August 8, 2023

Osmington Gerofsky Development Corporation
141 Adelaide Street West, Suite 600
Toronto, ON M5H 3L5

Re: Addendum to Pedestrian Level Wind Study
141 Davisville Avenue, Toronto
GWE File No.: 22-108 PLW Addendum

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Osmington Gerofsky Development Corporation (OGDC) to undertake a detailed pedestrian level wind (PLW) study for the proposed residential development to be located at 141 Davisville Avenue in Toronto, Ontario. This letter provides a summary of mitigation measures to improve wind conditions across the site, as well as architectural changes to the site that have been made since the study was issued, and their anticipated impact on the predicted pedestrian wind conditions, based on drawings provided by OGDC in August 2023. For a complete summary of the methodology and results pertaining to the original pedestrian wind study, please refer to GWE report #22-108-WTPLW, dated May 19, 2022.

Following completion of the pedestrian level wind study, the building has undergone a number of massing changes, consisting of a 1-storey increase to the tower height to 33-storeys, a 1-storey decrease to the podium height to 5-storeys, and elongation to the tower floorplate in the east-west direction, as well as increases of the setbacks to the building from the property line, and the tower from the podium edge. Given the marginality of the massing changes, the results and recommendations contained in the original report are considered to remain applicable to the revised design.

In the original study, it was found that most grade-level areas within and surrounding the development site would experience wind conditions acceptable for the intended uses on a seasonal basis. Exceptions included the nearby entrance to the existing 141 Davisville Avenue (Sensor 41) and the west lobby entrance to the study building (Sensor 44), where uncomfortable for walking conditions were measured during the colder seasons. Concerning the existing 141 Davisville entrance, mitigation in the form of a 1.8-metre-tall wind screen along the northwest and northeast edges of the entrance's stairs and ramp will be

implemented to shelter the doorway from prominent northwesterly winds. For the west lobby entrance of the proposed building, the entrance has been relocated to the south side of the lobby and recessed within the building façade. Further, the overhang of the Level 2 floorplate above the doorway will protect from downwash flows. The addition of the noted mitigation is expected to improve wind conditions at the two entrances to acceptable comfort classifications.

To ensure that the Level 6 outdoor amenity will be suitable for sitting or more sedentary activities during the summer, the full perimeter guards will be raised to 2.4 metres above the walking surface. Further, pergola structures will be implemented over seating areas along the east and south portions of the terrace to deflect downwash flows from the face of the tower above.

Overall, with the implemented mitigation measures, conditions over the noted primary entrance, grade level amenity space, and Level 6 outdoor amenity terrace are expected to be comfortable for their respective intended uses on a seasonal basis.

This concludes our review of the design changes for the planned development at 141 Davisville Avenue in Toronto, Ontario. Please advise the undersigned of any questions or concerns.

Sincerely,

Gradient Wind Engineering Inc.

Angelina Gomes, B.Eng., EIT
Junior Wind Scientist

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

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