

July 3, 2026

IMH 1970 & 1980 Fowler Drive Ltd

1400-3280 Bloor Street West, Centre Tower
Toronto, ON M8X 2X3

Re: Addendum to Pedestrian Level Wind Study
1970-1980 Fowler Drive, Mississauga
Gradient Wind File No.: 25-049 PLW Addendum

Gradient Wind Engineering Inc. (Gradient Wind) was retained by IMH 1970 & 1980 Fowler Drive Ltd to undertake a detailed pedestrian level wind (PLW) study for the proposed residential development to be located at 1970-1980 Fowler Drive in Mississauga, Ontario. This letter addresses comments from the City of Mississauga concerning the wind study. For a complete summary of the methodology and results pertaining to the original pedestrian wind study, please refer to Gradient Wind report #25-049-WTPLW-2026, dated April 16, 2026.

The City of Mississauga also issued the following comments on the submitted wind study:

- *Page 3, Methodology states: "An industry standards practice is to omit trees, vegetation, other existing/planned landscape elements from the wind tunnel model due to the difficulty of providing an accurate seasonal representation of vegetation. The omission produces slightly more conservative wind speed value."*
- *Page 13-14 Photograph of Proposed Model shows a number of trees along the interior side yards and the proposed playground, acting as mitigation.*
- *Provide a clarification that all outdoor amenity areas, entrances, walkways will still meet a suitable wind speed given that trees were modelled despite the industry standard of omitting landscape.*

The wind study performed in April 2026 was in accordance with the Pedestrian Wind Comfort and Safety Studies terms of reference issued by the City of Mississauga and was submitted as part of the OPA/ZBA application. Various mitigation methods (including wind screens, canopies, and select trees) were

included in the study at the request of the Urban Designer, following the previous November 2025 study, to test the effectiveness of proposed mitigation. It is correct that omitting trees is an industry standard for pedestrian level wind studies, however, the select trees included in the study were considered as wind mitigation. All modelled mitigation is delineated in Figures 2A-3B of the April 2026 report.

One of the main areas modelled with coniferous trees is the east perimeter of the property, along the driveway, however, the coniferous trees along the driveway have since been removed from the landscape plan. Given that the benefits of the noted trees were isolated to the perimeter of the property (Sensor 35) where pedestrian traffic is reduced, and the east elevation of the building (Sensors 49-53) remained comfortable for a mix of sitting, standing or walking, with or without the trees (See November 2025 study), the removal of the trees is considered acceptable from a wind perspective, and the wind conditions along the east side of the building are expected to remain comfortable for intended uses.

This concludes our review of comments for the planned development at 1970-1980 Fowler Drive in Mississauga, Ontario. Please advise the undersigned of any questions or concerns.

Sincerely,

Gradient Wind Engineering Inc.



Angelina Gomes, P.Eng.,
Wind Engineer

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