

- 7. Motion – Demolition Control – 181, 183, and 187 Holland Avenue**
- Motion - Demande de démolition des bâtiments situées aux 181, 183 et 187, avenue Holland**

**Committee recommendations**

**That Council approve demolition control for the existing buildings on the property subject to the following conditions:**

- 1. the landscaping of the property shall be finalized in accordance with conditions established by the General Manager of Planning, Infrastructure and Economic Development;**
- 2. the registered Owner agrees that, to the discretion of the General Manager, Planning, Infrastructure and Economic Development Department, a replacement building must be substantially completed within five years from the date of this approval and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$5,000 for each of the two residential dwellings to be demolished;**
- 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 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 of the Owner; the Owner shall pay all costs associated with the release of the Agreement;**
- 4. the registered Owner agrees that a demolition permit will not be issued and the buildings cannot be demolished until such time that the Agreement referenced herein has been executed and registered on title;**
- 5. this approval is considered null and void if the Agreement is not executed within one month of Council's approval.**

### Recommandations du Comité

**Que le Conseil approuve la demande de démolition des bâtiments situés sur la propriété, aux conditions suivantes :**

- 1. l'aménagement paysager sera réalisé conformément aux conditions établies par le directeur général de la Planification, de l'Infrastructure et du Développement économique;**
- 2. le propriétaire enregistré convient que la construction du nouveau bâtiment devra être substantiellement avancée – selon ce qu'en jugera le directeur général de la Planification, de l'Infrastructure et du Développement économique – dans les cinq ans suivant la date de la présente approbation, sans quoi le greffier municipal ajoutera au rôle du percepteur la somme de 5 000 \$ pour chacun des deux bâtiments résidentiels à démolir;**
- 3. le propriétaire inscrit conclura avec la Ville d'Ottawa une entente comprenant les conditions susmentionnées et paiera tous les coûts d'enregistrement de cette entente. Une fois le permis de construire délivré et le nouveau bâtiment construit, l'entente deviendra caduque et le propriétaire pourra en demander la libération, à ses frais;**
- 4. le propriétaire convient qu'aucun permis de démolir ne sera délivré et que les bâtiments ne pourront être démolis avant que l'entente susmentionnée n'ait été conclue et inscrite au titre foncier;**
- 5. la présente approbation est déclarée invalide si l'accord n'est pas signé dans le mois suivant l'approbation du Conseil.**

### Documentation/Documentation

1. Committee Coordinator's report, Office of City Clerk, dated January 4, 2021 (ACS2021-OCC-PLC-0001)

Rapport de la Coordinatrice du comité, Bureau du Greffier municipal, daté le 4 janvier 2021 (ACS2021-OCC-PLC-0001)

Report to  
Rapport au:

Council  
Conseil

27 January 2021 / 27 janvier 2021

Submitted on January 4, 2021  
Soumis le 4 janvier 2021

Submitted by  
Soumis par:

Melody Duffenais, Committee Coordinator / coordonnatrice du Comité

Contact Person

Personne ressource:

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Ward: KITCHISSIPPI (15)

File Number: ACS2021-OCC-PLC-0001

**SUBJECT: Motion - Demolition Control – 181, 183, and 187 Holland Avenue**

**OBJET: Motion - Demande de démolition des bâtiments situées aux 181, 183  
et 187, avenue Holland**

## REPORT RECOMMENDATIONS

That Council approve demolition control for the existing buildings on the property subject to the following conditions:

1. the landscaping of the property shall be finalized in accordance with conditions established by the General Manager of Planning, Infrastructure and Economic Development;
2. the registered Owner agrees that, to the discretion of the General Manager, Planning, Infrastructure and Economic Development Department, a replacement building must be substantially completed within five years

from the date of this approval and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$5,000 for each of the two residential dwellings to be demolished;

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 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 of the Owner; the Owner shall pay all costs associated with the release of the Agreement;
4. the registered Owner agrees that a demolition permit will not be issued, and the buildings cannot be demolished until such time that the Agreement referenced herein has been executed and registered on title;
5. this approval is considered null and void if the Agreement is not executed within one month of Council's approval.

#### **RECOMMANDATIONS DU RAPPORT**

Que le Conseil approuve la demande de démolition des bâtiments situés sur la propriété, aux conditions suivantes :

1. l'aménagement paysager sera réalisé conformément aux conditions établies par le directeur général de la Planification, de l'Infrastructure et du Développement économique;
2. le propriétaire enregistré convient que la construction du nouveau bâtiment devra être substantiellement avancée – selon ce qu'en jugera le directeur général de la Planification, de l'Infrastructure et du Développement économique – dans les cinq ans suivant la date de la présente approbation, sans quoi le greffier municipal ajoutera au rôle du percepteur la somme de 5 000 \$ pour chacun des deux bâtiments résidentiels à démolir;
3. le propriétaire inscrit conclura avec la Ville d'Ottawa une entente comprenant les conditions susmentionnées et paiera tous les coûts d'enregistrement de cette entente. Une fois le permis de construire délivré

**et le nouveau bâtiment construit, l'entente deviendra caduque et le propriétaire pourra en demander la libération, à ses frais;**

- 4. le propriétaire convient qu'aucun permis de démolir ne sera délivré et que les bâtiments ne pourront être démolis avant que l'entente susmentionnée n'ait été conclue et inscrite au titre foncier;**
- 5. la présente approbation est déclarée invalide si l'accord n'est pas signé dans le mois suivant l'approbation du Conseil.**

## **BACKGROUND**

The Planning Committee, at its meeting of December 11, 2020, approved the following motion, which was added to the agenda pursuant to Subsection 89. (3) of Procedure By-law 2019-8:

WHEREAS the buildings on the parcels of land known as 181, 183, and 187 Holland Avenue are considered to be in a state of disrepair; and

WHEREAS there are concerns related to the structural state of the buildings; and

WHEREAS due to the buildings' condition the Owner is being fined for property standards violations; and

WHEREAS there is currently no building permit application for replacement buildings; and

WHEREAS the Owner intends to develop the properties once they have acquired the necessary funds;

THEREFORE BE IT RESOLVED that Planning Committee recommend that Council approve demolition control for the existing buildings on the property subject to the following conditions;

1. the landscaping of the property shall be finalized in accordance with conditions established by the General Manager of Planning, Infrastructure and Economic Development;
2. the registered Owner agrees that, to the discretion of the General Manager, Planning, Infrastructure and Economic Development Department, a replacement building must be substantially completed within five years from the date of this

approval and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$5,000 for each of the two residential dwellings to be demolished;

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## **DISCUSSION**

The Committee unanimously supported the aforementioned motion, which is now before Council.

## **RURAL IMPLICATIONS**

There are no rural implications associated with the report recommendation.

## **CONSULTATION**

No consultation was undertaken as this is an administrative item that was added at the Planning Committee meeting.

## **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Leiper brought the motion forward at Planning Committee and can provide further comment upon request.

## **LEGAL IMPLICATIONS**

Legal staff will be present at the Council meeting and can provide comment if requested.

## **RISK MANAGEMENT IMPLICATIONS**

There are no known risk implications associated with the report recommendation.

## **FINANCIAL IMPLICATIONS**

Approval of the recommendations would forgo the demolition control application fee of \$3,320.47 however, a demolition permit under the Building Code Act is still required. The loss of application fee revenue will impact Building Code Services operating status. Any other costs associated with the demolition, as well as the site grading, landscaping and fencing after demolition remain the responsibility of the owner.

## **ACCESSIBILITY IMPACTS**

There are no impacts to accessibility associated with the report recommendation.

## **TERM OF COUNCIL PRIORITIES**

This report has no direct impacts on the City's strategic priorities or directions identified for the current term of Council.

## **SUPPORTING DOCUMENTATION**

Document 1 – Planning Committee Extract of draft Minutes, December 11, 2020

## **DISPOSITION**

The Office of the City Clerk will communicate Council's decision to the property owner.

Document 1

Planning Committee extract of draft Minutes, December 11, 2020

Additional Item

**Motion N<sup>o</sup> PLC 2020-34/3**

Moved by Councillor J. Leiper

**That the Rules of Procedure be suspended to consider the following Motion, in respect of Demolition Control for 181, 183, and 187 Holland Avenue, in order that the property owner may address these issues as soon as possible.**

CARRIED

**Motion N<sup>o</sup> PLC 2020-34/4**

Moved by Councillor J. Leiper

**WHEREAS the buildings on the parcels of land known as 181, 183, and 187 Holland Avenue are considered to be in a state of disrepair; and**

**WHEREAS there are concerns related to the structural state of the buildings; and**

**WHEREAS due to the buildings' condition the Owner is being fined for property standards violations; and**

**WHEREAS there is currently no building permit application for replacement buildings; and**

**WHEREAS the Owner intends to develop the properties once they have acquired the necessary funds;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend that Council approve demolition control for the existing buildings on the property subject to the following conditions;**

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- replacement building must be substantially completed within five years from the date of this approval and in default thereof, the City Clerk shall enter on the collector's roll the sum of \$5,000 for each of the two residential dwellings to be demolished;
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CARRIED