



600 Southgate Drive
Guelph ON Canada
N1G 4P6

Tel: +1.519.823.1311
Fax: +1.519.823.1316

December 4, 2020

Brian Sutherland
Argo Development Corporation
4900 Palladium Way, Suite 105
Burlington, ON, L7M 0W7
brian@argoland.com

**Re: Pedestrian Wind Conditions
Lakeview Village
RWDI Reference No. 1804164**

Dear Brian,

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by Argo Development Corporation to conduct a pedestrian wind assessment for the proposed Lakeview Village project in Mississauga, ON.

Prior Reporting

The results of the aforementioned study were originally presented in the Pedestrian Wind Study report issued on February 26, 2019. The original wind-tunnel testing identified suitable wind conditions in most areas with some areas of elevated wind activity throughout the project site. Based on these results the design team made several massing changes to the master plan and subsequent testing was completed. These initial tests also included landscaping throughout the site which resulted in considerable improvements to the wind conditions eliminating most areas of elevated winds. RWDI subsequently provided commentary on a preliminary version of the current project design in a Wind Comfort Assessment memorandum issued on August 19, 2019.

Current Wind-Tunnel Testing

In support of the rezoning application (RZA) for the project, RWDI tested an updated version of that design in the wind tunnel and presented those results in the latest Pedestrian Wind Study report, issued on June 19, 2020. The latest wind-tunnel testing also identified suitable wind conditions in most areas throughout the project site. However, uncomfortable conditions were identified, mainly in the winter, at isolated locations in the more exposed areas of the site and around the exposed building corners. Wind speeds that meet the wind safety criterion were anticipated at all but 8 of the 404 tested locations. These conditions are typical around mid-rise and high-rise developments along the Mississauga lakefront.

As such, it is RWDI's opinion that satisfactory wind speeds in areas of elevated wind activity can be achieved through the use of various hard and soft landscape elements. It should be noted that the wind-tunnel test model included basic massing models of the proposed buildings. More detailed building features and articulation, developed at later design stage, will help to disperse stronger winds



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RWDI#1804164 – Lakeview Village
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and thereby reduce wind speeds closer to the buildings themselves. The effects of such articulation, as well as the incorporation of any hard or soft landscaping features will help to reduce the effects of wind. **The detailed building massing with and without landscaping features will be further assessed and discussed at the site plan approval (SPA) stage.**

Closing

We trust that the above assessment satisfies the City of Mississauga Planning and Building Department's requirements at this time. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

RWDI

A handwritten signature in black ink, appearing to read 'Stefan Gopaul'.

Stefan Gopaul, M.A.Sc., P.Eng.
Project Engineer

A handwritten signature in black ink, appearing to read 'Dan Bacon'.

Dan Bacon
Senior Project Manager / Principal