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September 8, 2025

Joshua Butcher
First Capital REIT
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Re: Pedestrian Level Wind Memo
2451-2495 Danforth Avenue, Toronto, ON
RWDI Reference No. 2406343

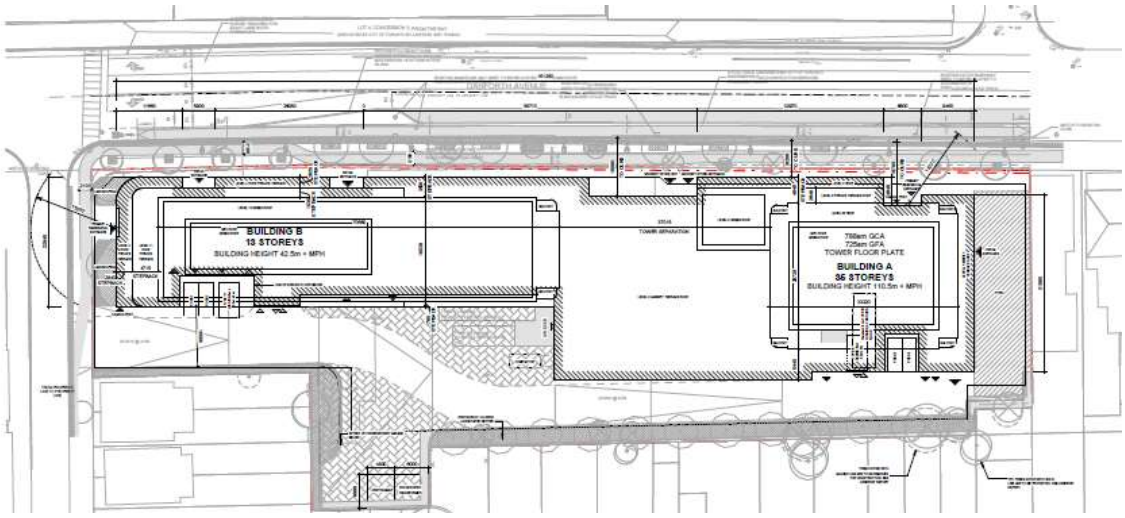
Dear Joshua,

Rowan Williams Davies & Irwin Inc. (RWDI) has prepared this memo to comment on the latest architectural design and the impact on pedestrian wind conditions expected on the proposed 2451-2495 Danforth Avenue development in Toronto, Ontario.

RWDI conducted a pedestrian wind assessment for this development in 2024, results of which were presented in reports dated November 6, 2024**.** Wind comfort and safety conditions were evaluated under the Existing and Proposed configurations.

2025 Updated Building Design Discussion

RWDI received updated drawings for the proposed development from Superkul in August and September 2025. The latest design updates since the previous Detailed CFD Assessment include the Building A height being reduced from 35 storeys to 29 storeys.



a) October 28, 2024 Architectural Drawings.

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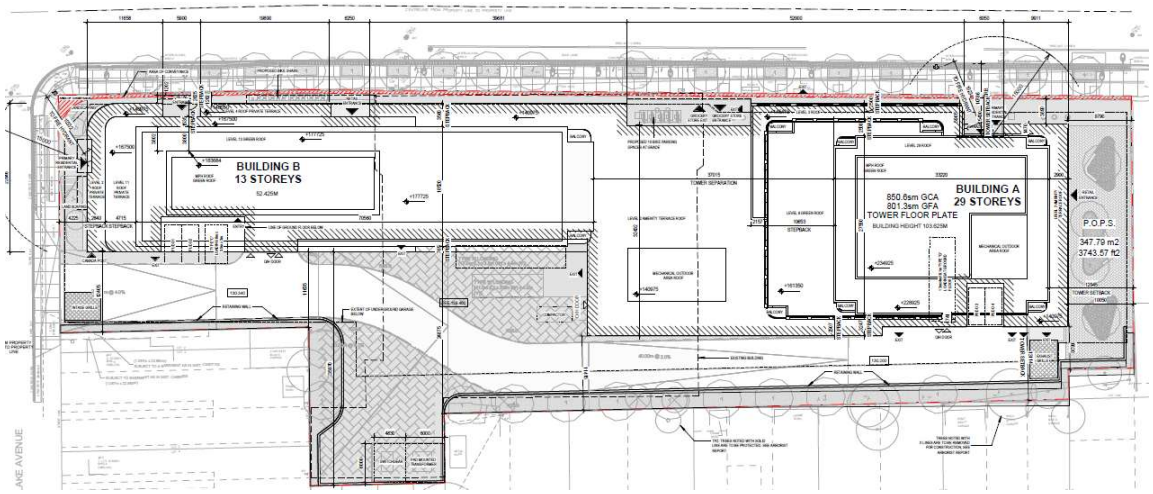

b) Architectural Drawings received September 25, 2025.

Reducing Building A's height from 35 to 29 storeys is expected to lower the wind speeds and slightly improve conditions around the site, although the results will generally remain the same. Canopies have been added above the residential and retail entrances along Danforth Avenue and Westlake Avenue, which are expected to improve the local wind conditions at the entrances. The outdoor amenity area at the podium level has a very similar layout and wind conditions are expected to be similar to our 2024 report.

We recommend confirming the design changes and the effectiveness of mitigation strategies for both grade and above grade areas through additional testing at the SPA stage. RWDI can provide further guidance on the placement of wind control features as the design evolves.

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

Yours truly,
RWDI

Hanqing Wu, Ph.D., P.Eng.
Senior Technical Director/Principal

Kathryn Kim, P.Eng.
Senior Project Manager