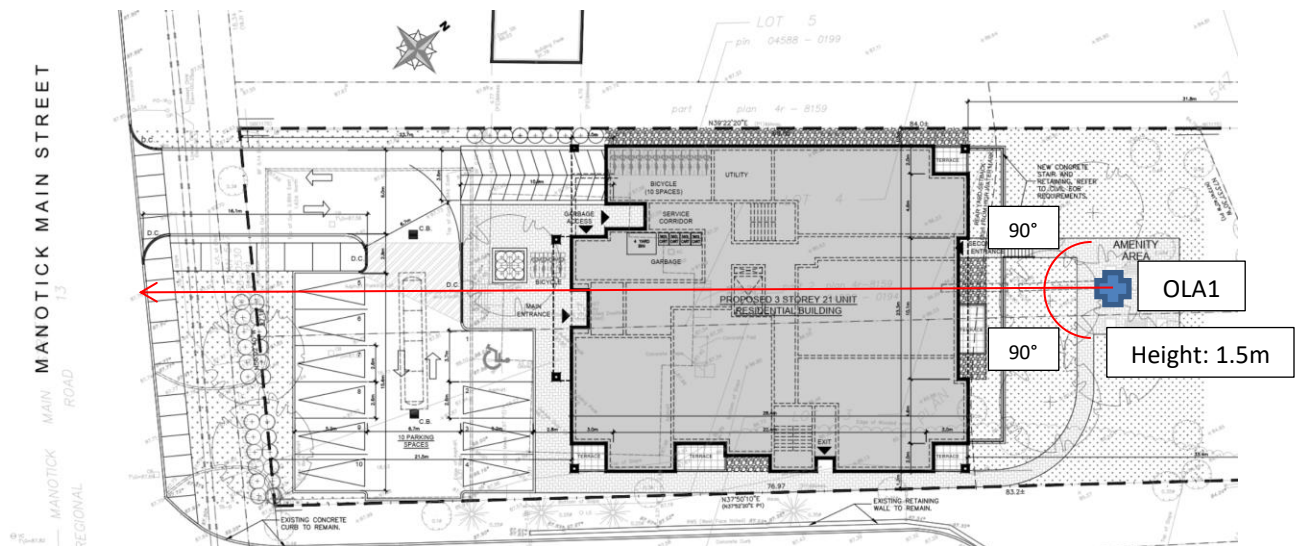


Figure 4.3 – Site plan view showing OLA1. As noted above, OLA is approximately 2.4m lower than the elevation of the ground floor of the proposed development.

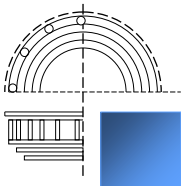




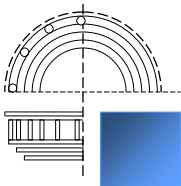
Figure 4.4 – Front elevation view showing the Points of Reception (POR1 and POR2).

4.4 Parameters Used for Analysis

The parameters used in STAMSON to assess the noise impact at POR1 are shown below in Table 4.3:

| Parameter | Values Used |
|-------------------------------|------------------------------|
| Noise Source: | Manotick Main St. |
| Time Period | 16h/8h |
| Topography | Flat/gentle slope no barrier |
| Rows of Houses | 0 |
| Density of First Row% | N/A |
| Intermediate Surface | Reflective |
| Receiver Height (m) | 1.5 |
| Source Receiver Distance (m)* | 29 |

Table 4.3 – Parameters used in STAMSON model at POR1 (1st floor bedroom)



The parameters used in STAMSON to assess the noise impact at POR2 are shown below in Table 4.4:

| Parameter | Values Used |
|-------------------------------|------------------------------|
| Noise Source: | Manotick Main St. |
| Time Period | 16h/8h |
| Topography | Flat/gentle slope no barrier |
| Rows of Houses | 0 |
| Density of First Row% | N/A |
| Intermediate Surface | Reflective |
| Receiver Height (m) | 4.5 |
| Source Receiver Distance* (m) | 29 |

Table 4.4 – Parameters used in STAMSON model at POR 2 (3rd floor living area)

The parameters used in STAMSON to assess the noise impact at OLA1 are shown below in Table 4.5:

| Parameter | Values Used |
|-------------------------------|--------------------------|
| Noise Source: | Manotick Main St. |
| Time Period | 16h/8h |
| Topography | Elevated, no barrier |
| Rows of Houses | 1 |
| Density of First Row% | 80 |
| Intermediate Surface | Reflective |
| Receiver Height (m) | 1.5 |
| Source Receiver Distance* (m) | 68 |
| Elevation (m) | 2.4 |

Table 4.5 – Parameters used in STAMSON model at OLA1 (Amenity Area)

4.5 Surface Transportation Noise Levels

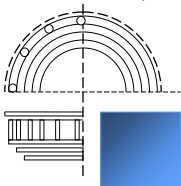
Table 4.6 below summarizes the predicted sound pressure levels at the points of reception from the results of the STAMSON environmental noise software calculation (Appendix A) for 5497 Manotick Main St.

| | POR 1 (dBA) | | POR 2 (dBA) | | OLA1 (dBA) |
|-------------------------|-------------|-------------|-------------|-------------|-------------|
| | Day | Night | Day | Night | Day |
| Manotick Main St | 68.6 | 61.0 | 68.6 | 61.0 | 59.1 |
| Total | 68.6 | 61.0 | 68.6 | 61.0 | 59.1 |

Table 4.6 – Predicted Road Noise at each Point of Reception

4.6 Roadway Noise Summary and Analysis

We have calculated the predicted noise level caused by traffic using STAMSON and have shown a 16h L_{eq} for daytime hours is **68.6 dBA**, at both POR1 and POR2. The 8h L_{eq} for nighttime hours at POR1 and



POR2 is **61.0 dBA**. As the levels during the day and at night are above 55 dBA, an evaluation of exterior building components (AIF analysis) is required. In addition, predicted daytime level at the Amenity Area (OLA1) was **59.1 dBA**, which is above 55 dBA but are below 60 dBA, therefore noise mitigation is not necessary but warning clauses are required. Detailed preliminary assemblies for the exterior walls were not yet available, however we the exterior is to be a stone finish exterior and we have based preliminary assemblies based on this information and common exterior wall assemblies. These are listed below for the PORs in this report and are analyzed in the following section.

EXTERIOR STONE MASONRY WALL – POR1

- Stone masonry
- 1" rigid insulation
- 6" steel studs @16" o.c. max.
- 5.5" batt insulation
- 5/8" type x gypsum board

EXTERIOR CEMENTITIOUS PANEL WALL – POR2

- Cementitious panel system
- 1" rigid insulation
- 6" steel studs @16" o.c. max.
- 5.5" batt insulation
- 5/8" type x gypsum board

5.0 Exterior Building Component Analysis (AIF Method)

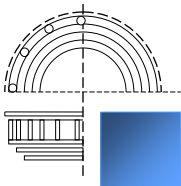
In this section, we determine if the building complies with the City of Ottawa’s ENCG indoor noise requirements based on the existing or proposed wall and window construction. We compare the required minimum façade AIF to the estimated AIF of the currently selected façade materials.

5.1.1 Building Components

The current design of each POR’s façades is made up of the following components:

- 1) Exterior wall (Stone for POR1/Cementitious panel system for POR2)
- 2) Window (No assembly yet specified, will be determined through AIF analysis)

The existing exterior wall compositions at each POR are as given in the previous section and Table 5.1 below. The façades are composed of stone and the cementitious panel system as shown in Figure 4.4. The wall type for both POR1 and POR2 (stone/cementitious panel) is sufficiently similar to wall type EW5 described in the Canada Mortgage and Housing Corporation (CMHC) document “Road and Rail Noise: Effects on Housing”. Table 5.1 shows a comparison of these wall compositions.



| Exterior Wall Assembly | CMHC Road and Rail Noise Wall Type |
|---|---|
| -Stone / brick masonry. -1" rigid insulation -6" steel studs @16" o.c. max. -5.5" batt insulation -5/8" type x gypsum board | Wall Type EW5 -100mm brick veener -25mm airspace -Sheathing -50mm mineral wool or glass fibre batts -38x89mm wood studs -12.7mm gypsum board |
| -Cementitious paneling -1" rigid insulation -6" steel studs @16" o.c. max. -5.5" batt insulation -5/8" type x gypsum board | Wall Type EW5 -100mm brick veener -25mm airspace -Sheathing -50mm mineral wool or glass fibre batts -38x89mm wood studs -12.7mm gypsum board |

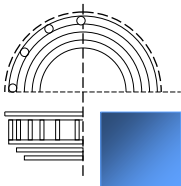
Table 5.1 – Comparison of new building exterior wall and equivalent wall from CMHC, Road and Rail Noise: Effects on Housing.

There are no glazing assemblies indicated in the drawings and therefore we have assumed a double pane window that meets minimum OBC requirements such as the following example:

| Basic Window Assembly |
|--|
| 3m glazing 13mm interplane spacing 3mm glazing |

Table 5.2 –Window Assembly used in Calculations

The calculation of AIF for each building component depends on the ratio of the area of a given component on the exterior to the total floor area of the corresponding interior room. Using plan view and elevation drawings, we have determined these dimensions for the bedroom (1st floor) and living area (3rd floor) for which we determined the noise impact at each POR. The areas of the exterior wall components and ratios to the floor are given in Table 5.3 below. The layouts of the two spaces are shown in Figure 5.1 and Figure 5.2.



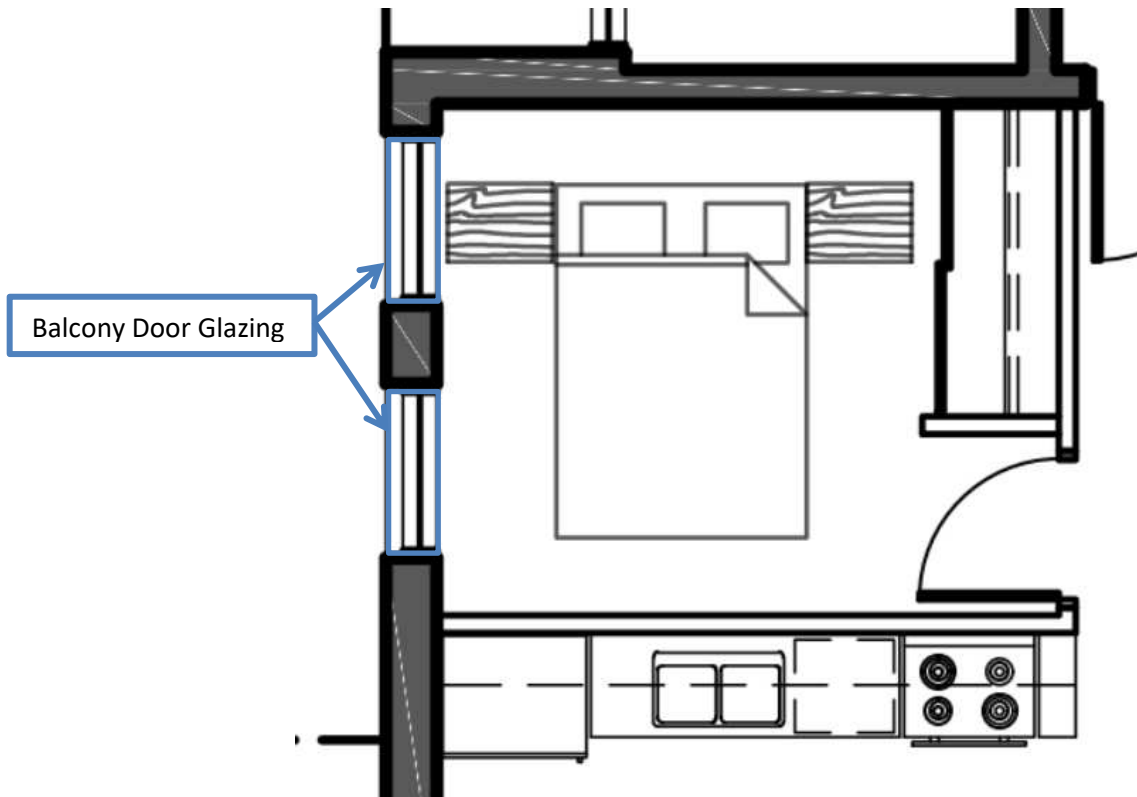
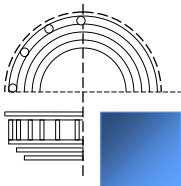


Figure 5.1 – Layout of bedroom in south west 1st floor unit used for analysis of POR1. Exterior wall assembly equivalent to CMHC wall type EW5.



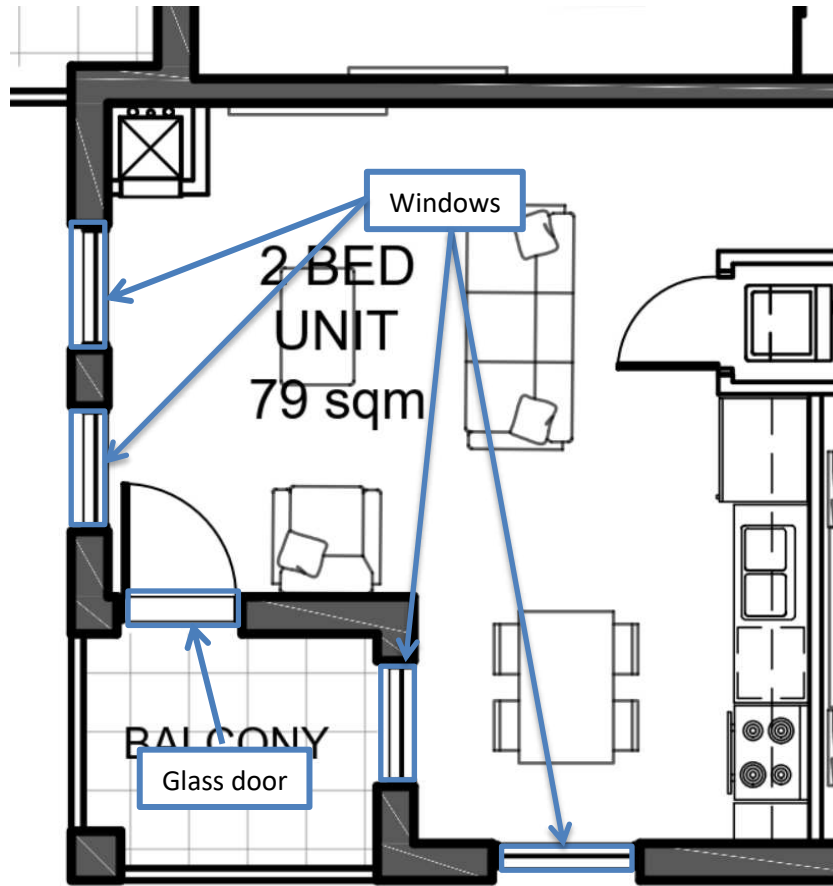
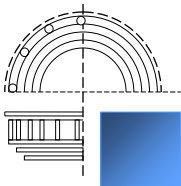


Figure 5.2 – Layout of living area in south west 3rd floor unit used for analysis of POR1. Exterior wall assembly equivalent to CMHC wall type EW5.



5.1.2 AIF Calculations

Below in Table 5.3 and 5.4, we provide the results of our AIF calculations based on the procedure given in Section 3.3 and the building component information given in Section 5.1.1 and dimensions from the plans for each component at all PORs. Component AIFs are determined based on component area ratio to floor area given in CMHC “Road and Rail Noise: Effects on Housing” Tables 6.2 and 6.3. As stated in section 3.3, if the AIF of any component exceeds the required AIF by 10 or more (Comp1 AIF > Init AIF +10), the calculation should be repeated for the other components with the ‘total number of components’ reduced by one. This gives the Final Required AIF for component 2 for which the component AIF is compared to.

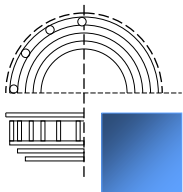
| POR 1 | | | | | | | | | | | | |
|-----------------------------------|----------------------|------------------|----------------|----------------------------------|--|-------------|---------------------|----------------------|---------------|--------------------------|--------------------|--------------------------|
| Room Floor Area (m ²) | Number of Components | Component Number | Component Type | Component Area (m ²) | Component Area ratio to Floor Area (%) | Outside Leq | Required Indoor Leq | Initial Required AIF | Component AIF | Comp1 AIF > Init AIF +10 | Final Required AIF | Acceptable Component AIF |
| 10.6 | 2 | 1 | Exterior Wall | 4.92 | 46% | 68.6 | 40 | 34 | 50 | Yes | 31 | Yes |
| 10.6 | 2 | 2 | Window | 4.05 | 38% | 68.6 | 40 | 34 | 28 | Yes | 31 | No |

Table 5.3 – POR1 AIF parameters used in calculations, resulting required AIF and component AIF, and statement if component AIF is acceptable.

| POR 2 | | | | | | | | | | | | |
|-----------------------------------|----------------------|------------------|----------------|----------------------------------|--|-------------|---------------------|----------------------|---------------|--------------------------|--------------------|--------------------------|
| Room Floor Area (m ²) | Number of Components | Component Number | Component Type | Component Area (m ²) | Component Area ratio to Floor Area (%) | Outside Leq | Required Indoor Leq | Initial Required AIF | Component AIF | Comp1 AIF > Init AIF +10 | Final Required AIF | Acceptable Component AIF |
| 22.6 | 2 | 1 | Exterior Wall | 28.6 | 127% | 68.6 | 45 | 29 | 46 | Yes | 26 | Yes |
| 22.6 | 2 | 2 | Window | 10.6 | 47% | 68.6 | 45 | 29 | 27 | Yes | 26 | Yes |

Table 5.4 – POR2 AIF parameters used in calculations, resulting required AIF and component AIF, and statement if component AIF is acceptable.

As noted in the final column of Table 5.3, the window assembly used in our calculation does not meet the AIF requirement and needs to be improved.



For POR1, the window assembly must be a minimum AIF of AIF 31; and for POR2 the window assembly must achieve a minimum AIF of AIF 26, which can be translated into an STC rating for the glazing, using the percentage area of the window to the total floor area in Table D2 in Appendix D of CMHC “Road and Rail Noise: Effects on Housing”. By using this table, we obtain that a glazing assembly of at least STC 33 is required for POR1 and STC 29 is required for POR 2, however we still recommend that the minimum higher STC (STC 33) glazing is chosen and that it is used for all units on all floors, except for the façade at the back facing the Rideau River due to the similar sound levels at the exterior at each POR. We have provided options in Table 5.5 below for meeting this requirement.

| Recommended Glazing Assembly | STC Rating |
|---|-----------------------------------|
| 6mm glazing 13mm airspace 6mm glazing | STC 34 (Test ID EMN: TR16-113) |
| 3mm glazing 0.76 Saflex Q 3mm glazing | STC 36 (Test ID EMN: TR16-122) |

Table 5.5 – Example glazing assemblies to meet AIF requirements for 5497 Manotick Main St..

5.2 Warning Clauses

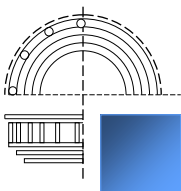
As the predicted noise levels from surface transportation exceed 55 dBA at all PORs, a warning clause must be added to the development agreement.

The City of Ottawa requires a Warning Clause whenever noise could meet or exceed 55 dBA 16 hour Leq at the Outdoor Living Area or Plane of Window of any living or sleeping area prior to any noise mitigation.

Table 5.7 provides the types of warning clauses which have been taken directly from the MOECP NPC-300 Section C8.1 which also states:

“A warning clause is not considered a form of noise mitigation. It is not acceptable therefore to use warning clauses in place of physical noise control measures to identify an excess over the MOE or City noise limits.”

A description of which units require which Warning Clause is detailed below Table 5.7.



| TYPE | Warning Clause Text |
|--------|---|
| Type A | Purchasers/tenants are advised that sound levels due to increasing road/rail/Light Rail/transit way traffic may occasionally 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. |
| Type B | 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 road/rail/Light Rail/transitway traffic may on occasions 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. |
| Type C | This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air condition 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 City and the Ministry of Environment. |
| Type D | This dwelling 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 City and the Ministry of Environment. |

Table 5.5 – Warning Clause Types and Example Text from the City of Ottawa (from ENCG Table A1)

The development was not yet at the stage where individual suite/unit numbers were available and therefore have identified units using directional descriptions. We have included a drawing in the Appendix where each of these warning clauses are to be applied along with specific glazing requirements.

Units that require a Type A Warning Clause:

All units on all floors require a Type A Warning Clause, as the Amenity Area (OLA1) is above the limit of 55 dBA but below the 60 dBA threshold for additional mitigation such as a noise barrier.

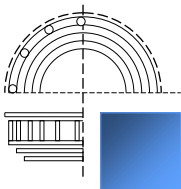
Units that require a Type B Warning Clause:

Type B Warning Clauses must be applied to lease or condominium agreements units which require additional sound isolation above Ontario Building Code requirements for windows as indicated in Section 5.1 above. These units will still meet City of Ottawa indoor noise limits when windows and exterior doors are closed.

All units with a south-east, south-west or north-east facing façade on 1st, 2nd and 3rd floors as indicated in the drawing provided in the Appendix.

Units that require a Type D Warning Clause:

All units on all floors require a Type D Warning Clause, as all units will be provided with a condensing unit on the balcony of the unit to control air conditioning within each unit, thereby allowing windows and exterior doors to be closed.



5.3 Traffic Noise Assessment Summary

Exterior Walls

Exterior Wall Assemblies

EXTERIOR STONE / BRICK MASONRY WALL

- Stone / brick masonry.
- 1" rigid insulation
- 6" steel studs @16" o.c. max.
- 5.5" batt insulation
- 1/2" type x gypsum board

EXTERIOR CEMENTITIOUS PANEL WALL

- Cementitious panel system
- 1" rigid insulation
- 6" steel studs @16" o.c. max.
- 5.5" batt insulation
- 1/2" type x gypsum board

The AIF value for the exterior wall is equivalent or exceeds the requirements significantly and no changes are required.

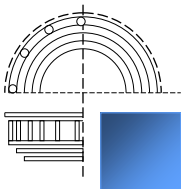
Exterior Glazing

We have provided recommended window assemblies in Table 5.5 and have recommended that the glazing STC requirement of STC 33 be applied to all windows on all floors except for those on the façade facing the river.

In addition, because the predicted noise level from surface transportation exceeds 55 dBA and noise mitigation features are to be included in the building envelope, a Type B warning clause must be added to the development agreement.

Warning Clauses

Type A, Type B and Type D warning clauses as described in Section 5.2 above are to be included in the development agreement.



6.0 Additional Noise Considerations

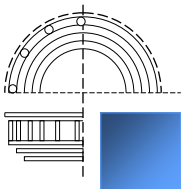
6.1 Existing Buildings and Noise Sources

We have reviewed the surrounding area to address potential noise sources that may impact the proposed development. There is a small one storey building which houses a bank adjacent to the proposed new development with a one storey strip mall slightly further away to the east. There are several small rooftop units (RTUs) on the roof of each of these buildings however it is not anticipated that they will have any significant noise impact on the new development at 5497 Manotick Main St. and that traffic noise will be the dominant source of noise based on our calculations and the proximity of the road to the new building. There are no other noteworthy nearby sources of noise in the surrounding area.

6.2 Stationary Noise to Surrounding Area

In addition to the noise impact from traffic and the surrounding area onto the new development, it was also requested that the impact from equipment from the new development be addressed. Bridor Developments has indicated that there will not be any significant noise-making equipment associated with the proposed development such as MUA/AHUs, chillers, cooling towers, generators, etc. and that residential units are intended to have an internal boiler system with a small air handler in each unit with an AC condenser on the balcony. Therefore the only exterior noise generating equipment is the condensers on the balcony of each unit which do not generate a significant amount of noise. Often these units have sound power levels between 50-60 dBA and will likely not be problematic to adjacent properties however it is possible they can be problematic to neighbouring units in the same building and have therefore provided some general recommendations for these condensing units:

- Install units on neoprene mounts or pads such as Mason BR mounts or Mason SW pads so that minimal vibration is transmitted to the balcony and to the structure itself.
- Shield condensing units as much as possible from adjacent balconies, ideally with solid balcony dividers.
- Select quiet versions of condensing unit models if possible.



7.0 Conclusion

We have analyzed the traffic noise impact for road sources for the new proposed development to be located at 5497 Manotick Main St. A detailed building component analysis was required as noise levels from the traffic noise sources (Manotick Main St.) was greater than 55 dBA at the Plane of Window (POW) at each of the PORs. After completing a detailed AIF analysis of the exterior building components, the proposed exterior wall assemblies as listed in Section 5.1 are acceptable. We have recommended window assemblies for the windows on the 1st, 2nd and 3rd floor with STC rating of at least STC 33 for all windows except those on the rear façade facing the river. We have provided sample assemblies to meet this requirement in Table 5.5. The areas where the higher STC glazing is required are presented in the Appendix.

We have also addressed noise from the surrounding area and have found that traffic is by far the most significant noise source impacting the new development and that any mechanical equipment from the commercial area across the street is not a concern. In addition, the only noise generating equipment from the development to the surrounding area will be small condensing units on residential balconies, which should not be problematic for neighbouring properties however we have provided some general recommendations in order to minimize issues to adjacent units within the same building in Section 6.2.

If you have any questions or concerns regarding this report, please let us know.

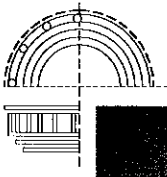
Sincerely,

Patrick Richard, M.Sc.E.
Acoustic Consultant

Approved By:



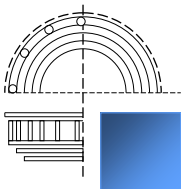
Donald Buchan, P.Eng
Principal
Buchan Lawton Parent Ltd.



STATE OF THE ART ACOUSTIK INC.

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Appendix A
STAMSON Calculations
STC 33 Window Requirements Drawing



STAMSON 5.0 NORMAL REPORT Date: 13-09-2021 16:49:32
 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: 5497mano.te Time Period: Day/Night 16/8 hours
 Description:

Road data, segment # 1: MANOTICKMAIN (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 : 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): 30000
 Percentage of Annual Growth : 0.00
 Number of Years of Growth : 10.00
 Medium Truck % of Total Volume : 7.00
 Heavy Truck % of Total Volume : 5.00
 Day (16 hrs) % of Total Volume : 92.00

Data for Segment # 1: MANOTICKMAIN (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 : 29.00 / 29.00 m
 Receiver height : 1.50 / 1.50 m
 Topography : 1 (Flat/gentle slope; no barrier)
 Reference angle : 0.00

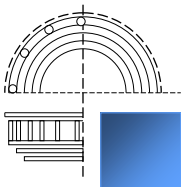
Results segment # 1: MANOTICKMAIN (day)

 Source height = 1.50 m

ROAD (0.00 + 68.63 + 0.00) = 68.63 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

 -90 90 0.00 71.49 0.00 -2.86 0.00 0.00 0.00 0.00 68.63



Segment Leq : 68.63 dBA

Total Leq All Segments: 68.63 dBA

Results segment # 1: MANOTICKMAIN (night)

Source height = 1.50 m

ROAD (0.00 + 61.03 + 0.00) = 61.03 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

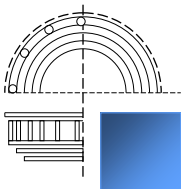
-90 90 0.00 63.89 0.00 -2.86 0.00 0.00 0.00 0.00 61.03

Segment Leq : 61.03 dBA

Total Leq All Segments: 61.03 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 68.63

(NIGHT): 61.03



STAMSON 5.0 NORMAL REPORT Date: 13-09-2021 16:51:03
 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: 5497man2.te Time Period: Day/Night 16/8 hours
 Description:

Road data, segment # 1: MANOTICKMAIN (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 : 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): 30000
 Percentage of Annual Growth : 0.00
 Number of Years of Growth : 10.00
 Medium Truck % of Total Volume : 7.00
 Heavy Truck % of Total Volume : 5.00
 Day (16 hrs) % of Total Volume : 92.00

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

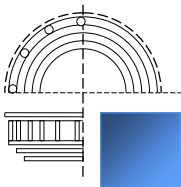
 Angle1 Angle2 : -90.00 deg 90.00 deg
 Wood depth : 0 (No woods.)
 No of house rows : 0 / 0
 Surface : 2 (Reflective ground surface)
 Receiver source distance : 29.00 / 29.00 m
 Receiver height : 4.50 / 4.50 m
 Topography : 1 (Flat/gentle slope; no barrier)
 Reference angle : 0.00

Results segment # 1: MANOTICKMAIN (day)

 Source height = 1.50 m

ROAD (0.00 + 68.63 + 0.00) = 68.63 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq



-90 90 0.00 71.49 0.00 -2.86 0.00 0.00 0.00 0.00 68.63

Segment Leq : 68.63 dBA

Total Leq All Segments: 68.63 dBA

Results segment # 1: MANOTICKMAIN (night)

Source height = 1.50 m

ROAD (0.00 + 61.03 + 0.00) = 61.03 dBA

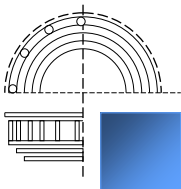
Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 63.89 0.00 -2.86 0.00 0.00 0.00 0.00 61.03

Segment Leq : 61.03 dBA

Total Leq All Segments: 61.03 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 68.63
 (NIGHT): 61.03



TAMSON 5.0 NORMAL REPORT Date: 14-09-2021 15:33:42
 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: 5497man3.te Time Period: Day/Night 16/8 hours
 Description:

Road data, segment # 1: MANOTICKMAIN (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 : 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): 30000
 Percentage of Annual Growth : 0.00
 Number of Years of Growth : 10.00
 Medium Truck % of Total Volume : 7.00
 Heavy Truck % of Total Volume : 5.00
 Day (16 hrs) % of Total Volume : 92.00

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

 Angle1 Angle2 : -90.00 deg 90.00 deg
 Wood depth : 0 (No woods.)
 No of house rows : 1 / 0
 Surface : 2 (Reflective ground surface)
 Receiver source distance : 68.00 / 29.00 m
 Receiver height : 1.50 / 4.50 m
 Topography : 3 (Elevated; no barrier)
 Elevation : 2.40 m
 Reference angle : 0.00

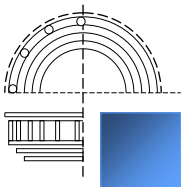
Results segment # 1: MANOTICKMAIN (day)

 Source height = 1.50 m

ROAD (0.00 + 59.07 + 0.00) = 59.07 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

 -90 90 0.00 71.49 0.00 -6.56 0.00 0.00 -5.86 0.00 59.07



Segment Leq : 59.07 dBA

Total Leq All Segments: 59.07 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 59.07

