



600 Southgate Drive
Guelph, ON N1G 4P6
Canada

Tel: +1.519.823.1311
Fax: +1.519.823.1316

February 14, 2018

Mr. Vince Molinaro
Molinaro Group
472 Brock Avenue, Unit 103
Burlington, ON L7S 1N1

Re: Letter on Wind Study
Brock + Ontario
Burlington, Ontario
RWDI Project 170239

Dear Vince,

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by Molinaro Group to comment on the pedestrian wind conditions for the proposed Brock + Ontario development in Burlington, Ontario. This letter was required as per the City of Burlington's zoning application for this project. The latest architectural drawings were received on February 8th, 2018; the proposed landscaping drawings were received on February 13th, 2018.

As presented in the wind study (issued June 29th, 2017), there were two areas around the proposed development where wind speeds were anticipated to exceed the wind safety criterion (as shown in Image 1). The following discussions describe the changes in the building massing, proposed landscaping, and the potential changes in wind conditions from those described in the wind report.

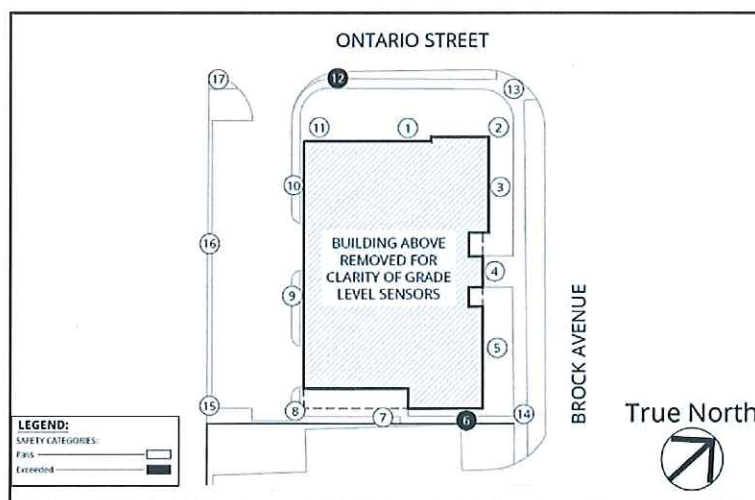


Image 1 - Wind safety results from wind study issued on June 29th, 2017

IMPACT OF ARCHITECTURAL CHANGES ON WIND CONDITIONS

The latest architectural design of the proposed development was compared with the original design used in the wind tunnel study. The main retail and residential entrances now have canopies installed overhead which are positive design features for improving wind comfort (Image 2). Other changes to the massing are not expected to have a significant change to the wind conditions around the as tested proposed development.

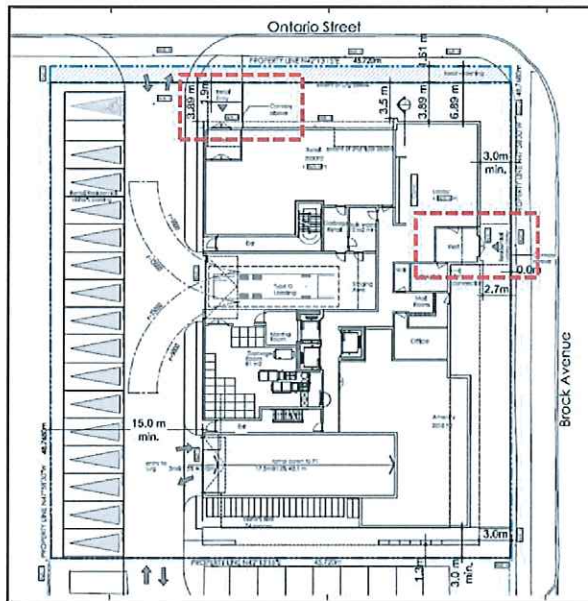


Image 2 – Changes in architectural design

IMPACTS OF PROPOSED LANDSCAPING ON WIND CONDITIONS

Overall, the grade level landscaping along Ontario Street and Brock Avenue is expected to improve wind conditions, especially during the summer season. The deciduous trees are particularly effective during the summer season as the large foliage create a canopy-like effect for mitigating higher winds.

Northwest of Proposed Development

Wind speeds around the northwest area (along Ontario Street) of the site were predicted to exceed the wind safety criterion (Location 12 in Image 1). Based on the current landscaping plan, deciduous trees with coniferous and deciduous shrubs are proposed in this area. These will improve wind conditions during the summer months, as they will reduce the impact of channeling wind flows from the northeast (the predominant wind direction throughout the year). During the winter months though the landscaping will be less effective as deciduous trees do not keep their foliage, and therefore they are unable to diffuse the northeast winds as effectively as coniferous landscaping would. Therefore, elevated wind conditions are still anticipated to remain occasionally at these locations during the winter months.

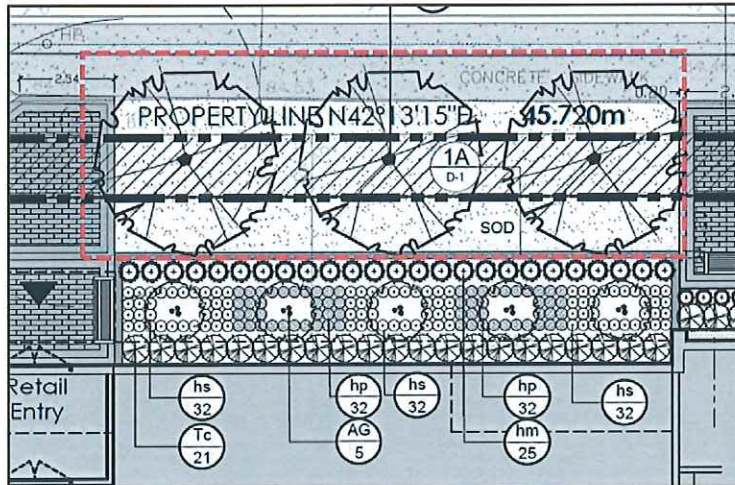


Image 3 – Landscaping along Ontario Street

Southeast of Proposed Development

Wind speeds were expected to exceed the wind safety criterion around the southeast perimeter of the development (Location 6 in Image 1). The landscaping proposed in this area is anticipated to be a combination of deciduous trees, with coniferous and deciduous planters. Additionally, an existing wood fence will remain with the addition of the proposed development. These landscaping and hardscaping elements are positive design features for wind control. The foliage of the deciduous trees along Brock Avenue are anticipated to reduce the impacts of winds downwashing off the façade towards grade level (outlined in red in Image 4). An improvement in wind conditions during the summer season are expected, although seasonal accelerated winds are still expected to occur from time to time during the winter months.

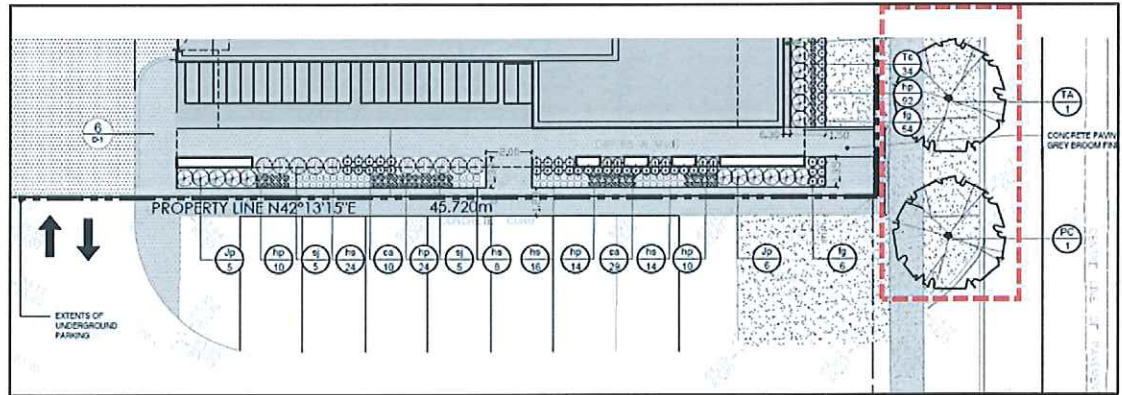


Image 4 – Landscaping along Ontario Street

CLOSING

We trust this satisfies your current requirements. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

Priya Patel, B.Eng.
Technical Coordinator

Dan Bacon
Senior Project Manager / Associate