



**DEMOLITION CONTROL
DELEGATED AUTHORITY REPORT
GENERAL MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT**

Site Location: 93, 99, 103 & 105 Norman Street

File No.: D07-05-15-0004

Date of Application: July 31, 2015

This DEMOLITION CONTROL application submitted by Michelle Taggart, on behalf of Tamarack (Norman) Corporation is APPROVED subject to the following conditions:

1. That a replacement building be substantially completed with ten years from the date of issuance of the demolition permit and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$5,000.00 for each of the six residential dwelling units to be demolished.
2. That until the time of the construction of the first replacement building, other than where the sales centre and any associated parking are provided, the registered Owner shall landscape the property to the satisfaction of the General Manager of Planning and Growth Management. The registered Owner shall prohibit the use of the property for other interim uses and maintain the property in accordance with the Property Standards By-law.
3. That the Owner shall provide a temporary easement to allow for public access to the lands shown on the Document 2 to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.
4. The registered Owner shall enter into an Agreement with the City of Ottawa to include the foregoing conditions and pay all costs associated with the registration of the said Agreement. At such time as a building permit is issued to redevelop the site and the replacement building is in place, the Agreement will become null and void and will be released upon request by the owner. The owner shall pay all costs associated with the registration of the release from this Agreement.
5. That the approval be considered null and void if the provisions of Condition 4 above have not been fulfilled with six months of the date of approval.

APR 13 2018

Date

Stephen Willis, MCIP, RPP

General Manager

Planning, Infrastructure and Economic Development

DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

SITE LOCATION

93, 99, 103, 105 Norman Street, D07-05-15-0004

SYNOPSIS OF APPLICATION

The subject properties are located on the north side of Norman Street, west of Preston Street, and are comprised of the properties municipally known as 93, 99, 103 and 105 Norman Street. The subject site has a total lot area of approximately 2,250 square metres and has four residential buildings and a one-storey commercial auto-body use. The commercial auto-body use is known municipally as 95 and 97 Norman Street, and is not subject to Demolition Control.

The purpose of the Demolition Control Proposal is to permit the demolition of the existing residential dwellings known as 93, 99, 103 and 105 Norman Street in advance of being issued a construction permit. There are a total of 6 residential units to be demolished on site, with two duplexes (at 93 and 99 Norman Street) and two single family homes (at 103 and 105 Norman Street).

The site is designated Mixed-Use Centre pursuant to the City of Ottawa Official Plan. The applicant applied for a Zoning By-law Amendment application (File No. D02-02-12-0110) on October 25, 2012. Planning Services recommended approval for the proposed re-zoning, which was approved by Council on July 9, 2014. The decision was subsequently appealed and the file was heard at the Ontario Municipal Board on February 2, 2016. The OMB approved the re-zoning on March 14, 2016. The property was rezoned Residential Fourth Density, Subzone T (R4T) to Residential Fifth Density, Subzone B, Exception 2147, Schedule 329 (R5B [2147] S329).

There is also a Site Plan Control application that is currently on hold. The Site Plan proposes a residential development featuring 112 apartment units in a five and nine storey tower with a 3-storey podium. The podium base is framed by two-storey walk-up townhouses. The proposed tenureship is condominium, with three floors of underground parking.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The timeframe provided for reconstruction has been included to ensure that redevelopment of the property occurs within a reasonable timeframe and applies a penalty if the redevelopment has not occurred.

- Recommendation two will provide the authority for ensuring the site is in an acceptable, orderly and clean condition after demolition and until redevelopment.
- Recommendation three will ensure that the applicant is required to carry out the works identified.
- Recommendation four provides a timeline for finalizing the approval.

CONSULTATION DETAILS

Councillor Catherine McKenney has concurred with the proposed conditions of approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy.

Summary of Comments from the Public

The Glebe Annex Community Association commented on the subject proposal in addition to one other resident of the area.

1. Residents expressed concern in the demolition of the subject properties taking place while the Zoning By-law Amendment and Site Plan Control Application are on hold pending a decision by the Ontario Municipal Board.

Response: The separate applications are not dependent on one another and each application is reviewed on its own merits.

2. Residents expressed concern that the new development proposed through the Zoning By-law Amendment and Site Plan Control Application assembles parcels of land that will not be maintained by the owner(s) of the subject property.

Response: The Demolition Control By-law No. 2012-377 states: "The application of demolition control will help to maintain the integrity of existing neighbourhoods within the designated area by preventing the premature loss of housing stock and the creation of vacant parcels of land." The conditions tied to the approval of demolition require that the Owner meet standards of maintenance on the property during the time between demolition of the existing housing stock and construction of new housing stock. Post-construction, the Owner will also be subject to the Property Standards By-law No. 2005-207 setting out maintenance and occupancy standards for properties within the City of Ottawa.

3. Residents expressed concern that two of the residences on the subject property are boarded up and unsightly.

Response: Through this Demolition Control Application, the Planning and Growth Management Department will give permission to the Owner to apply to Building Code

Services for a Demolition Permit to remove these two residences. Once demolished, the Owner will be obligated to maintain the property as per the conditions outlined in this report and as per Property Standards By-law No. 2005-207.

4. A resident expressed concern that current tenants in the 99 and 103 Norman Street, the two buildings on the subject property which are still inhabited, will be displaced and unable to find another rental property for the same rent within the same neighbourhood.

Response: The Ontario Landlord and Tenant Act outlines the rights of both Tenant and Owner. The Owner is proposing a phased demolition process, whereby the first phase involves demolishing 93 and 105 Norman Street (uninhabited) upon approval of this application and the second phase involves demolishing 99 and 103 Norman Street (currently inhabited) at a later date.

Summary of Comments from Technical Agencies

1. The City of Ottawa Parks Planner identified that given the size of the site and history of the file, that the City will take the full amount of cash-in-lieu of parkland for this application.

Response: The Site Plan Control application (File No. D07-12-13-0225) on these properties will address the cash-in-lieu of parkland fee.


APPLICATION PROCESS TIMELINE STATUS

This Demolition Control application was processed by the On Time Decision Date established for the processing of an application under Delegated Authority (General Manager.)


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DOCUMENT 1: LOCATION MAP



 PLANNING AND GROWTH URBANISME MANAGEMENT ET GESTION DE LA CROISSANCE	
D07-05-15-0004	15-1331-C
I:CO(2015) Demolition \ Norman93	
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REVISION / RÉVISION - 2015 / 08 / 06	

LOCATION MAP / PLAN DE LOCALISATION DEMOLITION CONTROL / RÉGLEMENTATION DES DÉMOLITIONS

 93 - 105, rue Norman Street



DOCUMENT 2: APPROVED DEMOLITION CONCEPT PLAN

