



Building Stronger Communities Together
Bâtir ensemble des communautés plus fortes

12 April 2018

Ms. Ann O'Connor, Planner
City of Ottawa
110 Laurier Ave West
Ottawa ON, K1P 1J1

RE: Demolition Control Application for OCH Property - 811 Gladstone Ave

Dear Ms. O'Connor,

Ottawa Community Housing (OCH) is a non-profit affordable housing provider with 15,000 units on 160 sites across the City. One of these sites is located at 811 Gladstone Avenue (northeast corner of Gladstone/Rochester), measures 1.1 acres in area, and is currently improved with 26 townhomes (3 two-storey buildings built in 1966), 13 parking spaces, a play structure, and associated patios, fencing, landscaping and sheds. Please see the attached topographical survey.

You should know that these 26 townhomes are 52 years old, were marginally designed/built in their day, have provided residence to approximately 375 families over the years, are at the end of their lifecycle, and are now in a dire state. In September of 2017 we began communicating with on-site tenants our plans for redeveloping the property to a 'higher and better use', and initiated relocations to other more suitable units/sites in our portfolio. As a result of this work, we now have 25 of the 26 units vacated and the remaining 1 unit will be vacated by 9 July 2018, rendering the site ready for demolition of all buildings/structures. Please see the attached demolition plan.

We met with you and your City colleagues on 20 Sep 2017 for a pre-application meeting to redevelop the subject property. As you know, OCH is envisioning an 8-storey L-shaped building, with 148 apartment units (mix of bachelors, 1-beds, 2-beds and 3-beds), surface parking, play structure, and associated landscaping. Redevelopment as such will require a major Zoning Bylaw Amendment (ZBA) and Site Plan Application (SPA). We are excited about this project not only for its provision of much-needed affordable housing, but also for its design as a mid-rise building, a Passive House and Net Zero structure. Please see the attached conceptual site plan.

On 4 Oct 2017, OCH applied for an affordable housing grant from the "Action Ottawa Affordable Housing Initiative", a City of Ottawa Housing Services Branch request for proposals. This is the City's annual program for funding the supply of affordable housing. On 5 Dec 2017, Mr. Saide Sayah, Housing Services Program Manager, informed us that we were successful in our request to the tune of \$10,973,225 in funding. This funding stems from two provincial funding programs; one being the Investment in Affordable Housing program (IAH - \$6,541,820) and the other being the Social Infrastructure Fund program (SIF - \$4,431,405).

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A funding Contribution Agreement between OCH and the City of Ottawa was executed on 12 January 2018. Conditions imposed by the province's Ministry of Housing require that construction start be within 120 days of such. Demolition is considered construction start so technically, we are anticipated to initiate demolition by 11 May 2018. The Housing Services Branch is seeking an extension given that our last tenant will be vacating 2 months later (9 July 2018). That said, our aim is to strip the buildings and remove all designated substances by mid-July 2018 and then to completely demolish all buildings/structures by end-July or early-August 2018.

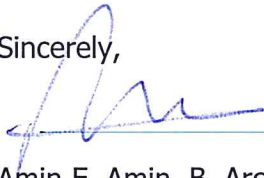
Vacated units have already been boarded up (e.g. plywood in windows) and as such are vulnerable to break-ins, vandalism, graffiti, fires, and the like. They will pose safety/security threats for the neighbourhood if left unoccupied for a protracted period. Demolishing the 3 buildings (26 units) sooner rather than later is the right approach.

We plan on submitting our Demolition Permit once Demolition Control has been appropriately resolved. We plan on submitting our ZBA and SPA applications in August 2018 and receiving City approvals 8 months later, in March 2019. We also envision receiving building permit approval to initiate construction at that time (i.e. Spring). The duration of construction will then be 20-24 months, with occupancy following.

Hence, our request is to be able to initiate demolition of all buildings/structures in July of 2018. Timing is of the essence to remove unacceptable health/safety threats for the neighbourhood, not to mention the unnecessary burden of protracted security/operating costs for OCH. Once removed, the site will be enclosed with appropriate fencing, until approvals are granted and construction can commence in the spring of 2019, coinciding with the ground thawing. Given our abbreviated timeframe, no temporary landscaping is envisioned.

Your expedited review and response will be greatly appreciated. Please do not hesitate to contact us if you have further questions.

Sincerely,



Amin E. Amin, B. Arch., Architect OAA, ESE
OCH, Architectural Officer