



File No. D07-05-18-0002

December 13, 2018

Lise Lauzon
274 Dalhousie Street
Ottawa, ON K1N 7E6

Dear Ms. Lauzon:

**Subject: Demolition Control Application
93 Barrette Street**

The General Manager, Planning, Infrastructure and Economic Development Department has approved the application for Demolition Control submitted on February 16, 2018; subject to the conditions contained in the attached Delegated Authority report, including the requirement to execute an agreement.

It is important to note that this Demolition Control Approval will lapse if the agreement described in the attached Delegated Authority report is not executed by July 5, 2019.

Please contact me at 613-580-2424, extension 27629 or e-mail Jean-Charles.Renaud@ottawa.ca if you have any questions in this regard.

Yours truly



Jean-Charles Renaud
Planning, Infrastructure and Economic Development Department

Attach.

c.c. Councillor Mathieu Fleury
Matthew Wilson (Mail Code: 27-61), Manager, Development Inspection
Select One, PIED
Christine Enta, Legal Counsel, City Clerk & Solicitor Department
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)



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

Site Location: 93 Barrette Street

File No.: D07-05-18-0002

Date of Application: February 16, 2018

This DEMOLITION CONTROL application submitted by Lise Lauzon, on behalf of Claude Lauzon Group 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 the residential dwelling unit 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. 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. The Agreement shall include a condition prompting the Owner to implement the City's Protocol for Wildlife Protection during Construction.

5. That the approval be considered null and void if the Agreement is not executed by July 5, 2019

Dec 6, 2018

Date



Stephen Willis
General Manager
Planning, Infrastructure and Economic
Development Department

Attach: Demolition Control Application approval – Supporting Information



DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

SITE LOCATION

93 Barrette Street, D07-05-18-0002

SYNOPSIS OF APPLICATION

The property is located on the north side of Barrette Street, in proximity to the St. Charles Street intersection. Beechwood Avenue is located to the north. The property is of a rectangular shape having approximately 10 metres of frontage on Barrette Street and a depth of 30 metres. The property is located within a low-rise residential neighbourhood, and the Beechwood Avenue Traditional Mainstreet area is located immediately to the north.

The two-storey detached dwelling is proposed to be demolished due to its derelict state. The City of Ottawa issued an Order under the Property Standards Bylaw on May 11, 2017, instructing the owners to obtain a building permit in order to do the required repairs. The Order identifies evidence of deterioration and damage to walls, settlement of walls as well as broken windows, and requires that the owner provide a report by a licenced professional structural engineer as to the structural integrity of the entire building. Due to the eventuality of the site being redeveloped, the owner prefers to demolish the building.

The engineering report, dated February 15, 2018, confirms the derelict state of the structure and warns that some portions of it are at risk of experiencing further movement as the seasons change and the grade in the area undergoes freeze/thaw cycles.

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 will ensure that the Owner implements the City's Protocol for Wildlife Protection during Construction.
- Recommendation five provides a timeline for finalizing the approval.

CONSULTATION DETAILS

Councillor Mathieu Fleury has concurred with the proposed conditions of approval.

Public Comments

Comment 1: Wildlife are using the abandoned home as shelter. There is at least one raccoon and a skunk using the residence. Please ensure that the animals are safely and humanely relocated to a safer location. Also, please ensure that these animals are not dispersed to other residences within the neighbourhood.

Response 1: A condition has been included in the approval which ensures that the Owner implements the City's Protocol for Wildlife Protection during Construction. It is impossible to ensure that wildlife does not relocate to neighbouring properties as they will move around as opportunity allows them to. If a house includes weaknesses allowing them access, they are probably already inside the house. The best thing a homeowner can do is be proactive and ensure that there are no gaps, holes or any other means of access for these creatures.

Comment 2: It is a shame that some buildings are left rotting to the point where there is a need for demolition before there are any plans for redevelopment.

Comment 3: There are concerns with the fact that redevelopment may not occur for another 10 years, during which time the property will be left vacant, thus providing unobstructed exposure from Beechwood Avenue to the residential properties on Barrette Street. Please provide mitigation measures that would visibly and audibly screen the Barrette properties from Beechwood Avenue (trees, shrubs, etc.)

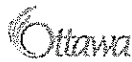
Response 3: It has been required of the applicant to replace all disturbed areas of the property (including the asphalt driveway to be removed) with sod. The existing trees on the property will be retained. A new wood fence will be installed along the front and rear property lines. This will help with some of the noise concerns as well as the streetscape presence.

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 six months, while staff awaited the applicant's response to the initial comments.

Contact: Jean-Charles Renaud, Tel: 613-580-2424, extension 27629, fax 613-560-6006 or e-mail: Jean-Charles.Renaud@gmail.com.

LOCATION MAP



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

D07-05-16-0002

18-0227-B

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REVISION / RÉVISION - 2018 / 2 / 26



93 rue Barrette Steet



POST-DEMOLITION SITE PLAN

