

Geotechnical
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Archaeological Services

Environmental Noise Control Study

Proposed Development
The Meadows - Phase 4 - Ottawa

Prepared For

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Table of Contents	Page
1.0 Introduction	1
2.0 Background	1
3.0 Methodology and Noise Assessment Criteria	2
4.0 Analysis	3
5.0 Discussion	4
6.0 Conclusion	4
7.0 Statement of Limitations	5

Appendices

Appendix 1 Figure 1 - Initial Model
Table of Results

1.0 Introduction

Paterson Group (Paterson) was commissioned by Tamarack (Nepean) Corporation to conduct an environmental noise control study for the proposed development to be located at The Meadows Phase 4, in the City of Ottawa.

The objective of the current study is to:

- ❑ Determine the primary noise sources impacting the site and compare the projected sound levels to guidelines set out by the Ministry of Environment and Climate Change (MOECC) and the City of Ottawa.

The following report has been prepared specifically and solely for the aforementioned project which is described herein. It contains our findings and includes acoustical recommendations pertaining to the design and construction of the subject development as they are understood at the time of writing this report.

This study has been conducted according to City of Ottawa document - Engineering Noise Control Guidelines (ENCG), dated January 2016, and the Ontario Ministry of the Environment Guideline NPC-300.

2.0 Background

It is understood that the proposed development will consist of single houses, townhouses and stacked townhouse units. The stacked townhouse units will not have any outdoor living areas associated with it, but the single houses and townhouses will. Proposes roadways and landscaped areas are also anticipated. An Environmental Noise Impact Assessment - The Meadows In Half Moon Bay - Phase 4 - 3680 Greenbank Road was completed by IBI Group under Report Project: 12054-5.2.2 in December 2017. This report is an analysis of the surface transportation noise for this phase of the development. Therefore, this report is solely for the stationary noise source identified as the Costello Pit.

3.0 Methodology and Noise Assessment Criteria

Stationary Noise

Stationary noise sources include sources or facilities that are fixed or mobile and can cause a combination of sound and vibration levels emitted beyond the property line. These sources may include commercial air conditioner units, generators and fans. Facilities that may contribute to stationary noise may include car washes, snow disposal sites, transit stations and manufacturing facilities. In this situation, the stationary noise source consists of an existing mineral aggregate pit.

The impact of stationary noise sources are directly related to the location of the subject site within the urban environment. The proposed development can be classified as Class 2 by provincial guidelines and outlined in the ENGCG, meaning "a suburban areas of the City outside of the busy core where the urban hum is evident but within the urban boundary."

Table 4 - Guidelines for Stationary Noise - Class 2		
Time of Day	Outdoor Point of Reception	Pane of Window
7:00-19:00	50	50
19:00-23:00	45	50
23:00-7:00	-	45
<input type="checkbox"/> Standards taken from Table 3.2a; Guidelines for Stationary Noise - Steady and Varying Sound		

If the sound level limits are exceeded the following Warning Clause may be referenced:

Table 3 - Warning Clauses for Sound Level Exceedances	
Warning Clause	Description
Warning Clause Type E	"Purchasers/tenants are advised that due to the proximity of the adjacent industry (facility) (utility), noise from the industry (facility) (utility) may at times be audible."
<input type="checkbox"/> Clauses taken from section C8 Warning Clauses; Environmental Noise Guidelines - NPC-300	

4.0 Analysis

The stationary noise source consisting of the Constello Pit was identified within the 300 m radius from the proposed development. Upon conversation with the owner of the existing Costello Pit, two facts were identified. The first fact states that all mineral extraction within the western portion of the pit has been completed. A line indicating this portion of the pit is noted on the Initial Model figure included in Appendix 1. This is significant as it increases the worst case distance between the existing equipment and the proposed development. The other fact is that the Costello Pit will be terminating the mineral extraction over the entire pit within the next 5-7 years. Therefore, this stationary noise source is considered temporary and all analysis and recommendations made with respect to this stationary noise source can be removed from all deeds of sale once the pit is closed.

The existing pit is the only stationary noise source located within the proximity of the proposed development. The analysis was completed with specialized noise software: Predictor-Lima Version 11.21. Five (5) reception points were selected within the 300 m proximity radius for our analysis. The reception points were selected at both a 1.5 m and 4.5 m elevations, so that both pane of glass and outdoor living areas could be interpolated. The results of these reception points are included in Appendix 1.

5.0 Discussion

The maximum value at the reception points at Block 65 Jackdaw Avenue with a daytime value of 53.3 dBA. This exceeds the predetermined limit by 3 dBA. for the southernmost units within the 300 m radius.

The values indicate that Reception Points 1, 2 and 5 exceed the 50 dBA limits. The maximum value of 53.3 dBA was located at Block 65 Jackdaw Avenue. With this limited exceedance, combined with the knowledge that the stationary noise source is temporary in nature and should be eliminated within the next 7 years, it is proposed that a Warning Clause Type E should be applied to the deeds of sale for these units.

The remainder of the units exceeded the 50 dBA limit by up to 1 dBA, which is considered unnoticeable in the City of Ottawa documentation. Therefore, no warning clauses are recommended for the remainder of the units.

6.0 Conclusion

Due to the existing Costello Pit, the stationary noise will be marginally greater than the 50 dBA the MOECC prescribes. However, based on the analysis, only Block 65 Jackdaw Avenue will require a Warning Clause Type E on the deed of sale. The remainder of the exceedances are considered minor.

As it is understood that the Costello Pit will cease all mineral extraction within the next 7 years, this warning clause is considered temporary and is only applicable while the Costello Pit is within operation.

7.0 Statement of Limitations

The recommendations made in this report are in accordance with our present understanding of the project. Our recommendations should be reviewed when the project drawings and specifications are complete.

The present report applies only to the project described in this document. Use of this report for purposes other than those described herein or by person(s) other than the Tamarack (Nepean) Corporation or their agent(s) is not authorized without review by this firm for the applicability of our recommendations to the altered use of the report.

Paterson Group Inc.



Stephanie A. Boisvenue, P.Eng.



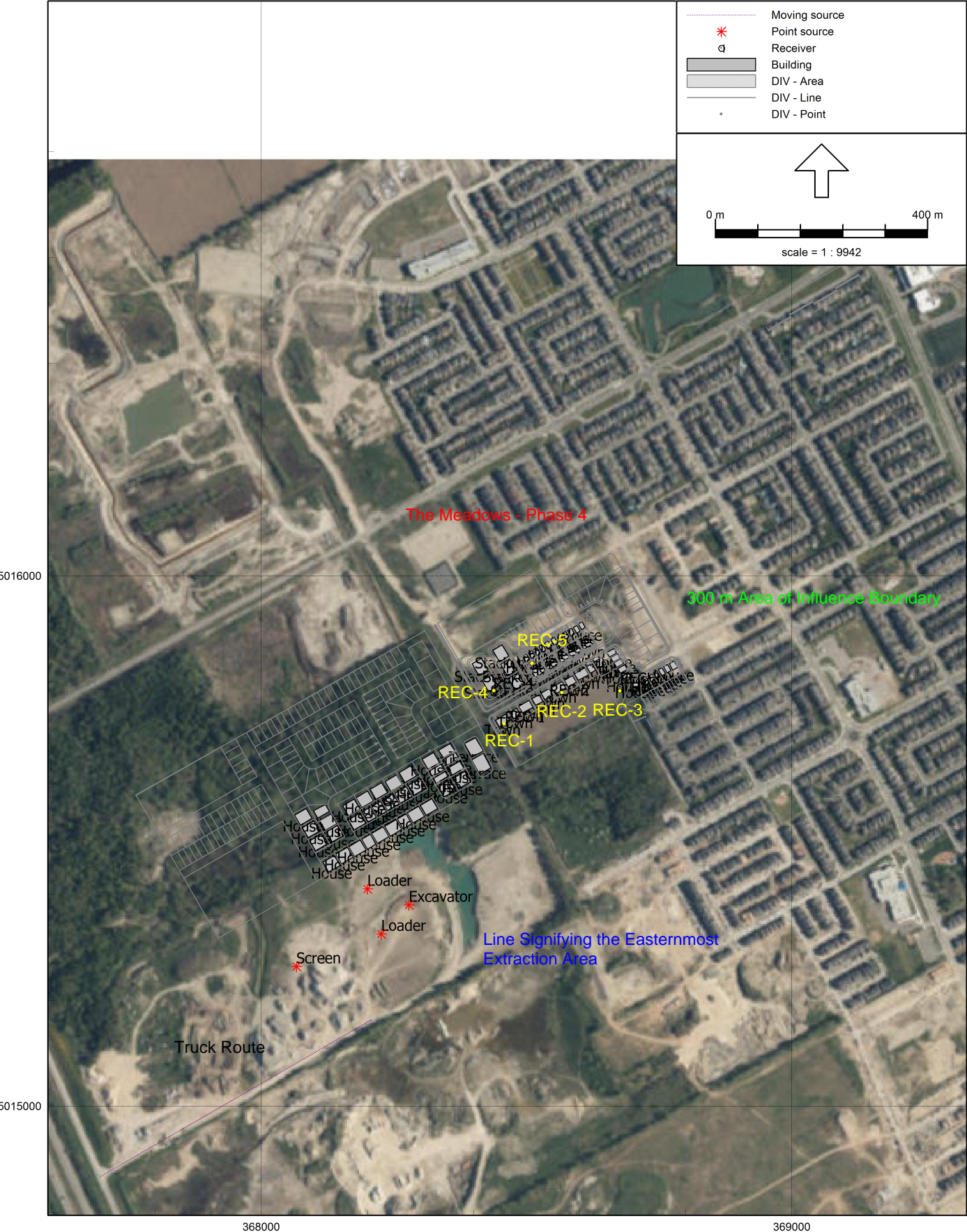
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APPENDIX 1

FIGURE 1 - INITIAL MODEL

TABLE OF RESULTS



Reception Points - No Sound Wall

Phase 4

Report: Table of Results
Model: Copy of initial model
LAeq: total results for receivers
Group: (main group)
Group Reduction: No

Name					
Receiver	Description	Height	Day	Night	Lden
REC-1_A	Rear Yard - Townhouse	1.50	53.2	53.2	59.6
REC-1_B	Rear Yard - Townhouse	4.50	53.0	53.0	59.4
REC-2_A	Townhouse	1.50	51.6	51.6	58.0
REC-2_B	Townhouse	4.50	51.4	51.4	57.8
REC-3_A	House	1.50	50.1	50.1	56.5
REC-3_B	House	4.50	49.9	49.9	56.3
REC-4_A	Stacked	1.50	48.6	48.6	55.0
REC-4_B	Stacked	4.50	48.6	48.6	55.0
REC-5_A	Reception Point	1.50	51.0	51.0	57.4
REC-5_B	Reception Point	4.50	50.8	50.8	57.2

All shown dB values are A-weighted

Predictor V11.21

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