SUBJECT: Demolition Permit – 419 Rennie Street (PED06332) (Ward 4)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 419 Rennie Street 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 owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling. There is also an existing auto body and fender repair shop located on the same land. The owner has indicated that his intention, upon the demolition, is to leave the area where the dwelling is located as vacant land. This property is located in a J Industrial Zoning district which does not permit new residential uses. In addition the Zoning By-law does not permit two principal buildings on one lot where one of the buildings contains a residential use. The demolition of this dwelling will bring the lands into compliance with that section of the Zoning By-law.

BACKGROUND:

PRESENT ZONING: J (Map E-82)
PRESENT USE: Single Family Dwelling
PROPOSED USE: Vacant Land
BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling. There is also an existing auto body and fender repair shop located on the same land. The owner has indicated that his intention, upon the demolition, is to leave the area where the dwelling is located as vacant land. This property is located in a J Industrial Zoning district which does not permit new residential uses. In addition the Zoning By-law does not permit two principal buildings on one lot where one of the buildings contains a residential use. The demolition of this dwelling will bring the lands into compliance with that section of the Zoning By-law. This property is not located in the “Central Area” as defined in City Council resolution passed on July 26, 1994 regarding demolition control and therefore is not subject to special conditions regarding demolition control that would have required a building permit to be issued for a replacement dwelling on the property, or Site Plan Agreement to be finalized for the site and for reconstruction within a specific time frame. This land is in the Parkview West neighbourhood and is located in Ward 4. Please see attached location map shown as Appendix A to Report PED06332.

No LACAC interest. Lot size 24.38m x 58.67m

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

1687585 Ontario Inc.
419 Rennie Street
Hamilton, ON L8H 3P6

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

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)