

# GRADIENTWIND

ENGINEERS & SCIENTISTS

October 3, 2024

**Caivan Communities**  
3713 Borrisokane Road  
Ottawa, ON K2J 4J4

Attn: Ms. Leah Vapper  
Leah.Vapper@caivan.com

Re:

Transportation Noise Assessment Brief Comments Response  
3285 Borrisokane Road (Block 19)  
GWE File No.: 24-141 – Comments Response Letter

This letter outlines how we have addressed the comments from the City of Ottawa related to the transportation noise assessment brief of the proposed stacked townhouse development to be located on Block 19 of the Barrhaven Conservancy Subdivision (Phase 2,3), forming part of 3285 Borrisokane Road, Ottawa, ON.

The comments and our responses are as follows:

**Comment 1:** *The report states that there are no outdoor living areas (OLAs) associated with the development. Correct this sentence as the amenity areas shown on the site plan qualify as OLAs as per the City's Environmental Control Guidelines. Assess the predicted noise levels at these OLAs.*

**GWE:** Outdoor Living Areas (OLA) are spaces designed for the quiet private enjoyment of the outdoors. Accordingly, for standard single and townhouses, rear yards may require protection in the form of noise barriers from transportation and stationary noise generators. In such cases, the private yards are enclosed by noise fencing.

Balconies of less than 4 m in depth and common landscaped areas are not considered as OLA that require protection from noise sources. Enclosing common amenity areas with fencing would have the reverse effect of making these spaces inclusive and open to the community.

Our review and experience with other similar developments is that common amenity areas are not subject to OLA protection requirements.

**Comment 2:** *Provide a list of all lots, blocks, unit, locations requiring noise control measures named and referenced in the study. Specific recommendation for each lot, block, unit, etc., documented in clear concise summary form for implementation purposes is required. Graphical representation (Figure 2) is not sufficient.*

**GWE:** The table containing mitigation measures and ventilation requirements can be seen below.

**TABLE 1: MITIGATION AND VENTILATION REQUIREMENTS**

Warning Clause	Ventilation Requirement	Applicable Blocks/Dwellings
Type C	Forced Air Heating with Provisions	Blocks 1, 3, 4, 7, and 10
N/A	N/A	Blocks 2, 5, 6, 8, and 9

**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 conditioning 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 Municipality and the Ministry of the Environment, Conservation and Parks."*

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This concludes our response letter. If you have any questions or wish to discuss our findings, please contact the undersigned.

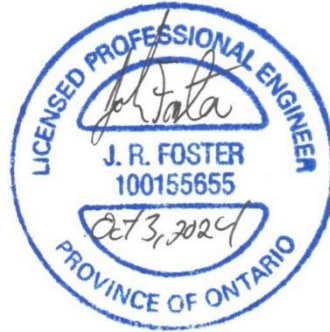
Sincerely,

***Gradient Wind Engineering Inc.***



Efser Kara, MSc, LEED GA  
Acoustic Scientist

*Gradient Wind File 24-141 – Response Letter*



Joshua Foster, P.Eng.  
Lead Engineer