



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

Site Location: 43-45-49 McArthur Avenue and 356 Mayfield Street.

File No.: D07-05-18-0001

Date of Application: February 16, 2018

This DEMOLITION CONTROL application submitted by Jean Massicotte, on behalf of Aquido Corporation is APPROVED subject to the following conditions:

1. That a replacement building be substantially completed with five years from the date of this approval and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$5,000.00 for each of the eight (8) residential dwelling units to be demolished.
2. That until the time of the construction of the first replacement building, the registered Owner shall landscape the property to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department, as shown on the plans under Schedules A and B. 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. 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.
4. That the approval be considered null and void if the Agreement is not executed by May 1, 2020.

Oct 30, 2019
Date

Stephen Willis
General Manager
Planning, Infrastructure and Economic
Development Department



DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

SITE LOCATION

43-45-49 McArthur Avenue and 356 Mayfield Street.
D07-05-18-0001

SYNOPSIS OF APPLICATION

The properties are located at the north-west corner of the McArthur Avenue and Mayfield Street intersection, approximately 150 metres west of Vanier Parkway. They form a rectangular site having approximately 38 metres of frontage on McArthur Avenue and approximately 30 metres of frontage along Mayfield Street. 43 and 45 McArthur Avenue consist of a pair of semi-detached dwelling units, and 49 McArthur Avenue and 356 Mayfield Street each consist of three-unit dwellings. All dwelling units are vacant.

The dwelling units have been vacant for a number of years and have since been the subject of break-ins and unfavourable activity. The applicant wishes to remove the buildings in order to eliminate what is described as an eyesore on McArthur Avenue, and therefore beautify this section of the neighbourhood.

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 Mathieu Fleury - Rideau-Vanier has concurred with the proposed conditions of approval.

Comment: Is it possible to include a condition requiring the sodding and fencing of the property?

Staff Response: The post-demolition landscape plan shows sodding throughout the site, as well as a black vinyl-coated chain-link fence surrounding the property.

Public Comments

Comment 1: Will the owner be able to use the property as a parking lot after the demolition?

Staff Response 1: The demolition control agreement will include a demolition and landscape plan which show the lot as being rid of all buildings and driveways and sodded. Furthermore, the zoning on the property is TM[453] S227, which does not permit a Parking Lot as a standalone use.

Comment 2: Could the City take the opportunity to widen the sidewalk and related boulevard at this point in an attempt to achieve consistency with the Secondary Plan?

Staff Response 2: Unfortunately, these works would be outside of the scope of this type of application.

APPLICATION PROCESS TIMELINE STATUS

This Demolition Control application was not processed by the On Time Decision Date established for the processing of an application under Delegated Authority (General Manager) due to the application having been put on hold for over 18 months, while staff awaited the applicant's response to the initial comments.

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Schedule A – Proposed Demolition



