SUBJECT: Demolition Permit – 329 Main Street West (PED07181) (Ward 1)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 329 Main Street West in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act, as amended subject to the applicant applying for and receiving Site Plan Approval in the normal manner.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and has indicated that the lot, upon the demolition, will be used as a parking area for the lands located on the adjacent property known as 327 Main Street West. Parking for a use located on a separate property is not permitted unless the two abutting lots are held under one identical ownership and the lot is developed in accordance with the Consolidated Lot Development requirements as contained in Section 6.(21) of the Hamilton Zoning By-law 6593. Additionally, our records indicate that the use of the building located at 327 Main Street West is a single family dwelling. This property is also located in a D modified zone which permits limited commercial uses. The conversion to commercial is subject to the issuance of a building permit in the normal manner. As of this date applications have not been submitted for Site Plan Approval or for a building permit.

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 and for reconstruction within a specific time frame.
BACKGROUND:

PRESENT ZONING: D/S-300 (Map W-13)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Parking Area

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling and has indicated that the lot, upon the demolition, will be used as a parking area for the lands located on the adjacent property known as 327 Main Street West. Parking for a use located on a separate property is not permitted unless the two abutting lots are held under one identical ownership and the lot is developed in accordance with the Consolidated Lot Development requirements as contained in Section 6.(21) of the Hamilton Zoning By-law 6593. Additionally, our records indicate that the use of the building located at 327 Main Street West is a single family dwelling. This property is also located in a D modified zone which permits limited commercial uses. The conversion to commercial is subject to the issuance of a building permit in the normal manner. As of this date applications have not been submitted for Site Plan Approval or for a building permit.

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 and for reconstruction within a specific time frame. This land is in the Kirkendall neighbourhood and is located in Ward 1. Please see attached location map shown as Appendix A to Report PED07181.

LACAC interest (Not Designated). Lot size 7.62m x 30.48m

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

Larry Frydman
79 Brucewood Crescent
Toronto, ON  M6A 2G9
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

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)