

116 & 118 Carruthers Avenue, Ottawa, ON

Noise Impact Study

Client:

MA Precious Holding Inc.

Attention:

Majid Ahangaran

Type of Document:

Final (Revision 1)

Project Name:

116 & 118 Carruthers Avenue

Project Number:

GTR-23015359-D0

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Date Submitted:

2025-1-29

Version Control

Rev.	Date	Description	Submitted by	Reviewed by
0.0	November 18, 2024	Final	Pearlie Yung	Ron Taylor
1.0	January 29, 2025	Revision 1	Pearlie Yung	Ron Taylor

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1 Introduction

EXP Services Inc. (EXP) was retained by MA Precious Holding Inc., ("Client") to complete a Noise Impact Study for a proposed residential development at 116 & 118 Carruthers Avenue in Ottawa (hereinafter referred to as the 'Site'). The purpose of this study is to assess the impact of noise from nearby environmental sources to the proposed residential development in accordance with Ottawa Environmental Noise Control Guidelines (ENCG). The study is to support a site plan approval application.



2 Site and Surrounding Area

The Site is located on the west side of Carruthers Avenue between Scott Street and Lyndale Avenue. The project consists of one 4-storey apartment building with a basement and a roof patio. The roof patio is a shared designated outdoor amenity area. A site plan and floor plans are provided in Appendix A.

The Site is surrounded by residential properties. The nearest arterial road is Scott Street to the south. The O-Train Confederation Line Line 1 runs in parallel with Scott Street. An aerial image of the area is shown in Figure 1. There are no significant stationary noise sources in the vicinity.



3 Noise Impact Assessment

3.1 Noise Impact from Transportation Noise Sources

The major transportation noise source that may impact the Site is the road traffic along Scott Street and LRT on O-Train Line 1.

3.1.1 Critical Noise Receptors

Critical noise receptors are those receptors likely to be most affected by the identified noise sources. The locations of critical noise receptors are listed in Table 1 and shown in Figure 2.

Table 1. Critical Noise Receptors for Transportation Noise Sources

Receptor ID	Receptor Location	Height (m)
POR1	Apartments along south facade	10.5
OLA1	Roof terrace	13.5

3.1.2 Noise Criteria

Guidelines for acceptable sound levels of road traffic on residential developments are given in ENCG which references Part C of MECP publication NPC-300 "Environmental Noise Guidelines, Stationery and Transportation Sources – Approval and Planning" (August 2013). They are summarized in the tables below.

Table 2. MECP Outdoor Sound Level Limits

Time Period	Sound Level Leq (16)	
Daytime (07:00-23:00)	55 dBA	

Table 3. MECP Noise Control Requirements for Outdoor Receptors

Outdoor Sound Level (Daytime Leq)	Need for Noise Reduction Measures
56 dBA to 60 dBA	Noise control measures may be implemented. If no noise control measures are planned, a Type A warning clause must be included in the unit title or lease agreement.
Above 60 dBA	Control measures (barriers) required to reduce the Leq to below 60 dBA and as close to 55 dBA as technically, economically and administratively feasible. A warning clause is required if resultant Leq exceeds 55 dBA.



Table 4. MECP Indoor Sound Level Limit

Room	Time Period	Road Sound Level (Leq)
Living/Dining Rooms	Daytime (07:00-23:00)	45 dBA
	Night-time (23:00-07:00)	45 dBA
Bedrooms	Daytime (07:00-23:00)	45 dBA
	Night-time (23:00-07:00)	40 dBA

Table 5. MECP Ventilation and Warning Clause Requirements

Time Period	Assessment Location	Leq	Ventilation Requirements	Warning Clause
Daytime (07:00-	Plane of a bedroom or living/dining room	Greater than 55 dBA to less than or equal to 65 dBA	Forced air heating with provision for central air conditioning.	Туре С
23:00)	window	Greater than 65 dBA	Central air conditioning	Type D
Night-time (23:00-		Greater than 50 dBA to less than or equal to 60 dBA	Forced air heating with provision for central air conditioning.	Туре С
07:00)		Greater than 60 dBA	Central air conditioning	Type D

Table 6. MECP Building Component Requirements

Time Period	Assessment Location	Road Sound Level (Leq)	Building Component Requirements
Daytime (07:00-23:00)	Plane of a bedroom or living/dining room window	Less than or equal to 65 dBA	Building compliant with the Ontario Building Code.
		Greater than 65 dBA	Building components must be designed to achieve indoor sound level criteria.
Night-time (23:00-07:00)	living / dining no and voing day.	Less than or equal to 60 dBA	Building compliant with the Ontario Building Code.
		Greater than 60 dBA	Building components must be designed to achieve indoor sound level criteria.

3.1.3 Transportation Sound Level Prediction

The traffic volume data for Scott Street is obtained from ENCG for a 4-lane undivided urban arterial road. The AADT is taken to be 30,000. The medium truck percentage is 7% and the heavy truck percentage is 5%. The day/night split is 92% daytime versus 8% night-time. The speed limit is 50 km/h. The traffic data are summarized in Table 7.

OC Transpo and the City of Ottawa do not release any LRT information for O-Train Line 1. Therefore, LRT traffic volume is determine from the current weekday schedule for nearby Bayview Station and Tunney's Pasture Station. An annual growth rate of 2.5% for 10 years is assumed. The traffic data are summarized in Table 7.



Table 7. Road Traffic Data Summary

Parameter	Scott Street	O-Train Line 1
Traffic Volume	30,000	417*
Annual growth percentage	-	2.5%
Day/Night Split	92% / 8%	Day: 347 and Night: 70
Heavy truck percentage	7%	-
Medium truck percentage	5%	-
Speed limit	50 km/h	80 km/h

^{*}Projected vehicle volume for 10 years.

Calculation of traffic sound levels were performed using STAMSON 5.04, the software implementation of the MOE ORNAMENT model for road (and rail) traffic, which was developed and published by the MECP for transportation noise prediction. Annual growth of 2.5% for LRT traffic to year 2034 has been assumed and included in the calculation. The calculated sound levels are summarized in Table 8. Figure 3 shows the distances, elevation and angles between the noise sources and critical noise receptors. Calculation printouts are provided in Appendix B.

Table 8. Calculated Outdoor Sound Levels due to Road Traffic

December ID	Calculated Sound Level (dBA)		
Receptor ID	Daytime Leq (16 hrs)	Night-time Leq (8 hrs)	
POR1	58	51	
OLA1	58	-	

3.1.4 Noise Control Recommendations

Noise control recommendations for the critical receptors are summarized in Table 9 and discussed in the subsequent sections.

Table 9. Noise Control Measures

Receptor ID	Noise Barrier	Ventilation	Building Components	Warning Clause
POR1	N/A	Forced air heating with provision for central air conditioning	Ontario Building Code	Type C
OLA1	No	N/A	N/A	Type A

3.1.4.1 Outdoor Amenity Area

The predicted sound level in the roof terrace is between 55 dBA and 60 dBA, therefore a noise control measure is not necessary. A warning clause is required if no noise control measure is implemented.



3.1.4.2 Ventilation

Since the predicted sound levels at POR1 are between 55 dBA and 65 dBA during daytime and between 50 dBA to 60 dBA during night-time, forced air heating with provision for central air conditioning is required in the apartments.

3.1.4.3 Building Components

Since the predicted sound levels are below 60 dBA during daytime and 55 dBA during night-time, building components that meet the Ontario Building Code are sufficient to meet the indoor sound level limits.

3.1.4.4 Warning Clause

Since the unmitigated daytime sound level at OLA 1 is between 55 dBA and 60 dBA, the following Type A warning clause should be inserted in all development agreements of all dwellings in the apartment building:

"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."

Since the forced air heating with provision for central air conditioning is required for the apartment building, the following Type C warning clause should be inserted in all development agreements of all dwellings:

"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."

3.2 Noise Impact from On-Site Stationary Noise Sources

As it is in the early stage of design for the project, the mechanical systems for the proposed apartment building have not been designed. It is also uncertain whether the building will be served by central air conditioning as it is not necessary for noise control purposes. It is anticipated that potential stationary noise sources associated with the Site are rooftop mechanical equipment, if any.

We recommend analysis to be performed when information of the proposed mechanical system is available. Noise control measures shall be implemented to ensure that sound level limits for stationary noise sources in ENCG are met for both on-site and off-site noise sensitive receptors. Typical noise control measures include selecting quieter equipment and noise barrier.



4 Conclusions

Noise impact of transportation noise sources on the proposed residential development will meet the ENCG criteria with the noise control recommendations described in Section 3.1.4. There is no significant stationary noise source in the area. The proposed residential development at 116 & 118 Carruthers Avenue in Ottawa should therefore be approved from the noise perspective.



5 General Limitations

The information and conclusions in this report are considered to be privileged and confidential and have been prepared exclusively for MA Precious Holding Inc. The purpose of this report is to provide MA Precious Holding Inc. with an assessment of the potential noise impact to the proposed residential development at 116 & 118 Carruthers Avenue.

The information presented in this report is based on information provided by others and visual observations as identified herein. Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Noise and vibration levels at various times may differ from those assessed. In addition, any changes to the proposed design or introduction of new processes and/or sources may render the conclusions of this report inaccurate or invalid. In the event of any such changes, EXP should be contacted to re-evaluate the conditions within the assessed areas and make appropriate revisions to the original conclusions of this report.



6 Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.

Pearlie Yung, M.Sc., P.Eng. Senior Acoustic Engineer Environmental Services



Ron Taylor, M.Sc., C.Chem., CIH
Discipline Lead, Air Quality & Industrial Hygiene
Environmental Services



Project Number: OTT-24006545-A0 Date: January 29, 2025

7 References

• MECP Publication NPC-300. 2013. Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning.



EXP Services Inc. 116 & 118 Carruthers Avenue Project Number: OTT-24006545-A0

Date: January 29, 2025

Figures

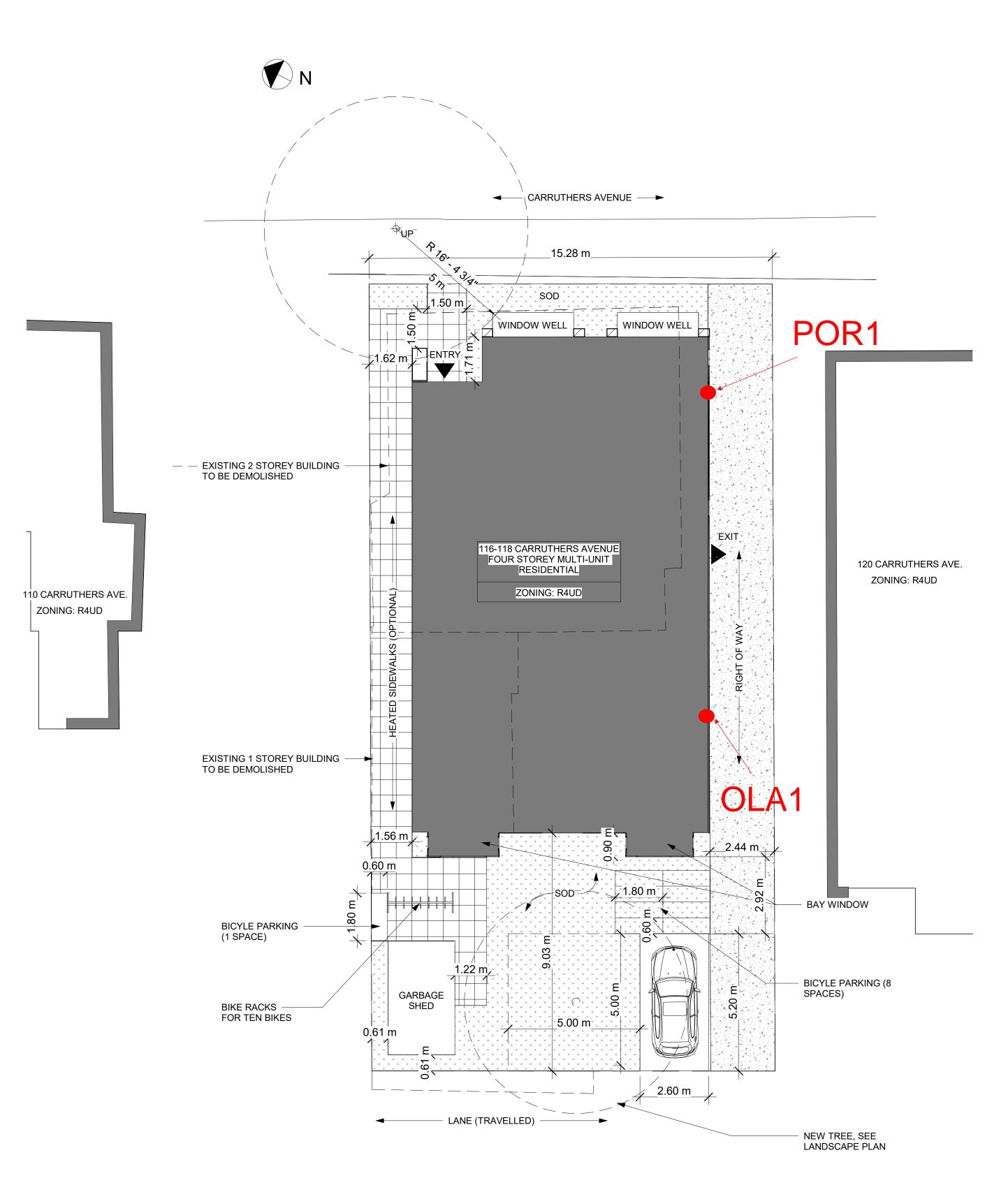
Figure 1 – Aerial Image

Figure 2 – Locations of Critical Noise Receptor

Figure 3 – Dimensions of Separation between Sources and Receptors







1 SITE 1:100

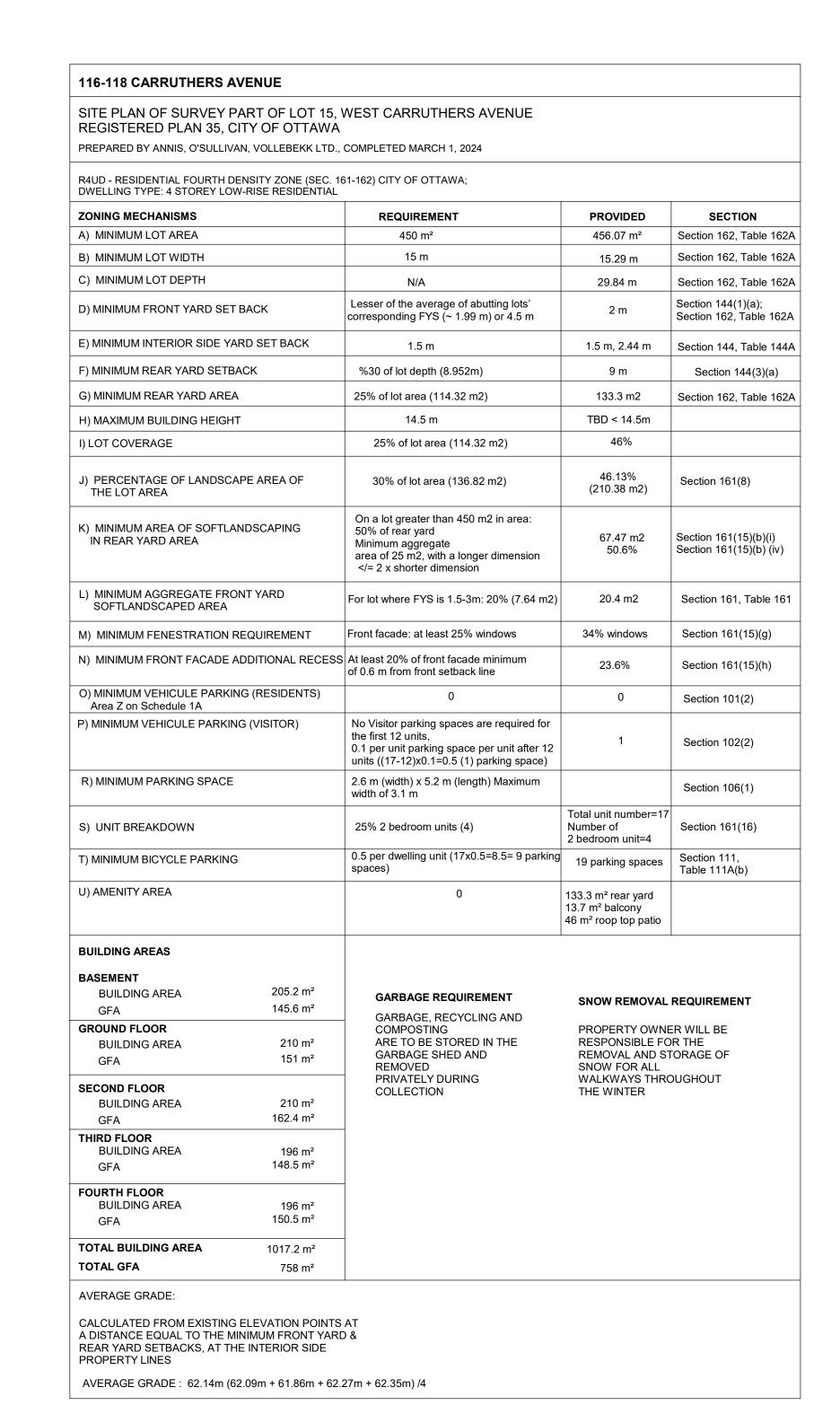


Figure 2 Locations of Critical Noise Receptor



Tel: 613-612-2232 info@redlinearchitecture.ca www.redlinearchitecture.ca

RESPONSIBILITIES:

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ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

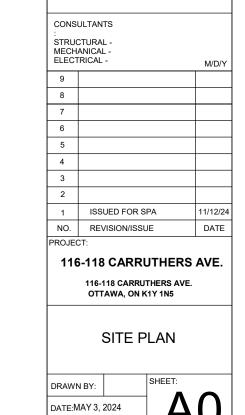
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GENERAL NOTES:



16-118 CARRUTHERS AV FOUR STOREY LOW RISE APARTMENT DWELLING



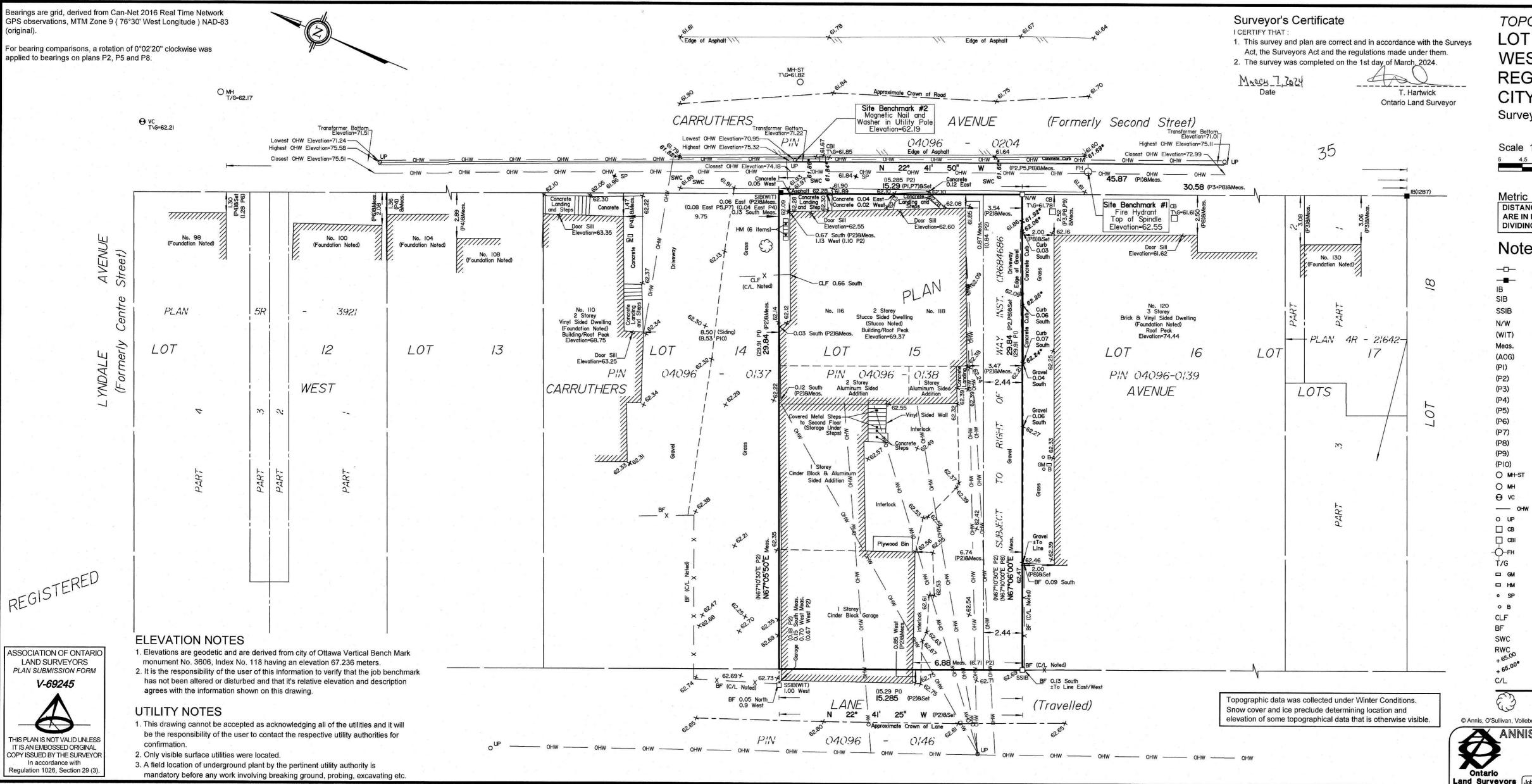
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EXP Services Inc. 116 & 118 Carruthers Avenue Project Number: OTT-24006545-A0 Date: January 29, 2025

Appendix A – Drawings





TOPOGRAPHIC PLAN OF SURVEY OF LOT 15 WEST CARRUTHERS AVENUE REGISTERED PLAN 35 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.



DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Notes & Legend

		~	70.
		Denotes	Survey Monument Planted
			Survey Monument Found
	IB	110	Iron Bar
	SIB	m:	Standard Iron Bar
	SSIB	100	Short Standard Iron Bar
	N/W	11	Magnetic Nail and Washer
	(WIT)	n = =	Witness
	Meas.		Measured
	(AOG)		Annis, O'Sullivan, Vollebekk Ltd.
	(PI)	11 67	Registered Plan 35
	(P2)	•	(1473) Plan dated November 3, 1989
	(P3)	w.	Plan 4R-21642
	(P4)	1 1 1 1 1 1 1 1 1 1	(1319) Plan dated January 10, 1986
	(P5)	11	Plan 5R-7356
	(P6)	ñ.	Plan 5R-3921
	(P7)	HC.	(1287) Plan dated February 27, 1986
	(P8)	11	(1287) Plan dated September 3, 1992
	(P9)	v	Plan 4R-21011
	(PIO)	Ü	(857) Plan dated May 22, 1981
	O MH-ST		Maintenance Hole (Storm Sewer)
	O MH		Maintenance Hole (Unidentified)
	⊖ vc	0	Valve Chamber (Watermain)
	— онw —	и	Overhead Wires
	O UP	0	Utility Pole
	□ св	II .	Catch Basin
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-	-Q-FH	ü =	Fire Hydrant
	T/G	Ü	Top of Grate
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	□ HM	W.	Hydro Meter
	o SP	II.	Water Stand Post
	о в	Ú.	Bollard
	CLF	ũ	Chain Link Fence
	BF	i.π	Board Fence
	SWC	TI TI	Concrete Sidewalk
	RWC + 65.00	en .	Concrete Retaining Wall
	+ 65.00*	п	Location of Elevations
	+ 60.	u	Top of Concrete Curb Elevation
	C/L	8 11 2 848	Centreline Property Line
	E)	60 OFF	The second secon
	KU3	30	Shrub
nis O'S	Sullivan Vollebekk	Ltd 2024 "THIS	PLAN IS PROTECTED BY COPYRIGHT"

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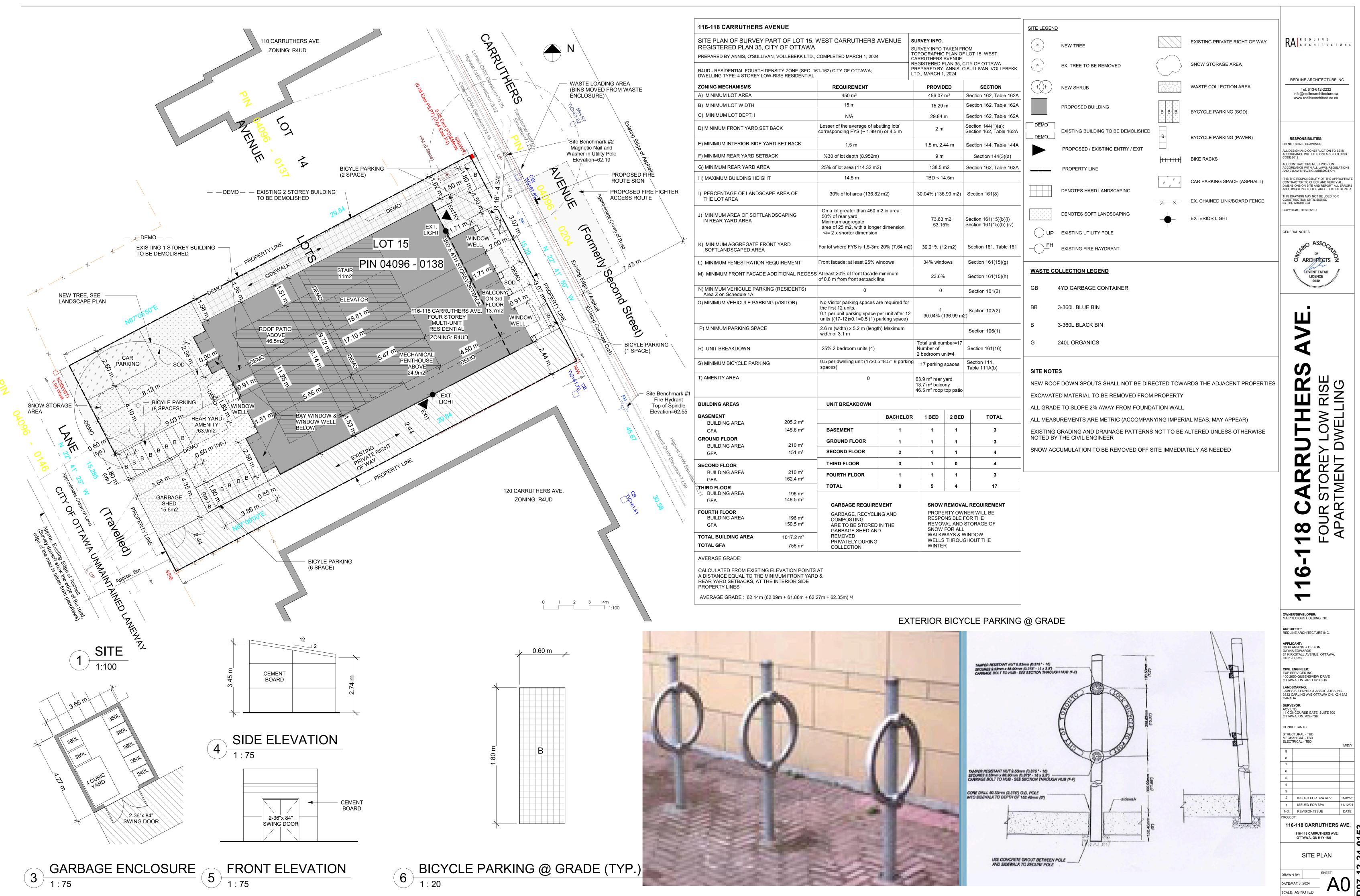


14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 / Fax: (613) 727-1079

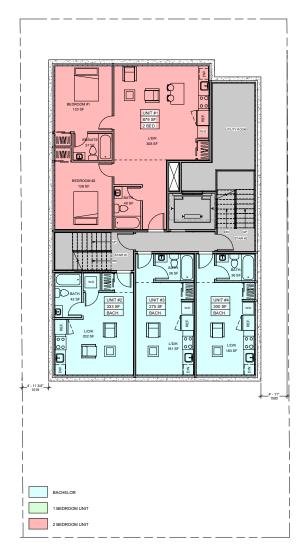
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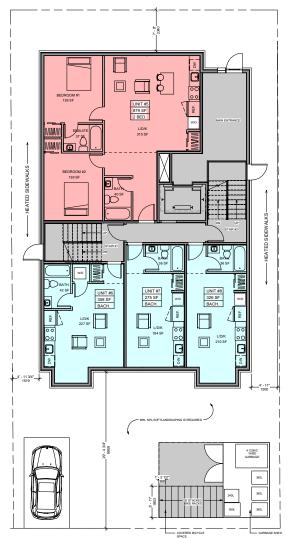
Email: Nepean@acvltd.com

Land Surveyors Job No. 24752-24 MA Precision Holding Inc.Lt 15 RP 35 0 D2 ND



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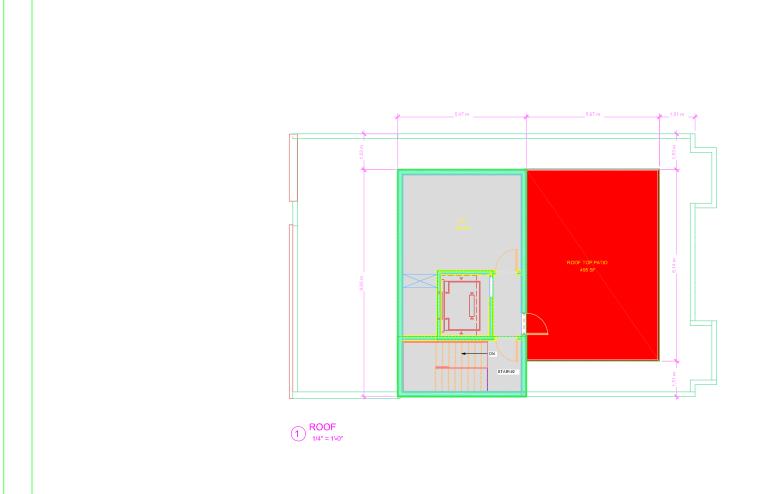


4 STOREY OPTION (BASEMENT) TOTAL: 19 UNITS

4 STOREY OPTION (GROUND FLOOR) TOTAL: 19 UNITS



4 STOREY OPTION (2nd FLOOR) TOTAL: 19 UNITS 4 STOREY OPTION (3rd FLOOR)
TOTAL: 19 UNITS



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GENERAL NOTES:

116-118 CARRUTHERS AVE. FOUR STOREY LOW RISE APARTMENT DWELLING

OWNER/DEVELOPER: MA PROCEDUS HOLDHO INC. ARCHITECTS REDUME ARCHITECTURE INC. APPLICANT CO PLANSED - DESIGN DAYNA EDMANDS 24 MIRISTALL MEMBE, DEDMA, CM ISS 348

OT 102 (34)

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116-118 CARRUTHERS AVE 116-13 CARRUTHURS AVE 0TTANK, 04 RIV 98

110-118 CARRUTHERS AVE. 110-11

EXP Services Inc. 116 & 118 Carruthers Avenue Project Number: OTT-24006545-A0

Date: January 29, 2025

Appendix B – STAMSON Calculation Output



STAMSON 5.0 NORMAL REPORT Date: 18-11-2024 08:58:46

MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: por1.te Time Period: Day/Night 16/8 hours

Description: Predicted Traffic Sound Level at POR1

Road data, segment # 1: Carruthers (day/night) _____

Car traffic volume : 24288/2112 veh/TimePeriod * Medium truck volume : 1932/168 veh/TimePeriod *

Heavy truck volume : 1380/120 veh/TimePeriod *

Posted speed limit : 50 km/h

Road gradient : 0 % Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 30000 Percentage of Annual Growth : 0.00 Number of Years of Growth Medium Truck % of Total Volume : 7.00
Heavy Truck % of Total Volume : 5.00
Day (16 hrs) % of Total Volume : 92.00

Data for Segment # 1: Carruthers (day/night) _____

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 3 / 3
House density : 50 %
Surface : 2 (Reflective ground surface)

Receiver source distance : 115.00 / 115.00 m

Receiver height : 10.50 / 10.50 m

Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

Reference angle

Results segment # 1: Carruthers (day) _____

Source height = 1.50 m

ROAD (0.00 + 57.04 + 0.00) = 57.04 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq ______

-90 90 0.00 71.49 0.00 -8.85 0.00 0.00 -5.61 0.00 57.04

Segment Leq: 57.04 dBA

Total Leg All Segments: 57.04 dBA

Results segment # 1: Carruthers (night)

Source height = 1.50 m

ROAD (0.00 + 49.44 + 0.00) = 49.44 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 63.89 0.00 -8.85 0.00 0.00 -5.61 0.00 49.44

Segment Leq: 49.44 dBA

Total Leq All Segments: 49.44 dBA

RT/Custom data, segment # 1: OTrain (day/night)

1 - 4-car SRT:

Traffic volume : 347/70 veh/TimePeriod

Speed : 80 km/h

Data for Segment # 1: OTrain (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg Wood depth : 0 (No woods.)

No of house rows : 3 / 3
House density : 50 %

Surface : 2 (Reflective ground surface)

Receiver source distance : 91.00 / 91.00 m Receiver height : 10.50 / 10.50 m

Topography : 3 (Elevated; no barrier)

Elevation : 6.00 m Reference angle : 0.00

Results segment # 1: OTrain (day)

Source height = 0.50 m

RT/Custom (0.00 + 49.20 + 0.00) = 49.20 dBA

Angle1 Angle2 Alpha RefLeq D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 62.68 -7.83 0.00 0.00 -5.65 0.00 49.20

Segment Leq: 49.20 dBA

Total Leq All Segments: 49.20 dBA

Results segment # 1: OTrain (night)

Source height = 0.50 m

RT/Custom (0.00 + 45.26 + 0.00) = 45.26 dBA

Angle1 Angle2 Alpha RefLeq D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 58.73 -7.83 0.00 0.00 -5.65 0.00 45.26

Segment Leq: 45.26 dBA

Total Leq All Segments: 45.26 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 57.70

(NIGHT): 50.84

STAMSON 5.0 NORMAL REPORT Date: 18-11-2024 08:59:04

MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: ola1.te Time Period: Day/Night 16/8 hours

Description: Predicted Traffic Sound Level at OLA1

Road data, segment # 1: Carruthers (day/night)

_____ Car traffic volume : 24288/2112 veh/TimePeriod *

Medium truck volume : 1932/168 veh/TimePeriod * Heavy truck volume : 1380/120 veh/TimePeriod *

Posted speed limit : 50 km/h

Road gradient : 0 % Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 30000 Percentage of Annual Growth : 0.00 Number of Years of Growth Medium Truck % of Total Volume : 7.00
Heavy Truck % of Total Volume : 5.00
Day (16 hrs) % of Total Volume : 92.00

Data for Segment # 1: Carruthers (day/night) _____

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 3 / 3
House density : 50 %
Surface : 2 (Reflective ground surface)

Receiver source distance : 115.00 / 115.00 mReceiver height : 13.50 / 13.50 m
Topography : 1 (Flat
Reference angle : 0.00

1 (Flat/gentle slope; no barrier)

Reference angle

Results segment # 1: Carruthers (day) _____

Source height = 1.50 m

ROAD (0.00 + 57.04 + 0.00) = 57.04 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq ______

-90 90 0.00 71.49 0.00 -8.85 0.00 0.00 -5.61 0.00 57.04

Segment Leq: 57.04 dBA

Total Leg All Segments: 57.04 dBA

Results segment # 1: Carruthers (night)

Source height = 1.50 m

ROAD (0.00 + 49.44 + 0.00) = 49.44 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 63.89 0.00 -8.85 0.00 0.00 -5.61 0.00 49.44

Segment Leq: 49.44 dBA

Total Leq All Segments: 49.44 dBA

RT/Custom data, segment # 1: OTrain (day/night)

1 - 4-car SRT:

Traffic volume : 347/70 veh/TimePeriod

Speed: 80 km/h

Data for Segment # 1: OTrain (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg Wood depth : 0 (No woods.)

No of house rows : 3 / 3
House density : 50 %

Surface : 2 (Reflective ground surface)

Receiver source distance : 91.00 / 91.00 m Receiver height : 13.50 / 10.50 m

Topography : 3 (Elevated; no barrier)

Elevation : 6.00 m Reference angle : 0.00

Results segment # 1: OTrain (day)

Source height = 0.50 m

RT/Custom (0.00 + 49.20 + 0.00) = 49.20 dBA

Angle1 Angle2 Alpha RefLeq D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 62.68 -7.83 0.00 0.00 -5.65 0.00 49.20

Segment Leq: 49.20 dBA

Total Leq All Segments: 49.20 dBA

Results segment # 1: OTrain (night)

Source height = 0.50 m

RT/Custom (0.00 + 45.26 + 0.00) = 45.26 dBAAngle1 Angle2 Alpha RefLeq D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq _____ -90 90 0.00 58.73 -7.83 0.00 0.00 -5.65 0.00 45.26 ______

Segment Leq: 45.26 dBA

Total Leq All Segments: 45.26 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 57.70

(NIGHT): 50.84