

GRADIENTWIND

ENGINEERS & SCIENTISTS

January 10, 2025

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

Attn: Ken Hoppner, Development Partner
khoppner@morleyhoppner.com

Dear Mr. Hoppner:

Re: Pedestrian Level Wind Study Memo
1950 Scott Street, Ottawa
Gradient Wind File 18-031

Gradient Wind Engineering Inc. (Gradient Wind) completed a computational pedestrian level wind (PLW) study in May 2018 to satisfy Zoning By-Law Amendment (ZBLA) application submission requirements for the proposed residential development located at 1950 Scott Street in Ottawa, Ontario¹, based on architectural drawings of the proposed development provided by NEUF architect(e)s in March 2018². At the Site Plan Control application stage, a subsequent addendum to the study was provided in July 2024³, based on architectural drawings of the proposed development provided by Hobin Architecture in July 2024⁴.

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

City of Ottawa, Comment 17:

"Please have Wind Consultant review recently provided Landscape Plan and comment on types of plantings and structures that are planned for ground level amenity space area and provide a signed/stamped Eng. Addendum Letter or Memo. On what is proposed and/or additional recommendations. We would like to ensure that proposed plantings are sufficient to provide a suitable

¹ Gradient Wind Engineering Inc., '1950 Scott Street – Pedestrian Level Wind Study', [May 1, 2018]

² NEUF architect(e)s, '1950 Scott Street', [March 26, 2018]

³ Gradient Wind Engineering Inc., 'Pedestrian Level Wind Study Addendum, 1950 Scott Street', [July 25, 2024]

⁴ Hobin Architecture Inc., '1950 Scott Street', [July 4, 2024]

wind screen from wind that would adversely affect occupants of this space. We see Maple, Oak and Berry trees being proposed, yet recommendations from consultant speak to coniferous trees (and/or dense vegetation).”

In coordination with the wind consultant, several mitigation elements for the ground level outdoor amenity have been incorporated into the landscape plan⁵: (1) a 2.1-metre (m) tall solid wood fence with a gate extends to the property line from the southwest corner of the building; (2) a similar 2.1-m-tall gated fence extends to the south property line from the south building façade, with both gates connecting to the existing and proposed solid wood fence along the western and southern property lines; and (3) a 2.1-m-tall wood fence is included along the east elevation of the dog run.

In combination with the extension of the existing fence along the south property line and the proposed vegetation at the perimeter of the outdoor amenity, these three elements are expected to be effective in mitigating the isolated predicted windier conditions along the western and southern extents of the outdoor amenity. The resultant wind conditions within the outdoor amenity are expected to be suitable for mostly sitting during the typical use period (May to October, inclusive), which may be considered acceptable.

Sincerely,

Gradient Wind Engineering Inc.



David Huitema, M.Eng., P.Eng.
CFD Lead Engineer

⁵ GJA Inc., 'Multi Unit Residential Development, Landscape Plan / TCR, Drawing L1', [Jan 8, 2025]

