

GRADIENTWIND

ENGINEERS & SCIENTISTS

June 25, 2025

Brigil
98 Lois Street
Gatineau, QC J8Y 3R7

Attn: Anthony Johnston, Project Manager – Land Development & Architecture
anthonyjohnston@brigil.com

Dear Mr. Johnston:

Re: Pedestrian Level Wind Study Addendum
500 and 600 Inlet Private, Ottawa
Petrie's Landing I – Towers 5 and 6
Gradient Wind File 18-091

Gradient Wind Engineering Inc. (Gradient Wind) completed a computational pedestrian level wind (PLW) study in July 2018¹ based on architectural drawings of the proposed development prepared by NEUF architect(e)s in June 2018 to satisfy concurrent Zoning By-Law Amendment (ZBLA) and Site Plan Control (SPA) application submission requirements for Towers 3, 4, and 5 of the proposed Petrie's Landing I development in Ottawa, Ontario (hereinafter referred to as "proposed development" or "subject site").

A subsequent addendum letter was provided in April 2019² based on updated architectural drawings³ of the proposed development. The focus of the current addendum letter is Phases V and VI of the Petrie's Landing I development, located at 500 and 600 Inlet Private and referred to as Towers 5 and 6, respectively.

¹ Gradient Wind Engineering Inc., 'Petrie's Landing I – Towers 3, 4, & 5 – Pedestrian Level Wind Study', [July 17, 2018]

² Gradient Wind Engineering Inc., 'Petrie's Landing I – Towers 3, 4, & – Addendum to Pedestrian Level Wind & Shadow Impact Studies', [April 26, 2019]

³ NEUF architect(e)s, 'Petrie's Landing I – Phases 3 - 5', [April 18, 2019]

The current architectural drawings, which were distributed to the consultant team in May 2025⁴ in preparation for a resubmission of the SPA application, include several changes to the proposed development as compared to the 2019 massing. Most notably, Towers 5B and 5A have been renamed as Towers 5 and 6, respectively, and the proposed drive aisle and surface parking at the west side of the noted towers have been replaced with a pool amenity area, commercial patios, and landscaping. An outdoor/exterior gym has been added to the northeast corner. Additionally, the building entrances and parking ramp positions have been relocated according to the new indoor programming changes within the ground floor. Furthermore, the rooftop levels of the towers now comprise a 't'-platform, with the common amenity terraces programmed only at the northeast and northwest corners of these levels.

The 2018 study concluded that most grade-level areas within and surrounding the subject site were predicted to experience conditions considered acceptable for the intended pedestrian uses throughout the year. Mitigation was recommended in the form of strategically placed wind barriers for various walkways, the amenity area to the east of the Tower 5 podium (now Towers 5 and 6) across Inlet Private, amenity spaces between the towers, and the easternmost parking lot. Furthermore, it was recommended that the rooftop amenity areas for Tower 5 including the potential amenity area over the podium rooftop of Tower 5 (if desired as an outdoor amenity area), implement mitigation in the form of wind barriers/canopies to ensure conditions are suitable for sitting or more sedentary activities.

The 2019 and 2025 massing designs are mostly similar and similar wind conditions suitable for the intended pedestrian uses are expected at most areas at grade level within and surrounding the subject site. The conclusions and recommendations as detailed in the 2018 PLW study and as summarized above are expected to remain mostly representative of the current site massing. Wind conditions in the vicinity of the new commercial building access points are expected to be suitable for standing, or better, throughout the year, which is acceptable. Of note, the northwest corner of Tower 5 includes a canopy that offers shelter for the entrances below from the windier conditions between Towers 1 and 5.

⁴ NEUF architect(e)s, '*Petrie's Landing I – Tower 5/6*', [May 7, 2025]



Regarding the new grade-level pool amenity area, commercial patios, and residential patios to the west of the subject site, conditions are expected to be mixed between sitting and standing during the summer months. It is recommended to implement mitigation in the form of landscaping features such as wind screens and/or coniferous plantings in dense arrangements around sensitive areas, in combination with overhead trellises, pergolas, or cabana's above designated seating areas, as well as other common landscaping and wind mitigation measures such as raised planters and strategically-placed high-back bench seating.

Wind conditions within the exterior gym at grade are expected to be suitable for mostly standing, or better, during the typical use period (May to October, inclusive). Given its active use nature, these conditions may be considered acceptable without mitigation. Furthermore, the outdoor amenity terraces serving Towers 5 and 6 now include 1.8-m-tall perimeter wind screens, in accordance with the recommendations of the 2018 PLW study.

Sincerely,

Gradient Wind Engineering Inc.



David Huitema, M.Eng., P.Eng.
CFD Lead Engineer