May 1, 2018

Thomas Couper
Land Development Coordinator
Minto Communities – Canada
200-180 Kent Street
Ottawa, ON K1P 0B6

Dear Mr. Couper:

Re: Pedestrian Level Winds – 99 Fifth Avenue, Ottawa
Addendum to Pedestrian Level Wind Study
GWE File No.: 17-148-CFDPLW

Gradient Wind Engineering Inc. (GWE) was retained by Minto Communities – Canada to undertake a pedestrian level wind study to assess wind comfort for 99 Fifth Avenue in Ottawa, Ontario. This letter provides a summary of significant architectural changes to the site which have been made since the study was issued, as well as the anticipated impact of those changes on the predicted pedestrian wind conditions. For a complete summary of the methodology and results pertaining to the original pedestrian wind study, please refer to GWE report #17-148-CFD PLW R1, dated April 30, 2018.

Following completion of the pedestrian level wind study, the design development process lead to several changes to the site massing which would potentially influence pedestrian level wind conditions. Specifically, the building height has been reduced from 8 storeys to 7 storeys, corresponding to a decrease in height from 25.0 metres to 22.3 metres as measured from local grade to the main roof. At grade-level, the revised design retains the existing commercial buildings along the west side of the site and townhouse units along the north and south elevations. A commercial lobby has been added at the northwest corner of the building, while the residential lobby is retained at the southwest corner, as is

the central outdoor amenity space. At the east side of the site, a one-way drive and surface parking has been replaced by additional residential units and a landscaped area. Above the ground floor, the revised building design features a similar planform shape, with extensions in the east and west directions at both the north and south sides of the building, and a reducing floorplate with increasing elevation. The revised building features terrace areas on the floor plate reductions, and a modified balcony configuration as compared to the original design. With regard to pedestrian level wind conditions, the shorter height of the of the revised building design, combined with the wider east-west dimension, will present a similar projected area facing oncoming winds as compared to the tested configuration, and is expected to result in comparable wind conditions at grade-level around the base of the building.

Overall, the proposed building design modifications outlined above are not expected to significantly influence the wind comfort predictions as outlined in the original study. Furthermore, the new landscaped area at the east side of the building is expected to be calm and suitable for sitting or more sedentary activities throughout the year. As such, wind comfort at all pedestrian areas within and surrounding the study site will be acceptable for their intended uses throughout the year.

This completes our review of the design changes for the planned development at 99 Fifth Avenue in Ottawa, Ontario. Please advise the undersigned of any questions or concerns.

Yours truly,

Gradient Wind Engineering Inc.

Andrew Sliasas, M.A.Sc.
Project Manager
GWE17-148 CFDPLW Addendum Letter