SUBJECT: Demolition Permit – 117 Parkdale Avenue North (PED09234) (Ward 4)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 117 Parkdale Avenue North in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling. The intent is to either keep this as a vacant lot which will be landscaped or to use this property as additional parking related to the existing public garage (vehicle sales) located on the abutting lands to the south (115 Parkdale Avenue North). The existing “H” district permits a public garage, excluding autobody and fender repair, provided the requirements of Section 18(3)(ivc) “Additional Requirements for Automobile Service Stations and Other Public Garages on Land Adjoining Residential Districts” of Hamilton Zoning By-law can be complied with. The rear lot line of this lot adjoins a residential “C” district. The lands are subject to site plan control. As such, development of this lot for a public garage in combination with the southerly lands or development of the lot for another commercial purpose will trigger the requirement for a site plan application.

BACKGROUND:

PRESENT ZONING: H (Community Shopping and Commercial, etc)
PRESENT USE: Single family dwelling

PROPOSED USE: Public garage (vehicle sales) or vacant land

BRIEF DESCRIPTION: A recent inspection revealed that the one storey, wood framed house with aluminium siding is structurally sound and is in fair condition.

This land is in the Normanhurst neighbourhood and is located in Ward 4. Please see attached location map shown as Appendix A to Report PED09234.

No interest to the Hamilton Municipal Heritage Committee.

Lot size 9.14m x 32.46m and a lot area of approximately 296.8 square metres.

The owner of the property, as per the demolition permit application is:

Joe Laratta
4045 Guyatt Road West
Binbrook, ON L0R 1C0

ANALYSIS/RATIONALE:

This property is located in an “H” (Community Shopping and Commercial, etc) district which permits a variety of commercial uses including a public garage (vehicle sales), excluding autobody and fender repair, provided the requirements of the district can be complied with. The zone allows for a stand alone commercial building, a building containing a combination of commercial and residential uses or reconstruction of a single family dwelling. As a building can be constructed entirely for commercial purposes, it is not appropriate to require that a building permit be issued for a replacement dwelling on the property or for reconstruction within a specific time frame in this situation.

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition by imposing conditions for a replacement dwelling unit, then the following recommendation may be appropriate:

That the Director of Building Services be authorized and directed to issue a demolition permit for 117 Parkdale Avenue East in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;
(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**POLICIES AFFECTING PROPOSAL:**

N/A

**RELEVANT CONSULTATION:**

N/A

**CITY STRATEGIC COMMITMENT:**

By evaluating the “**Triple Bottom Line**” (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced.** ☑ Yes ☐ No

The proposed commercial use will provide employment opportunities.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No

Redevelopment of the lot provides an opportunity to use green products and technologies.

**Economic Well-Being is enhanced.** ☑ Yes ☐ No

Investment in Hamilton is enhanced and supported.

**Does the option you are recommending create value across all three bottom lines?**

☑ Yes ☐ No

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?**

☐ Yes ☑ No

KR:kr
Attach. (1)
Location Map

File Name/Number: PED09234
Date: August 4, 2009
Appendix "A"
Scale: N.T.S.
Planner/Technician: KR/F
Subject Property

117 Parkdale Avenue North

Site of the Application

Ward 4 Key Map
N.T.S.