

139 - 143 Balsam Street (20 Larch Street)

DEMOLITION CONTROL - PLANNING RATIONALE

DECEMBER 2018

December 18, 2018

Kimberly Baldwin
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

**RE: Demolition Control Application
143-139 Balsam Street (20 Larch Street)
Ottawa, ON K1R 6W9**

Dear Ms. Baldwin;

Please find enclosed a Demolition Control application for Preston Hardware's two buildings: 1) residential building located at 143 Larch Street, and industrial building located at 20 Larch Street, as well as 2) one residential building located at 139 Balsam Street. 143 Balsam (20 Larch) is described as Lot 27 on Registered Plan 66, and 139 Balsam is described as Part Lot 26 on Plan 66. Both properties are located within the Area of Demolition Control as identified in Schedule 1 of the Demolition Control By-law 2012-377.

The entire site is 7,216 square metres and consists of one combined residential-industrial building, and another residential building; 143 Balsam Street (20 Larch Street) and 139 Balsam Street.

Under the Official Plan (OP), the subject site is designated as General Urban Area (GUA), and is zoned RH4 - Residential Fourth Density Zone within a Mature Neighbourhoods Overlay. It is also subject to the policies outlined in the Preston-Champagne Secondary Plan and will be subject to the future Gladstone Station District Community Design Plan (CDP). Neither of the two properties are recognized under the City of Ottawa's heritage register.

In keeping with the requirements of this application, a Building Conditions Report (BCR) and Designated Substances Survey (DSS) by the Paterson Group were completed in November of 2018 and submitted as part of the application.

The BCR demonstrates that property elements at 143 Balsam (20 Larch) and 139 Balsam range from unsatisfactory to satisfactory condition, with several elements needing immediate repair and replacement. The DSS details that building materials from 143 Balsam Street (20 Larch) do contain asbestos and lead. None of the materials analyzed from 139 Balsam contained asbestos. In addition, there is the possibility of limited quantities of acrylonitrile, arsenic, benzene, ethylene oxides, isocyanate and silica located at both properties that are not an immediate concern, but precautionary measures will be followed during demolition.

Preston Hardware intends to apply for a demolition permit for the subject buildings upon approval of this application, with the long term intent to re-develop their holdings for the majority of the block. The redevelopment is intended to be carried out over a five year period. The subject site will be cleared, graded, landscaped and fenced according to the details outlined in the proposed landscape plan. These interim conditions are to remain on the site until redevelopment of Preston Hardware's other adjacent holdings.

In conclusion, the application for Demolition Control implements the principles of good land use planning and should be recommended for approval based on the below mentioned rationale:

- The Building Conditions Report indicates that the subject properties will require a significant amount of work in the immediate term and within the next five years.
- The Designated Substance Survey indicates that 143 Balsam (20 Larch Street) does contain harmful substances

under the Occupational Health and Safety Act. Both properties have the potential to contain additional harmful substances that will be controlled during the demolition process.

- The demolition will result in long term benefits to the community by adding more housing units than removed in the demolition process throughout the redevelopment process.
- Retaining Preston Hardware in its current location provides long term economic benefits to the community and to community members.
- With new developments, such as Gladstone Village planned around the future LRT station, the neighbourhood is changing and Preston Hardware wants to be part of it.
- The future development will be subject to additional approvals and are intended to reflect the future intent of the Gladstone Station Community Design Plan.

If you have any further questions or concerns, please do not hesitate to contact the undersigned at (613) 680-9450.

Sincerely,

Aidan J. Kennedy, M.Pl.
Development Planner
GBA Development and Project Management

John Moser, MCIP RPP
Vice President - Planning Management
GBA Development and Project Management

