



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

Site Location: 1-3 Grant Street

File No.: D07-05-20-0001

Date of Application: January 22, 2020

This DEMOLITION CONTROL application submitted by the Grant Street Automotive Garage is APPROVED as shown on the following plan(s):

1. **Existing and Removals Plan**, drawing no. 210499-EXR, prepared by Kollaard Associates, dated May 31, 2021, revision no. 1 dated September 2, 2021.
2. **Site Grading and Servicing Plan**, drawing no. 210499-GSP, prepared by Kollaard Associates, dated May 31, 2021, revision no. 1 dated September 2, 2021.
3. **Site Plan and Landscape Plan**, drawing no. 210499-SLP, prepared by Kollaard Associates, dated May 31, 2021, revision no. 1 dated September 2, 2021.
4. **Erosion and Sediment Control Plan**, drawing no. 210499-ESC, prepared by Kollaard Associates, dated May 31, 2021, revision no. 1 dated September 2, 2021.
5. **Stormwater Management Plan**, drawing no. 210499-SWM, prepared by Kollaard Associates, dated May 31, 2021.

And as detailed in the following report(s):

1. **Stormwater Management Brief**, prepared by Kollaard Associates, dated May 31, 2021.

And subject to the following conditions:

1. The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development.
2. The Owner shall pay securities to the City in the amount of \$3,000.00 for landscaping the property, as per the approved Site and Landscape Plan, with the securities to be released once these works are completed.
3. The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

4. The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage.
5. The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Stormwater management brief, as referenced in this Delegated Authority Report. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.
6. The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
7. Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in this Delegated Authority Report. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports.
8. That the approval be considered null and void if the Agreement is not executed by April 25, 2022.

Oct 26, 2021

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

1-3 Grant Street, as shown on the Location Map.

SYNOPSIS OF APPLICATION

The subject site, known municipally as 1 and 3 Grant Street, is approximately 598.56 square metres in size, with approximately 24 metres of frontage on Grant Street and 25 metres of frontage on McCormick Street. The site is currently occupied by a detached dwelling, parking spaces in the rear yard, and an automotive service repair shop, a legally non-conforming use.

The Owner(s) have proposed to demolish the existing detached dwelling, known as 3 Grant Street, in order to expand the number of parking spaces utilized in conjunction with the automotive repair shop. In 2014, the Owner filed a Permission application with the Committee of Adjustment to expand the existing parking area from three to seven parking spaces. The Committee of Adjustment approved the Permission application. As part of the approval, the applicant is required to add landscaping on site, in accordance with the concept plan approved at the time.

In accordance with the site and landscape plan provided in support of the demolition application, the Owner(s) will plant a variety of species in the front and rear yard, abutting the expanded parking area, including Stella De Oro Daylilies, an Apollo Sugar Maple, as well as various spirea and hydrangea species.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The applicant shall landscape the property in accordance with the approved Site and Landscape Plan.
- A condition has been requested with respect to Stormwater Management works, to ensure that all measures in the approved Stormwater Management Brief are implemented as required.
- All approvals from the Committee of Adjustment have been granted, as required.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Leiper has concurred with the proposed conditions of approval.

Public Comments

Summary of Public Comments

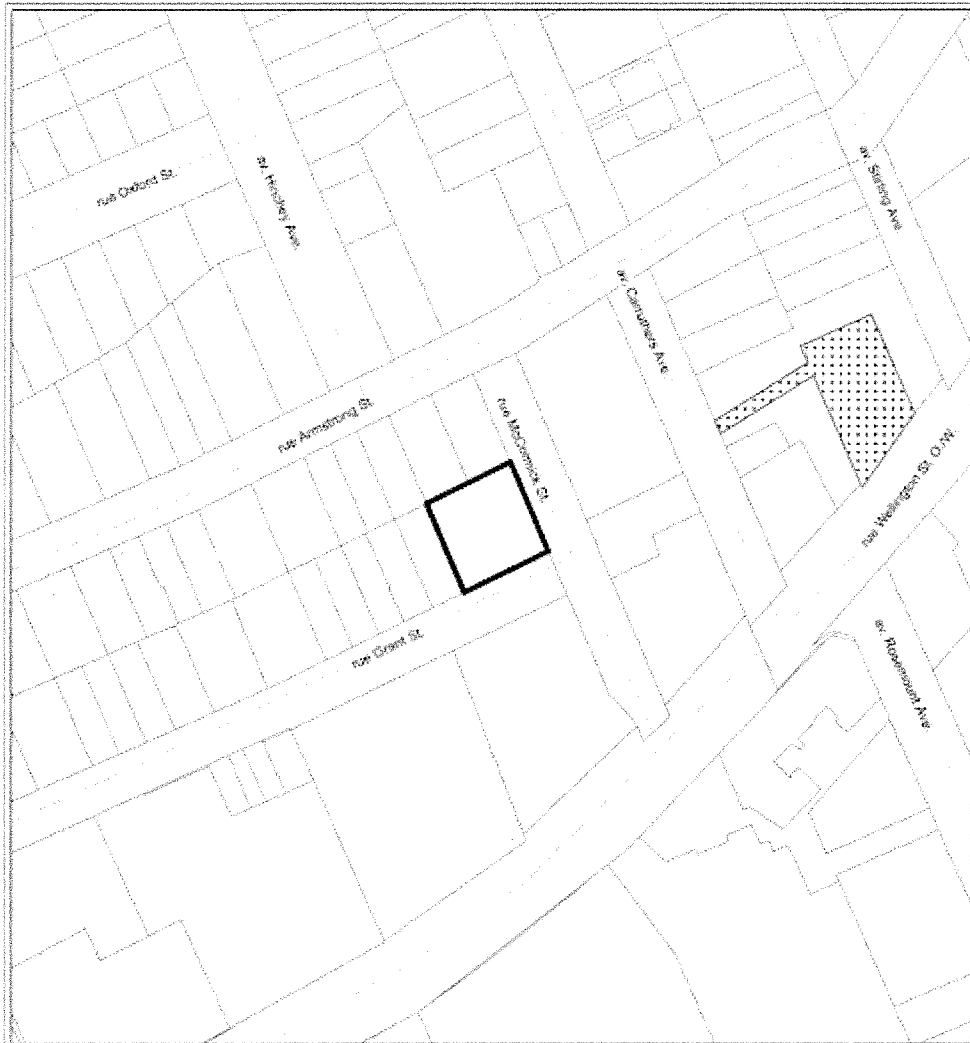
This application was subject to public consultation and an on-site sign was posted on the property. No public comments were received.

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) due to the complexity of issues requiring resolution prior to approval.

Contact: Seana Turkington Tel: 613-580-2424, extension 27790 or e-mail: seana.turkington@ottawa.ca

Location Map



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

D07-05-20-0001

20-0182-B

HCO/0220/Demolition/Grant_3

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REVISION / RÉVISION - 2020 / 02 / 18



1-3 rue Grant Street



Heritage (Section 60)
Patrimoine (Article 60)



