SUBJECT: Demolition Permit – 1462 Upper Sherman Avenue (PED05182) (Ward 7)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 1462 Upper Sherman Avenue in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and has not indicated on the building permit application the proposed use upon the demolition.

BACKGROUND:

PRESENT ZONING: C (Map E-27D)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Not Indicated

BRIEF DESCRIPTION: The owner is proposing to demolish the existing single family dwelling and has not indicated the proposed use of the lands upon the demolition. This dwelling sustained extensive
damage during a fire on June 9, 2005 and although the dwelling is not structurally unsafe, the owner has indicated that it is not economically feasible to repair the dwelling. 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 Butler neighbourhood and is located in Ward 7. Please see attached location map shown as Appendix A to Report PED05182.

No LACAC interest. Lot size 40.23m x 46.33m

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

Olimpia Cavoto
39 Albion Falls
Hamilton, ON L8W 1R4

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)