

HERITAGE IMPACT ASSESSMENT ADDENDUM

To: Heritage Investments Ltd.
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Project: 593, 601, 603 Laurier Avenue West
Ottawa, ON
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Attn: Dean Philip Michaud, LL.L.

Project No.: RMA+SH 24007

Re: HIA Addendum

Date: 2025-Oct-01

This document acts as an addendum to the Heritage Impact Assessment (HIA) prepared for the 593, 601, 603 Laurier Avenue West project, dated September 20th, 2024. It addresses changes made since this report and is based on the revised design dated September 16th, 2025. The following information serves to update and complement the findings of the original report.

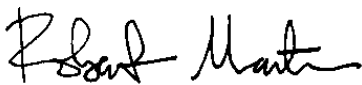
In the revised design, the new building at 601-603 Laurier Avenue West maintains the same overall form, materiality, and volume as the previous iteration. The architectural expression remains consistent, with only minor changes to the articulation of the building, as further noted below. Changes to the interior layouts of the new building are not addressed in this addendum, as they have no heritage impacts. No changes to the Alexander Fleck House at 593 Laurier Avenue West (the “heritage building”) are noted from the previous iteration.

The following key changes to the design are noted, along with their potential impact on the heritage building:

- The 5th and 6th levels on the east wing of the new building, next to the heritage building, have been updated to show inset balconies, replacing the previously proposed cantilevered balconies. This change simplifies the building massing at this location and increases the visual setback of these two floors. This is expected to have minimal impact on the heritage building.
- The building has been minimally elevated, resulting in a slightly taller 6-storey wing next to the heritage building. This change has minimal impact on the new building’s relationship with the heritage building.
- Minor adjustments have been made to the tower’s articulation, including the extension of levels 1 to 6 at the south corner, which increases the street frontage; the reduced setback of the west façade at level 7; and the removal of the inset balconies on the east façade from level 8 to 28. These changes have minimal impact, as the visual relationship between the tower and the heritage building remains largely unchanged.
- The size of the penthouse at the top of the tower has increased; however, the front setback remains the same. This change does not impact the heritage building.

In conclusion, the revisions outlined in this addendum do not alter the overall findings of the original HIA. No additional mitigation measures are recommended, and the conclusions and recommendations found in the September 20th, 2024, HIA remain applicable.

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



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