

GRADIENTWIND

ENGINEERS & SCIENTISTS

March 3, 2023

Morley Hoppner
1818 Bradley Side Road,
Ottawa, ON K0A 1L0

Attn: Ken Hoppner, Partner
khoppner@morleyhoppner.com

Dear Mr. Hoppner:

Re: Wind and Noise Impacts of Massing Changes
2026 Scott Street, Ottawa, ON
Gradient Wind File: 22-006 (2023 SUMMARY)

Further to completion of our previous studies relating to wind and traffic noise impacts of the proposal development, this letter provides a brief summary of changes to anticipated conditions. This letter is intended to support the upcoming Site Plan Control Application.

The original studies completed on April 5, 2022 addressed a site massing comprises three towers of 20, 36 and 40 storeys with the taller two overlooking Scott Street. The revised massing considers two towers both 40 storeys and with larger podium levels placed in the same location as the previous 36 and 40 storey buildings overlooking Scott Street. Based on a review of our traffic noise report¹ and pedestrian wind impact report² it is our opinion that the newly proposed 2-building massing would create similar or less impacts over the site than the original 3-building massing. Traffic noise impacts onto the development are expected to be essentially identical between the two massing conditions due to the similar placement of the two tall buildings overlooking Scott Street. Impacts to the pedestrian wind environment at grade are expected to be less impactful than the original study. Hence, since the original wind study demonstrated acceptable wind conditions over the site at grade level, the new massing is expected to produce similar results. Wind conditions over elevated terraces of the original massing showed some unacceptable wind speeds which required mitigation, an outcome which is expected to remain in effect for the elevated

¹ GW 22-006 - 2026 Scott Street Transportation Noise Final

² GW 22-006-PLW

terraces of the updated development. These mitigation measures will be reviewed with the design team during design development.

In conclusion it is our opinion that the pedestrian wind and noise conditions over the site with the 2-building massing scenario are expected to be similar and possibly improved relative to the original 3-building scenario. Wind conditions over elevated terraces are expected to remain unacceptable for the intended uses which will therefore require mitigation to be planned in cooperation with the design team.

Sincerely,

Gradient Wind Engineering Inc.



Vincent Ferraro, M.Eng., P.Eng.
Managing Principal

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