

GRADIENTWIND

ENGINEERS & SCIENTISTS

June 7, 2026

2729685 Ontario Inc.
The Estate of Carson Unsworth
320 McRae Avenue
Ottawa, ON K1Z 5R8

Attn: Timothy Beed, Associate, Planning
beed@fotenn.com

Dear Mr. Beed:

Re: Pedestrian Level Wind Study Addendum
75 Breezehill Avenue North and 35 Laurel Street
Gradient Wind File 21-147 June 2026

Gradient Wind Engineering Inc. (Gradient Wind) completed a computational pedestrian level wind (PLW) study in November 2023¹ to satisfy Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBLA) application submission requirements for the proposed development located at 75 Breezehill Avenue North and 35 Laurel Street in Ottawa, Ontario (hereinafter referred to as “proposed development” or “subject site”). A subsequent addendum letter was provided in May 2025², based on architectural drawings of the proposed development provided by RLA Architecture Inc. in April 2025³.

In the current architectural drawings, which were distributed to the consultant team in May 2026⁴ in preparation for a resubmission of the OPA and ZBLA application, Buildings A and B have increased in height from 27 to 31 storeys and 29 to 33 storeys, respectively, as compared to the 2025 massing. Similar heights of 30 and 35 storeys for Buildings A and B, respectively, were assessed in the November 2023 study. Furthermore, an inset has been added along the east elevation of Building A at grade.

¹ Gradient Wind Engineering Inc., ‘35 Laurel Street – Pedestrian Level Wind Study’, [Nov 11, 2023]

² Gradient Wind Engineering Inc., ‘35 Laurel Street – Pedestrian Level Wind Study Addendum’, [May 30, 2025]

³ RLA Architecture Inc., ‘75 Breezehill Ave’, [April 15, 2025]

⁴ RLA Architecture Inc., ‘75 Breezehill Ave’, [Feb 16, 2026]

As compared to the original PLW study in November 2023, the 2023 and 2026 massing designs are mostly similar, and similar wind conditions that are suitable for the intended pedestrian uses are expected within most areas within and surrounding the subject site. Specifically, the conclusions and recommendations as detailed in the 2023 PLW study are expected to remain representative of the current site massing.

An appropriate mitigation strategy may be developed in coordination between the wind consultant and the building and landscape architects for the grade-level proposed parkland and POPS and the common amenity terraces serving Buildings A and B at Level 7 as the ultimate programming of these spaces, particularly the above-grade amenity terraces, evolves and is defined as the design of the proposed development progresses to the future Site Plan Control application. Recommendations are provided in the May 2025 addendum letter and the November 2023 study pertaining to these areas, which remain applicable to the current 2026 massing design.

Sincerely,

Gradient Wind Engineering Inc.



David Huitema, M.Eng., P.Eng.
CFD Lead Engineer