

November 10, 2023

Attention: Tim McCormick
Arcadis
101 – 410 Albert Street
Waterloo, ON N2L 3V3

SLR Project No.: 241.030582.00001

RE: Drawing Review & Addendum Letter for Pedestrian Wind Comfort 249 Sunview Street – Waterloo

SLR Consulting (Canada) Ltd. (SLR), provides this letter at the request of Arcadis. This letter summarizes our opinion on the potential effect the recent design changes to the proposed development at 249 Sunview Street in Waterloo may have on the pedestrian wind conditions on the site and in the surrounding area. This letter is in support of the combined Official Plan Amendment (OPA) and Zoning Bylaw Amendment resubmission.

SLR originally conducted a Pedestrian Wind Assessment using computational fluid dynamics (CFD) last autumn. The report of October 26, 2022, summarized the pedestrian wind comfort conditions anticipated on and around the site.

Updated Architectural Information

Updated architectural information (received August 30, 2023) were compared to the original information used for the construction of the computational fluid dynamics model (received August 12, 2022). In terms of potential influences on pedestrian wind conditions, the following relevant differences were noted between the two sets of information:

- The topography of the site has refined, wherein the building sits slightly lower into the hill, and hence there is an outdoor amenity space at the northwest corner, above the parking lot.
- The previous wrap-around canopy at the southeast corner has been removed. The current main entrance canopy projects eastward only, approximately 1.5 m beyond the facade above.
- The overall height of the building has increased approximately 2 m.

Overall, the massing of the building is essentially the same as what was analysed for our October 2022 report. Therefore, wind conditions are anticipated to remain comfortable for sitting throughout the year. This is considered appropriate for the intended use.

Wind conditions on the 7th floor are expected to be suitable for sitting or standing throughout the year, which is considered appropriate for the intended use.

Along the nearby sidewalks of Sunview Street, University Avenue, and Lester Street wind conditions are predicted to be comfortable for sitting or standing throughout the year, including the nearby transit stops. These wind conditions are considered appropriate for the use.

Statement of Limitations

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Conclusion

The minor massing changes will have negligible influence on pedestrian wind comfort on and around the proposed development. The wind conditions at grade, as well as on the 7th floor terrace, are expected to be suitable for the intended use throughout the year.

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

Regards,

SLR Consulting (Canada) Ltd.



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A handwritten signature in blue ink, appearing to read "Tahrana Lovlin".

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