CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building and Licensing Division

SUBJECT: Demolition Permit – 543 Burlington Street East (PED05203) (Ward 3)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 543 Burlington Street East in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The existing single family dwelling is owned by the City of Hamilton. The Fleet and Facilities Division, Public Works Department has advised this Division that the subject property was purchased in February 1983 as part of the land acquisition program for the Industrial Perimeter Road project. The dwelling was subsequently rented out for a number of years. The condition of the dwelling has deteriorated over the years and is at the end of its economic life. There is no economic benefit in repairing the structure to a liveable condition. Upon the demolition, the City will add this property to the list of potential surplus sites to be reviewed and, in the meantime, the property will be left vacant.

BACKGROUND:

BRIEF DESCRIPTION: The existing single family dwelling is owned by the City of Hamilton. The Fleet and Facilities Division, Public Works Department has advised this Division that the subject property was purchased in February 1983 as part of the land
acquisition program for the Industrial Perimeter Road project. The dwelling was subsequently rented out for a number of years. The condition of the dwelling has deteriorated over the years and is at the end of its economic life. There is no economic benefit in repairing the structure to a liveable condition. Upon the demolition, the City has no plans to lease or sell the property at this time.

This land is in the Industrial Sector “B” and Keith neighbourhood and is located in Ward 3. Please see attached location map shown as Appendix A to Report PED05203.

No LACAC interest. Lot size 9.75m x 27.43m

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

City of Hamilton  
c/o Dave McFarland  
330 Wentworth Street North  
Hamilton, ON L8L 5W2

**ANALYSIS/RATIONALE:**

N/A

**ALTERNATIVES FOR CONSIDERATION:**

N/A

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

Human Health and safety are protected.

The demolition of this deteriorated dwelling reduces risk of possible accidents that could occur on the property.

Economic Well-Being is enhanced.  ☐ Yes  ☑ No

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

FP:fp

Attach. (1)