SUBJECT: Demolition Permit – 10 Railway Street (PED07178) (Ward 2)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 10 Railway Street in accordance with By-Law 74-290 pursuant to the demolition control provisions of 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.

Tim McCabe
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and construct a new single family dwelling upon the demolition. A building permit application has been submitted to construct an addition to the existing dwelling however after a further review of the application it has been determined that the proposal includes the demolition of the existing dwelling, the reconstruction of a new single family dwelling and the construction of a rear addition. This dwelling unit is attached to and part of a three unit row dwelling that was previously an attached three family dwelling prior to a recent land severance which created three separate single family dwellings. This is one of three applications being made for the demolition of the three attached single family dwellings.

BACKGROUND:

PRESENT ZONING:  H (Map W-4)
PRESENT USE:  Single Family Dwelling
PROPOSED USE:  Single Family Dwelling
BRIEF DESCRIPTION:  The owner of this property is proposing to demolish the existing single family dwelling and construct a new single family dwelling upon the demolition. A building permit application has been submitted to construct an addition to the existing dwelling however after a further review of the application it has been determined that the proposal includes the demolition of the existing dwelling, the reconstruction of a new single family dwelling and the construction of a rear addition. This dwelling unit is attached to and part of a three unit row dwelling that was previously an attached three family dwelling prior to a recent land severance which created three separate single family dwellings. This is one of three applications being made for the demolition of the three attached single family dwellings.

This property is located in the “Central Area” as defined in City Council’s resolution passed on July 26, 1994 regarding demolition control and is subject to special conditions regarding demolition control that requires a building permit to be issued for a replacement dwelling on the property and for reconstruction within a specific time frame. This land is in the Central neighbourhood and is located in Ward 2. Please see attached location map shown as Appendix A to Report PED07178.

No LACAC interest. Lot size 8.23m x 21.34m
The owner of the property, as per the demolition permit application is:

Dario Pacini
897 Barton Street East
Hamilton, ON  L8L 3B8

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

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of a new single family dwelling will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

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)