

**Report to/Rapport au :**

**Planning Committee  
Comité de l'urbanisme**

**and Council / et au Conseil**

**June 6, 2012  
6 juin 2012**

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice  
municipale adjointe,  
Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource:

*John Smit, Manager/Gestionnaire, Development Review-Urban Services / Examen des  
projets d'aménagement-Services urbains / Planning and Growth  
Management/Urbanisme et Gestion de la croissance  
(613) 580-2424, 13866 John.Smit@ottawa.ca*

---

College/Collège (8)

Ref N°: ACS2012-PAI-PGM-0162

---

**SUBJECT: DEMOLITION CONTROL – 2781, 2791, 2797 BASELINE ROAD**

**OBJET : DÉMOLITION RÉGLEMENTÉE – 2781, 2791 ET 2797, CHEMIN  
BASELINE**

**REPORT RECOMMENDATIONS**

**That the Planning Committee recommend Council approve demolition of 2781, 2791 and 2797 Baseline Road subject to the following conditions:**

- 1. A replacement building for the property shall be substantially commenced within two years from the issuance of a demolition permit and in default thereof, the City Clerk and Solicitor shall enter on the collectors roll the sum of \$10,000.00 for each dwelling unit contained in the residential properties demolished;**
- 2. The Owner(s) enters into an agreement with the City including the forgoing condition and pays all the 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;  
and**

- 3. The approval of this application is null and void if the provisions of Condition 2 above have not been fulfilled within 45 days of the date of this approval.**

### **RECOMMANDATIONS DU RAPPORT**

**Que le Comité de l'urbanisme recommande au Conseil d'approuver la démolition des immeubles situés aux 2781, 2791 et 2797, chemin Baseline, aux conditions suivantes :**

- 1. Que la construction d'un immeuble de remplacement soit en bonne partie commencée dans les deux ans suivant la délivrance d'un permis de démolition, suivant la date de la présente approbation, à défaut de quoi le greffier municipal et chef du contentieux inscrira au rôle du percepteur la somme de 10 000 \$ pour chaque logement contenu dans les immeubles résidentiels démolis;**
- 2. Que le ou les propriétaires concluent avec la Ville une entente renfermant la condition ci-dessus et paient la totalité des coûts liés à l'enregistrement de cette entente. Lorsqu'un permis de construire aura été délivré pour le réaménagement du site et qu'un immeuble de remplacement aura été construit, l'entente deviendra nulle et non avenue et fera l'objet d'une libération à la demande du propriétaire. Celui-ci paiera la totalité des coûts liés à l'enregistrement de la libération;**
- 3. Que l'approbation de la présente demande soit nulle et non avenue s'il n'a pas été donné suite aux dispositions de la condition 2 dans les 45 jours suivant la date de la présente approbation.**

### **BACKGROUND**

The subject property is a corner lot located on the north side of Baseline Road, and is bounded by Morrison Drive on the west and Draper Avenue to the north (see Document 1). The property has a frontage of 150 metres along Baseline Road and an area of 5.37 acres. Currently, there are seven two-storey residential buildings on the site each with 12 units for a total of 84 units. Three buildings which abut Baseline Road (2781, 2791 and 2797) are currently vacant and are proposed to be removed to allow for the first phase of the redevelopment program shown in Document 2 to begin.

The purpose of the application is to facilitate the overall phased redevelopment of the property, beginning with the buildings along Baseline Road then moving north towards Draper Avenue. The demolition of the buildings, as shown in Document 3, will prepare the site for the first phase of redevelopment and allow for the relocation of a sales

centre for the property, which is currently accessed from Morrision Drive and is located within an existing parking lot.

An approved development concept and zoning by-law amendment approved by Council on May 23, 2012 regulates the form and intensity of development for the site. The revised concept proposes to create 400 residential units with six new buildings ranging in height from 17 to 18 metres. The zoning by-law amendment includes a holding provision that prohibits any development on the site until such time as a Site Plan Control application has been submitted and approved.

## DISCUSSION

The *Planning Act* and the Demolition Control By-law enable Council to impose conditions on residential demolition approvals. The former City of Ottawa enacted a Demolition Control By-law, pursuant to Section 33 of the *Planning Act, RSO 1990* as amended, preventing the demolition of residential buildings within the former City of Ottawa without first obtaining a building permit for redevelopment of a property unless approval for such a demolition is given by Council. The purpose of the Demolition Control By-law is to ensure that sites where residential properties are demolished do not remain vacant for extended periods of time thereby resulting in the loss of residential housing stock and/or derelict sites.

The applicant currently has Site Plan Control approval for a previous development concept; however, this development program is no longer being advanced. As result, a revised Site Plan Control application is anticipated to reflect the revised proposal as approved by Committee and Council as shown in Document 2.

Staff is satisfied that the demolition of the vacant buildings will not negatively impact the residential housing stock as the buildings have been unoccupied for a significant amount of time, and the removal of these buildings will help advance the redevelopment of the site in a form that is consistent with the principles and policies of the Official Plan.

The property currently contains four residential buildings that are occupied and three that are vacant. Subject to the conditons contained in the recommendations of this report, staff recommend demolition control approval apply only to the vacant buidlings shown in Document 3, which are 2781, 2791 and 2797 Baseline Road. To facilitate the timely redevelopment of the site after demolition, the agreement to be registered on title will require that a sum of \$10,000.00 per dwelling unit (36 x \$10,000) will be placed on the collectors roll as a penalty should a replacement building not be substantially commenced within two years. Once applied to the collectors roll, the additional \$360,000.00 will remain until such time it is paid in full.

With repsect to the remaining occupied buildings not recommended for demolition, any further reuquests for demolition prior to the issuance of a building permit will be assessed on their own merit. Upon the issuance of Site Plan Control approval and the removal of the holding provision, the applicant may apply for and receive a building permit for a future phase without requiring demolition control approval ensuring that

replacement units are constructed in a timely manner and thereby maintaining a sufficient housing stock.

### RURAL IMPLICATIONS

There are no rural implications associated with this report.

### CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. No comments were received in opposition to the application during the public consultation period.

### COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this report.

### LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

### RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

### FINANCIAL IMPLICATIONS

To facilitate the timely redevelopment of the site after demolition, the agreement to be registered on title will require that a sum of \$10,000 per dwelling unit (36 x \$10,000) will be placed on the collectors' roll as a penalty should a replacement building not be substantially commenced within two years. Once applied to the collectors' roll, the additional \$360,000 will remain until such time it is paid in full.

Costs associated with the registration of the agreement, and the registration of the release of the agreement, will be borne by the Owner(s).

### ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

### ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

The application advances the Council Priority of Governance, Planning and Decision Making.

APPLICATION PROCESS TIMELINE STATUS

The application was processed by the "On Time Decision Date" established for the processing of a Demolition Control application.

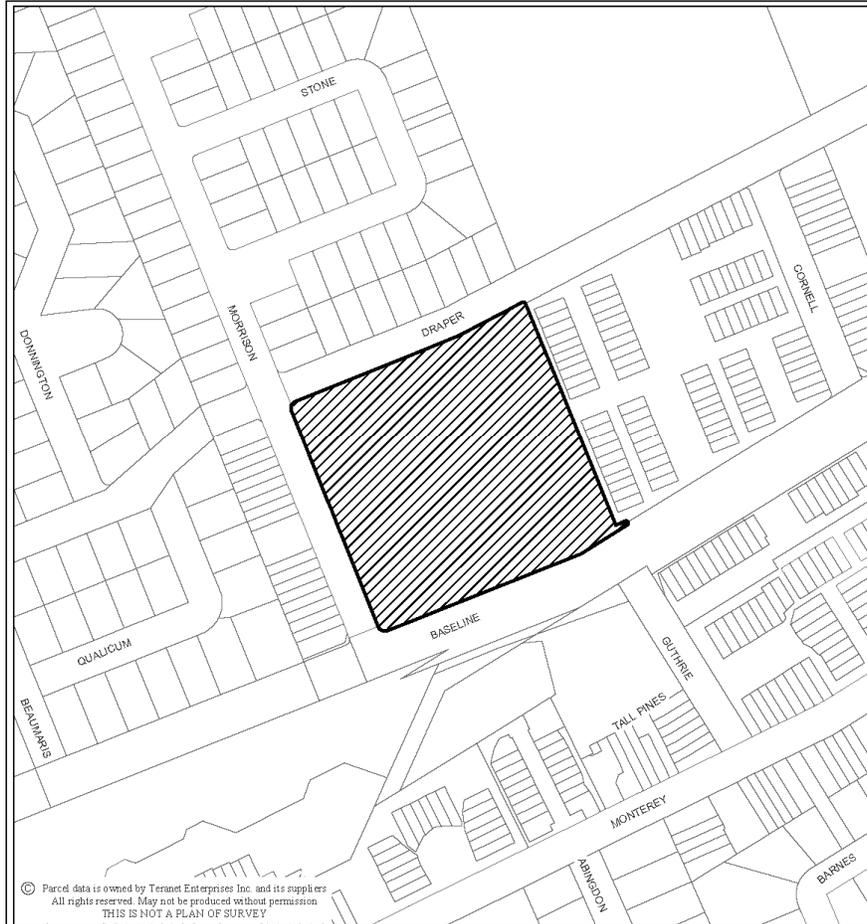
SUPPORTING DOCUMENTATION

Document 1 Location Map  
Document 2 Site Plan Concept  
Document 3 Extent of Demolition Control Approval

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the Owner, applicant, Ottawa Scene of Council's decision.

Legal Services to prepare the implementing Demolition Control agreement .



 <p>Produced by Infrastructure Services and Community Sustainability Produit par Services d'infrastructure et Viabilité des collectivités</p> <p>D02-02-11-0117      11-1698</p> <p>I:\CO\2011\ZKP\BASELINE\2781.MXD</p> <p>2011 / 12 / 13</p> <p>REVISION DATE    DE RÉVISION</p>	 <p><b>Location Map / Plan de révision</b> <b>Zoning Key Plan / Schéma de zonage</b> <b>2781 Baseline Road</b></p> <p>039470244 Denotes Teranet-Polaris Parcel Identification Number</p>	<p>Échelle N.T.S. Mètres</p>  <p>Scale N.T.S. Mètres</p>
---	---	---



**EXTENT OF DEMOLITION CONTROL APPROVAL**  
**2781, 2791 & 2797 BASELINE ROAD**

