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August 22, 2023

284 Plains Road Development Inc.
C/O Corley Developments Inc.
621 Clarke Road, 2nd Floor
London, ON
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Attn: Mitchel Przewieda

Re: Microclimatic Analysis - Addendum Letter
284-292 Plains Road East
Burlington, Ontario
Theakston Project No. 23028 (20641)

We reviewed Architectural Drawings for 276-292 Plains Road East, prepared by Reinders + Law Architecture, dated July 10, 2023, as well as our Pedestrian Level Wind Study dated September 15, 2021, and related files, with regard to the effect of the revised massing on predicted pedestrian comfort conditions.

The original proposal for the Development included 284-292 Plains Road East and involved a plan to construct a U-shaped 9 storey residential building on site. The Main Residential Entrance to the building was accessed along the northwestern façade, via Plains Road East. Vehicular access to the underground parking and loading areas was provided via a driveway along the northeastern side of the site. Outdoor Amenity Areas were proposed at-grade at the southern corner of the site, atop steps in the southeastern façades at the 6th and 8th levels, as well as atop the 10th level rooftop.

The summary findings of the pedestrian level wind study indicated that with the introduction of the proposed Development, wind conditions at several locations will improve, with localized areas of higher pedestrian level winds. As such, the site and surrounds were predicted mainly suitable for leisurely walking, or better, throughout the year, with localized windier areas proximate to the southern corner of the building. The site and surrounds were predicted to be generally appropriate for the intended uses. Additional mitigation was recommended for areas near the southern corner of the building including the at-grade Outdoor Amenity Area, as well as the various rooftop Outdoor Amenity Spaces in order to achieve conditions suitable for the intended uses throughout the year. The proposed Development was predicted to realize wind conditions acceptable to a typical suburban context. The Executive Summary of the report indicated that subsequent to testing, the massing was revised whereby the building was reduced from 9 to 6 storeys. Based

upon experience we concluded reductions to height typically result in a reduction in winds realised at the pedestrian level. Therefore the comfort conditions predicted in the report remained valid, though were likely conservative.

Subsequent to the wind study dated September 15, 2021, the lands to the west of the site at 272 Plains Road East were acquired and the massing of the proposed Development was revised to extend to the west into the 272 Plains Road East site. The extended massing may result in localised increased winds along Plains Road East proximate to the building, however the changes are expected to be relatively minor. As such, the pedestrian level comfort conditions are reasonably expected be similar to those discussed in the aforementioned Theakston report, and the original conclusions and recommendations are expected to remain generally valid. A detailed wind tunnel analysis will be undertaken at the Site Plan Application stage.

Respectfully submitted,



Nicole Murrell M. Eng



Stephen Pollock P. Eng.