

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

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**Site Location:** 493 Gladstone Avenue

**File No.:** D07-05-21-0001

**Date of Application:** January 20, 2021

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This DEMOLITION CONTROL application submitted by Dale Williams, on behalf of Ottawa Hydro Limited 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 one residential dwelling unit 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 as shown on Document 2. 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 within six (6) months of the approval date.

May 10, 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

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### SITE LOCATION

493 Gladstone Avenue, D07-05-21-0001

### SYNOPSIS OF APPLICATION

The property is located on Gladstone Avenue, north of Highway 417. The dwelling is located on a larger property with frontage along Gladstone Avenue, Florence Street, and Lyon Street and has an area of approximately 2,939 square metres. An existing two story, single detached house (493 Gladstone) currently sits on the property which has been left damaged and abandoned. Two additional dwellings along Florence Street are also located on the site which will remain (118 and 120 Florence). The overall property is split zoned Residential Fourth Density (R4UD) and Traditional Mainstreet (TM). The dwelling subject to the application is located within the TM zone.

The subject property was abandoned by the last tenants, with windows left open and heat shut off. The damages as a result make the property structurally and environmentally unsafe to renovate, hence the demolition proposal.

Hydro Ottawa Limited as the Owner have plans to develop the larger property at a later date. At this time there are no specific redevelopment concepts being considered. The intent is that the damaged dwelling would be removed and the existing condition for the remainder of the site would remain with landscaping improvements.

### 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 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.
- The Official Plan requires that an approved site plan be in place for the development of the site during the interim condition which has been included and

will be implemented by the applicant at their cost.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

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

Councillor Catherine McKenney - Somerset indicated the following:

I cannot support this Demolition Control application without a commitment from Hydro Ottawa to permit a community garden on this site following demolition. I understand that an operational review of this property is planned following the demolition of 493 Gladstone and I would like to see a community garden included as the first option for this property in the immediate future.

The approval of this application should not be considered until there is a guarantee that Hydro Ottawa will permit the community to establish a community garden at 493 Gladstone while the future development of this site is contemplated.

### **Response to Comments:**

The request to establish a community garden was raised with the applicant. The use would be considered "urban agriculture" as per Zoning By-law 2008-250 and is currently permitted with the Traditional Mainstreet zone. However, the approval has not recommended conditions related to the establishment of the community garden. A landscape plan is required as part of the approval to address Official Plan policies as the property abuts a Traditional Mainstreet which is shown on Document 2. The applicant will be required to implement the landscape plan at their cost.

The Owner is reluctant to create a community garden until such time that the Ottawa Hydro executive has gone through a complete plan for the property, which is expected to be completed by year end. The approval of the demolition of the existing dwelling does not prejudice the ability to establish a community garden subject to further discussions with the Owner. As noted above the use is permitted as of right and could be established if there was an agreement reached, regardless of the above application being considered.

## Public Comments

### Summary of Public Comments

1. Concerns were raised with respect to the timing of future development on the site with respect to residential uses and the existing non-residential uses.

Response:

At this time there are no specific redevelopment plans for the property. Development of the site in the future will required preconsultation with staff. The existing zoning permits a wide range of residential and mixed-use development as per the current Residential Fourth Density (R4UD) and Traditional Mainstreet (TM) zoning of the site.

2. Concerns were raised with respect to ensuring Hydro Ottawa implement and required improvements to the site.

Response:

As part of the demolition control approval the applicant will be required to enter into an agreement with the City of Ottawa which will include improvements to the property which included new landscaping elements.

3. Comments were provided with respect to the Centretown Community Design Plan identify the site as a location for a future park.

Response:

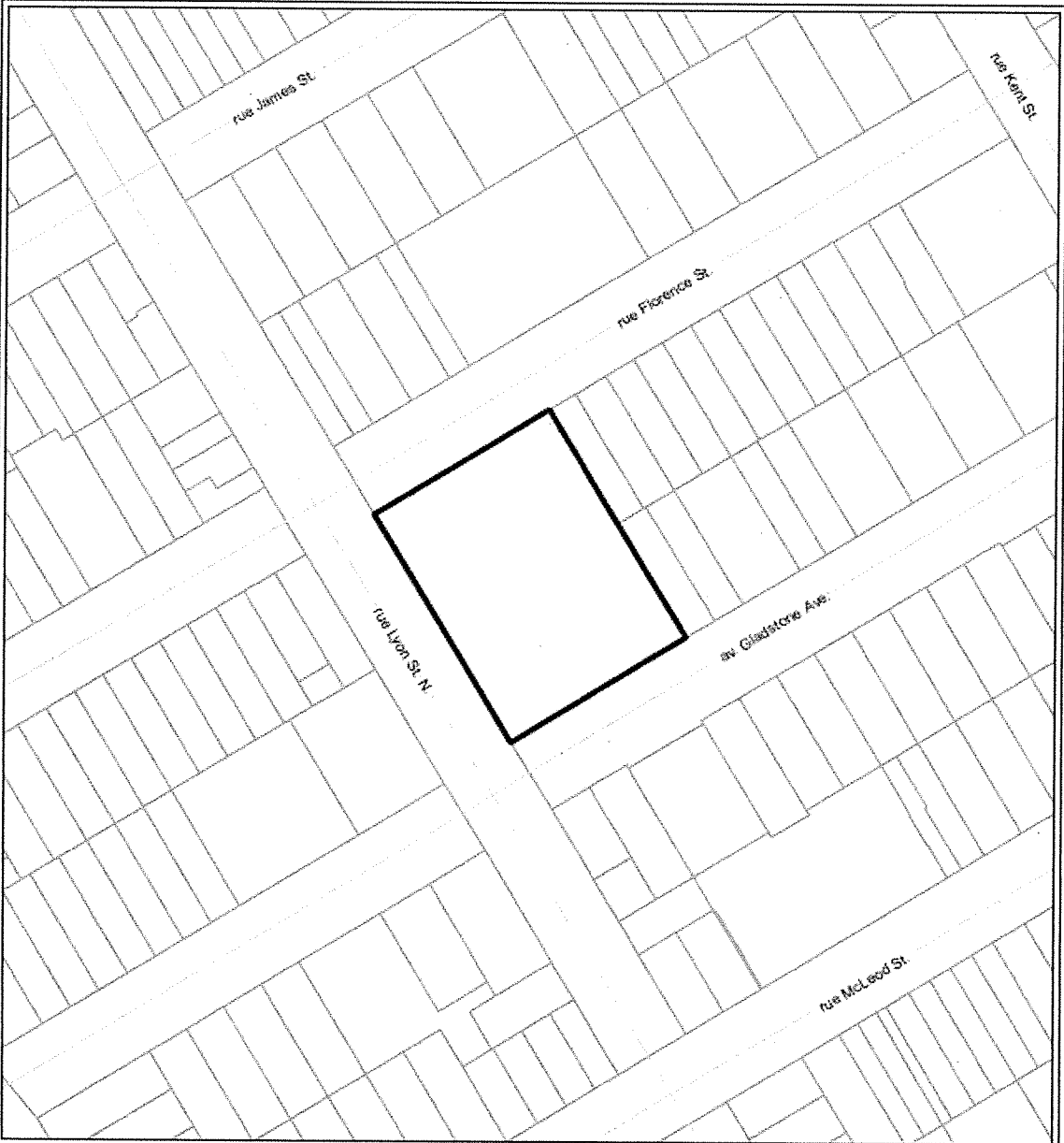
As shown on Schedule H1 of the Centretown Secondary Plan, portions of the overall property are designated as "Open Space Existing" and "Open Space Proposed". As part of any future development application the policies of the Centretown Secondary Plan will be considered in its evaluation.


## 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).

**Contact:** Simon M. Deiaco, MCIP RPP Tel: 613-580-2424, extension 15641, fax 613-560-6006 or e-mail: [Simon.Deiaco@ottawa.ca](mailto:Simon.Deiaco@ottawa.ca)


**Document 1 - Location Map**






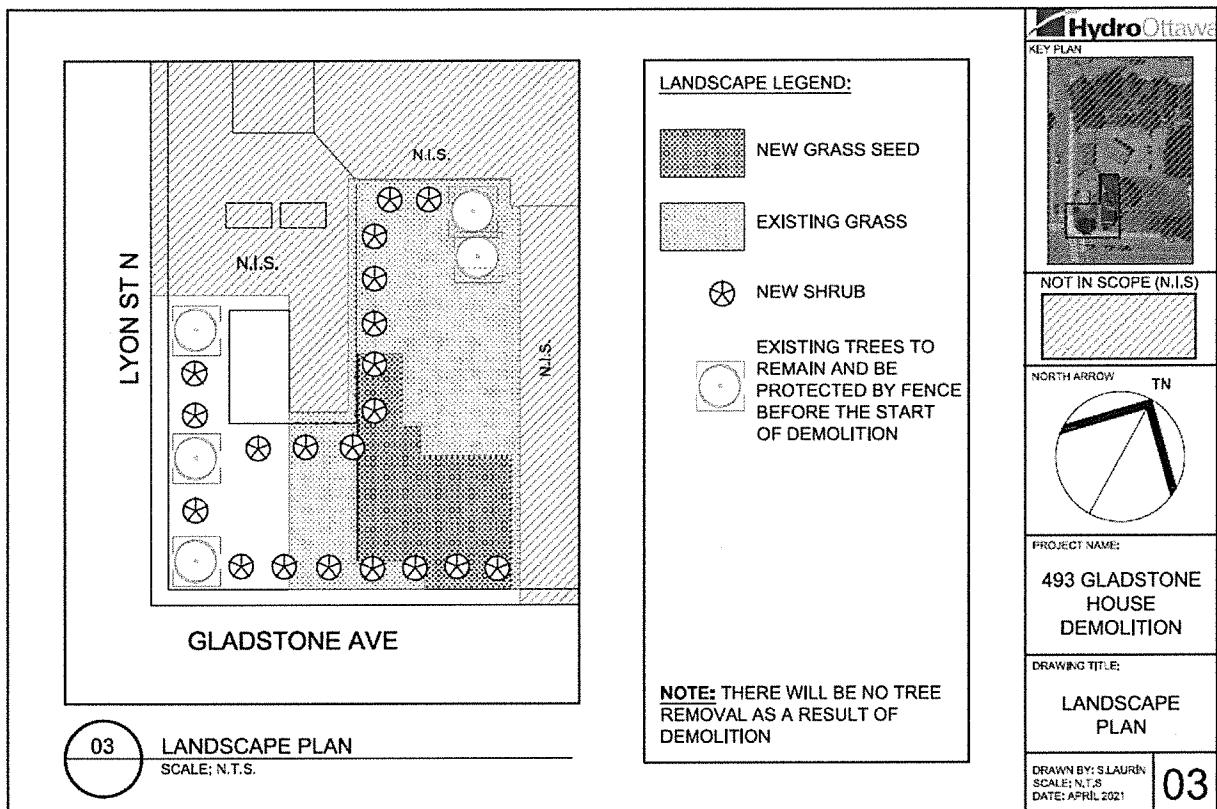
D07-05-21-0001	21-0176-L
I:\COI\2021\Demolition\Gladstone_493	
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REVISION / RÉVISION - 2021 / 02 / 23	

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





 493 (497) av. Gladstone Ave.



Document 2 – Interim Landscape Plan



**LANDSCAPE LEGEND:**

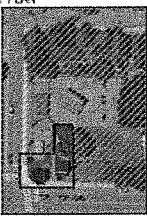
-  NEW GRASS SEED
-  EXISTING GRASS
-  NEW SHRUB
-  EXISTING TREES TO REMAIN AND BE PROTECTED BY FENCE BEFORE THE START OF DEMOLITION

**NOTE:** THERE WILL BE NO TREE REMOVAL AS A RESULT OF DEMOLITION


03 LANDSCAPE PLAN  
SCALE: N.T.S.

HydroOttawa

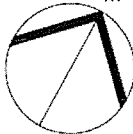
KEY PLAN



NOT IN SCOPE (N.I.S)



NORTH ARROW



PROJECT NAME:  
493 GLADSTONE HOUSE DEMOLITION

DRAWING TITLE:  
LANDSCAPE PLAN

DRAWN BY: S LAURIN  
SCALE: N.T.S  
DATE: APRIL 2021

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