

26 March 2025

Sidewalk Real Estate Development (RED)
8 Queen Street
Dartmouth, NS B2Y 1E7

Attn: Joe Nickerson

Dundas & Ochterloney Development (CPP#19022)
Pedestrian Wind Assessment – Massing Update Letter (ADD01)

Project Background

Cermak Peterka Petersen (CPP) was retained to provide their professional opinion regarding the impact of height changes made to proposed Dundas & Ochterloney development in Dartmouth, Nova Scotia in support of the forthcoming permitting application.

CPP's opinion is informed by the results of the previous quantitative wind tunnel study undertaken by CPP (findings summarized in the "Pedestrian Wind Assessment" report dated 24 June 2024) (see Figure 1 for reference) based on the 3D design information of the development received on 26 April 2024.



Figure 1: Photographs of Wind Tunnel Model in a CPP Boundary Layer Wind Tunnel

Previous Wind Tunnel Study Findings

Overall, the addition of the proposed Dundas & Ochterloney development was not predicted to result in adverse winds around the project site. Though some locations nearest the development were found to incur increased wind speeds, the overall wind conditions were determined to remain similar to the wind conditions around the current / existing site, appropriate for the intended use of the areas around the development and in line with the typical wind conditions in the Dartmouth area.

All measurement locations around the existing site were found to meet the wind safety criterion. The addition of the proposed development was found to result in one location on the east side of the development and one location south of the site along Wentworth Street to marginally exceed the wind safety criteria. As these exceedance locations marginally exceed the criteria, are areas of lesser pedestrian use and do not consider any existing or proposed landscaping in the area (as is consistent with the approach prescribed for wind studies in the Dartmouth / Halifax area), wind intervention strategies are likely unnecessary.

Design Changes

Since the issuance of CPP's previous report ("Pedestrian Wind Assessment" report dated 24 June 2024), the development has increased in height from the previously evaluated 13 storeys to 15 storeys (see comparison in Figure 2 below).

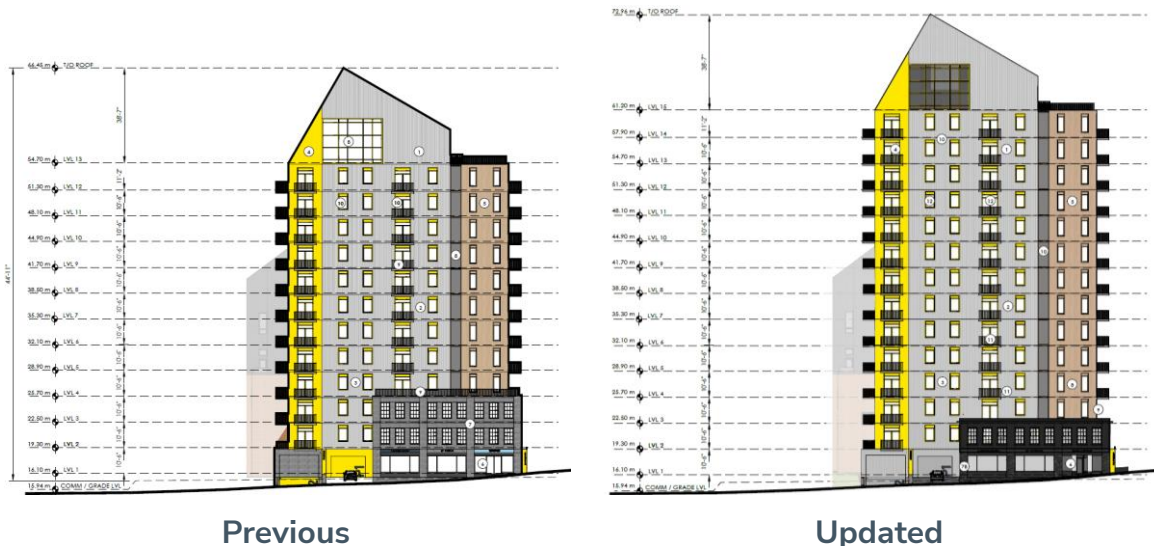


Figure 2: Development Agreement Application Drawings - North (Front) Elevations - Previous (Received 4 October 2024) (Left) and Updated (Received 7 March 2025) (Right)

Based on the findings of CPP's previous assessment, this increase in height is considered minimal and not expected to result in significant changes to the previously predicted wind conditions on and around the Dundas & Ochterloney development. The predicted wind conditions reported in CPP's previous wind assessment should still be regarded as valid and representative of the wind environment to be expected around the development.

Closing

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

With best regards,

Kevin Bauman, P.Eng.
Senior Engineer

Albert Brooks, M.A.Sc., P.Eng.
Associate Principal