

GRADIENTWIND

ENGINEERS & SCIENTISTS

February 26, 2021

1435 & 1455 Morisset Residences Corp.
163 Cartwright Avenue
Toronto, ON M6A 1V5

DRAFT

Attn: Mr. Eddy Boudiwan, VP, Investments & Asset Management
eboudiwan@firmcapital.com

Dear Mr. Boudiwan:

Re: Proposal for Stationary Noise Opinion Letter
1435 & 1455 Morisset Avenue, Ottawa
Gradient Wind File No.: 21-004-Opinion Letter

Gradient Wind Engineering Inc. (Gradient Wind) was retained by 1435 & 1455 Morisset Residences Corporation to offer a stationary noise opinion letter for the proposed residential development located at 1435 and 1455 Morisset Avenue in Ottawa, Ontario. (hereinafter referred to as the “subject site”). This opinion letter specifically addresses (i) the impact of existing sources on the development and (ii) the impact of anticipated stationary noise sources introduced by the development on surrounding noise-sensitive properties.

The subject site is located on a near rectangular parcel of land west of the intersection of Merivale Road and Morisset Avenue; the proposed development is situated on the west side of the site which is also currently occupied by two existing residential buildings; a 3.5 storey and a 7.5 storey residential building. The proposed development is a 4-storey square form residential building on the west side of the subject site which comprises 22 residential units. With the addition of the proposed residential building, the subject site will include a total of 157 residential units.

The subject site is located in a predominantly residential area with no significant stationary noise sources impacting the development site. The proposed development is not within 250 metres of an existing/proposed highway or a railway right-of-way. The closest arterial roadways to the subject site are Merivale Road and Kirkwood Avenue. Merivale Road is more than 180 metres to the east and Kirkwood Avenue is more than 230 metres to the northeast of the site. As they are not within 100 metres of the

development site, they are not considered as significant noise sources impacting the development as per ENCG.

As the development is a low-rise residential building consisting of 22 units, no significant mechanical equipment serving the building is anticipated. Possible mechanical equipment associated with the development includes internal equipment such as heat pumps or fan coils which do not produce a significant amount of exterior noise and are not considered as stationary noise sources. As such, the proposed development is expected to be compatible with the surrounding land uses.

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.

DRAFT

Efser Kara, MSc, LEED GA
Acoustic Scientist

Joshua Foster, P.Eng.
Principal

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