SUBJECT: Demolition Permit – 443 Woodward Avenue (PED05219) (Ward 4)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 443 Woodward Avenue in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of this property, Knob Hill Farms Limited, is proposing to demolish the existing single family dwelling, merge this property with the lands to the south and develop a 13,000m² retail store and a 3,000m² garden centre known as Lowe’s. A Site Plan application has been submitted and is currently under review by the Development and Real Estate Division.

BACKGROUND:

PRESENT ZONING: K (Map E-83)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Retail Store & Garden Centre

BRIEF DESCRIPTION: The owner is proposing to demolish the existing single family dwelling, merge the property with the adjoining lands to the
south for a retail development including a 13,000m² retail store and a 3,000m² garden centre known as Lowe’s. 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. However, a Site Plan application (DA-05-159) has been submitted to the Development and Real Estate Division and is currently under review. This land is in the McQueston West neighbourhood and is located in Ward 4. Please see attached location map shown as Appendix A to Report PED05219.

No LACAC interest. Lot size 20.12m x 201.17m

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

Knob Hill Farms Limited
900 Dixon Road, Unit 1501
Etobicoke, ON M9W 1J7

**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.

By redeveloping this property with the construction of a new retail facility including a 13,000m² retail store and a 3,000m² garden centre will enhance the neighbourhood, provide additional taxes and create many jobs in the City.

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)