

Date of Issue: **April 17th 2025**

ATTENTION: Anne Fitzpatrick
Heritage Planner
Planning, Real Estate and Economic Development
City of Ottawa

Via: e-mail to anne.fitzpatrick@ottawa.ca

RE: Heritage Application for Major Alterations of 208-212 Slater

Dear Ms. Fitzpatrick,

We hereby apply for a Heritage Permit for Major Alterations within the Centretown Heritage Conservation District, for the building at 208-212 Slater Street. A Project Context, Demolition Rationale and Demolition Approach is provided in this letter along with the following reports and plans being submitted in support of this application:

- **2025 04 16 Heritage Evaluation Report** – By Commonwealth
- **2025 03 27 Structural Engineering Feasibility Review** - By D+M Engineering.
- **2025 04 17 Interim Landscape Concept Plan** - By Novatech Engineering

Project Context

This application seeks to demolish the building at 208-212 Slater (“the building”) and install a temporary park or alternate animated public interim use, as co-developed with City of Ottawa and other stakeholders. The building is located within the Bank Street Heritage Conservation District (BSHCD) to the east of the south-east corner of Bank and Slater Streets. The BSHCD was designated under Part V of the OHA in 2000 (By-law 175-2000). As noted in the attached Cultural Heritage Evaluation Report, the building was evaluated as a Category 3 property, which means that it may contribute to the character of the streetscape, but its architectural value is not significant due to significant alterations.

Demolition Rationale

We feel it is important to explain our rationale for requesting demolition approval, which is based on several distinct reasons outlined below.

- **Heritage Value of Physical Building**

As noted in the attached Cultural Heritage Evaluation Report, we proposed that the original building has been effectively lost due to significant alterations—including the removal of the entire third floor, street level storefront facade, east façade, and interiors. Only a small portion of second-floor brickwork remains. A future residential tower could incorporate a podium of similar scale, materiality, use and character to the original building.

- **Renovation and Reuse is Not Economically Viable**

Commercial demand in the area has dropped significantly due to rising petty crime and open drug use, remote work, and the growth of online shopping, leaving nearby similar move-in-ready properties vacant despite discounted rents. The building was acquired at land value reflecting its existing as-of-right zoning, which permits the development of a 20+ story residential tower covering the entire footprint of the site. Even if commercial demand returns, renovating and leasing the current structure will not generate sufficient returns to service our costs.

- **Redevelopment is Inevitable. Integration is not Possible.**

With strong government support for new housing, eventual construction of a high-rise residential tower is both permitted by existing zoning and Inevitable. As noted in the attached Structural Engineering Feasibility Review, the building cannot be integrated into this type of redevelopment. We propose that the demolition of the building is inevitable.

- **Ongoing Liability**

The property poses an ongoing liability. It has been subject to graffiti, squatting, and drug activity in the alley that passes under the building, resulting in police responses. This creates an unsafe environment for neighboring building occupants who rely on this alley for access to the rear of their buildings and parking.

- **Ongoing Expenses**

High insurance, utilities, taxes, and management costs have placed a persistent financial burden on us over the past 6 years of ownership. Although redevelopment is inevitable, current economic conditions including high inflation, political uncertainty, and concerns about a potential recession—make immediate redevelopment commitments difficult.

- **Alternate Interim Use**

We propose that a temporary public space would better activate the site, reduce liability and costs, and enhance the streetscape while long-term redevelopment is explored. This could go beyond a standard park—such as a dog park, food truck court, or other use identified through public consultation. Please see the attached Interim Landscape Plan as a starting point for collaborative planning.


Demolition Approach

If demolition is permitted, it will be completed prioritizing regulatory compliance, environmental safety, and responsible waste management. All necessary permits will be obtained, and hazardous materials such as asbestos and lead will be safely removed by certified contractors following a thorough assessment. Selective demolition will allow for the recovery of reusable materials, with on-site sorting targeting at least 75% landfill diversion. Salvaged material such as bricks will be resold for re-use on other projects. Dust, noise, and erosion will be controlled through approved mitigation measures, and all work will occur within designated hours. Full transparency will be maintained through detailed documentation.

We trust that the above addresses all application requirements and the application can move forward toward approval. Please feel free to contact me with any comments or questions.

Sincerely,



r – Real Estate Development
Broccolini Real 