March 30, 2023

3N Group Holdings Inc.
1769 St. Laurent Boulevard, Suite 247
Ottawa, ON K1G 3V4

Attn: Carl Madigan
carlmadigan@ymail.com

Dear Mr. Madigan:

Re: Pedestrian Level Wind Study Addendum
246-267 Rochester Street, Ottawa
Gradient Wind File 22-276

Gradient Wind Engineering Inc. (Gradient Wind) completed a computational pedestrian level wind (PLW) study to satisfy concurrent Zoning By-law Amendment and Site Plan Control application submissions[1] for the proposed development located at 246-267 Rochester Street in Ottawa, Ontario. The study was conducted based on architectural drawings of the proposed development provided by Simmonds Architecture in August 2022.[2] The current architectural drawings, which were distributed to the consultant team in March 2023[3] in preparation for a resubmission of the Site Plan Control application, include the following changes:

- At the ground floor, the walkway between the front yard and the interior yard of the proposed development has been removed. The north and east portions of the building abutting the adjacent properties has been recessed, and the landscaped interior side and rear yard has been increased.
- The building steps back at the north and east elevations at Level 5. Also, private terraces from Levels 2 to 9 have been rearranged.

[1] Gradient Wind Engineering Inc., '246-267 Rochester Street – *Pedestrian Level Wind Study*', [Sep 26, 2022]
[2] Simmonds Architecture, '*245-267 Rochester Street*', [Aug 25, 2022]
[3] Simmonds Architecture, '*245-267 Rochester Street*', [Mar 10, 2023]

- The rooftop patio has increased in area by approximately 5%, while the outdoor amenity terraces at Levels 6 and 7 have been removed.

The original study concluded that all grade-level areas within and surrounding the subject site were predicted to be acceptable for the intended pedestrian uses throughout the year. Specifically, wind comfort conditions over surrounding sidewalks, sitting areas, the landscaped rear yard, and in the vicinity of building access points, were considered acceptable for the intended pedestrian uses throughout the year. Regarding the rooftop patio, which is the only above grade common amenity that remains in the current architectural drawings, wind conditions were predicted to be calm and acceptable for the intended pedestrian uses during the typical use period (May to October, inclusive).

Since the 2022 and 2023 massing designs are similar, wind conditions are expected to be similar with the current massing. As such, the recommendations and conclusions provided in the detailed PLW report remain representative of the current site massing. No further action is recommended.

Sincerely,

Gradient Wind Engineering Inc.

Justin Ferraro, P.Eng.
Principal