

June 5, 2019

Lakeshore (Burlington) Inc.  
421 Brant Street  
Burlington, Ontario L7R 2G3

Attn: Mr. Mark G. Bales

[mark@carriagegatehomes.com](mailto:mark@carriagegatehomes.com)

**Re: Pedestrian Wind Comfort – Drawing Review & Addendum Letter  
2069 Lakeshore Road – Burlington, ON  
Novus File No. 17-0107**

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At the request of Lakeshore (Burlington) Inc., this letter of opinion by Novus Environmental Inc. (Novus) provides our opinion on the potential effect the recent design changes to the proposed 2069 Lakeshore Road development in Burlington may have on the pedestrian wind conditions in the surrounding area. Novus originally conducted a Pedestrian Wind Study using wind tunnel tests in late 2018. Our report of December 13, 2018 summarized the pedestrian wind comfort conditions surrounding the proposed development.

Updated architectural and landscape drawings (dated May 23, 2019) were compared to the original drawings used for the construction of the wind tunnel study model in December 2018. In terms of potential influences on pedestrian wind conditions, the following relevant differences were noted between the two sets of drawings:

- The podium has increased slightly in height. Previously it was approximately 14m tall, now it is approximately 18m.
- There is now a private roof deck amenity space at the northwest corner of Level 3. The previous outdoor amenity space at the northeast corner of Level 2 has been eliminated.
- The podium element at the northwest corner is now two storeys tall, where previously it was four storeys in height.
- The west facade of the tower is now setback approximately 2.4m from the property line at the southwest corner. Also, the retail entrance on the west facade is no longer recessed. Previously the setback was only 0.6m at the southwest corner of the site.
- The height of the building remains the same at approximately 99m.

From a wind perspective, these minor adjustments to the height, location and/or mass of the development have a negligible influence on the overall wind conditions around the development. Hence, the conclusions and recommendations in our December 13, 2018 report remain appropriate. The wind conditions at grade immediately surrounding the building will remain comfortable for sitting or standing year-round except along the west facade where wind conditions will remain conducive to leisurely walking in the winter. For the retail entrance on the west facade, we suggest the design team include a canopy above the door to provide local protection from the downwashing wind flows. Wind conditions beyond the immediate vicinity of the building will also remain generally comfortable for leisurely walking or better year-round. Again, the exceptions are described in our report of December 13, 2019.

The new private amenity space on Level 3 is expected to have wind conditions conducive to standing in the summer and leisurely walking in the winter. These wind conditions are suitable for such spaces.

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

Sincerely,

**Novus Environmental Inc.**



Tahrana Lovlin, MAES, P.Eng.  
Specialist – Microclimate