

June 21, 2016

Ms. Ann O'Connor
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

RE: Demolition Control Applications
D07-05-15-0003 - 144-146 Nepean Street
D07-05-15-0002 - 148 Nepean Street

We, the owners of the above noted properties, have submitted applications for demolition control for these two properties located at 144-146 Nepean St. and 148 Nepean St.

DESCRIPTION OF SUBJECT PROPERTIES AND CURRENT USE

144-146 Nepean St. is a two storey structure containing two units – one on the ground floor and a second unit on the second floor. Both units have been vacant since December 2007. It has a shared driveway with the adjacent property at 142 Nepean St. which is used for tandem parking.

148 Nepean St. is a single two storey detached residential house. It has been vacant since March 2013. There are currently three parking spots across the back of the property accessible from the driveway.

To the east of the subject properties, at 142 Nepean St. is a two storey, 6 unit apartment building. To the west of the adjacent properties, at 150 Nepean St. is a two storey residential house. To the south is a parking lot slated for a high rise residential development.

HISTORICAL USES

144-146 Nepean St. is a two storey structure. In approximately 1942, Monson's Dry Cleaning began operating a dry cleaning business from the civic address known as 146 Nepean St. (see advertisement from The Ottawa Journal dated November 7, 1942) through the 1950s. From 1962 until December 2007, Koffman Signs, a sign painting business operated from the same address. Since December 2007, it has been vacant.

Based on a newspaper advertisement for the rental of a new apartment (see The Ottawa Journal clipping dated April 7, 1953), it appears that sometime in 1953, the second floor of 144-146 Nepean, currently known as the civic address of 144 Nepean St., was converted to an apartment and was used as a residential apartment. The last known residential occupancy of 144-146 Nepean St. was in 1993/1994 (per City of Ottawa directories). The two addresses, 144 and 146 appear to have been used interchangeably over the years.

148 Nepean St. is a single two storey detached residential house of unknown age. It has always been used as a residential property.

ZONING

Both properties are zoned R5B(482).

HERITAGE STATUS

We were advised by e-mail from Mr. Douglas James, Planning and Growth Management, on July 10, 2015 that both properties are listed on the heritage reference list (categories 2, 3 and 4) but given their condition, there is no objection from the heritage division concerning their demolition.

RATIONALE

The proposed demolition is necessary for the following reasons:

1. Various structural engineering reports from Mr. Ralph Liebe of Liebe and Associates have advised that both buildings are beyond repair and have recommended that they should be demolished. See Engineering Reports dated August 24, 2013, December 5, 2013 and July 9, 2015. Both properties are vacant, in poor condition and unsuitable for any use (commercial or residential) as outlined in the engineering reports. Given the age and condition of the properties, it is not cost effective for the properties to be renovated to meet the current requirements of the *Building Code*.
2. The buildings also pose a safety hazard. Despite having the windows and doors boarded up and the property fenced in, they are still vulnerable to unauthorized entry (which continues to occur) and vagrancy. In 2015, some persons broke into 148 Nepean St. and set fire to a mattress requiring the Fire Department to respond. There are also ongoing complaints of graffiti on the buildings and of debris being dumped on the properties.
3. In 2011 it was discovered that the lands are contaminated due to the dry cleaning business that was operated at 144-146 Nepean in the 1940s and 1950s. According to a report prepared by Golder Associates dated September 23, 2011, the estimated costs to remediate the lands would be upwards of \$1,000,000. The cost of remediating the lands is cost prohibitive as we are unable to obtain financing to remediate the contaminated lands and redevelop.
4. The subject properties are designated in the Centertown Community Design Plan (CDP) as within the Apartment Neighbourhood and could support future redevelopment for High-Rise residential buildings of 16 storeys or more. As noted above, we are unable to redevelop the properties to their maximum potential use as desired under the CDP as we

are not in the property development business. Given this, we are of the view that the remediation of the lands will become cost effective only in the context of a large-scale development. We believe that the costs to remediate the contaminated lands would not be a significant issue for an experienced land developer who has the necessary skills and resources.

5. Owners of the adjacent neighbouring properties at 142 Nepean St. and 150 Nepean St. have advised the current owners that they are in favour of the demolition of the two structures and prefer that there be vacant land rather than the buildings in their current state. The current condition of the properties is affecting their rights of use and enjoyment of their own properties. The owner of 142 Nepean St. has also had increasing difficulties in renting units in his building due to the condition of these properties as well as frequent complaints from existing tenants.
6. Subsequent to demolition, the vacant land will be levelled and graded. The existing parking for both properties will be relocated along the back of the properties. Access to the relocated spots will be from the existing shared driveway between 142 and 144-146 Nepean St. Please see Concept Plan.

In summary, we request approval of these applications for Demolition Control for the short term benefit of removing safety hazards from the community and for the long term benefit of future development as planned for in the CDP. We feel that the demolition of these properties is in the best interest of the community.

Thank you in advance for your consideration.

Marilena and Rosangela Guerra