

Addendum: Heritage Impact Assessment, 2175 Prince of Wales Drive, Ottawa

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Purpose of the Addendum

This addendum has been prepared in response to the property owner's request to amend the application for rezoning at 2175 Prince of Wales Drive. The proposed amendment seeks permission for the development of a 12-storey building with an approximate height of 40 metres. As the proposed development will overlook the Rideau Canal National Historic Site, a UNESCO World Heritage Site administered by Parks Canada, the owners have requested an updated assessment of the potential impacts arising from the amended application.

Background and Previous Assessments

In 2023, Commonwealth Historic Resource Management conducted a Heritage Impact Assessment (HIA) in support of a rezoning application for the property located at 2175 Prince of Wales Drive. The subject property encompasses 3.23 hectares, positioned on the east side of Prince of Wales Drive, south of the intersection with Hunt Club Road, and bordered by the Rideau River on the east. At that time, several development concepts were being considered for the site, including:

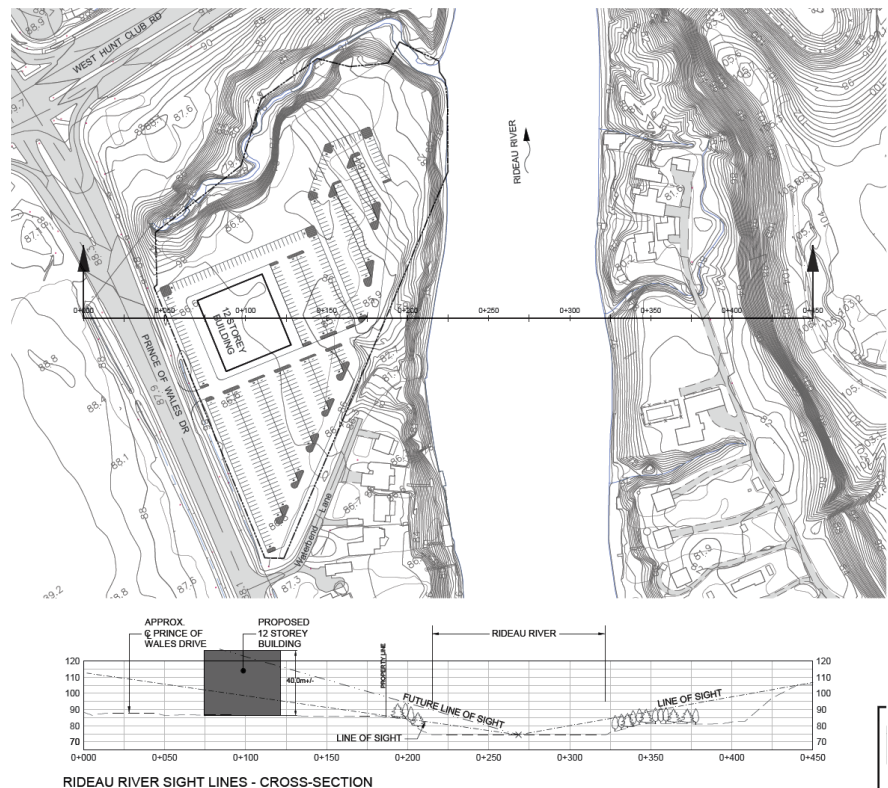
- Concept #1: A 6-storey office complex
- Concept #2: A 9-storey boutique hotel
- Concept #3: A 3-storey automotive headquarters

The Heritage Impact Assessment included a review of the potential effects on both current and proposed landscape and shoreline character. The findings concluded that none of the proposed development options would negatively affect the heritage attributes of the Rideau Canal Heritage Site along this section of the Rideau River.

Concept #4: A 12-Storey Building

The fourth concept proposes a 12-storey, rectangular building located near Prince of Wales Drive and surrounded by surface parking. The height of the building is estimated to be approximately 40-metres. The design approach is in keeping with the earlier three concepts, with the building positioned well away from the river and sited to reflect a traditional suburban development pattern. For a full discussion this addendum should be considered alongside the 2023 report, 'A *Heritage Impact Assessment 2175 Prince of Wales Drive, Ottawa, prepared by Commonwealth Historic Resource Management. November 2023.*' The HIA's mitigation measures and conclusions reached for the building and the landscape are applicable to Concept #4 and are included here.

Figure 1: Site Plan showing the height and placement of the 12-storey building with landscape features. A cross-section documents the sightlines from the centre of the canal, illustrating the future line-of-sight with a reforestation of the slope and area of setback. Source: NOVATECH 2026.



Landscape

The Rideau Valley Conservation Authority (RVCA) has planting standards and provides recommendations for the type, mix, and density of the new plantings required for the development site and sloped lands fronting onto the river. The existing shoreline vegetation and the existing tree line along the top of the slope portion of the property will be retained and protected during construction, particularly along the northern portion next to the creek channel. There are no plans to provide access from the upper development site leading to the lower levels along the shoreline.

The single mature white pine provides an indication of the original forest cover along this part of the Rideau Corridor. Replanting of a native canopy species that once dominated the landscape would be a positive initiative that the City, Parks Canada, and the Rideau River Conservation Authority should encourage.

Building

As with the earlier concepts, the palette of finishes on the exterior of the building has not been specified. A more detailed discussion of material and finishes will conform with Parks Canada recommendations for finishes to be visually 'consistent' with adjacent properties and neutral in tone, so as to blend the proposed building into the landscape. As Figure 1 cross-section documents, there will be no views from the river.

Conclusions

The statement of significance for the Rideau Canal National Historic Site emphasizes heritage attributes associated with constructed elements, built features, land, natural environment, and engineering works of the historic canal owned by the Crown. The City of Ottawa and the Rideau Valley Conservation Authority have jurisdiction, primarily through the management of the 30-metre setback from the high-water level of the Rideau corridor.

- The property has no heritage significance as outlined in the official plan.
- The proposed development is consistent with the pattern of development and use in this section of the Rideau corridor and supports the landscape strategy developed by Parks Canada.
- The construction of any of the four concepts positions the building and surface parking well outside the 30-metre management setback. The combination of distance from the river, topography, and mature vegetation will ensure that the development as presented in the conceptual plan does not have a visual impact from the river, nor does it interfere with the shoreline, vegetation, or navigation on the Canal or the tributary.