600 Southgate Drive
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Tel: +1.519.823.1311
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August 14, 2023

Ranee Management
4122 Bathurst Street
Toronto, ON M3H 3P2
Attention: Ilana Glickman
ilanag@ranee.ca
416.756.3962

Re: Pedestrian Wind Conditions
2570 Argyle Road
RWDI Reference No. 2000888

Dear Iliana,

Rowan Williams Davies & Irwin Inc. (RWDI) has prepared this addendum letter for your next submission to the City of Mississauga. The intent of this letter is to address comments from the city planners with respect to the pedestrian wind conditions for the proposed 2570 Argyle Road development in Mississauga, ON as assessed in a report issued by RWDI on July 22, 2020 and a memorandum issued on February 2022. Based on the drawings received on August 11, 2023, no changes to the predicted wind conditions are expected. The removal of outdoor amenity space at the rear of the proposed building shown in the previous resubmission does not affect our conclusions. The wind conditions throughout the proposed outdoor amenity spaces between the existing buildings, to the east of the existing buildings along Argyle Road, in the dog park on the northeast corner of the site, and on the rooftop terrace of the proposed building are not affected by this change. The addendum letter issued on February 22, 2022 (see Appendix A) remains applicable.

Closing

We trust that the above assessment satisfies your requirements at this time. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

RWDI

Megan Dicks, B.A.Sc.
Technical Coordinator

Peter Soligo, P.Eng.
Project Manager
MJD/PMJS/smd
Attach.

APPENDIX A

600 Southgate Drive
Guelph ON Canada
N1G 4P6

Tel: +1.519.823.1311
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February 22, 2022

Ranee Management
4122 Bathurst Street
Toronto, ON M3H 3P2

Attention: Ilana Glickman
ilanag@ranee.ca
416.756.3962

Re: Pedestrian Wind Conditions
2570 Argyle Road
RWDI Reference No. 2000888

Dear Ilana,

Rowan Williams Davies & Irwin Inc. (RWDI) has prepared this addendum letter for your next submission to the City of Mississauga. The intent of this letter is to address comments from the city planners with respect to the pedestrian wind conditions for the proposed 2570 Argyle Road development in Mississauga, ON as assessed in a report issued by RWDI on July 22, 2020.

Above Grade Amenity Access

Wind conditions on the rooftop of the proposed building are predicted to be comfortable for standing during the summer season, which may be considered acceptable for passive use. As noted by the owner, the rooftop will not be accessible to residents during the winter months and thus wind conditions during this season are appropriate for the intended use.

Existing Uncomfortable Winter Wind Condition

Test Location #29 registers as uncomfortable during the winter months for the *existing site only.* This phenomenon, caused primarily by westerly winds, is expected to be *eliminated when the proposed building is introduced to the site*.

Outdoor Dog Run

A dog run park exists between Argyle Road and the existing developments at the site (Image 1). On the existing site, the outdoor dog run is comfortable for standing in the summer and walking in the winter. These conditions are typical for Mississauga and are considered appropriate for active pedestrian usage of this area. With the addition of the proposed building, conditions remain relatively unchanged. Although not required, if there is a desire for calmer wind conditions during the winter months, incorporating mature coniferous trees around the perimeter of the park would improve wind conditions. Priority should be given to the northwest and southwest sides, if pursued.

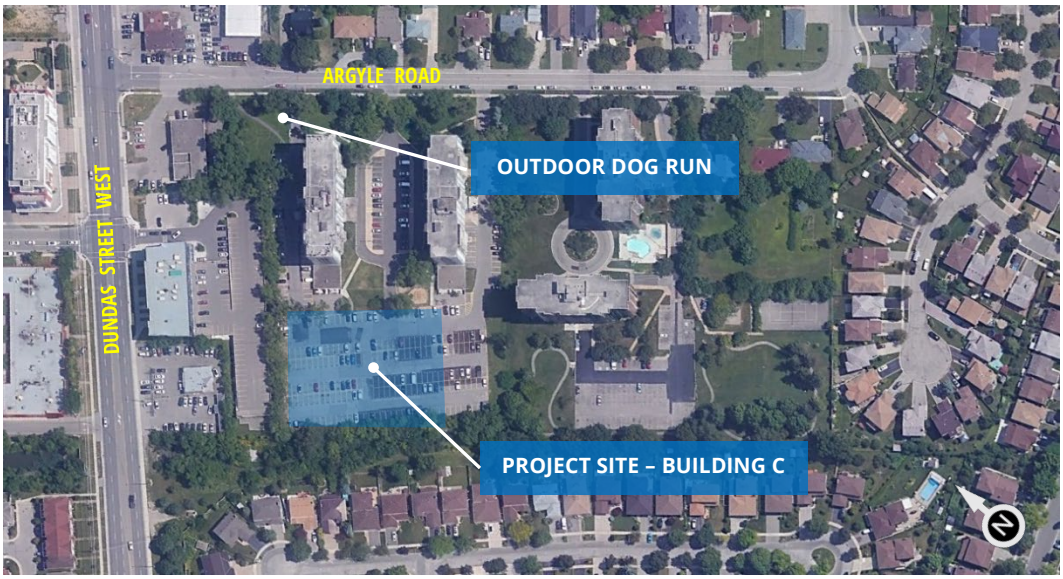

Image 1: Annotated Site Plan (Image Courtesy of Google Earth™)

Closing

We trust that the above assessment satisfies your requirements at this time. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

RWDI

Megan Dicks, B.A.Sc.
Technical Coordinator

Peter Soligo, P.Eng.
Project Manager

MJD/PMJS/smd