



**DEMOLITION CONTROL  
DELEGATED AUTHORITY REPORT  
GENERAL MANAGER, DEVELOPMENT REVIEW  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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**Site Location:** 818 Gladstone Avenue

**File No.:** D07-05-19-0002

**Date of Application:** July 26, 2019


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This DEMOLITION CONTROL application submitted by Ottawa Community Housing is APPROVED subject to the following conditions:

1. That replacement building(s) be substantially completed within 10 years from the date of this approval, and in default thereof, the registered Owner shall pay to the City an amount equal to \$5,000 for each of the sixty-three residential units to be demolished, which sum shall, until payment thereof, be a lien or charge upon the subject lands and the City Clerk or the City Solicitor may register a certificate signed by the Clerk on title to the subject lands with respect to the said lien in accordance with subsection 33(9) of the Planning Act.
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 and fence the property to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department and as illustrated in the attached Document 1 – Demolition Control Plan. 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 April 23, 2020.

Oct 22, 2019  
Date

  
\_\_\_\_\_  
Stephen Willis  
General Manager  
Planning, Infrastructure and Economic  
Development Department

Attach: Demolition Control Application approval – Supporting Information



## DEMOLITION CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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### SITE LOCATION

818 Gladstone Avenue, D07-05-19-0002

### SYNOPSIS OF APPLICATION

The site is located in the Dalhousie neighbourhood, and is a full city block, with frontage on four public streets. The site area is 4.2 acres (or approximately 17,000 square metres) and has approximately 55 metres of frontage on Gladstone Avenue, approximately 152 metres of frontage on Booth Street, approximately 100 metres of frontage Raymond Street, and approximately 160 metres of frontage on Rochester Street.

To the north, the site abuts the Gladstone Avenue right-of-way, beyond which is a recently approved redevelopment that contains a 6-storey apartment dwelling fronting Gladstone Avenue. To the east, the site abuts Piazza Dante Park and the Booth Street Right-Of-Way, beyond which is Saint Anthony's Church and low-rise residential dwellings. To the south, the site abuts Raymond Street, beyond which is Highway 417. To the west, the site abuts Rochester Street, beyond which is an adult high school. Diagonal to the site, on the north-west corner of Rochester and Gladstone Avenue, is a 21-storey apartment building. The site is currently occupied by 11 buildings, containing a total of 78 townhouse dwellings with internal courtyards, a basketball court, and surface parking lots.

The proposal is to demolish nine of the buildings onsite, containing 63 townhouse dwellings. The two buildings in closest proximity to Gladstone Avenue are being retained at this time. The owner of the site is the affordable housing provider Ottawa Community Housing (OCH). OCH has already relocated the tenants within the 63 townhouses proposed for demolition. As these townhouses are vacant, OCH is concerned that the site is vulnerable to vandalism. The purpose for demolition is to prepare the site for redevelopment in advance of being issued a construction permit.

### 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 Catherine McKenney - Somerset has concurred with the proposed conditions of approval.

### **Public Comments**

This application was subject to the Public Notification and Consultation Policy. One member of the public provided comments, which are summarized below:

**Comment:** A member of the public was not supportive of the demolition. They indicated that the City is facing a severe shortage of rental housing, in particular for those people on a limited income. They indicated that we need to be upgrading and increasing affordable rental stock, not demolishing it and building something that will take years to build and be likely far more expensive as the neighbourhood continues to gentrify. They indicated that the buildings proposed to be demolished should alternatively be renovated and made available to low-income tenants.

**Response:** The intent of this Demolition Control application is to prepare the site for redevelopment. To the City of Ottawa's knowledge, Ottawa Community Housing intends to redevelop the site to offer more affordable housing than the current development allows.

## **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 (General Manager.)

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