SUBJECT: Demolition Permit – 24 Division Street (PED07116) (Ward 4)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 24 Division Street in accordance with By-Law 74-290 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 that was badly damaged by a fire on August 16, 2006. The applicant has not stated the proposed use upon the demolition.

BACKGROUND:

PRESENT ZONING: C (Map E-63)
PRESENT USE: Single Family Dwelling
PROPOSED USE: Not Indicated
BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling that was badly damaged by a fire on August 16, 2006. The applicant has not stated the proposed use upon the demolition.
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 Homeside neighbourhood and is located in Ward 4. Please see attached location map shown as Appendix A to Report PED07116.

No LACAC interest. Lot size 11.43m x 30.48m

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

Barbara Culp
15 Owen Place
Hamilton, ON  L8G 2H3

**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 fire damaged 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)