

March 17, 2021

Stellarcop Developments 420 Inc.

Re: Addendum to Pedestrian Level Wind Study
420 Lakeshore Road East, Mississauga
GWE File No.: 20-104-WTPLW

Gradient Wind Engineering Inc. (Gradient Wind) was retained to undertake a comparative pedestrian level wind study undertaken to assess wind conditions for a proposed residential development located at 420 Lakeshore Road East in Mississauga, Ontario. This letter provides responses to City comments regarding this PLW study. For a complete summary of the methodology and results pertaining to the original pedestrian wind study, please refer to GWE report #20-104-WTPLW, dated June 11, 2020.

- i. Entrance location: The applicant shall reconsider the entrance location at the street corner. The wind condition, especially in the winter season will be uncomfortable for pedestrian based on the submitted Wind Study*

The lobby entrance at the northeast corner will be recessed within the building façade and provided with a wraparound canopy along the building corner to improve wind conditions at the doorway. No further mitigation is considered necessary.

- ii. Wind Study: The proposed building creates uncomfortable wind condition at sidewalk at the intersection of Lakeshore and Enola, also at the parking lot at abutting property. Since these locations are outside of the subject site, the applicant shall lower the building height and implement mitigation measures to reduce the wind level at these locations. These adverse conditions for pedestrian on public ROW and abutting property are not acceptable and shall be properly addressed within the rezoning process.*

Given the reduced building height, as compared to the tested configuration, as well as the wraparound canopy introduced at the northeast corner of the building as mentioned above, wind conditions surrounding the site at grade are expected to be somewhat calmer as

compared to those reported in the original study. Specifically, uncomfortable conditions are no longer expected anywhere over the study site or surrounding areas.

- iii. *The terrace at 9th floor is more than 4 m in depth. Its wind condition shall be assessed to ensure user safety and furniture will not be blow off the terrace and fall to the ground.*

Wind studies typically do not consider conditions over private-use terraces.

This concludes our review of the City comments regarding the pedestrian level wind study for the planned development at 420 Lakeshore Road East in Mississauga, Ontario. Please advise the undersigned of any questions or concerns.

Sincerely,

Gradient Wind Engineering Inc.



Andrew Sliadas, M.A.Sc., P.Eng.,
Principal