

**DEMOLITION CONTROL
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT, AND BUILDING SERVICES DEPARTMENT**

Site Location: 269, 271, 273, 275, 277, 279, 281 Bell Street South

File No.: D07-05-24-0006

Date of Application: June 25, 2024

This DEMOLITION CONTROL application submitted by Thomas Freeman, Fotenn Planning + Design, on behalf of Eli Samra is APPROVED subject to the following conditions:

1. That a building permit, for the replacement building, be issued 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 \$9,393.00 for each of the seven 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 and provide fencing as per the Demolition Plan, shown conceptually in Document 2, and as amended post-approval per Condition 4, to the satisfaction of the General Manager of Planning, Development and Building Services Department or their delegate. 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 prior to the preparation of the Demolition Agreement, the registered Owner shall provide an updated Demolition Plan (revising Document 2) that replaces the fences shown along the western property line, fronting the Bell Street South Right-of-Way, and the eastern property line, fronting the Arthur Lane South Right-of-Way, with fulsome shrubbery, to the satisfaction of the General Manager of Planning, Development and Building Services Department or their delegate.
5. That the approval be considered null and void if the Agreement is not executed by October 1, 2025.

March 31, 2025

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: D07-05-24-0006

SITE LOCATION

269, 271, 273, 275, 277, 279 and 281 Bell Street South, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in the Glebe Annex neighbourhood and is known municipally as 269, 271, 273, 275, 277, 279, and 281 Bell Street South. The site is a consolidation of six properties located on the east side of Bell Street South, between Highway 417 to the north, and Plymouth Street to the south. The six properties combined have a frontage of approximately 45 metres along Bell Street North, 38 metres along Arthur Lane South, and a total area of approximately 1,610 square metres. The site is surrounded by low-rise residential.

The properties are currently occupied by vacant low-rise residential dwellings. 269, 271, 273, 275, and 281 Bell St S are each occupied by two-storey detached dwellings. The properties at 277 and 279 Bell St S are occupied by a two-storey semi-detached dwelling.

The purpose of the Demolition Control Proposal is to permit the demolition of six buildings, consisting of seven residential units (five detached and one semi-detached dwelling), known municipally as 269, 271, 273, 275, 277, 279, and 281 Bell Street South.

The proposal is to demolish the existing six buildings, consisting of seven residential units. All seven residential dwelling units have been vacant since 2021 and were previously occupied by residential uses. The two detached dwellings on the north end of the subject site, known as 269 and 271 Bell St S, were significantly damaged by a fire in September 2022, which damaged the structural integrity of the buildings. The remaining buildings on the subject site are in states of disrepair, as detailed in the submitted Building Conditions Report, prepared by BPA, dated October 3, 2024 (Rev.1). The Owner is concerned about the current conditions of the buildings and concerned that the site is vulnerable to vandalism. The purpose for the demolition is to demolish the six buildings in advance of a redevelopment to address the deteriorating conditions of the buildings onsite.

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.

- Condition two and four will provide the authority for ensuring the site is in an acceptable, orderly and clean condition after demolition and until redevelopment occurs.
- Condition three 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 Shawn Menard has concurred with the proposed conditions of approval.

Councillor Shawn Menard indicated the following:

“The demolition control bylaw encourages redevelopment and the productive use of land in our urban core by requiring a building permit to be submitted before a demolition can take place. We also do this to discourage vacant lots in the heart of our city. There are scenarios where waiving the building permit requirement can nevertheless be supportable. In this case, the buildings on site pose a health and safety hazard due to damage that has been caused to the structures. Good faith efforts appear to have been made already to redevelop this property, but unavoidable delays appear to have prevented building permit submission up to this point, while an undesirable and unsafe situation continues. My office had discussed the preferability of maintaining the post demolition site as softscaped greenspace until a building permit is submitted, and this is outlined in the plan that is presented here. We are therefore satisfied with the plan as presented.”

Response to Comments

The approved Demolition Plan, subject to post-approval amendments, as per Document 2, illustrates that the Owner will put down hydroseed grass across the property post-demolition and a see-through metal gate along the north and south property lines and shrubbery along the west and east property lines to reduce unsafe situations.

Public Comments

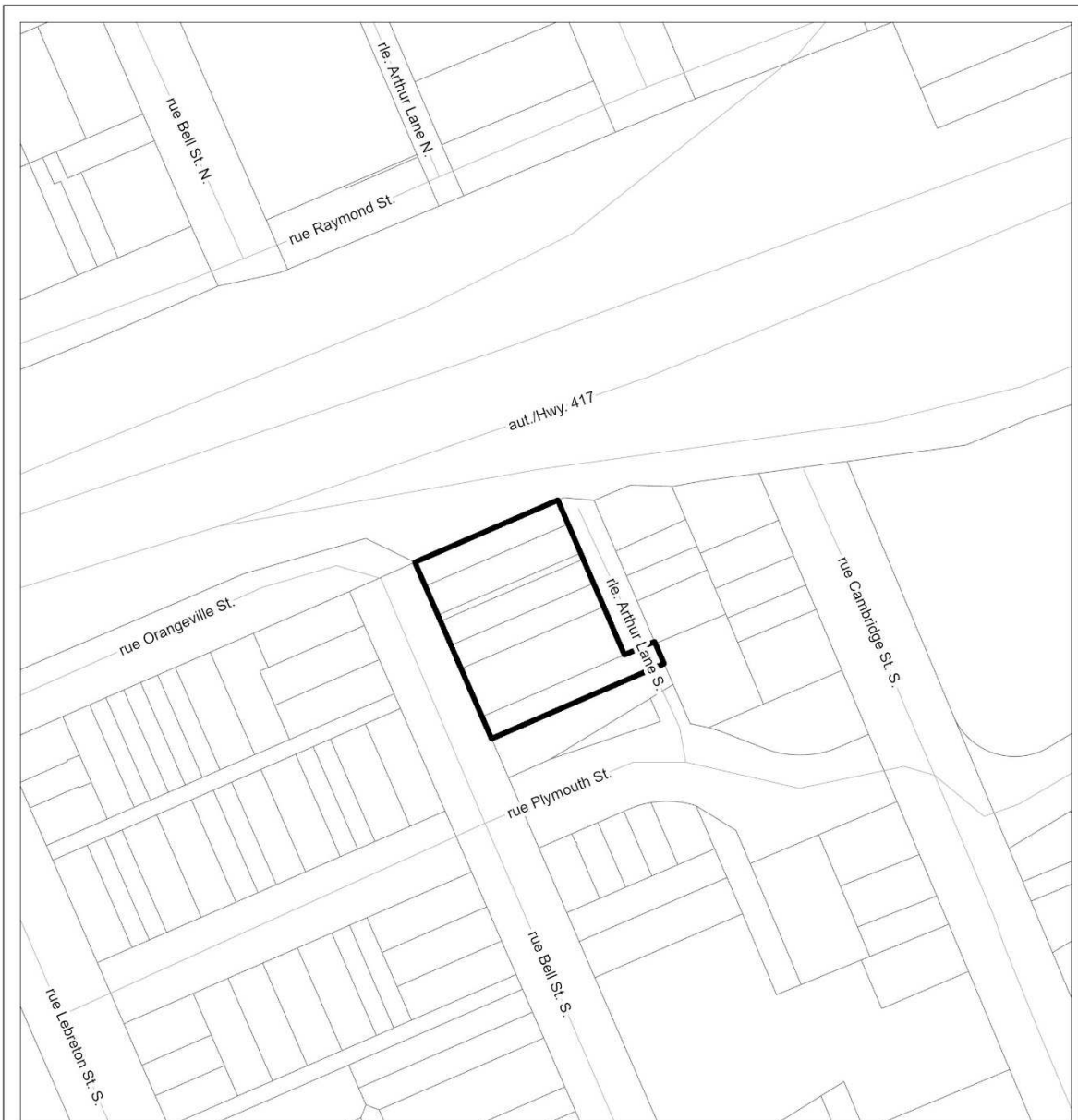
No public comments were received.

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: Ann O'Connor Tel: 613-580-2424, extension 12658 or e-mail: ann.oconnor@ottawa.ca

Document 1 – Location Map



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

D07-05-24-0006

24-1143-E

I:\CO\2024\Demolition\BellSouth_269_281

©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

©Les données de parcelles appartiennent à Terranet Entreprises Inc. et
à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans
autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2024 / 10 / 11



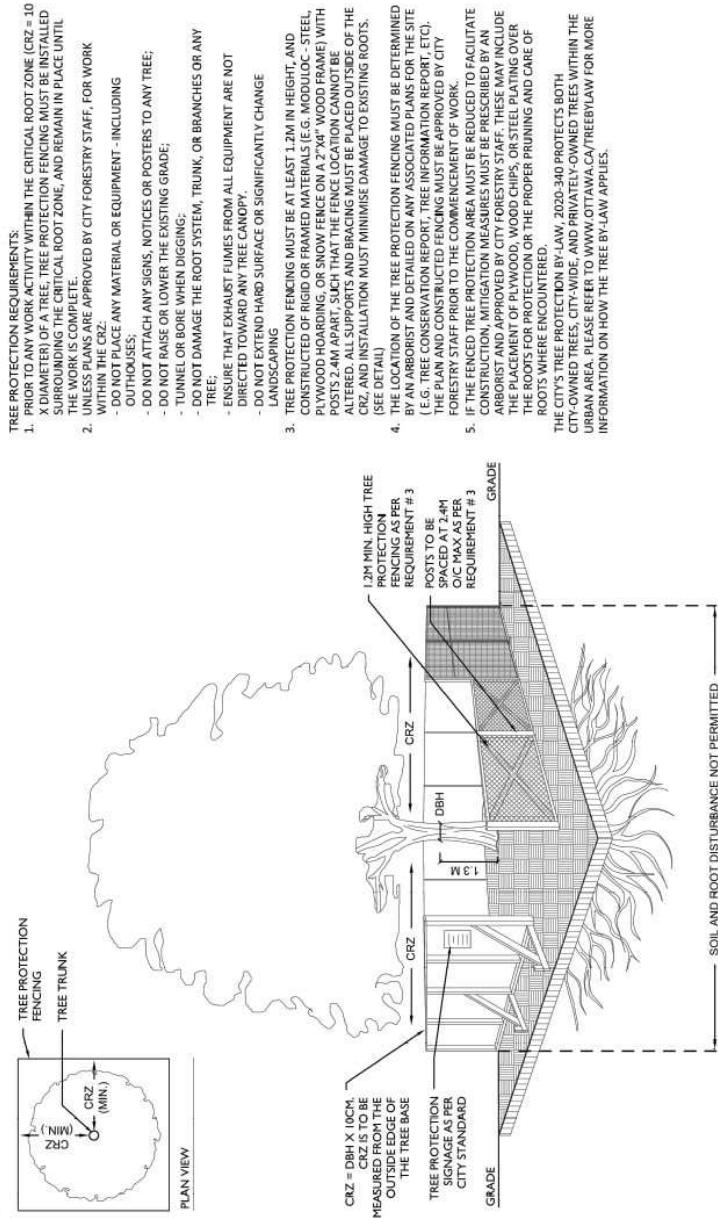
rue 269, 271, 273, 275, 277, 279, 281 Bell St. South



NOT TO SCALE

Document 2 – Conceptual Demolition Plans, subject to post-approval amendment that would replace fencing on the east and west property line with shrubbery. Required to be updated prior to Agreement preparation.





ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

NTS

MARCH 2021

DRAWING NO.: 1 of 1

No.	REVISION	DATE	BY
3	DEMOLITION PLAN	2024.01.02	TK
2	DEMOLITION PLAN	2024.12.04	MZ
1	CONCEPT PLAN	2024.07.02	TK

CLIENT
ELI SAMRA

FOTENN
Planning + Design

OTTAWA:
388 Cooper Street,
Suite 200,
Ottawa ON K2P 2H7

KINGSTON:
4 Catergall St,
Suite 111,
Kingston ON K7N 1Z7

TORONTO:
174 Spadina Ave,
Suite 204,
Toronto ON M5T 2C3
A-1-800-363-2626

DESIGNED	TK
REVIEWED	RP
DATE	5/24/04 BY AV