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March 13, 2026

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**Re: Pedestrian Wind Comfort Conditions - Letter of Opinion
3056 Neyagawa Boulevard, Oakville, Ontario
RWDI Reference No. 2402704**

Dear Mike,

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by Neatt Communities in 2023 to conduct a pedestrian wind assessment for the proposed development at 3056 Neyagawa Boulevard in Oakville, Ontario. Our findings were summarized in the following report:

*3056 Neyagawa Boulevard – Pedestrian Wind Comfort Assessment, RWDI Project #2402704,
November 18, 2024, by Neetha Vasan and Kathryn Kim.*

The findings and recommendations were based on the drawings received by RWDI on June 26, 2024, as indicated in Images 1 and 2. The proposed development site is located west of the intersection of Neyagawa Boulevard and Dundas Street West. Based on the information received, the proposed project is a mixed-use development that would include seven residential towers ranging in height from 5 to 28 storeys, providing a total of 2,278 units.

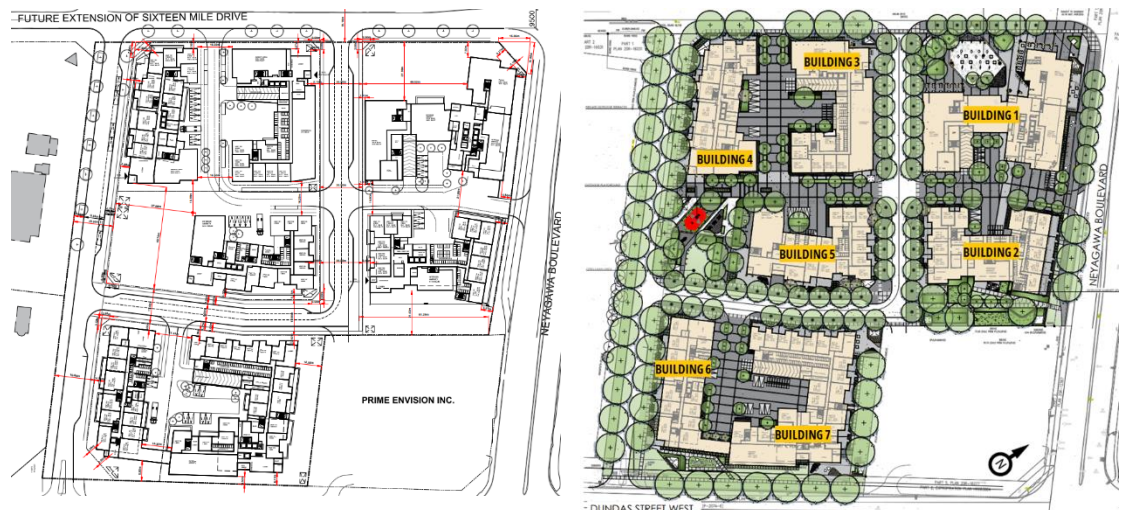


Image 1: Architectural Plan (Left) and Landscape Plan (Right) in 2024

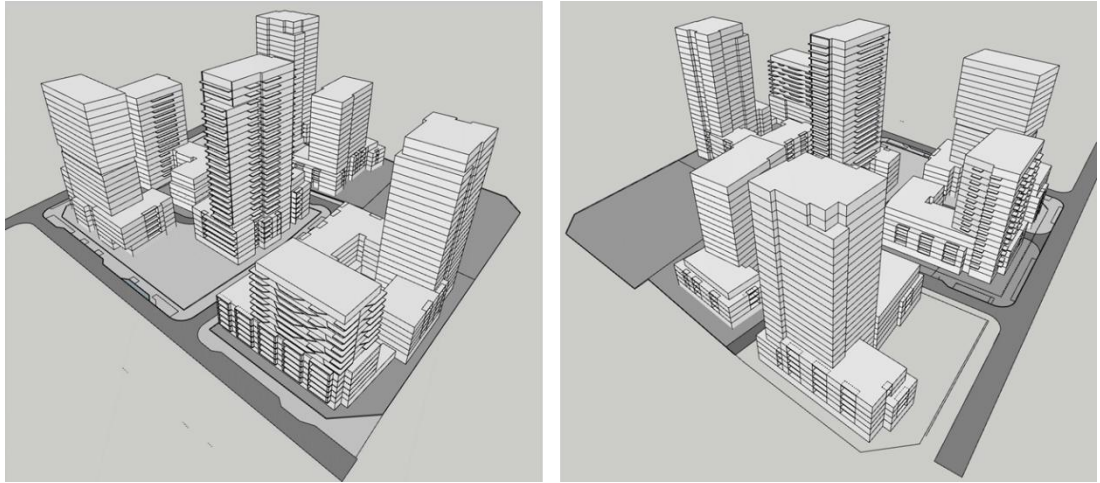


Image 2: Proposed Massing of the Project (2024)

Main Findings

The wind study in 2024 was based on the CFD simulation of scale models of the project for the Existing and Proposed configurations.

In general, wind conditions at most areas in the existing scenario were predicted to be comfortable for the intended pedestrian use in the summer, but uncomfortable in the winter, with lower speeds immediately around the existing buildings.

The proposed development is expected to disrupt the preexisting uninterrupted wind flow through the site and reduce wind speeds to a lower speed category in large areas to the east and west of the site. In addition, wind conditions at ground level on-site were predicted to be appropriate for pedestrian use in the summer and may be higher than desired for use in many areas in the winter. Potentially uncomfortable wind speeds were expected around the corners and areas between the proposed buildings in the winter.

Updated Site Plan and Potential Wind Effects

The updated architectural drawings for the proposed buildings were received by on March 13, 2026. The changes were mainly to the proposed building's overall heights and podiums as indicated (highlighted) in the table below, the total of units decreasing to 2,178. The updated architectural plan is shown in Image 3.



Block Number	Building Number	2024 Design	Current Design
Block 1	Building 1	26-storey building on top of a 6-storey mixed-use podium	24-storey building on top of a 6-storey mixed-use podium
	Building 2	18-storey residential building with a 5-storey podium	20-storey residential building with a 6- and 8-storey podium
Block 2	Building 3	18-storey residential building with a 6-storey podium	18-storey residential building with a 6- storey podium
	Building 4	24-storey residential building with a 6- and 8-storey podium	24-storey residential building with a 6- and 8-storey podium
	Building 5	28-storey residential building with an 8-storey podium	26-storey residential building with a 6- and 8-storey podium
Block 3	Building 6	15-storey residential building with a 6-storey podium	15-storey residential building with a 6-storey podium
	Building 7	25-storey residential building with a 6-storey podium	20-storey residential building with a 6-storey podium

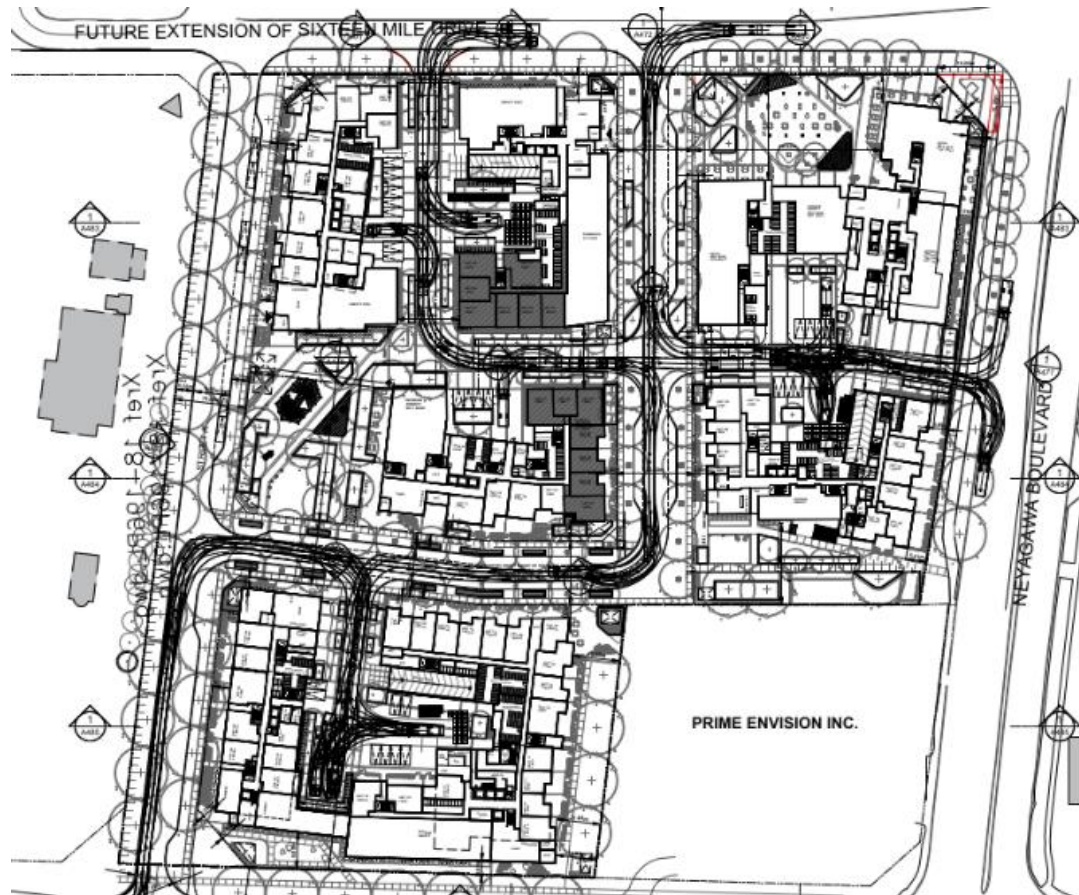


Image 3: Updated Architectural Plan (2026)



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Overall, adding podiums to Buildings 2 and 5 and reducing the height of Buildings 1, 5, and 7, where higher wind speeds were previously predicted, are positive design changes that may result in localized improvements to wind conditions around their perimeters. Buildings 3, 4, and 6 remain unchanged, and because they are directly exposed to the prevailing westerly winds, these unchanged configurations are not expected to alter the wind environment. The only height increase occurs at Building 2, and this is limited to two additional storeys, which is not expected to meaningfully affect site-wide wind conditions. Taken together, these updates are not anticipated to introduce any new wind impacts on or around the site, and similar or slightly improved wind conditions are expected to persist for all pedestrian areas throughout the year.

To provide a detailed assessment of the effects of the revised design, an additional CFD analysis will be required.

Closing

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

Yours truly,

RWDI

Handwritten signature of Hassan Asgari in black ink.

Hassan Asgari, Ph.D., P.Eng.
Project Engineer
HA/ASN/vit

Handwritten signature of Artur S. Nascimento in black ink.

Artur S. Nascimento
Project Manager