December 21, 2016

Konstantine Simionopoulos
Symel Group
23 Woodcliff Place
Toronto, Ontario
M3B 3A5

Dear Mr. Simionopoulos:

Re: Pedestrian Level Winds – 83 East Street, Oakville
Addendum to Pedestrian Level Wind Study
GWE File No.: 15-105-PLW

Gradient Wind Engineering Inc. (GWE) was retained by Symel Group, on behalf of the owner Symgine (Lake East) Inc., to undertake a pedestrian level wind (PLW) study for a proposed high-rise building at the intersection of Lakeshore Road West and East Street in Oakville, Ontario. This letter provides a summary of notable 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 #15-105-PLW, dated November 17, 2015.

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 ground level has been reconfigured, and the building entrances moved accordingly. As well, the courtyard garden has been shifted to the north, closer to Lakeshore Road West. Above the podium, the tower planform has been slightly rotated and widened. The massing of the tower has also changed above the ninth storey along Lakeshore Road West, and below the ninth storey on the south side of the tower.

With regard to pedestrian level wind conditions, the changes to the podium and tower design are considered minor, and are expected to produce similar wind speeds around the base of the building as the tested configuration. As such, wind comfort at all pedestrian areas within and surrounding the study site will be acceptable for their intended uses throughout the year. As well, no areas were found to experience conditions too windy for walking, or that could be considered unsafe.

Regarding the existing wind conditions at the subject site, the alignment of Lakeshore Road West with prominent wind directions tends to encourage grade-level wind flows along the roadway corridor. As such, the measured wind speeds along Lakeshore Road West (generally suitable for sitting or standing during the warmer months, and for standing or walking during the remainder of the year) are likely pre-existing, and not the result of the proposed development.

This completes our review of the design changes for the planned development at 83 East Street in Oakville, Ontario. Please advise the undersigned of any questions or concerns.

Yours truly,

Gradient Wind Engineering Inc.

Andrew Sliasas, M.A.Sc.
Project Manager
GWE15-105 PLW Addendum Letter