

September 5, 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

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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, and the subsequent addendum letter, please refer to GWE report # 16-134-DTPLW-2018, dated April 24, 2018, and GWE addendum # 16-134-DTPLW Addendum, dated March 6, 2019, respectively.

Following preparation of the previous addendum letter, the design development process led to several changes to the site massing which will influence pedestrian level wind conditions. Specifically,

- Building A has reduced from 20 to 18 storeys. As well, the floor plate now partially steps back on the west elevation at Level 2 to create an L-shaped planform to Level 4. An outdoor amenity terrace is provided at the west side of the building at Level 4, where the floor plate steps back to the base of the tower.
- Building B has decreased from 19 to 12 storeys. At the Ground Level, retail space is now provided at the north side of the building, and the residential lobby is now accessed from the west elevation. At Level 3, the floor plate steps back on all elevations and an outdoor amenity space is provided at the southeast corner. The building link (previously referred to as Building E) connecting Buildings B and C has been removed. The Level 12 outdoor amenity space has been relocated to the southwest corner of the Mechanical Penthouse level;

- Building C has reduced from 12 to 11 storeys. At the Ground Level, retail space is now provided at the north side of the building, and the residential lobby is now accessed from the east elevation. The outdoor amenity space at Level 3 has been relocated to the east elevation, and the Level 12 outdoor amenity space has relocated to the north side of the Mechanical Penthouse level;
- Between Buildings B and C, the POPS has been reduced from 869 m<sup>2</sup> to 659 m<sup>2</sup>.

With regard to pedestrian level wind conditions, the reduced height of the buildings will produce somewhat calmer wind conditions at grade as compared to those described in the previous studies. For the POPS between Buildings B and C, the removal of the Building E link will likely reduce the occurrence of channelled grade-level wind flows between the buildings for prominent northerly and northwesterly wind directions. However, it may still be necessary to install vertical wind barriers to provide local relief from oncoming winds within this space.

Regarding the elevated amenity areas, conditions over the majority of the terraces are expected to be suitable for sitting during the typical use period of late spring to early autumn, without the need for mitigation. For the MPH level terrace for Building B, it is recommended to increase the height of the perimeter guard to 1.8 metres along the west side of the terrace. For the MPH level terrace on Building C, it is similarly recommended to increase the terrace guard height to 1.8 metres along the north and west perimeter. The exact height and configuration of the terrace guards can be confirmed as part of a future detailed pedestrian wind study.

This concludes our review of the design changes for the proposed development at 250 Wincott Drive and 4620 Eglinton Avenue West. Please advise the undersigned of any questions or concerns.

Sincerely,

***Gradient Wind Engineering Inc.***



Andrew Sliasis, M.A.Sc., P.Eng.,  
Principal  
*16-134-DTPLW-2019 Addendum*