

May 1, 2024

Attention: Rangeview Landowners Group Inc.
C/O Mr. Andrew Lam
Delta Urban
8800 Dufferin Street, Suite 104
Vaughan, ON L4K 0C5

SLR Project No.: 241.030662.00000

RE: Drawing Review & Addendum Letter for Pedestrian Wind – Draft Rangeview Estates Development Master Plan

SLR Consulting (Canada) Ltd. (SLR) provides this letter at the request of the Rangeview Landowners Group Inc. This letter provides our opinion on the potential effect the recent design changes to the proposed master plan in Mississauga may have on the pedestrian wind conditions within the development. The intent of this letter is to comment on the anticipated pedestrian wind conditions for the proposed change in building massing to the overall wind comfort conditions adjacent the building.

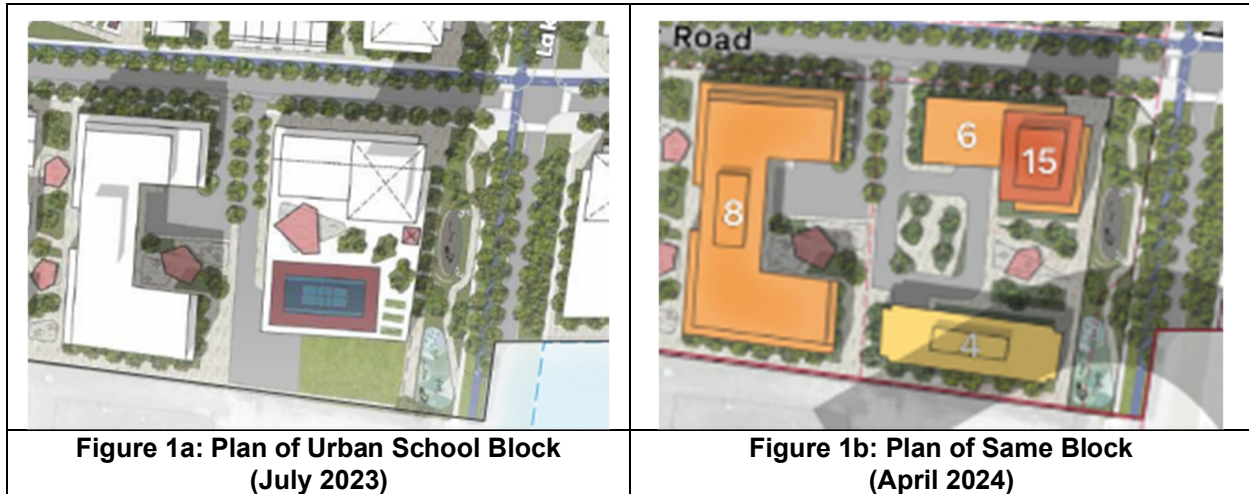
Background

SLR previously completed the following deliverables with regards to this proposed development:

- A pedestrian wind assessment in November 2022 for the proposed master plan, summarized in SLR's report titled *Pedestrian Wind Assessment – Rangeview Estates Development Master Plan – Mississauga, Ontario – SLR Project #241.30662.00000* dated November 9, 2022.
- A pedestrian wind assessment in September 2023 for the proposed master plan, summarized in SLR's report title *Pedestrian Wind Assessment – Rangeview Estates Development Master Plan – Mississauga, Ontario – SLR Project #241.30662.00000* dated September 26, 2023.

Updated Architectural Information & Expected Wind Conditions

Updated conceptual drawings (titled *Concept Plan V7*) were received by SLR on April 22, 2024, and were compared to the original massing used for the construction of the 3D computer model (received July 3, 2023, and titled *Development Master Plan V2*). The design team noted that the urban school element (located at the southwest corner of the intersection of Lakefront Promenade and Rangeview Road) has been removed and a four-storey townhouse element has been incorporated. **Figures 1a** and **1b** illustrate the difference.



Previously the urban school element was three storeys tall, the podium along Rangeview Road was four-storeys tall, and the tower element was 15-storeys in height (**Figure 1a**). The building was placed in the northeast corner of the block, close to Lakefront Promenade and Rangeview Road, with a setback from the south property line. The new concept (**Figure 1b**) shows a podium height of six-storeys along Rangeview Road while retaining the 15-storey tall tower on the east side. There is now a four-storey tall townhouse element parallel to the south property line, with a plaza between the townhouses and the taller residential building.

While the massing changes would appear significant for this block, the area is only partially exposed to the prevailing winds, due to the shelter provided by the eight-storey building to the southwest and the similarly massed building to the northeast. The new podium is now slightly taller (i.e., two storeys) than the townhouses to the west, and thus will not present a significant facade with which to redirect wind flows down to grade along Rangeview Road. In addition, the townhouses are also sheltered by the surroundings, and hence, calm wind conditions are anticipated in the vicinity. In summary, we expect wind conditions in the vicinity of this new massing to remain suitable for standing or sitting year-round, as per our previous qualitative report of September 2023. Note, the wind comfort criteria applied in this case is the same as what was in place in 2021.

Statement of Limitations

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Closure

Overall, the wind conditions on and surrounding the proposed building with the updated master plan concept are expected to remain similar to those presented and discussed in our report of September 2023.

Should you have any questions or comments, please feel free to contact us.

Regards,

SLR Consulting (Canada) Ltd.

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