GRADIENTWIND
ENGINEERS & SCIENTISTS

February 1, 2024

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

Attn: Ken Hoppner, Partner
khoppner@morleyhoppner.com

Dear Mr. Hoppner:

Re: Pedestrian Level Wind Study Addendum
2026 Scott Street, Ottawa
Gradient Wind File 22-006-PLW-2024

Gradient Wind Engineering Inc. (Gradient Wind) completed a computational pedestrian level wind (PLW) study in 2023 to satisfy concurrent Zoning By-Law Amendment and Site Plan Control application submissions[1] for the proposed development located at 2026 Scott Street in Ottawa, Ontario. The study was conducted based on architectural drawings of the proposed development provided by Hobin Architecture Incorporated in April 2023[2].

Following the completion of the noted study, updated architectural drawings were provided to the consultant team in October 2023[3], and Gradient Wind completed an Addendum Letter[4] where the differences between the original and updated massing designs were described.

[1] Gradient Wind Engineering Inc., '*2026 Scott Street – Pedestrian Level Wind Study*', [April 28, 2023]
[2] Hobin Architecture Incorporated, '*2026 Scott Street*', [April 4, 2023]
[3] Hobin Architecture Incorporated, '*2026 Scott Street*' [Oct 13, 2023]
[4] Gradient Wind Engineering Inc., '*2026 Scott Street – Pedestrian Level Wind Study Addendum*', [Oct 17, 2023]

The current architectural drawings, which were distributed to the consultant team in January 2024[5] in preparation for a resubmission of the Site Plan Control application, include the following changes:

- The East and West Buildings include individual 6-storey podia, with setbacks from the south elevation at Levels 5-6 which accommodate private balconies.
- The central link between the two buildings at Levels 7-10 has been removed, and a one-storey structure has been proposed at the northwest corner of Lion's Park.

The predicted wind comfort conditions within and surrounding the subject site at grade level and within the common amenity terraces serving the East and West Buildings are described in the original computational study and in the previous Wind Addendum Letter.

The City of Ottawa provided the applicant, Morley Hoppner Inc., with the following comment:

Comment 4.6.1:

"MPH Level on floor plans does not indicate wind mitigation measures."

For the outdoor amenity serving the West Building at the MPH Level, the wind comfort conditions are expected to improve following the implementation of the recommended mitigation measures detailed in the original computational study. The recommended measures comprise 2.4-m-tall solid wind screens, typically glazed, along the full perimeter of the terrace, in combination with mitigation inboard of the perimeter, which could take form of 1.8-m-tall wind screens and other landscape elements such as planters and dense clusters of coniferous plantings and/or trees located around the windiest areas. Regarding the outdoor amenity terrace serving the East Building at the MPH Level, which was modelled with 2-m-tall solid wind screens along its full perimeter in the original study, wind comfort conditions are predicted to remain suitable for sitting during the typical use period, which is considered acceptable.

[5] Hobin Architecture Incorporated, '*2026 Scott Street*' [Jan 8, 2024]

The April 2023 and January 2024 massing designs are mostly similar, and as such, the conclusions and recommendations regarding grade-level wind conditions that are provided in the detailed PLW report remain representative of the current site massing.

Sincerely,

Gradient Wind Engineering Inc.

Justin Ferraro, P.Eng.
Principal