## GRADIENTWIND

March 26, 2024

Mattamy Homes Canada 3300 Bloor Street West, Suite 1800 Toronto, ON M8X 2X2

Attn: Billy Caden, Development Manager billy.caden@mattamycorp.com

Dear Mr. Caden:

Re: Pedestrian Level Wind Study Addendum 26-38 Hounslow Avenue, Toronto Gradient Wind File 23-172

Gradient Wind Engineering Inc. (Gradient Wind) completed a pedestrian level wind (PLW) study in October 2023<sup>1</sup> for the proposed development located at 26-38 Hounslow Avenue in Toronto, Ontario. The current architectural drawings, which were distributed to the consultant team in March 2024<sup>2</sup> in preparation for a resubmission of Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBLA) applications, include the following changes to the architectural design:

- Two storeys have been added to the tower, increasing the height of the building to 26 storeys.
- The setback from the west elevation at Level 13 has been removed, and the setback of the tower from the west property line has increased to 9 metres (m).
- The setback of the 5-storey podium from the east property line has increased to 3 m.
- The MPH Level amenity terrace now extends along the south elevation of the level.

<sup>&</sup>lt;sup>1</sup> Gradient Wind Engineering Inc., '*Pedestrian Level Wind Study, 26, 28, 36, & 38 Hounslow Avenue, Toronto*', [Oct 17, 2023]

<sup>&</sup>lt;sup>2</sup> Studio JCI, 'Proposed Residential Development, 26-38 Hounslow Avenue, Toronto ON', [Mar 25, 2024]

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The October 2023 study concluded that most pedestrian-sensitive grade-level areas within and surrounding the proposed development were predicted to experience conditions considered acceptable for the intended pedestrian uses throughout the year, inclusive of the surrounding sidewalks, laneways, surface parking, the Kempford Parkette and the existing tennis court and pool amenity area serving 5444 Yonge Street to the north, and proposed drive aisles, walkways, drop-off zones, and in the vicinity of building access points. Conditions within the grade-level outdoor amenity during the typical use period (that is, May to October, inclusive) were predicted to be suitable for mostly sitting with conditions suitable for standing to the east.

Furthermore, it was concluded that the conditions within the outdoor amenity terrace at Level 2 was predicted to be suitable for sitting during the typical use period. Conditions within the Level 3 outdoor amenity terrace during the same period were predicted to be suitable for mostly sitting with conditions suitable for standing to the west, while the MPH Level terrace was predicted to be suitable for mostly standing, with conditions suitable for sitting to the north and west. Notably, the MPH Level amenity terrace included a 1.8-m-tall wind screen along the full perimeter of the terrace.

It was noted in the October 2023 study that landscaping elements that could not be included in the simulation model, such as raised planters and trellis structures, would be expected to increase the percentage of time that the windier areas of the noted amenity spaces are suitable for sitting. Furthermore, the programming of the grade-level outdoor amenity and the MPH Level terrace include active use areas such as an active play area and a yoga/active deck. Recommendations regarding mitigation for the outdoor amenities are provided in the detailed 2023 report, including elements such as a tall wind screen (that is, greater than 1.8 m, as measured from the local walking surface) along the perimeter of the MPH terrace, a tall wind screen along the west elevation of the Level 3 terrace, and the incorporation of typical landscaping elements inboard of the terrace perimeter that are targeted around sensitive areas. It was concluded that an appropriate mitigation strategy will be developed in collaboration submission development stage.

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The 2023 and 2024 massing designs are mostly similar, and as such, similar wind conditions are expected within most areas surrounding and throughout the subject site, inclusive of the outdoor amenities serving the proposed development. It is recommended that the mitigation strategy for the outdoor amenities continue to be developed and refined in collaboration with the wind consultant and the building and landscape architects as the design of the development progresses. This work is expected to support the future Site Plan Control application submission.

Sincerely,

## Gradient Wind Engineering Inc.



Justin Ferraro, P.Eng. Principal

