

November 13, 2020

Greenwin Holdings Inc.
19 Lesmill Road
Toronto, ON M3B 2T3

Re: Addendum to Pedestrian Level Wind Study
26 Grenville & 27 Grosvenor, Toronto
GWE File No.: 18-106 PLW Addendum

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Greenwin Holdings Inc. to undertake a detailed pedestrian level wind (PLW) study for the proposed mixed-use development to be located at 26 Grenville Street and 27 Grosvenor Street in Toronto, Ontario. This letter provides a summary of significant 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 #18-106-PLW, dated February 20, 2019.

Upon review of updated drawings provided in November 2020, changes to the site design having significance to pedestrian wind comfort include the following:

1. The north tower has decreased from 35 storeys to 31 storeys, and the south tower has decreased from 50 storeys to 46 storeys.
2. The building footprint and ground floor layout have been revised, with the retail and residential entrances along the south elevation of the south tower shifted slightly east. Multiple secondary entrances to both towers have shifted to some degree.
3. The Level 3 covered outdoor daycare space in the southwest corner of the north tower has expanded north into the building façade and no longer runs along the west elevation.
4. At Level 10 the floorplate of the south tower sets back from the south and east elevations, as opposed to all elevations, accommodating a green roof area and private terraces.

Overall, wind conditions at grade-level locations for the revised design are expected to be similar and somewhat calmer as compared to those reported in the original study. All relocated primary and secondary entrances at grade are expected to continue to be comfortable for standing or better throughout the year. The Level 3 covered outdoor daycare space is well-sheltered and calm wind conditions suitable for sitting throughout the year are expected. The noted conditions are considered acceptable for a daycare outdoor area. The addition of the Level 10 green roof along the east elevation of the south tower is expected to capture a larger proportion of higher elevation easterly winds directed towards grade, thus marginally improving wind conditions over the Level 4 amenity terrace below. The reduction in height of both towers is similarly expected to slightly reduce the quantity of higher elevation winds directed towards grade, thereby marginally improving wind conditions across the site. All other minor alterations to interior floorplans and exterior façade are not expected to have a significant impact on reported wind comfort, and as such, wind comfort at all grade level areas within and surrounding the development site will remain acceptable for the intended pedestrian uses. The previous circumstantial mitigation recommendations for the west elevation Level 4 amenity terrace remain applicable.

This concludes our review of the design changes for the planned development at 26 Grenville and 27 Grosvenor in Toronto, Ontario. Please advise the undersigned of any questions or concerns.

Sincerely,

Gradient Wind Engineering Inc.



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

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