SUBJECT: Demolition Permit – 20 Trillium Avenue (Stoney Creek) (PED08273) (Ward 11)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 20 Trillium Avenue (Stoney Creek) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;

(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

Tim McCabe
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and leave the lands vacant at this time for future development. He has indicated that it is not financially feasible to repair the vacant deteriorated dwelling and not viable to construct a new dwelling on this 7.62m (25’) wide lot. One of the options he is considering is future demolition of the adjacent property known as 18 Trillium for which he also owns and land severances to create two viable building lots. Neither a land severance application nor a building permit application has been submitted for the replacement dwelling as of this date.

This property is located in the middle of an established neighbourhood and current zoning would permit the replacement residential use. Therefore, the application of the special conditions by Council regarding demolition control that requires a building permit to be issued for a replacement dwelling on the property and for reconstruction within a specific time frame are deemed to be appropriate for this situation.

BACKGROUND:

PRESENT ZONING: RR

PRESENT USE: Single Family Dwelling

PROPOSED USE: Future Development

BRIEF DESCRIPTION: A recent inspection revealed that this one and one half storey dwelling is structurally sound however, is in very poor condition.

This land is located in Ward 11. Please see attached location map shown as Appendix A to Report PED08273.

No LACAC interest. Lot size 7.62m x 45.72m

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

George Yanakovic
420 Glover Road
Stoney Creek, ON L8E 5M4

ANALYSIS/RATIONALE:

N/A
ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition without imposing the conditions for a replacement dwelling, then the following recommendation may be appropriate:

That the Director of Building Services be authorized and directed to issue a demolition permit for 20 Trillium Avenue (Stoney Creek) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

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

Replacing an older dwelling 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 new single family 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

FP:fp
Attach. (1)
Location Map

File Name/Number: PED08273
Date: October 27, 2008

Appendix "A"

Scale: N.T.S.
Planner/Technician: FP / NH

Subject Property

20 Trillium Avenue, Stoney Creek

Ward 11 Key Map
N.T.S.