SUBJECT: Demolition Permit - 24 Jones Street (PED05184) (Ward 1)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 24 Jones Street 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 semi-detached two family dwelling and construct a new semi-detached two family dwelling. There are two separate demolition permit recommendations in for consideration as the two parcels of land are held in separate titles. The owner has indicated that his intention upon the demolition is to merge the lands with the adjoining property known as 22 Jones Street, which contains the other half of this semi-detached two family dwelling, and construct a new semi-detached two family dwelling. A building permit application for the replacement dwelling has been submitted and is currently under review by this Division.

BACKGROUND:

PRESENT ZONING: D (Map W-21)

PRESENT USE: One Half of a Semi-Detached Two Family Dwelling

PROPOSED USE: Semi-Detached Two Family Dwelling
BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing semi-detached two family dwelling and construct a new semi-detached two family dwelling. Each half of the existing semi-detached two family dwellings is held under separate title. The owner has indicated that his intention upon the demolition is to merge the lands with the adjoining property known as 22 Jones Street, which contains the other half of this semi-detached two family dwelling, and construct a new semi-detached two family dwelling. A building permit application has been submitted for the replacement dwelling and is currently under review by this Division. This property is not located in the “Central Area” as defined in City Council’s 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 Strathcona neighbourhood and is located in Ward 1. Please see attached location map shown as Appendix A to Report PED05184.

No LACAC interest. Lot size 7.62m x 36.58m

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

Natilio Gago
243 Concession 4
Waterdown, ON L0R 2H2

ANALYSIS/RATIONALE:  
N/A

ALTERNATIVES FOR CONSIDERATION:  

Should the Committee wish to place conditions with respect to a replacement dwelling, even though the property is not covered by the policy in the Central Area, then the following recommendation may be appropriate:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 24 Jones Street in accordance with By-Law 74-290 pursuant to the demolition control provisions of 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 and Licensing and to the Director of Legal Services and Corporate Counsel; 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
Environmental Well-Being is enhanced. ☐ Yes ☑ No
Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

By redeveloping this property with the construction of a new semi-detached two family dwelling this 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)