April 25, 2013

Mr. Kevin A. Harper
Development Manager – High Rise
Minto Communities Inc.
200-180 Kent Street
Ottawa, Ontario
K1P 0B6

Dear Mr. Harper:

Re: 485 Richmond Road, Ottawa
Pedestrian Wind Comfort on Podium Deck
***GmE* File Ref.: 12-082-PLW-TERRACE City**

Gradient Microclimate Engineering Inc. (*GmE*) was retained by Minto Communities Inc. to investigate mitigation measures of wind conditions for the elevated common Outdoor Amenity Area (OAA) serving the proposed UpperWest condominium development located at 485 Richmond Road in Ottawa, Ontario.

The building massing comprises a curved plan-form tower of 25-storeys rising to a height of approximately 82.5 meters (m) above grade including a 5-storey podium. The OAA is located on the podium wrapping around the south side of the tower plan at a height of approximately 17 m above grade.

The mitigation work was based on architectural drawings of the study building, including detailed drawings of the podium deck, prepared by Wallman Architects in February 2012, as well as context data obtained from site visits, in-house archives and aerial images to obtain site exposure information. For the methodology and theory behind the Computational Fluids Dynamics (CFD) technique used to determine comfort conditions within the OAA, please refer to report *GmE* 12-082-PLW, dated December 19th, 2012. A plan view of the podium deck, which includes the mitigation measures developed from our study, is provided in Figure 1.

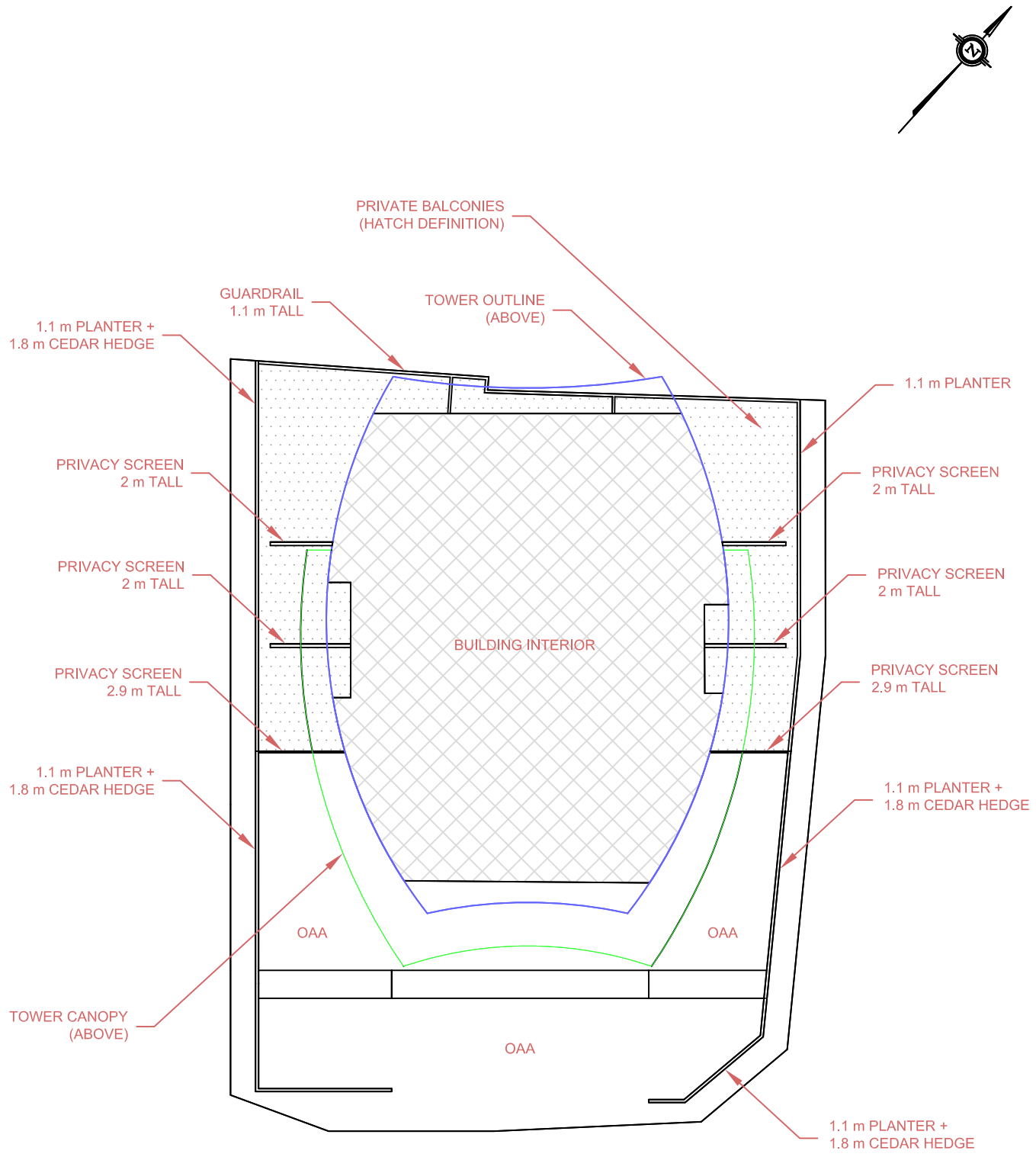
Concerning pedestrian wind comfort within the OAA, we hereby confirm that with the implementation of (or similar to) the mitigation measures illustrated in Figure 1, the predicted wind conditions will be acceptable for the expected uses during the summer months and shoulder periods of spring and autumn over selected important areas of the podium. Wind conditions during the mid and late autumn periods are expected to become somewhat windier at some locations, while conditions during the remaining colder seasons from late autumn through to mid spring are anticipated to become windier at the majority of locations within the OAA. These outcomes are acceptable and consistent with the anticipated use of the outdoor living space. Of particular importance, wind conditions within the OAA are dependent upon the implementation of the large sweeping canopy wrapping around the south half of the tower on the west, south and east sides (see Figure 1).

Please advise us if there are any questions or additional information required.

Sincerely,

Gradient Microclimate Engineering Inc.

Justin Ferraro, B.Eng., EIT, Project Manager
GmE 12-082-PLW-TERRACE City



NOTES:

1. SCALE IS APPROXIMATE.
2. OAA REPRESENTS THE OUTDOOR AMENITY AREA.

Gradient Microclimate Engineering Inc
127 Walgreen Road
Ottawa, Ontario
K0A 1L0
(613) 836-0934

PROJECT	485 RICHMOND ROAD, OTTAWA MITIGATION OF PEDESTRIAN LEVEL WINDS ON PODIUM DECK	
SCALE	1:400 (APPROX.)	DRAWING NO. GME12-082-PLW-TERRACE City-1
DATE	APRIL 25, 2013	DRAWN BY J.F.

DESCRIPTION

FIGURE 1:
WIND MITIGATION FEATURES
ON PODIUM DECK