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February 14, 2025

Adam Sheffer
Originate Developments
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Re: Pedestrian Level Wind Memo
152-164 Bathurst Street & 623-627 Richmond Street, Toronto, ON
RWDI Reference No. 2102877

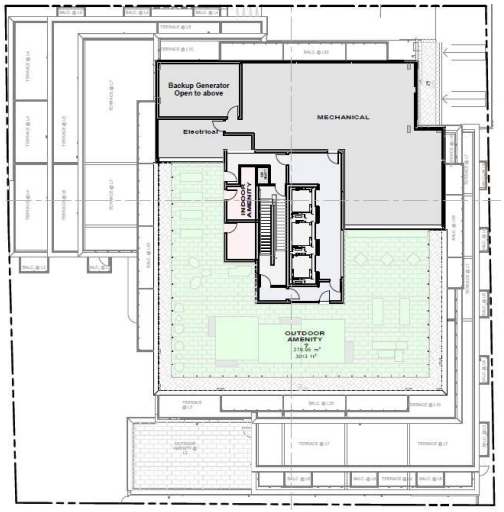
Dear Adam,

Rowan Williams Davies & Irwin Inc. (RWDI) has prepared this memo to comment on the latest architectural design and the impact on pedestrian wind conditions expected on the proposed 152-164 Bathurst Street & 623-627 Richmond Street development in Toronto, Ontario.

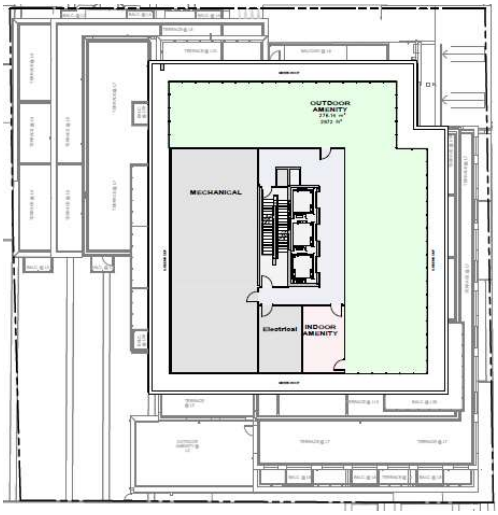
RWDI conducted a pedestrian wind assessment for this development in 2021 and 2024, results of which were presented in reports dated April 20, 2021, and September 16, 2024, respectively**.** Wind comfort and safety conditions were evaluated under the Existing and Proposed configurations.

2025 Updated Building Design Discussion

RWDI received updated drawings for the proposed development from Kirkor Architects on February 7, 2025. The latest design updates since the previous wind tunnel test include the building height being reduced from 41-storeys to 29-storeys and shifting the above grade outdoor amenity area from the south side to cover the north and east sides of the Level 30/MPH level.



a) Outdoor Amenity Area August 16, 2024 Architectural Drawings.



b) Outdoor Amenity Area February 7, 2025 Architectural Drawings.

Reducing the building's height from 41- to 29-storeys is expected to lower wind speeds and improve conditions around the site, including the uncomfortable conditions in the spring and winter seasons at most locations.

On Level 30, shifting the amenity space from the building's south side to the north/east side wind conditions are expected to remain suitable for passive use in most areas during summer and fall. The east side of the terrace will now be sheltered by the building, resulting in calmer winds. We understand the 3m tall perimeter wall will remain on this level which will help improve wind conditions around this space. During the spring and winter, stronger westerly and easterly winds are expected to flow through this space and additional mitigation features in the form of tall wind screens and planters are recommended if the level will be used during the colder months.

We recommend confirming the design changes and the effectiveness of mitigation strategies for both grade and above grade areas through additional wind tunnel testing at the SPA stage. RWDI can provide further guidance on the placement of wind control features as the design evolves.

We trust the above assessment satisfies the requirements for the project. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,
RWDI

Jennifer Shoniker
Technical Coordinator / Associate

Saba Saneinejad, Ph.D. / Principal
Technical Director

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Senior Project Manager