December 19, 2016

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

Dear Mr. Craig:

Re: Addendum to Pedestrian Level Wind Study
Elmvale Acres Shopping Centre Redevelopment, Ottawa
GWE Project: GWE15-066

Gradient Wind Engineering Inc. (GWE) was retained by RioCan Management Inc. to undertake a pedestrian level wind study (PLW) 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 *Preliminary Pedestrian Level Wind Study – Elmvale Acres Shopping Centre Redevelopment – Ottawa, Ontario*, prepared by GWE and dated December 11, 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.

Review of the wind comfort 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 and may produce modest improvements for grade level pedestrian wind comfort. One improvement may occur due to the removal of the wing attached to Building B and the associated underpass, which will eliminate the channelling winds discovered from the original wind simulations. Therefore, the conclusions and recommendations in the original report remain valid without exception.

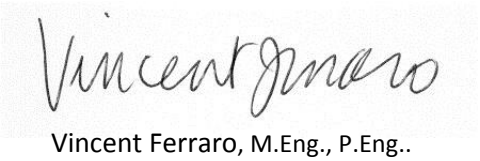
The foregoing comments are based on architectural drawings received from Roderick Lahey Architects Inc, dated December 14, 2016.

Please advise the undersigned of any questions or clarifications required.

Sincerely,

Gradient Wind Engineering Inc.

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



Vincent Ferraro, M.Eng., P.Eng..
Managing Principal