

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

Site Location: 319, 325 and 327 Richmond Road, 381 Churchill Avenue N. and 380 Winona Avenue

File No.: D07-05-24-0002

Date of Application: March 5, 2024

This DEMOLITION CONTROL application submitted by CLV Group Developments Inc. c/o Josie Tavares 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 \$8,667.00 for each of the 7 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 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 by October 29, 2024.

April 29, 2024

Date



Andrew McCreight
Manager, Development Review,
Central
Planning, Development and Building
Services Department

Attach: Demolition Control Application approval – Supporting Information



DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-05-24-0002

SITE LOCATION

319, 325 and 327 Richmond Road, 381 Churchill Avenue N. and 380 Winona Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is $1534.5m^2$. It is zoned TM[2722] S442 (Traditional Mainstreet Zone, Exception 2722, Schedule 442). There are five vacant buildings currently on the site, which were previously used for commercial, residential, and automobile-related uses. The buildings range between 1-3 storeys.

The purpose of the proposal is permit the demolition of existing buildings on the subject site in order to develop a 9-storey mixed-use building, which will include residential and retail uses.

The following is proposed: 177 residential rental units, 122 vehicular parking spaces (93 residential, 17 visitor, 12 retail), located underground, 179 bicycle parking spaces, located above and underground, as well as $2,523m^2$ of amenity space.

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.

CONSULTATION DETAILS

Councillor's Concurrence

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

Councillor Jeff Leiper indicated the following:

“I am supportive of this application and pleased to see it come forward, as the next step towards facilitating the redevelopment of this important site in Westboro.”

Response to Comments

N/A

Public Comments

Summary of Public Comments

Neighbours request that the site is secured with proper construction fencing. They have requested to be informed before hazardous materials are proposed to be removed and before demolition occurs.

A formal pedestrian crosswalk at or just east of Winona was requested to be installed during the construction of the new building.

Response to Comments

It is understood that the applicant has proactively engaged with neighbouring property owners and Staff have relayed neighbour's comments to the applicant to encourage ongoing engagement. All conditions imposed by an issued Demolition Permit will be required to be followed.

The City's Winona Avenue renewal project is currently underway and the City is engaging with the developer on the construction of sidewalks and crosswalks.

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

Document 1 – Location Map



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REVISION / RÉVISION - 2024 / 03 / 6	

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



**319, 325, 327 ch. Richmond Road,
381 av. Churchill Avenue N.
380 av. Winona Avenue**

