SUBJECT: Demolition Permit – 40 Maple Drive (Stoney Creek) (PED09239) (Ward 10)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 40 Maple Drive (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.
EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and construct a new single family dwelling. A building permit application has not been submitted for the replacement dwelling as of this date. The subject lands were recently subject of an application for consent to convey (File No. SC/B-09:01) the vacant rear ± 32.6m x ± 20.1 portion of the property to be held in trust by the Bruce Trail Conservancy for conservation purposes and to retain a parcel of land measuring ± 32.6m x ± 74.8m containing the existing single family dwelling. The consent was approved by the Committee of Adjustment.

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: R2 (lands to be retained)
PRESENT USE: Single Family Dwelling
PROPOSED USE: Single Family Dwelling
BRIEF DESCRIPTION: A recent inspection revealed that the one storey brick single family dwelling is structurally sound and is in good condition.

This land is in the Highway Valley neighbourhood and is located in Ward 10. Please see attached location map shown as Appendix A to Report PED09239.

This property is listed in Hamilton’s Inventory of Architecturally/Historically Significant Buildings but is not designated.

Lot size 32.6m x 94.79m and having a lot area of 3091.5 square metres.

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

Marko Pavunkovic
96 Montreal Circle
Stoney Creek, ON L8E 0C9

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 40 Maple Drive (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

Redevelopment within established neighbourhoods uses existing infrastructure and provides an opportunity to use green products and technologies.

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

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Attach. (1)