

# GRADIENTWIND

ENGINEERS & SCIENTISTS

March 26, 2024

**Mattamy Homes**

50 Hines Road, Suite 100  
Ottawa, Ontario  
K2K 2M5

Attn: Connor Gallagher, Land Development Manager  
Connor.Gallagher@mattamycorp.com

DRAFT

Dear Mr. Gallagher:

Re: Roadway Traffic Noise Addendum Letter  
South Nepean Town Centre – Block 3  
900 Chapman Mills Drive  
GW File No.: 23-166 – Noise Addendum Letter

---

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Mattamy Homes to undertake a traffic noise assessment for a proposed residential development located at 900 Chapman Mills Drive in Ottawa, Ontario. This addendum letter is supplemental to our roadway traffic noise report (ref. *Gradient Wind report #23-166 – Roadway Traffic Noise*, dated September 18, 2023), to address changes in the latest site plan drawings, dated March 7, 2024. Changes include:

- Blocks 1 – 3 now comprise of stacked back-to-back townhomes, instead of the previous rear lane townhomes.
- Block 4 is re-positioned to the intersection of Chapman Mills Drive and Greenbank Road.
- Blocks 5 and 6 are re-positioned to front Greenbank Road and now comprise of stacked back-to-back townhomes.
- Blocks 7 and 8 are re-oriented and re-positioned to the southwest quadrant of the site, directly north of the future school, with Block 8 adjacent to Verulam Street. Both blocks now comprise of village townhomes.
- A reduction of the number of blocks, from a total of 10 to 8 blocks, and the removal of the urban plaza, previously at the northeast corner of the site.

The drawings do not depict changes that would alter the noise environment across the site. The exposure to Greenbank Road and Chapman Mills remains the same. Therefore, the results and conclusions from the Roadway Traffic Noise report are remain valid and can be applied to the updated site plan. Noise control measures for this development are summarized below:

**TABLE 1: NOISE CONTROL REQUIREMENTS**

| Block                | Upgraded Window Components   | Ventilation Requirements                                | Warning Clauses |
|----------------------|--|---|-----------------|
| Block 1              | North Façade Bedroom / Living Room Window:<br>STC 31 / STC 26  | Air Conditioning  | Type D          |
| Block 2              | North Façade Bedroom / Living Room Window:<br>STC 31 / STC 26  | Air Conditioning  | Type D          |
| Block 3              | North Façade Bedroom / Living Room Window:<br>STC 31 / STC 26<br>East Façade Bedroom / Living Room Window:<br>STC 31 / STC 26  | Air Conditioning  | Type D          |
| Block 4              | Northeast Façade Bedroom / Living Room Window: STC 34 / STC 29<br>Northwest Façade Bedroom / Living Room Window: STC 31 / STC 26<br>Southeast Façade Bedroom / Living Room Window: STC 31 / STC 26 | Air Conditioning  | Type D          |
| Block 5              | North Façade Bedroom / Living Room Window:<br>STC 31 / STC 26<br>East Façade Bedroom / Living Room Window:<br>STC 34 / STC 29<br>South Façade Bedroom / Living Room Window:<br>STC 31 / STC 26     | Air Conditioning  | Type D          |
| Block 6              | North Façade Bedroom / Living Room Window:<br>STC 31 / STC 26<br>East Façade Bedroom / Living Room Window:<br>STC 34 / STC 29<br>South Façade Bedroom / Living Room Window:<br>STC 31 / STC 26     | Air Conditioning  | Type D          |
| Block 7 /<br>Block 8 | N/a  | Forced Air Heating with Provisions for Air Conditioning | Type C          |



This concludes our review of the design changes for South Nepean Town Centre – Block 3 in Ottawa, Ontario. Please advise the undersigned of any questions or concerns.

Sincerely,

**Gradient Wind Engineering Inc.**



Essraa Alqassab, BASc.  
Junior Environmental Scientist



Joshua Foster, P.Eng.  
Lead Engineer

*Gradient Wind File #23-166 – Noise Addendum Letter*