

February 6, 2025

401 Kingston Road Corporation
c/o Decade Capital
1806 Avenue Road, Suite 2
Toronto, Ontario
M5M 3Z1

Re: Addendum to Pedestrian Level Wind Study
375-421 Kingston Road, Pickering, ON
GW File No.: 21-243-WTPLW – Addendum

Gradient Wind Engineering Inc. previously completed a detailed pedestrian level wind study for the proposed development located at 375-421 Kingston Road in Pickering, Ontario. This letter provides a summary of the wind mitigation elements added to the buildings design since the study was performed, as well as the anticipated impact of those changes on the predicted pedestrian wind conditions. For a complete summary of the methodology and results of the original pedestrian wind study, please refer to Gradient Wind report # GW21-243-WTPLW, dated January 10th, 2025.

Upon review of the updated model and landscape drawings provided by Studio JCI in February 2025, the addition of following significant migratory elements and their impacts on wind comfort were noted:

1. Canopies of varying depth project over grade along most elevations, most significantly between the podia. Additionally, landscaping in the form of trees and planters are identified along all elevations of the site, and an art sculpture has been situated at the northwest corner of Phase 1. The canopies fulfill the recommendations made in the wind study to deflect down-washed higher-level winds and winds channelled between the podia. The proposed landscaping will further buffer the flow of prominent winds throughout. The art sculpture has been strategically placed where an exceedance of the safety criterion was observed during the Phase 1 construction (Sensor 36) and will provide additional buffering of the offending wind flows. Overall, all uncomfortable and unsafe conditions previously observed throughout the site during the colder

seasons of the Phase 1 and Phase 1+2 scenarios are expected to be eliminated, with suitably calm conditions expected during the warmer months in the landscaped park and seating areas.

2. At the Level 4 outdoor amenity terraces, the perimeter barriers have been raised to 1.8-metres above the walking surface, and central windscreens, plantings, and pergola structures have been programmed. The raised perimeter wind barrier will shelter the edges of the terrace spaces from prevailing winds, and the central targeted windscreens and pergolas, in conjunction with the landscaping proposed throughout the space, will buffer the winds channeled between the towers from accelerating after crossing the perimeter barrier. Overall, the mitigation strategy is expected to achieve annually safe conditions suitable for sitting during the summer months, which is acceptable and fulfills the pedestrian wind study recommendations.

Please advise the undersigned of any questions or concerns.

Sincerely,

Gradient Wind Engineering Inc.



Nick Petersen, P.Eng.,
Wind Engineer

