SUBJECT: Demolition Permit – 188 West Avenue North (PED06018) (Ward 3)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 188 West Avenue North 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.

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 single 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 190 West Avenue North, which contains the other half of this semi-detached two family dwelling, and construct a new single family dwelling. As of this date, a building permit application for the replacement dwelling has not been submitted.

BACKGROUND:

PRESENT ZONING: D (Map E-12)

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

PROPOSED USE: Single Family Dwelling

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing semi-detached two family dwelling and construct a new single family dwelling. Each half of the existing semi-detached two family dwelling 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 190 West Avenue North, which contains the other half of this semi-detached two family dwelling, and construct a new single family dwelling. A building permit application has not been submitted for the replacement dwelling. This property is located in the “Central Area” as defined in City Council’s resolution passed on July 26, 1994 regarding demolition control and is subject to special conditions 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. This land is in the Landsdale neighbourhood and is located in Ward 3. Please see attached location map shown as Appendix A to Report PED06018.

No LACAC interest. Lot size 7.62m x 38.1m

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

Fernando Felix
194 West Avenue North
Hamilton, ON L8L 5C6
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

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)
Site of Application

Planning and Economic Development Department

Location Map

File Name/Number: 188_West_Ave_N
Date: December 15, 2005
Appendix "A" Scale: N.T.S Planner/Technician: FP/MF

Subject Property
188 West Avenue North

Ward 3
Keymap

T&C File Name: N:\1T\c\Location_Maps\2005\December\Corel188_West_Ave_N.cdr