



December 16, 2015

Stuart Craig
RioCan Management Inc.
2300 Yonge Street, Suite 500
Toronto, Ontario
M4P 1E4

Dear Mr. Craig:

Re: Pedestrian Level Winds – Westgate Centre Redevelopment
Addendum to Pedestrian Level Wind Study
GWE File No.: 15-067-CFD PLW

Following completion of the pedestrian level wind study for the Westgate Centre Redevelopment, the master plan was revised to include a redeveloped 14-storey office building at 1335 Carling Avenue. This letter provides a summary of the expected influence of the planned office building on the pedestrian wind conditions over the development site. For a complete summary of the methodology and results pertaining to the original pedestrian wind study, please refer to GWE report #15-067-CFD PLW, dated October 28, 2015.

The redeveloped building at the southwest side of the site comprises an 11-storey building rising above a three-storey podium. The building will have an expanded footprint, shifted to the northeast, as compared to the existing building (See Addendum Figure 1, following the main letter). The development contains several features which will be beneficial to pedestrian level winds. Notably, the low overall height of the building will minimize the capture and redirect of higher-level winds towards grade. As well, the large building set-back on the northwest elevation will further reduce the downwash effect around the base of the building.

Overall, grade-level wind speeds surrounding the redeveloped building are expected to be similar to those under the existing scenario. As such, conditions around the base of the building are likely to be suitable for sitting during the summer, and for standing or strolling during the remaining seasonal periods, which is acceptable. An exception is along the northeast elevation of the building, where the proximity of the adjacent planned building may promote moderate wind channelling between the buildings. While the building set-back from the podium elevations will reduce the effect of wind channeling at-grade, entrances between the buildings should be located within the middle 70% of the podium façade and equipped with a vestibule or revolving doors.

This completes our review of the updated master site plan for the Westgate Centre in Ottawa, Ontario. Please advise the undersigned of any questions or concerns.

Yours truly,

Gradient Wind Engineering Inc.

A handwritten signature in black ink, appearing to read 'A. Sliwas', is written over a light grey rectangular background.

Andrew Sliwas, M.A.Sc.
Microclimate Specialist
GWE15-067 CFDPLW Addendum Letter



PROJECT	WESTGATE SHOPPING CENTRE REDEVELOPMENT - PLW	
SCALE	1:2000 (APPROX.)	DRAWING NO. GWE15-067-1
DATE	DECEMBER 16, 2015	DRAWN BY M.L