

November 30, 2020

City of Ottawa
Planning, Infrastructure & Economic Development Department
110 Laurier Avenue West
4th Floor
Ottawa, Ontario K1P 1J1

Attention: Jean-Charles Renaud

Re: 935 Wellington Street West: Demolition Control Application
Ottawa File No: D07-05-20-0006
Novatech File No: 120008

Novatech has been retained by 927 Wellington Street Inc. for the purposes of facilitating an application for Demolition Control for the property known municipally as 935 Wellington Street West in Hintonburg. The proposal is to demolish the existing structure and consolidate the property with the use on the adjacent property at 927 Wellington Street West.

The property was acquired by 927 Wellington Street Inc. in January 2016. At that time, and for a period after acquiring the property, the structure was used as an office for the St. Jude's Mission. The building has been vacant since 2017. The property is currently zoned Traditional Mainstreet, Subzone 11 (Wellington Street Subzone).

The condition of the existing structure was assessed by Paterson Group Consulting Engineers on July 26, 2019. The findings of the Existing Building Assessment (dated August 13, 2019) were that the structure had been subject to severe deterioration over an existing period of time. Exterior and interior damage, including damage to the roof structure, were evident from the building assessment. The recommendation of Paterson Group is that the existing structure is not salvageable due to excessive leaks and lack of maintenance. Paterson Group recommends that the structure be condemned and demolished.

The proposed ultimate use of the property will be to redevelop the site, together with 927 Wellington Street West and any other properties that could be consolidated. The ultimate use would be consistent with the uses permitted in the Traditional Mainstreet zone.

In the interim period before the property is consolidated and redeveloped, the intent is to clear the lot and allow the property to remain vacant. No replacement structures are proposed at this time. The existing use at 927 Wellington Street West is proposed to utilize the vacant space on the property for the relocation of a storage container to a location that it better screened from view. As part of the interim reinstatement of the property, fencing is proposed to be installed which would be consistent with the fencing at 927 Wellington Street West. New planting of shrubs consistent with those at the entrance of 927 Wellington Street is also proposed along the frontage of 935 Wellington Street West to screen the vacant property from view.

Thank you for your attention to this matter.

Yours truly,
NOVATECH



Adam Thompson, MCIP RPP
Senior Project Manager | Planning & Development