



August 6, 2015

Amanda Marsh  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, Ontario  
K1P 1J1

**RE: Demolition Control Application  
293 Lisgar Street**

Dear Ms. Marsh,

Please find enclosed a Demolition Control application for Richcraft's vacant, residential building located at 293 Lisgar Street. The subject property is legally described as Lot 39 on Registered Plan 2996, and is located within Area of Demolition Control as defined by Schedule 1 of the Demolition Control By-law 2012-377.

The entire development site is 2710 square metres, and consists of three residential buildings; 293 and 309 Lisgar Street, and 176 Nepean Street. The other two buildings, not subject to this application, are currently occupied. These buildings will also need to be demolished, once they become vacant, and Richcraft moves closer towards development.

The subject site is designated as a General Urban Area in the Official Plan (OP), and is zoned R5B [482] F (3.0) – Residential Fifth Density Subzone B, Exception 482, with a Floor Space Index of 3. It is also subject to the policies outlined in the Centretown Secondary Plan and Centretown Community Design Plan (CDP).

The Secondary Plan groups the subject site within the high profile, apartment neighbourhood area, and situates it outside the Heritage Overlay and Heritage Conservation District. The Centretown Community Design Plan (CDP) gives the building a Group 3 heritage classification – that's is, a building having significance as part of a wider grouping or streetscape. However, it is not designated under Part IV or V of the Ontario Heritage Act. Note, Heritage Staff were consulted during the pre-application process, and no concerns were identified.

In support of this application, Building Conditions Reports by Cunliffe & Associates Consulting Structural Engineers were completed. The report demonstrates that the building's interior is in serious disrepair, and cracked masonry on the exterior indicates the possibility of foundation settlement. Richcraft holds that remedial work required to bring these structures up to acceptable conditions would be cost prohibitive.

Richcraft intends to demolish the building upon approval of this application in order to enable future development of the site. The subject site will then be cleared, graded, and landscaped according to the details outlined in the proposed Concept Plan. These interim conditions are to remain on site until redevelopment.

The proposed demolition is necessary for the following reasons:

1. The building is in poor condition and unsuitable for residential use. These buildings pose as a safety hazard as the buildings are still vulnerable to unauthorized entry and vagrancy, despite the locking and ongoing monitoring of the property.
2. The building does not currently meet the guidelines set out in the Secondary Plan. As mentioned, the Secondary Plan designates this area as high profile, apartment neighbourhood with a maximum height of 27 storeys.
3. A high-rise building is being proposed at 287 Lisgar Street. Given the poor shape of the building at 293 Lisgar Street, it is unlikely to withstand construction of the adjacent building.
4. The future development of the site will result into a considerable increase of housing units, and affordable housing will likely be secured through the Section 37 community benefits.

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

- The proposed future use will be in accordance with the planning policy framework.
- Heritage Staff were consulted during the pre-application process, and no concerns were identified.
- The Building Conditions Report indicates that the building is beyond the state of reasonable use.
- The building is currently vacant, and therefore does not provide any housing units.
- The demolition will result in the short term benefit of removing the safety hazard from the community, and will result in the long term benefit of the future development.

The future development will be subject to Site Plan Control approval and will better reflect the intent of the Secondary Plan, thus, improving the overall character of the area.

If you have any questions or concerns, please do not hesitate to contact me at (613) 739-7111 ext. 132.

Regards,



**Kevin Yemm**

VP of Land Development

*RICHCRAFT (LISGAR) Ltd.*