

Rocco and Domenic Cambareri

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City Planning
101 Centerpointe Drive Ottawa, ON
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Application for Demo Control: 317,323 & 325 Arthur Lane South

Respected Planning Committee,

Rocco and Domenic Cambareri (referred to herein as "the owners" are requesting a demolition control permit for the municipal address: 317,323 & 325 Arthur Lane South, Ottawa, ON, K1S 4J6.

Building Information:

The site is located in Capital Ward 17, near the intersection of Plymouth and West Cambridge Street. The building is a 2-storey triplex with a 1-storey addition on the east side. This building was built in the 1920s and purchased by the current owners in the early 2000's. The main building has a stone and mortar foundation and the 1-storey addition had a CMU foundation. The exterior walls are balloon framed with brick veneer on the west elevation and vinyl siding on the other elevations. The interior is finished with a combination of gypsum board and/or plaster and lathe finishes. The roof is a low slope flat roof.

It has a lot area of approximately 446.9m² (4810 sqft), with a building footprint of 187m² (2013 sqft). Currently zoning of this lot is R4N.

Demolition Request:

The owners are requesting the demolition of the current dwelling due to recent fire and water damages in November 2022. A structural engineer was retained in order to assess damages (see attached report). It was determined by the engineer; the fire and water damages are extensive to the point that full demolition of the structure is warranted as repair would not be practicable.

"We are of the opinion that although the building is not in danger of collapse, due to the extensive roof damages, we are of the opinion that the second-floor level is not safe to occupy, based on the potential for further roof collapse, which in turn, could potentially cause partial second floor level collapse."

Based on the direction from the structural engineer, the owners are requesting the safe removal of the existing building in its entirety as soon as possible, only leaving a detached storage shed on North-East of the site.

Servicing / Decommissioning Plan:

As part of the required information requested by the City, a decommissioning plan has been put together to ensure the current services are removed and capped at sewer laterals. It should be noted, new services from the city had been created in the recent years. The main water and waste water are entering from Arthur Lane South. 1 trench (road cut) is located on the North-West side of the building (servicing 317 Arthur Lane South), the other trench (road cut) is located at the centre of the building along the party wall of 323 and 325 Arthur Lane South, separate lines sharing the same trench while servicing both addresses. See the attached site plan for more detail. Please see below plan on Decommissioning services:

- Once Demolition permit is obtained, a road cut permit will be requested by the owner.
- Before the building is demolished, the Contractor shall cut the road at 2 locations outlined on the attached demolition site plan (dashed lines on plan).
- Once main water and wastewater sewer laterals are capped and inspected by the city, the road will be restored.
- Demolition of the building will then take place.

Site and Future Development:

Once the dwelling is removed, the site will be cleared of all remaining building debris. The existing hole will be backfilled with crushed stone and the site will be leveled flat with correct drainage. Contraction fencing will be step up around the perimeter of the building (please see site plan for exact extent). The landscaping will be maintained for any over growth.

Currently, the owners do not have any future development plans in place, as they are focusing on removing the building as soon as possible. They have advised on reviewing options in the near future. These options include the following:

- Rebuilding the triplex, similar to existing
- Exploring the R4 zoning and bylaws on a potential low rise apartment dwelling unit
- Selling the empty lot

As this is a large decision/commitment, the owners are requesting understanding on a timeline for the future development decision. As discussed with the city, the decommission plan provided was requested if future development had not been determined at the time of demolition control application. At this time a rough timeline of a year is being requested.

We thank the planning committee for its review of the demolition control application and would be pleased to provide any additional information that may be required to properly assess this request.

The following are provided as attachments:

- a) Cover Letter, including Planning Rationale and Service Decommissioning Plan - 2 Copies 8.5"x11"
- b) Filled out application form - 1 Copy
- c) Demolition Site Plan – 2 Copies 11"x17"
- d) Site Survey Plan – 2 Copies 11"x17"
- e) Engineering Assessment Report – 2 Copies 8.5"x11"

Best Regards,
Rocco and Domenic Cambareri