

GRADIENTWIND

ENGINEERS & SCIENTISTS

January 26, 2023

Smart Living Properties
226 Argyle Avenue
Ottawa, ON K2P 1B9

Attn: Andrew Levitan
andrewl@smartlivingproperties.ca

Dear Mr. Levitan:

Re: Pedestrian Level Wind Study Addendum
112-134 Nelson Street, Ottawa
Gradient Wind File 21-227

Gradient Wind Engineering Inc. (Gradient Wind) completed a pedestrian level wind (PLW) study based on the computational fluid dynamics (CFD) technique for the first Site Plan Control application submission¹ for the proposed development located at 112-134 Nelson Street in Ottawa. The study was conducted based on architectural drawings of the proposed development provided by Woodman Architect & Associates Ltd. in June 2021.² The current architectural drawings, which were updated in January 2023³ in preparation for a resubmission of the Site Plan Control application, include (i) the acquisition of 134 Nelson Street, which increases the total area of the property; and (ii) floorplate changes resulting in revised terrace areas.

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 conditions over the public sidewalks along Nelson Street, as well as adjacent to all building access points, were considered acceptable for the intended pedestrian uses throughout the year. Additionally, wind conditions within the roof garden at Level 2 and the common amenity terrace at Level 7 were predicted to be calm and suitable for the intended uses of the spaces throughout the year.

¹ Gradient Wind Engineering Inc., '112 Nelson Street, Ottawa – Pedestrian Level Wind Study', [July 27, 2021]

² Woodman Architect & Associates Ltd., '112 Nelson St', [June 14, 2021]

³ Woodman Architect & Associates Ltd., '112-134 Nelson St, Ottawa', [Jan 19, 2023]

Since the 2021 and 2023 massing designs are similar, the recommendations and conclusions provided in the detailed PLW report remain representative of the current site massing. No further action is required.

Sincerely,

Gradient Wind Engineering Inc.



Justin Ferraro, P.Eng.
Principal

