SUBJECT: Demolition Permit – 1724 Centre Road (Flamborough) (PED09205) (Ward 15)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 1724 Centre Road (Flamborough) 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 family dwelling and detached residential garage and construct a new single family dwelling. Two (2) existing agricultural buildings (one building is used to house the owner's horses and the other building is for hay and storage) are intended to remain. A building permit application has not been submitted for the replacement dwelling as of this date.

BACKGROUND:

PRESENT ZONING: A (Agricultural)

PRESENT USE: Single Family Dwelling and Agricultural

PROPOSED USE: Single Family Dwelling and Agricultural
BRIEF DESCRIPTION: A recent inspection revealed that the combination one and two storey single family dwelling of wood frame construction contains a mixture of stucco/cement type cladding and siding. The building is structurally sound but is in poor condition.

This land is located in Ward 15. Please see attached location map shown as Appendix A to Report PED09205.

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

The lot has a frontage of 214.88m and a lot area of 10.1 hectares.

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

Laurie Allen
1391 Centre Road, SS1
Carlisle, ON L0R 1H1

ANALYSIS/RATIONALE:

This property is surrounded primarily by agricultural zoning together with conservation management zones, recreation open space zone and a residential zone for larger estate type single family dwelling lots. The “A” (Agricultural) zoning would permit the replacement of a single family dwelling use; however, agricultural uses without a dwelling are also permitted. As such, it is not appropriate to require that a building permit to be issued for a replacement dwelling on the property and for reconstruction within a specific time frame in this situation.

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition by imposing 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 1724 Centre Road (Flamborough) 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

Replacing an older dwelling with new construction will enhance and add to the stability of the area.

Environmental Well-Being is enhanced. ☑ Yes ☐ No

Redevelopment of the lot 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 surrounding area and provide additional taxes.

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)