



THEAKSTON ENVIRONMENTAL

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November 30, 2021

Caitlin Allan
Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario
M5E 1M2

Dear Caitlin:

**Re: Microclimatic Analysis - Addendum Letter
1500 Bayview Avenue
Toronto, Ontario
Theakston Project No. 21802 (20612)**

We reviewed Architectural Drawings for 1500 Bayview Avenue prepared by Quadrangle Architects dated November 24, 2021, as well as our Preliminary Pedestrian Level Wind Study dated August 7, 2020, and related files, with regard to the effect of the revised massing on predicted pedestrian comfort conditions.

The proposed Development occupies the southeastern portion of the block of lands bound by Bayview Avenue to the east, Millwood Road to the north, Whitewood Road to the west, and Davisville Avenue to the south. The original proposal for the Development involved a plan to construct a 9 storey mixed-use residential building. The west façade of the building was stepped back at the 2nd, 3rd, 5th, 6th, 7th, 8th, and 9th levels, with the 8th and 9th levels accommodating Outdoor Amenity Spaces. The residential lobby entrance was accessed along Davisville Avenue, with secondary retail entrances proposed along Bayview Avenue and Davisville Avenue. Vehicular access to the underground parking area was provided via a laneway along the southwest corner of the building, accessed via Davisville Avenue.

The summary findings of the pedestrian level wind study indicated that with the introduction of the proposed Development, ground level winds at many locations will improve, with occasional localized areas of higher pedestrian level winds, resulting in wind conditions that remain comfortable and appropriate to the areas' intended purpose throughout the year. A mitigation plan including railings/windcreens along the western perimeter of the Rooftop Amenity Spaces was recommended in order to extend the usefulness of the spaces further into the shoulder seasons. The site and surrounds were predicted to realise conditions suitable to a typical suburban context.

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Subsequent to the wind study dated August 7, 2020, massing changes were made to the proposed Development. Various minor changes to the conformation and layout of the building were made, however the notable changes include:

- The building was reduced from 9 to 8 storeys,
- A ground floor setback was added along Davisville Avenue, and
- The 9th level Amenity Space was removed and replaced with additional Amenity Space on the 8th level.

Based on our analysis and experience, we submit the revised building reasonably resembles the massing analysed and presented in our original study. Reducing the height of the building from 9 to 8 storeys will result in a theoretical reduction in winds downwashed to the pedestrian level, resulting in improvements in pedestrian level wind conditions, however the changes will be subtle and likely imperceptible.

The ground floor setback along Davisville Avenue will similarly protect areas beneath the overhang from winds downwashing from the building above, resulting in localised improvements to winds along the southern façade of the building. These improvements will similarly be subtle.

The new 8th level Amenity Space proposed proximate to the northwest corner of the building is expected to realise fairly comfortable conditions, suitable for standing throughout much of the year. The area would benefit from a railing/windscreen along the western façade of the space in order to further protect the area and achieve conditions that are seasonally suitable for the intended use.

In summary, based on our analysis and experience, we submit that the massing revisions will result in comfort conditions at, and within the vicinity of, the proposed Development that are similar to those discussed in the aforementioned Theakston Report. As such, the conclusions and recommendations remain valid.

Respectfully submitted,



Nicole Murrell M.Eng



Stephen Pollock P. Eng.

