SUBJECT: Demolition Permit – 2474 Regional Road 56 (Glanbrook) (PED09199) (Ward 11)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 2474 Regional Road 56 (Glanbrook) in accordance with By-law 08-226 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The lands were formerly known as 2474 Highway No. 56. The owner is proposing to demolish the existing legally established non-conforming single family dwelling and accessory structures (detached garage and sheds). This property is located in an “H-C3-213” zone (General Commercial zone) which does not permit single family dwellings. The site-specific zoning by-law indicates that the use of the land while zoned “H-C3-213” shall be restricted to a used motor vehicle dealership and an accessory automotive repair shop within the existing buildings. Once the existing buildings are demolished, the aforementioned uses would not be permitted until such time as the “H” (Holding) provision is removed, which will then permit all uses within the “C3” zone subject to zoning compliance. The “H” (Holding) provision may only be removed at such time as the subject lands are serviced by municipal sanitary and storm water services.
BACKGROUND:

PRESENT ZONING: H-C3-213

PRESENT USE: Legally established non-conforming single family dwelling with accessory structures

PROPOSED USE: Future commercial development

BRIEF DESCRIPTION: A recent inspection revealed that the one and a half storey single family dwelling of wood frame construction with a combined asbestos siding and non-masonry cladded exterior is structurally sound but is in poor condition.

The detached garage is a single storey wood frame structure which is not structurally sound and is in poor condition. The three sheds are single storey wood frame structures which are not structurally sound and are in poor condition.

This land is located in Ward 11. Please see attached location map shown as Appendix A to Report PED09199.

No interest to the Hamilton Municipal Heritage Committee.

Lot size 40.1m x 73.5m and having a lot area of 2922.1 square metres.

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

David Way (2092067 Ontario Inc.)
115 Unity Church Road
Caledonia, ON

ANALYSIS/RATIONALE:

The intent is to develop this site in the future for commercial purposes which will service the residential developments beyond. The lands to the south and east are zoned “C3” and contain existing commercial uses. The land directly to the south is vacant lot which is zoned “C3”.

ALTERNATIVES FOR CONSIDERATION:

As mentioned earlier, it is not deemed appropriate to impose conditions for a replacement dwelling in this situation as the zone does not permit stand alone residential uses. The “C3” zone only permits residential uses ancillary to a permitted commercial use.
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

The single family dwelling is not permitted within a “C3” (General Commercial) zone. As such, its removal will eliminate a non-conforming use.

Environmental Well-Being is enhanced.  ☑ Yes  ☐ No

Future redevelopment within this established commercial area will use existing infrastructure and provides an opportunity to use green products and technologies.

Economic Well-Being is enhanced.  ☑ Yes  ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property for uses permitted within the C3 zone will 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

KR:kr
Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: PED09199
Date: June 18, 2009

Appendix "A"

Subject Property

2474 Regional Road 56, Glenbrook

Ward 11 Key Map N.T.S.