

**DEMOLITION CONTROL  
DELEGATED AUTHORITY REPORT  
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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**Site Location:** 961 and 967 Wellington Street West and 26, 36 & 40 Armstrong Street

**File No.:** D07-05-23-0001

**Date of Application:** February 3, 2023

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This DEMOLITION CONTROL application submitted by Fotenn Planning + Design c/o Tyler Yakichuk, on behalf of ML Wellington Realty Investments Inc. c/o Maureen Flanigan is APPROVED subject to the following conditions:

1. That a replacement building be substantially completed within 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 \$6,492.00 for each of the 18 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, Real Estate 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 Owner acknowledges and agrees that demolition and removal of the existing buildings on the subject site shall not proceed, via a Demolition Permit, until such time a time as a Building Permit application for the site has been submitted to Building Code Services for the replacement building.
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 October 14, 2023.

April 14, 2023

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Date



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Andrew McCreight  
Manager (A), Development Review Central  
Planning, Real Estate and Economic  
Development Department

Attach: Demolition Control Application approval – Supporting Information



## DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-05-23-0001

### **SITE LOCATION**

961 and 967 Wellington Street West and 26, 36 and 40 Armstrong Street, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

Demolition of the existing buildings is proposed to accommodate the redevelopment of the site. The demolished buildings are proposed to be replaced with a 12-storey mixed-use building containing 252 residential dwelling units.

### **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 demolition does not occur prematurely before has applied for a Building Permit for construction of the first replacement building.
- 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's Concurrence**

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

#### **Public Comments**

Summary of Public Comments

Request for Designated Substances Report.

Concerns that demolition is premature.

Concern about loss of affordable rental housing.

### Response to Comments

The applicant has provided a Designated Substances Report, which is a standard requirement through the demolition permit.

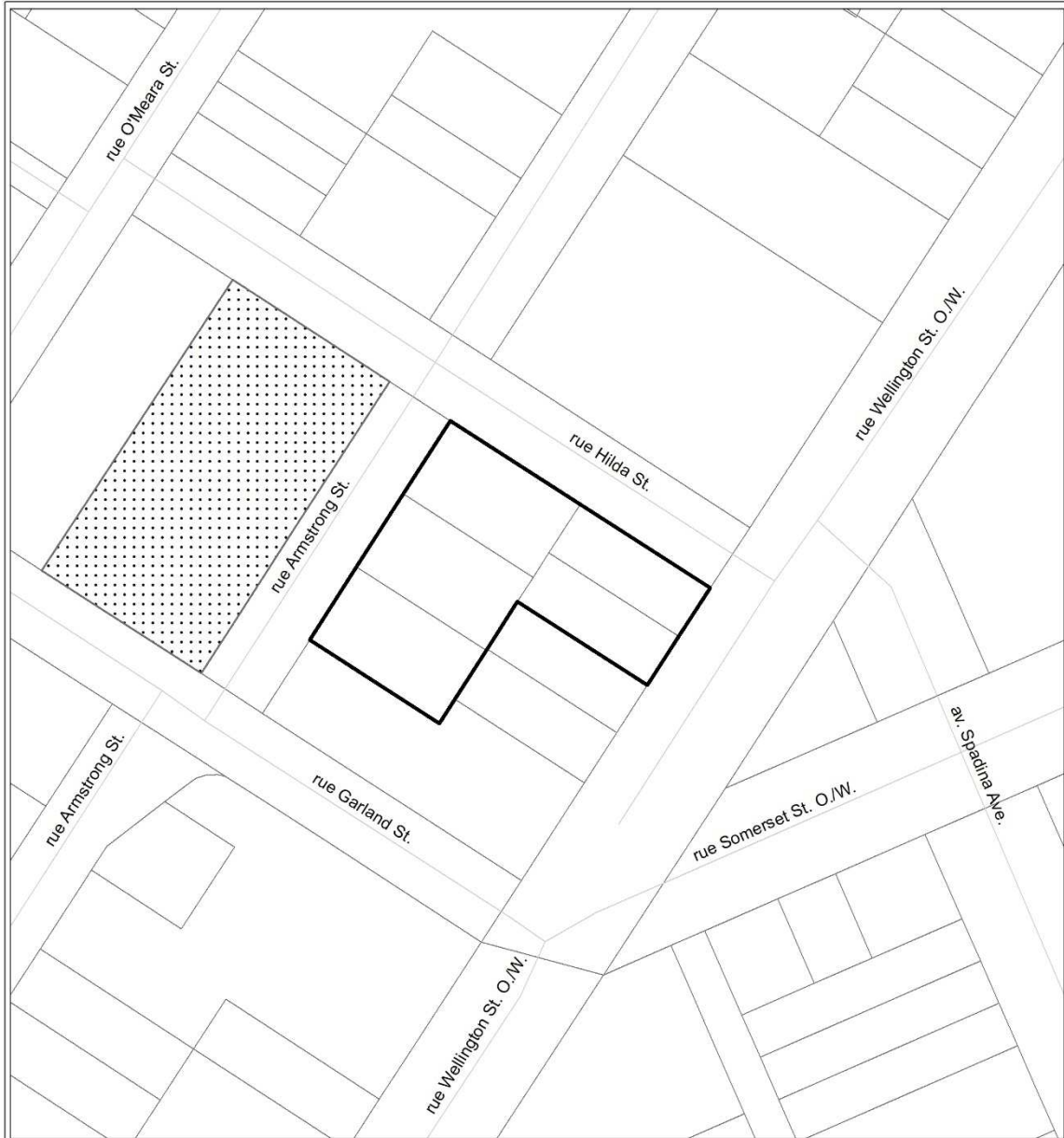
In order to ensure that demolition does not occur prematurely, and the loss of otherwise rentable units occurs before the owner is in a position to proceed with construction of a replacement building, staff are recommending that a condition be added to approval of this application to the effect the demolition shall not proceed until such time as the Site Plan approval has been obtained.



### **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.

**Contact:** Adrian van Wyk Tel: 613-580-2424, extension 21607 or e-mail: [Adrian.vanWyk@ottawa.ca](mailto:Adrian.vanWyk@ottawa.ca).

# Document 1 – Location Map



		<b>LOCATION MAP / PLAN DE LOCALISATION</b> <b>DEMOLITION CONTROL / RÉGLEMENTATION DES DÉMOLITIONS</b>	
D07-05-23-0001	23-0142-K		
I:\CO\2023\Demolition\Wellington_Armstrong			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div style="margin-right: 5px;">961 &amp; 967 rue Wellington St. O. / W. and/ et</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px dotted black; width: 20px; height: 10px; margin-right: 5px;"></div> <div style="margin-right: 5px;">Heritage (Section 60)</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px dotted black; width: 20px; height: 10px; margin-right: 5px;"></div> <div>Patrimoine (Article 60)</div> </div>	
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REVISION / RÉVISION - 2023 / 02 / 10		 <small>NOT TO SCALE</small>	