SUBJECT: Demolition Permit – 255 Rymal Road West - (PED07262) (Ward 8)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 255 Rymal Road West in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and use this area for additional landscaping. This dwelling is one of several single family dwellings on private roads located in St. Elizabeth’s Village retirement community. The owners have advised that this dwelling has deteriorated over time and it is not economically feasible to renovate the existing dwelling.

This property is not located in the “Central Area” as defined in City Council 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 and for reconstruction within a specific time frame.
SUBJECT: Demolition Permit –255 Rymal Road West - (PED07262) (Ward 8) - Page 2 of 3

BACKGROUND:

PRESENT ZONING: D/S-664, 664a, 664b, 664c (Map W-17E)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Not Indicated

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling and use this area for additional landscaping. This dwelling is one of several single family dwellings on private roads located in St. Elizabeth’s Village retirement community. The owners have advised that this dwelling has deteriorated over time and it is not economically feasible to renovate the existing dwelling.

This property is not located in the “Central Area” as defined in City Council 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 and for reconstruction within a specific time frame.

This land is in the Kennedy West neighbourhood and is located in Ward 8. Please see attached location map shown as Appendix A to Report PED07262.

No LACAC interest.

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

St. Elizabeth Home Society
393 Rymal Road West
Hamilton, ON  L9B 1V2

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

N/A

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

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)