

Memorandum

Project: 21-04-30-RD Date: April 22, 2024

To: MB Group and Associates
657 Blvd Cure-labelle, Laval, QC

From: Soft dB Inc.
Utsav Patel, M.Eng., EIT, Project Manager
Pascal Everton, P.Eng., INCE, Director – Environmental and Industrial Acoustics

RE: Conclusion of Noise Impact Assessment for 630 Montreal Road, Ottawa, ON (v01)

Soft dB conducted a noise impact assessment to evaluate the impact from the surrounding environment on the proposed residential development located at 630 Montreal Rd., Ottawa, ON¹. This study was conducted as per the requirements outlined in the provincial noise pollution control (NPC) document, NPC-300 by the Ministry of the Environment, Conservation and Parks.

This memo summarizes the requirements for including applicable warning clauses in the offers of purchase/sale, lease, or rental agreements, etc. and must be reviewed along with the information presented in the Soft dB report¹ dated February 07, 2023.

The assessment results of the Soft dB report indicated the requirements for including the following warning clauses in the offers of purchase/sale, lease, or rental agreements, etc.:

- Type A for all the units of the proposed development;
"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."
- Type D for all the units of the proposed development.
"This dwelling unit has been supplied with a 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."

With the implementation of the recommendations provided in the previous Soft dB report and inclusion of the above mentioned warning clauses, the proposed development is expected to achieve compliance with the requirements of the NPC-300.

If there are any further questions and/or concerns, please let us know.

¹ Soft dB Inc., "Noise Impact Assessment of a Residential Development – 630 Montreal Road, Ottawa, ON", February 7, 2023