June 7, 2023

Zyer Developments
285 McLeod Street, Unit 1
Ottawa, ON K2P 1A1

Attn: Kevin Zhang
kevinzhang@zyerdevelopments.com

Dear Mr. Zhang:

Re: Pedestrian Level Wind Study Addendum
283/285 McLeod Street, Ottawa
Gradient Wind File 21-249

Gradient Wind Engineering Inc. (Gradient Wind) completed a computational pedestrian level wind (PLW) study for the first concurrent Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) application submission[1] for the proposed development located at 283 and 285 McLeod Street in Ottawa. The study was conducted based on architectural drawings of the proposed development provided by Barry Padolsky Associates Inc. Architects in July 2021.[2] The current architectural drawings, which were distributed to the consultant team in June 2023[3] in preparation for a concurrent resubmission of the OPA and ZBLA applications, include the following changes:

- At the ground floor, the building has a nominally 'U' shaped planform and comprises a courtyard and access to below grade parking at the centre of the subject site.
- The ground floor has increased in area due to the building extension along the north elevation and a sunken garden has been included at the northeast corner of the proposed development.
- The building has been reduced in height from eight to five storeys.

[1] Gradient Wind Engineering Inc., '283/285 McLeod Street – *Pedestrian Level Wind Study*', [Aug 3, 2021]
[2] Barry Padolsky Associates Inc. Architects, '*283 + 285 McLeod Street*', [Jul 9, 2021]
[3] Colizza Bruni architecture., '*283 + 285 McLeod Street*', [Apr 25, 2023]

The original study concluded that all grade-level areas within and surrounding the subject site, inclusive of the elevated common amenity terrace, were predicted to be calm and acceptable for the intended pedestrian uses throughout the year. Specifically, wind conditions over surrounding sidewalks, walkways, the grade-level amenity areas, building access points, and within the common amenity terrace serving the proposed development at Level 2 were considered acceptable for the intended pedestrian uses throughout the year.

Given the calm and acceptable wind conditions predicted to occur within and surrounding the subject site throughout the year, and since the differences between the 2023 and 2021 massing designs are expected to further increase wind comfort levels, the recommendations and conclusions provided in the detailed PLW report remain representative of the current site massing. Additional simulations to confirm wind conditions are not required.

Sincerely,

Gradient Wind Engineering Inc.

Justin Ferraro, P.Eng.
Principal