SUBJECT: Demolition Permit – 125 Centennial Parkway North (PED09209) (Ward 5)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 125 Centennial Parkway North 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 single detached dwelling located on the lands. This property contains a place of worship together with this single detached dwelling. The dwelling is surplus to the needs of the place of worship and as such the owner has indicated that they wish to demolish the dwelling and extend their existing parking area.

BACKGROUND:

PRESENT ZONING: I2 – Community Institutional

PRESENT USE: Place of Worship and a Single Detached Dwelling

PROPOSED USE: Place of Worship
BRIEF DESCRIPTION: A recent inspection revealed that this is a one and one-half storey, brick and sided, single detached dwelling. The dwelling is in a good and well maintained condition.

This property is located in the Kentley neighbourhood contained within Ward 5. Please see attached location map shown as Appendix A to Report PED09209.

No interest to the Hamilton Municipal Heritage Committee.

Lot size irregular 76.6m of frontage, 1.45 hectares of lot area

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

St. Gregory the Great Slovenian Parish
125 Centennial Parkway North
Hamilton, Ontario
L8E 1H8

ANALYSIS/RATIONALE:

The property currently contains an existing Place of Worship (St. Gregory the Great Church) with the accessory dwelling that is the subject of this report. The dwelling has been utilized as a separate and distinct entity from the Place of Worship. The dwelling is not currently being occupied by the Pastor of the Place of Worship and has been declared surplus by the parish. Prior to the zoning of these lands being amalgamated into the new Hamilton Zoning By-law 05-200, the occupancy of the dwelling was contrary to the original Hamilton Zoning By-law 6593. The current parish wishes to expand the existing parking area in the location where this dwelling exists. The property is within an existing neighbourhood but due to its location on Centennial Parkway North, the replacement of this dwelling is not deemed appropriate.

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition 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 125 Centennial Parkway North 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.

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
Arts, culture, archaeological and cultural heritage are supported and enhanced. Easier access for parishioners is provided.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Human health and safety are protected. Removing a dwelling from high impact traffic assists in reducing health hazards.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Cultural industries are enhanced.

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

SB:sb
Attach. (1)
Location Map

File Name/Number: PED09209
Date: June 29, 2009
Appendix "A" Scale: N.T.S.
Planner/Technician: SB/SL

Subject Property

125 Centennial Parkway North

Ward 5 Key Map N.T.S.