SUBJECT: Demolition Permit – 80, 86 & 90 Carling Street (PED08114) (Ward 1)

RECOMMENDATION:

That the Acting Director of Building Services be authorized and directed to issue demolition permits for 80, 86 and 90 Carling Street 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 three (3) existing single family dwellings and merge the parcels of land with the properties known as 801 – 803 King Street West for the purposes of a multiple residential development. Site Specific By-Law 00-097 rezoned these properties from H – Commercial to an E - Multiple Residential Modified Zone, with a Holding Provision, to permit the development. One of the conditions imposed in the By-law, in order to remove the Holding provision, is that a signed Record of Site Condition be submitted to the satisfaction of the Region and the Ministry of the Environment. The demolition of the three (3) single family dwellings is required in order to facilitate the remediation of the soil if it is determined that it is required. As of this date the required Site Plan Application has 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 dwelling on the property and for reconstruction within a specific time frame.
BACKGROUND:

PRESENT ZONING: E-"H"/S-1446 (Map W23)

PRESENT USE: Three (3) Single Family Dwellings

PROPOSED USE: Multiple Residential Development

BRIEF DESCRIPTION: A recent inspection of the single family dwellings reveals that all three (3) dwellings are structurally sound however they are all vacant and in a deteriorated condition.

These lands are in the Westdale South neighbourhood and are located in Ward 1. Please see attached location map shown as Appendix A to Report PED08114.

No LACAC interest. Lot sizes are 11.43m x 30.48m, 10.97m x 30.48m & 10.97m x 30.48m

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

Effort Trust
c/o David Horwood
240 Main Street East
Hamilton, ON L8N 1H5

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

It is not deemed to be appropriate to impose conditions for replacement dwellings in this situation as the owner has rezoned the lands and is working toward the development of a multiple dwelling. Imposing conditions for replacement residential dwellings would unfairly limit the potential redevelopment of the property.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

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

Replacing these older dwellings with new construction will enhance and add to the stability of the neighbourhood.

Environmental Well-Being is enhanced. ☐ Yes ☑ No

Economic Well-Being is enhanced. ☑ Yes ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of a multiple dwelling will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

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
Location Map

File Name/Number: PED08114
Date: April 11, 2006
Appendix "A"
Scale: N.T.S.
Planner/Technician: FP/BR

Subject Properties

- 80, 86, 90 Carling Street

Ward 1 Key Map  N.T.S.