SUBJECT: Demolition Permit – 5 Morris Avenue (PED06035) (Ward 3)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 5 Morris 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 is proposing to demolish the existing single family dwelling that was severely damaged by a fire in September 2005 and leave the lands vacant at this time. A recent field inspection revealed that it is not economically feasible to repair the dwelling and the dwelling should be demolished.

BACKGROUND:

PRESENT ZONING: D (Map E-44)
PRESENT USE: Single Family Dwelling
PROPOSED USE: Vacant Land
BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling that was severely damaged by a fire in September 2005 and leave the lands vacant at this
time. A recent field inspection revealed that it is not economically feasible to repair the dwelling and the dwelling should be demolished. 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 Crown Point West neighbourhood and is located in Ward 3. Please see attached location map shown as Appendix A to Report PED06035.

No LACAC interest. Lot size 4.18m x 30.62m

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

Paul Voloudakis
339 East 19th Street
Hamilton, ON L9A 4S9

**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)