



November 27, 2018

Kristy Shortall
17 Yorkville Limited Partnership
c/o RioCan Realty Investments Partnership Thirteen LP
2300 Yonge St. Suite 807
Toronto, ON M4P 1E4

Dear Ms. Shortall:

Re: Wind Speeds Within Future Park / POPS
11-21 Yorkville Avenue & 16-18 Cumberland Street
GWE File No.: 17-092-PLW Addendum

Gradient Wind Engineering Inc. (GWE) was retained by 17 Yorkville Limited Partnership c/o RioCan Realty Investments Partnership Thirteen LP to undertake a pedestrian level wind study for 11-21 Yorkville Avenue & 16-18 Cumberland Street, a planned mixed-use development located in Toronto, Ontario. For a complete summary of the methodology and results pertaining to the original study, please refer to GWE report #17-092-PLW, dated March 7, 2018.

The results of the pedestrian wind study – which considered the effects of the approved development at 33 Yorkville Avenue – indicated that wind conditions within the future park / POPS space to the west of the site will be comfortable for sitting during the summer months, and for a mix of sitting or standing during the spring and autumn. More specifically, areas near the building façade are generally comfortable for sitting throughout the spring, summer, and autumn without the need for mitigation. The exception is near the northwest corner of the building, where standing conditions exist. If seating areas will be provided in this area, we recommend installing a 2-metre-deep wraparound canopy at the northwest corner of the building, extending at least 15 metres south along the west elevation. For areas near the centre of the future park / POPS space, moderate channeling of northwesterly winds between the study building and the adjacent 33 Yorkville Avenue development produces wind speeds exceeding the sitting criteria by a small margin (less than 5%) during the spring and autumn. If it is required to achieve the sitting wind comfort threshold during the shoulder seasons, we recommend providing 1.6-



metre-tall targeted wind barriers (plantings and/or wind screens) placed immediately to the north of designated spaces to shield oncoming winds. The exact configuration of such wind mitigation can be coordinated with the design team as the park / POPS space plan develops.

Please advise the undersigned of any questions or concerns.

Yours truly,

Gradient Wind Engineering Inc.

A handwritten signature in black ink, appearing to read 'A. Sliavas', is written over a light grey rectangular background.

Andrew Sliavas, M.A.Sc., P.Eng.
Project Manager

GWE17-092-PLW Addendum Letter