

CLARIDGE RESIDENTIAL INC.

210 Gladstone, Suite 2001, Ottawa Ont. K2P 0Y6

July 11, 2016

City of Ottawa
Planning and Growth Management Department
110 Laurier Avenue West
Ottawa, Ont. K1P 1J1

Attention : **Kate Goslett, MCIP, RPP**
Planner, Urban Services Branch

Re.: Application for Demolition Control – 101 Wurtemberg Street

The site known as 101 Wurtemberg Street has been owned as a future development property for over 20 years. A Site Plan was previously approved for a 13 storey apartment building, along with the demolition of the existing building. That project was never realized due to market conditions, and there are now different applications with the City for a zoning bylaw amendment and site plan control.

The existing building is an unoccupied house, which has been vacant for several years. The intention has always been to demolish the structure as part of the site redevelopment, following the necessary approvals. Inasmuch as the planning applications have not been approved yet, it is prudent to demolish the existing building in advance of those approvals, as the condition of the building has deteriorated significantly. The building exterior cladding is falling off, and the interior is no longer habitable. We believe that the removal of this building at this time would be in the public interest. A Demolition Permit Application has been made, however, notwithstanding our other concurrent planning applications, we require Demolition Control as a precedent.

In support of the application, we have submitted a survey of the property, and a Designated Substance Survey, prepared by Golder Associates

Yours truly,

Claridge Residential Inc.



James Burghout, OAA, MRAIC