



March 6, 2019

Montrin Richview GP Inc.

c/o Trinity Development Group Inc.
Attn: Aaron Cameron, Development Manager
77 Bloor Street West, Suite 1601
Toronto, Ontario M5S 1M2

Re: 250 Wincott Drive and 4620 Eglinton Avenue West
Addendum to Pedestrian Level Wind Study
GWE File No.: 16-134-DTPLW Addendum

Gradient Wind Engineering Inc. (GWE) was retained by Montrin Richview GP Inc. to undertake a qualitative pedestrian level wind assessment in support of a Zoning By-law Amendment (ZBA) application for the proposed Richview Square development located at 4620 Eglinton Avenue West and 250 Wincott Drive in Toronto, Ontario. For a complete summary of the methodology and results pertaining to the original study, please refer to GWE report # 16-134-DTPLW-2018, dated April 24, 2018.

Following completion of the pedestrian level wind study, the design development process led to significant changes to the site massing which will influence pedestrian level wind conditions. Specifically,

- Building A has increased from 16 to 20 storeys, and the south elevation of the building is now set back 12.5 metres from the property line. As well, the floor plate now fully steps back on the west elevation at Level 2 to the base of the tower. An outdoor amenity terrace is provided around the south perimeter of the building at Level 4;
- Building B has decreased from 22 to 19 storeys, and the south elevation has been further set back from the property line. At the Ground Level, the vehicular entrance has been relocated to the east elevation with access from an interior driveway. At Level 3, the floor plate steps back on all elevations and an outdoor amenity space is provided at the south side of the building. As well, a building link (referred to as Building E) connecting Buildings B and C is at the north side of

the building between Levels 3 and 12. The link itself contains residential units on all floors. At Level 12, the Building B floor plate further reduces and an outdoor amenity space is located at the south side. The floor plate steps back again at level 13, and a constant planform is maintained above;

- Building C has reduced from 22 to 12 storeys, and outdoor amenity spaces are provided at the south side of Levels 3 and 12.
- At the southwest corner of the site, a 1700 m² public park is now proposed, while the adjacent POPS has been relocated north and expanded to 869 m².

With regard to pedestrian level wind conditions, the moderate increase to the height of Building A, coupled with the reduced height of Building B, will likely produce similar wind conditions at grade over the west side of the site as compared to those described in the original study. For the future park area to the southwest of Buildings B and C, pedestrian comfort will be influenced by westerly, and to an extent easterly, winds approaching the space. Without wind mitigating features in place, conditions are expected to be suitable for standing during the summer months, becoming suitable for walking during the colder seasons. If seating or other sedentary use activity areas are planned within the park, it is recommended to provide strategically-located vertical wind barriers to shield from oncoming winds. The exact placement and configuration of such mitigation can be coordinated with the design team as the park plan develops. For the adjacent POPS between Buildings B and C, the Building E link may serve to concentrate and accelerate grade-level wind flows between the buildings for prominent northerly and northwesterly wind directions. Similar to the park area, it is recommended to install vertical wind barriers to provide local relief from winds channelling through the space. Regarding the reduced height of Building C, wind conditions at grade over the east side of the site will be somewhat calmer as compared to those described in the original study.

Regarding the elevated amenity terraces, conditions over the majority of the spaces (including the Level 4 terrace for Building A, as well as the Level 3 terraces for Buildings B and C) are expected to be similar to those described in the original study, and will not likely require wind mitigation. For the Level 12 terrace for Building B, it is recommended to increase the height of the perimeter guard to 1.8 metres above the walking surface along the north, west, and south sides of the terrace. For the Level 12 terrace on Building C, it is similarly recommended to increase the terrace guard height along the west and south perimeter. The exact height and configuration of the terrace guards can be confirmed as part of a future detailed pedestrian wind study.

Overall, aside from the future park and POPS areas, wind conditions over the site are expected to be similar to those described in the original report, and mitigation is not likely to be required. For the park and POPS, as well as on the Level 12 amenity terraces for Buildings B and C, a mitigation strategy comprising strategically-located vertical wind barriers is recommended to ensure targeted areas achieve conditions suitable for sitting during the typical use period.

Please advise the undersigned of any questions or concerns.

Yours truly,

Gradient Wind Engineering Inc.

A handwritten signature in black ink, appearing to read 'A. Sliadas', is written over a light green rectangular background.

Andrew Sliadas, M.A.Sc., P.Eng.
Principal

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