



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

Site Location: 388 Albert Street

File No.: D07-05-19-0004

Date of Application: August 15, 2019

This DEMOLITION CONTROL application submitted by Hemka Van Gerwen, on behalf of 5015218 Ontario Inc. c/o Main and Main 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. The replacement building requirement can be satisfied by development on 388 Albert Street, 400 Albert Street, 156 Lyon Street or 160 Lyon Street.
2. That a replacement building be substantially completed within eight years from the date of this approval and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$10,000 (not including penalty indicated as Condition 1) for the residential dwelling unit to be demolished.
3. That until the time of the construction of the first replacement building, other than where a sales centre and any associated parking are provided, the registered Owner shall landscape the front portion of the property, including a public seating area and bicycle parking facility, to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department, or delegate. The proposed landscaping shall be shown on a plan approved with registration of this agreement. The approved landscaping must be implemented within six months of registration of this agreement. The balance of the site may remain vacant and fenced off, and such detail shall be included on the landscape plan. 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.
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 Agreement is not executed by six months from the date of this approval.

2019 11 05
Date Nov. 5, 2019



Stephen Willis
General Manager
Planning, Infrastructure and Economic
Development Department



DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

SITE LOCATION

388 Albert Street, D07-05-19-0004

SYNOPSIS OF APPLICATION

The subject site is located on the south of Albert Street between Lyon Street to the east and Bay Street to the west. The site is surrounded by a few surface parking lots and a variety of low, mid and high-rise buildings.

The applicant applied for a demolition permit in May 2019 and through the review process the application was granted approval in July 2019 and was ready for permit issuance. However, it was later determined that the residential component of the building was subject to demolition control and therefore the permit could not be issued unless accompanied with a building permit for a replacement building or following approval of an application for Demolition Control. Unfortunately, in July 2019, the applicant of the demolition permit proceeded in error with the demolition of the building prior to being issued the permit.

This application was submitted to legalize the demolition of the subject building in order to permit issuance of the demolition permit. No immediate development on the site is proposed at this time, however, Rezoning application D02-02-17-0053 was reactivated on September 11, 2019 for the development of three high-rise mixed-use buildings on the site known as 400 Albert Street. The development includes the subject site of 388 Albert Street.

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

CONSULTATION DETAILS

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

Councillor Catherine McKenney - Somerset indicated the following:

“In the interim between demolition and construction, the site must not be used for parking, a public seating area must be provided, bicycle parking facilities must be installed, and these provisions must be implemented within six months of registration of the demolition control agreement”

Response to Comments:

Condition 3 was amended to reflect these requirements.

Public Comments

This Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Demolition Control applications.

Summary of Comments from the public

No comments were received from members of the public.

Summary of Comments from Technical Agencies

Comments provided by technical agencies were forwarded to the applicant.

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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