



December 22, 2016

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

Dear Mr. Craig:

Re: Addendum to Feasibility Noise Assessment  
Elmvale Acres Shopping Centre Redevelopment, Ottawa  
GWE Project: GWE15-066

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Gradient Wind Engineering Inc. (GWE) was retained by RioCan Management Inc. to undertake a feasibility noise assessment to satisfy rezoning approval requirements for a proposed mixed-use redevelopment of the Elmvale Acres Shopping Centre located at the intersection of Smyth Road and Russell Road in Ottawa, Ontario. The methodology and results of the original study are contained in the report *Feasibility Noise Assessment – Elmvale Acres Shopping Centre Redevelopment – Ottawa, Ontario*, prepared by GWE and dated December 8, 2015. The study was based on a concept consisting of four new buildings and partial demolition of the existing shopping plaza to accommodate grade level public open space. Since the study was completed, the proposed design of the buildings has undergone the following changes. In the new concept:

- (i) The plan form of Building A has been modified from a 'U' to an 'L' while remaining at 9-storeys;
- (ii) Building B has been modified to be a single rectangular building with a height increase from 12 to 16 storeys, and removal of the lower wing;
- (iii) Building C has been lowered from 26 storeys to 19 storeys, while retaining the same overall plan form;
- (iv) The massing of Building D has remained mostly unaltered from the initial study; and,
- (v) The overall relative massing of buildings on site is also similar to the original assessment.

Review of the environmental noise levels predicted for the original site and consideration of the massing revisions noted in the foregoing paragraph indicates that the changes will have no adverse effects. Setback distance from adjacent transportation noise sources remain similar, while reducing building heights may produce modest improvements for rooftop stationary noise. In addition, the revised 'L' shape footprint of Building A will provide improved shelter from transportation noise sources at the associated greenspace to the rear of the building. Therefore, the conclusions and recommendations in the original report remain valid without exception.

The foregoing comments are based on architectural drawings received from Roderick Lahey Architects Inc, dated December 14, 2016.

Please advise the undersigned of any questions or clarifications required.

Sincerely,

***Gradient Wind Engineering Inc.***

A handwritten signature in black ink, appearing to read 'Josh Foster'.

Joshua Foster, P.Eng.  
Partner  
*GWE15-066 Addendum*

A handwritten signature in black ink, appearing to read 'M. Lafortune'.

Michael Lafortune  
Environmental Technologist