

GRADIENTWIND

ENGINEERS & SCIENTISTS

January 2, 2020

Smart Living Properties

226 Argyle Avenue
Ottawa, ON K2P 1B9

Attn: Jeremy Silburt
Senior Consultant, Developments
jeremy@smartlivingproperties.ca

Dear Mr. Silburt:

Re: Confirmation Letter for Stationary Noise Study
994 Bronson Avenue, Ottawa
Gradient Wind File No.: 19-256 - Noise Letter

Following your recent request, Gradient Wind Engineering Inc. (Gradient Wind) is pleased to provide noise engineering services for the proposed residential building located at 994 Bronson Avenue in Ottawa, Ontario. This letter is to confirm that Gradient Wind has been retained by Smart Living Properties c/o EXP to perform a stationary noise study for the proposed building. Based on a review of the site plan provided by EXP in November 2019, the development site is located on a nearly rectangle parcel of land along Bronson Avenue. The building has a nearly rectangular planform which is expected to rise 3-storeys above grade. The study site is bound by Bronson Avenue to the east and existing 2-storey residential dwellings to the south, west, and north. A driveway located along the north side of the building provides access to 2 at-grade parking spaces at the rear closest to the northwest corner of the building. A pathway along the building's south façade provides access to bicycle parking spaces at the rear closest to the southwest corner of the building.

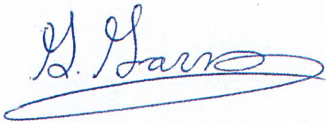
At the time of site plan submission mechanical information for the building was not yet available. As the site is in close proximity to noise-sensitive lands, Gradient Wind will perform a stationary noise study to assess the impact of the building's anticipated mechanical equipment. Given Gradient Wind's past experience with similar developments, it is anticipated that internal fan coils or heat pump systems will be installed to provide the necessary ventilation requirements for the building. These units are small and ventilate through the side of the building and have minimal exterior noise. With that said, Gradient Wind

does not expect noise levels at surrounding noise sensitive properties to exceed stationary noise criteria as per the Environmental Noise Controls Guidelines (ENCG). Gradient Wind will complete the required noise study once the mechanical equipment is confirmed. The study will be submitted with the subsequent site plan control resubmissions.

Should you have any questions, 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.



Giuseppe Garro, MAsc.
Junior Environmental Scientist

Gradient Wind File #19-256 - Noise Letter



Joshua Foster, P.Eng
Principal