



## THEAKSTON ENVIRONMENTAL

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October 1, 2024

Veronica Jarvis  
CRW 1 LP and CRW 2 LP  
121 King St W, Suite 200  
Toronto, ON M5H 3T9

Dear Veronica:

**Re: Addendum to the Pedestrian Level Wind Study Proposal  
Clarkson GO Residential Development  
2105, 2087, 2097, 2077 Royal Windsor Drive  
Mississauga, Ontario  
Theakston Project No. 24163 (22889)**

We reviewed Architectural Drawings for the Clarkson GO Development, prepared by Gensler, and dated September 25, 2024, as well as our Pedestrian Level Wind Study dated December 9, 2022, and related files, with regard to the effect of the revised massing on pedestrian level wind conditions.

The original proposal for the Development involved construction of a 29 storey Tower 1 occupying the west corner of the site, connected by an 8 storey podium to a 27 storey Tower 2 located in the south corner of the site. Tower 3 and Tower 4 were similarly connected by an 8 storey podium, 25 and 23 storeys in height, and were situated at the north and east corners of the site, respectively. Outdoor Amenity Spaces were proposed on the 8th level of connective podiums. A Metrolinx easement running north/south was proposed through the centre of the site.

The summary findings of the pedestrian level wind study indicated that with the introduction of the proposed Development, wind conditions at some locations remained similar to the existing setting, with localized areas of higher pedestrian level winds. As such, the site and surrounds were rated suitable for walking, standing, or better, throughout the year and generally suitable for the intended uses, with exceptions. Localised uncomfortable conditions were realised through the winter season proximate to the southmost corner of the proposed Development, and within the gap between buildings, however the uncomfortable conditions were near the transition to walking conditions and consideration of proposed surface roughness features such as fine design and landscape elements were expected to result in conditions more comfortable than those reported. Mitigation was recommended for various areas throughout the site including entrances and Outdoor Amenity Areas. The proposed Development and surrounds were predicted to realise conditions mainly acceptable to a typical suburban context.

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Subsequent to the report, the proposed Development has been revised whereby Towers 1 through 4 were increased to 35, 31, 35, and 25 storeys in height respectively, the connective podiums were reduced to 6 storeys, and the conformation of the towers and podiums were modified. A Park has also been added to the north end of the site.

The increase in tower height will result in a theoretical increase in downwash, however, this will be minimal and partially offset by the reduction in podium height. Therefore, we anticipate that the revised concept will result in relatively similar conditions to the previous report and remain supportable with appropriate mitigation measures which will be more accurately identified through the SPA stage. The revised massing will be retested and an updated Pedestrian Level Wind Report respecting the Mississauga Terms of Reference will be submitted for SPA.

Should you have any questions or comments, please do not hesitate to call.

Kindest regards,



Nicole Murrell, M. Eng, P. Eng



Stephen Pollock, P.Eng.

