SUBJECT: Demolition Permit – 338 First Road East (Stoney Creek) (PED09172) (Ward 11)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 338 First Road East, (Stoney Creek) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling and leave the land vacant for Intensive Recreation uses. This structure is located along First Road East. The property is located in an Intensive Recreation “IR” Zone which does not permit new residential uses. The demolition of this dwelling will bring the lands into compliance with the Zoning By-law 3692-92.

Due to the fact that the demolition of this legal non-conforming single family dwelling will bring the lands into compliance with the Zoning By-law 3692-92, the 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 are not recommended.
BACKGROUND:

PRESENT ZONING: “IR” Intensive Recreation Zone

PRESENT USE: Legally Established Non Conforming Single Family Dwelling

PROPOSED USE: Vacant

BRIEF DESCRIPTION: A recent inspection revealed that the property known as 338 First Road East is a one storey brick and siding building (raised ranch) approximately 45 years old in good condition.

This land is located in an East Mountain Area Neighbourhood within Ward 11. Please see attached location map shown as Appendix A to Report PED09172.

No interest to the Hamilton Municipal Heritage Committee.

Lot size 354.7 m± x 997.4 m±

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

Bryan Smith
C/o Matt Werkman
Green Specialty Contracting
42 Stafford Drive
Brampton, ON L6W 1L4

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

As mentioned previously, it is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation since this property is located in an Intensive Recreation Zone which does not permit new residential uses. Additionally, the demolition of this dwelling will bring the land into compliance with the Zoning By-Law 3692-92.

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, and 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
Demolishing this building will bring the lands into compliance.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Removing residential use from the direct impacts of intensive recreation operations is environmentally appropriate.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Removing the legal non-conforming dwelling will allow the vacant lands to be developed for permitted intensive recreation uses.

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

MR:mr
Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: PED09172
Date: May 15, 2009

Appendix "A" Scale: N.T.S.
Planner/Technician: MR/NB

Subject Property

338 First Road East, Stoney Creek