



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

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**Site Location:** 1705 Carling Avenue

**File No.:** D07-05-19-0005

**Date of Application:** December 18, 2019

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This DEMOLITION CONTROL application submitted by Vincent Denomme, on behalf of Claridge Homes Inc. 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 \$5,960.00 for the residential dwelling units to be demolished.
2. That until the time of the construction of the first replacement building, other than where the sales centre and any associated parking are provided, 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. That the approval be considered null and void if the Agreement is not executed by October 8, 2020.

April 14, 2020

Date

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Stephen Willis  
General Manager  
Planning, Infrastructure and Economic  
Development Department

Attach: Demolition Control Application approval – Supporting Information



## DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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### SITE LOCATION

1705 Carling Avenue, D07-05-19-0005

### SYNOPSIS OF APPLICATION

The property is approximately 0.89 hectares in size with 77.5 metres of frontage along Carling Avenue. There are currently five buildings on the site, including: three commercial buildings previously used as a motel, one restaurant, and one single-family home towards the rear of the property.

The site is currently zoned Arterial Mainstreet, Subzone 10 (AM10), and Residential First Density, Subzone O (R1O).

The applicant wishes to demolish the buildings on site to prepare it for future development. At this time a Site Plan Control application has not been submitted.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The residential dwelling on site does not make a major part of the site. The dwelling is at the very back of the site and does not participate to the Carling Avenue frontage.
- 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's Concurrence

Councillor Jeff Leiper - Kitchissippi has concurred with the proposed conditions of approval.

### Public Comments

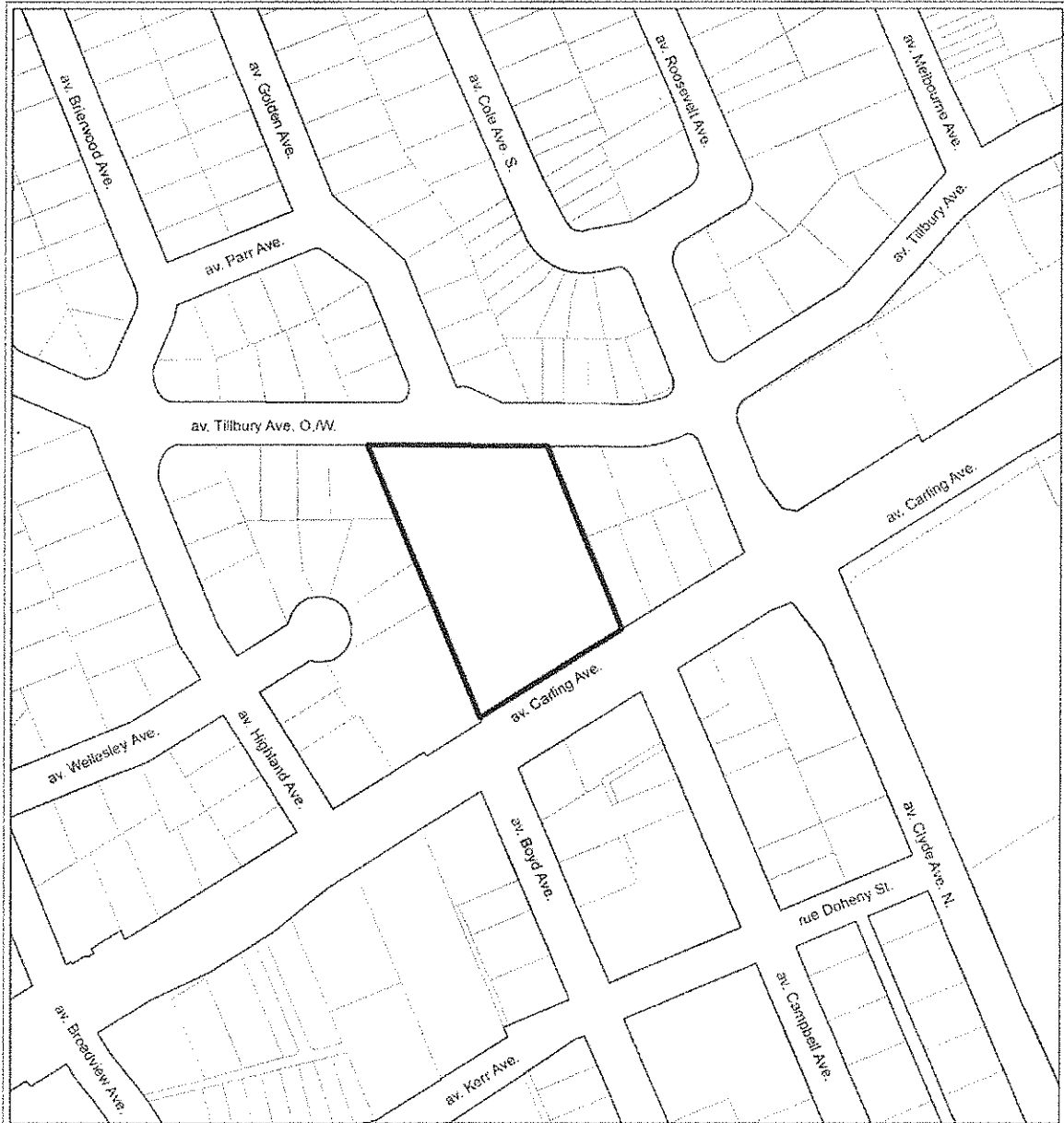
No public comments were received.



## 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).

**Contact:** Jean-Charles Renaud Tel: 613-580-2424, extension 27629, fax 613-560-6006 or e-mail: [Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca)

# Location Map



		<b>LOCATION MAP / PLAN DE LOCALISATION DEMOLITION CONTROL / RÉGLEMENTATION DES DÉMOLITIONS</b>	
D07-05-19-0005	20-0006-A		
I:\COV2020\Demolition\Carling_1705			
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<b>REVISION / RÉVISION - 2020 / 01 / 02</b>			
		 <b>1705 avenue Carling Avenue</b>	