

Planning and Economic Development Committee
Comité de l'urbanisme et de l'expansion économique

Agenda 10A
Ordre du jour 10A

Tuesday, May 30, 2000 - 9:15 a.m.
Le mardi 30 mai 2000 - 9 h 15

Victoria Hall, First Level
Bytown Pavilion, City Hall

Salle Victoria, niveau 1
Pavillon Bytown, hôtel de ville



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Action Items

Articles pour exécution

1. **Demolition Control - 1530 and 1542 Scott Street** **1**
Réglementation des démolitions - 1530 et 1542, rue Scott
Ref.: ACS2000-PW-PLN-0072 **OT7 - Kitchissippi**

AML

May 17, 2000

ACS2000-PW-PLN-0072
(File: OMD2000/001)

Department of Urban Planning and Public
Works

Ward/Quartier
OT7 - Kitchissippi

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

1. Demolition Control - 1530 and 1542 Scott Street

Réglementation des démolitions - 1530 et 1542, rue Scott

Recommendation

That the Demolition Control application for 1530 and 1542 Scott Street, be **APPROVED**.



May 23, 2000 (1:16p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

DC:dc

Contact: Denis Charron - 244-5300 ext. 1-3422



May 24, 2000 (1:01p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.



May 18, 2000 (10:59a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The recommendation of APPROVAL to permit the demolition of two residential buildings at 1530 and 1542 Scott Street is based on the following reasons:

Impact on Housing Supply

The two subject single family residential buildings have been vacant for approximately one year and have been boarded-up since February 25, 2000. The owners have indicated that they have no immediate plans to redevelop the subject sites but are still in the process of assembling surrounding lands for future development.

A strategic aim of the Official Plan is to conserve the existing housing stock. One means of conserving the existing housing stock is by controlling the demolition/removal of dwelling units. To this end, the Official Plan contains a specific policy that does not permit the loss of housing through demolition unless replacement units are provided by the proponent. Exceptions to this policy may be permitted where it can be demonstrated that other Official Plan objectives are being served and that the loss of housing is outweighed by the positive effects of the proposal.

Approval to demolish the subject buildings will only have a negligible impact on the housing supply in the City. Although demolition will confirm the loss of these two buildings for residential purposes, it will also provide for the opportunity of a more intensive residential development in accordance with the CE3[651]F(1.5)H(19.0) zoning. This zoning is predominantly a commercial zone but also permits higher density residential uses such as townhouses, stacked townhouses, apartments and high rise apartments.

No similar applications for demolition (without replacement buildings) have been received in the last five years in this area. This indicates that there is no larger undesirable pattern of dwelling unit loss. The applicant has not requested any interim use of the property such as public parking which might delay eventual redevelopment of the property.

Condition of Buildings

The subject buildings are both two-storey, wood structures with no heritage value. The Property Standards Division inspected both buildings on April 27, 2000 and provided a report with the following comments:

- foundations are deteriorated and structurally unsound
- windows and doors are broken
- plumbing pipes are broken
- floors, ceilings and walls need to be replaced (water damage)
- electrical panels and service cut
- roofs need to be replaced
- recommend immediate demolition due to extensive repairs required to bring them to Building Code standards.

The applicant has also indicated that unauthorized persons occasionally use the buildings, as the front doors and wood sheathings have been opened.

The Official Plan sanctions demolition of existing housing through Policy 3.4.2 of the Plan where housing has deteriorated to a point that it presents a safety or fire hazard. It is the Department's opinion that the buildings, in their present state, constitute a fire and safety hazard.

Maintenance and Use of Vacant Land after Demolition

To ensure that the subject lands are not used for other purposes (i.e. accessory parking), the owner has indicated that the sites will be seeded and not used for any other purposes until the proper approvals and permits for redevelopment are issued. Two trees located on private property are also to be protected. Also, all properties in the City are subject to the Property Standards By-law which prescribes maintenance standards (rubbish removal, trimming of vegetation) for vacant lands (Part III of By-law 4-93).

Consultation

There was no response to the posting of an on-site information sign and notification sent to concerned community groups. The Ward Councillor has been circulated a copy of the application.

The Fire Prevention Bureau commented that it does not have any records of fire occurring nor does it plan to issue an Ontario Fire Marshal's Order at this time.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the applicant [Primrose Excavation Limited, 494 Rochester Street, K1S 4L8] and the owner [Christie & Walter, 570 Industrial Avenue, K1G 0Y9] of City Council's decision.

List of Supporting Documentation

Document 1 Location Map

Part II - Supporting Documentation

Location Map

Document 1

