

December 20, 2021

Mr. David Cox
H&R REIT
3625 Dufferin Street, Suite 500
North York, ON M3K 1N5

SLR Project No.: 241.18238.A0000

Dear Mr. Cox,

RE: 145 Wellington Street – Toronto
Letter of Opinion regarding Pedestrian Wind Comfort

SLR Consulting (Canada) Ltd., formerly Novus Environmental Inc. (SLRNovus), provides this letter at the request of HR REIT. This letter of opinion is in support of the upcoming planning submission, as well as in response to the City of Toronto (City) comments (dated March 25, 2021) for the proposed development at 145 Wellington Street West. These comments were with regards to the Pedestrian Wind Tunnel Study dated September 2, 2020.

SLRNovus originally conducted a Pedestrian Wind Study using the quantitative wind tunnel method in the summer of 2019, to determine wind conditions and practical mitigation measures. Additional mitigation measures were tested in the summer of 2020 in support of the Zoning Bylaw Amendment (ZBA) resubmission. Our report of September 2020 summarizes the wind conditions on and around the site.

This letter will address the City's comment from March 25, 2021, which is as follows:

City Comment #3b: *Recommended wind mitigation measures must be shown on rooftop amenity levels.*

PEDESTRIAN WIND CONDITIONS

Updated architectural drawings (dated December 9, 2021, in support of the ZBA resubmission) were compared to the original drawings used for the construction of the latest wind tunnel test model (received May 29 and June 10, 2020). The overall mass and shape of the building has not changed significantly. The following relevant differences were noted between the two sets of drawings:

- Previously the tower was 65-storeys tall, plus a mechanical penthouse, for a total height of approximately 235 m. Currently, the building is 60-storeys tall, plus a mechanical penthouse, for a total height of approximately 213 m.
- The location of doors at grade have been altered slightly, as has the building footprint at grade. For instance:
 - Currently, the main office entrance is in an interior corner, recessed from the northwest corner of the building. Previously, this entrance was on the north facade, near the northwest corner.
 - The retail entrances along Wellington Street are now recessed slightly from the main facade.

- The residential entrance is now located closer to the northeast corner of the building (between Gridlines 10 and 11).

The slight decrease in the overall height of the tower (approximately 10%) will have minimal influence on the overall wind conditions at grade and on the outdoor amenity space at Level 14. Therefore, we generally expect wind conditions to remain similar to those presented in the SLRNovus report of September 2020.

The current drawings show a large wrap-around canopy along the east and south sides of the tower above the outdoor amenity space on Level 14. We expect wind conditions on this amenity space to be calmer than those presented in our September 2020 report. It is understood that a closer review of the landscape plan for the terrace and need for any minor wind screening will be reviewed by SLR as the design progresses.

Nevertheless, we anticipate wind conditions on the outdoor amenity terrace to be suitable for standing in the summer along the east side of the tower beneath the canopy.

CONCLUSION

In our opinion, based on our extensive experience in the Greater Toronto Area, the slight reduction in tower height will have minimal influence on overall wind conditions on and around the site. On the amenity terrace, the inclusion of the large canopy is a positive design feature as calmer wind conditions are predicted beneath it; additional features may also need to be considered, depending on the intended activity. SLRNovus will work with the design team as the design progresses to determine practical and effective wind mitigation measures for key areas of concern, through wind tunnel testing for the next Site Plan Control (SPA) application.

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

Yours sincerely,
SLR Consulting (Canada) Ltd.



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