

GRADIENTWIND

ENGINEERS & SCIENTISTS

April 7, 2022

ML Westboro Inc.

c/o

ML Devco Inc.

Maureen Flanagan

Vice-President, Real Estate

651 Churchill Avenue North

Ottawa, Ontario

K1Z 6G2

Dear Ms. Flanagan:

Re: Addendum Letter
398, 402, 406 Roosevelt Avenue, Ottawa
GW File No.: 17-179-Addendum Letter

Gradient Wind Engineering Inc. (Gradient Wind) was retained by ML Westboro Inc. to undertake a traffic noise assessment for the proposed six storey mixed-use condominium development located at 398, 402, and 406 Roosevelt Avenue in Ottawa, Ontario, for which Gradient Wind prepared a Traffic Noise Assessment report (ref. GWE17-179 – Noise Final R1, dated March 29, 2018).

This letter is to address recent site plan changes noted in the updated drawing set received from RLA Architecture, dated April 1, 2022, as well as to address City of Ottawa comments on our original report. The numbered comments along with Gradient Wind's response to each comment are as follows:

City of Ottawa: *Report is from 2018 and is out of date.*

Gradient Wind: It is noted that the massing and building height in the latest drawing set remains largely unchanged compared to the 2018 report. From an acoustic perspective, the changes outlined in the drawings are considered minor and are expected to have a negligible impact on the results and conclusions summarized in our Traffic Noise Assessment report.

City of Ottawa: *Please speak to stationary noise, from proposed mechanical design.*

Gradient Wind: Regarding stationary noise, impacts from the surroundings on the study building are expected to be minimal. Sources associated with commercial buildings to the south are at a sufficient setback distance, and smaller units associated with adjacent residential are expected to be in compliance with the MECP's noise guideline NPC-216 - Residential Air Conditioning and City of Ottawa Noise By-Law No. 2017-255.

Impacts from the development on the surroundings can be minimized by judicious placement mechanical equipment such as its placement on a roof or in a mechanical penthouse, or the incorporation of silencers and noise screens as necessary. Gradient Wind will be conducting a detailed stationary noise assessment to determine if any noise control measures are required for the development. The detailed stationary noise assessment is expected to be complete in early Summer 2022, once the mechanical design for the development has been finalized.

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.



Michael Lafortune, C.E.T.
Environmental Scientist



Joshua Foster, P.Eng.
Lead Engineer

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