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October 22, 2020

Adam Santos
Weston Consulting
201 Millway Ave, Suite 19
Vaughan, ON
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Dear Adam:

**Re: Addendum – Final Pedestrian Level Wind Study
89-95 Dundas Street West
Mississauga, ON
Theakston Project No. 20666 (20599, 19536)**

We reviewed Architectural Drawings prepared by Studio JCI dated October 16, 2020, Landscape Drawings prepared by Seferian Design Group dated September 21, 2020 as well as our Final Pedestrian Level Wind Study dated April 22, 2020, with regard to the effect of the proposed landscaping on predicted pedestrian comfort levels.

The Development involves a proposal to build an 18 storey mixed-use residential building with steps at the 2nd, 3rd, and 8th levels, accommodating Rooftop Outdoor Amenity Spaces. Outdoor Amenity Space is also proposed on the roof at the 19th level and along the southwest façade of the building at-grade. A breezeway through the centre of the building provides vehicular access from Novar Road to the residential drop off area, underground parking, and main residential lobby located beneath and along the southwest façade of the building. Secondary townhouse unit entrances and commercial entrances are proposed along Agnes Street, Novar Road and Dundas Street West, respectively.

The report concluded that wind conditions on and around the proposed Development were predicted similar to the existing setting, with improvements realised at many locations and a few localised areas realizing windy conditions, but remaining suitable for the intended use. A mitigation plan was recommended for the 8th and 19th level Rooftop Amenity Areas in order to achieve seasonally comfortable conditions that are suitable for the intended use. The proposed Development was predicted to realise wind conditions acceptable to a typical suburban context.

Subsequent to the aforementioned Theakston report, the building was set back approximately 3m from Dundas Street West and the 3rd floor Outdoor Amenity Space was removed as a result. These minor massing changes will result in slightly more comfortable conditions along Dundas

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Street, however the changes will likely be imperceptible. The results and conclusions of the aforementioned Theakston report remain valid.

Further assessment was conducted based on Urban Design comments received from the City of Mississauga, copied below:

“A wind study prepared by Theakston Environment has been provided accompanying this development application. Within this study it is recommended that a mitigation plan be prepared for the rooftop amenity spaces including windscreens, railings, trellises, and other approaches. In addition to this please illustrate clearly on the site plan and roof plan the mitigation features required to make the space suitable for sitting annually.”

A mitigation plan was prepared by Seferian Design Group in order to achieve more comfortable conditions at the 8th and 19th level Rooftop Outdoor Amenity Spaces.

The 8th level space to the north of the building is exposed to dominant winds emanating from the northwest. As such, a mitigation plan was developed whereby raised planters 0.45m in height are situated along the north and west perimeters of the space with 1.8m high decorative wind screens proposed along the edges of the space. Portions of the 8th level space to the south of the building are exposed to winds emanating from the west and flowing around the south corner of the building. The space was similarly mitigated with 1.8m high decorative wind screens placed at the southern corner of the space. The proposed mitigation plan strikes a reasonable balance between wind mitigation and function that is expected to result in comfortable conditions that are seasonally suitable for the intended use.

The 19th level space is mainly protected from northerly and easterly winds by the mechanical penthouse, however it is exposed to winds from large portions of the remaining wind climate. A mitigation plan was developed for the space whereby 1.8m high decorative wind screens are proposed along the western perimeter of the space. The same wind screens are also situated to the north of the proposed seating area in the northern portion of the space, as well as to the east of a seating space at the southern portion of the space. A trellis structure is also proposed over the outdoor kitchen area in the southeast corner of the space. The proposed mitigation plan strikes a reasonable balance between wind mitigation and function that is expected to result in comfortable conditions that are seasonally suitable for the intended use.

In summary, assessment of the site assigning consideration to the proposed landscape plans indicates comfort levels at the above-described locations are predicted to be improved from those reported in the aforementioned Theakston report, resulting in pedestrian comfort levels that are appropriate for the intended purposes.

Respectfully submitted,



Stephen Pollock, P. Eng.

