SUBJECT: Demolition Permit – 337 Beach Boulevard (PED07142) (Ward 5)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 337 Beach Boulevard 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 two storey building containing an existing restaurant/tavern on the ground floor and two dwelling units on the second floor. The owner has stated that the proposed use of the lands upon the demolition is for future commercial and/or residential development. This property is located in a modified H Commercial zoning district which permits a variety of commercial uses, a single detached dwelling or residential uses used in conjunction with commercial uses. Redevelopment is subject to Site Plan Approval. Redevelopment of the lot for residential uses only, with no commercial component would be subject to a re-zoning application. As of this date applications for Site Plan Approval or re-zoning have not been submitted.

BACKGROUND:

PRESENT ZONING: H/S-1435 (Map E-80C)

PRESENT USE: Restaurant/Tavern and Two Dwelling Units
PROPOSED USE:  Future Development

BRIEF DESCRIPTION:  The owner of this property is proposing to demolish the existing two storey building containing an existing restaurant/tavern on the ground floor and two dwelling units on the second floor. The owner has stated that the proposed use of the lands upon the demolition is for future commercial or residential development. This property is located in a modified H Commercial zoning district and this zone permits a variety of commercial uses, a single detached dwelling or residential uses used in conjunction with commercial uses. The lot has the potential to permit a 2 storey multiple dwelling with commercial on the ground floor. Redevelopment is subject to Site Plan Approval. Redevelopment of the lot for residential uses only with no commercial is subject to a re-zoning application. As of this date applications for a Site Plan Agreement or re-zoning have not been submitted.

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 building on the property, or a Site Plan Agreement to be finalized for the site and for reconstruction within a specific time frame. This land is in the Hamilton Beach neighbourhood and is located in Ward 5. Please see attached location map shown as Appendix A to Report PED07142.

No LACAC interest. Lot size 62.1m x 72.98m

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

Anthony De Pasquale
337 Beach Boulevard
Hamilton, ON L8H 6W4

ANALYSIS/RATIONALE:

N/A
ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to place conditions with respect to a replacement building even though the property is not covered by the policy in the Central Area, then the following recommendations may be appropriate:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 337 Beach Boulevard 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 applicant applying for and receiving Site Plan Approval in the normal manner.

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.

Future redevelopment of this property will enhance the neighbourhood and provide additional taxes.

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)