

THEAKSTON ENVIRONMENTAL

Consulting Engineers

596 Glengarry Cr., P.O. Box 390
Fergus Ontario N1M 3E2

Telephone: (519) 787-2910

Facsimile: (519) 787-2918

www.theakston.com

spollock@theakston.com

August 11, 2020

Brian McMullan
Rise Real Estate Inc.
611 Tradewind Drive, Suite 200
Ancaster, Ontario
L9G 4V5

Dear Brian:

**Re: Microclimatic Analysis – Addendum Letter
145 Columbia Street
Waterloo, Ontario
Theakston Project No. 20647 (18361)**

We reviewed Architectural Drawings for 145 Columbia Street prepared by WZMH Architects dated March 2, 2020, as well as our Final Pedestrian Level Wind Study dated March 1, 2018, with regard to the proposed effect of the revised massing on predicted pedestrian comfort conditions.

The proposed Development site is located near the intersection of Columbia Street and Phillip Street in the City of Waterloo. The original proposal involved construction of a 20 storey residential Tower C and a 15 storey mixed-use residential Tower D with a 6 storey connective. The retail entrances to the buildings were accessed via Columbia Street West along the north façades, with the residential entrances accessed from Columbia Street West and the breezeway between the towers beneath the podium. Outdoor Amenity Space was planned for the 7th level on the roof of the connective podium.


The summary findings of the pedestrian level wind study indicated that once the subject site is developed, ground level winds at many locations will improve, with occasional localised areas of higher pedestrian level winds, resulting in wind conditions that remain comfortable and appropriate to the areas' intended purpose throughout the year. It was recommended that a mitigation plan be applied to the outdoor amenity areas in order to achieve seasonally comfortable conditions.

Further assessment was driven by revisions made to the design since the study prepared on March 1, 2018, whereby Tower C was increased from 20 to 23 storeys and Tower D was increased from 15 to 20 storeys.

An International Reputation for Excellence

Based on our analysis and experience, we submit the revised buildings closely resemble the massing analysed and presented in our original study. The increase in height of the towers will result in a theoretical increase in winds downwashed to the pedestrian level, however the changes will likely be imperceptible and the comfort conditions expected at, and within the vicinity of, the proposed Development are expected to remain similar to those discussed in the aforementioned Theakston Report. Therefore, our recommendations and conclusions remain valid.

Respectfully submitted,



Stephen Pollock, P. Eng.

