SUBJECT: Demolition Permit – 208 Gage Avenue North (PED05133) (Ward 3)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 208 Gage Avenue North 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 legally established non-conforming single family dwelling and has indicated that his intention, upon the demolition, is to leave the lands vacant at this time. This owner also owns the adjoining parcel of land known as 204 Gage Avenue North and is currently proposing to demolish the existing mixed commercial/residential building as well and to also leave those lands vacant. The application for the adjoining parcel of land will be heard under a separate recommendation report known as PED05134. These lands are located in a JJ/S-746 Industrial zoning district which does not permit residential uses.

BACKGROUND:

PRESENT ZONING: JJ/S-746 (Map E-43)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Vacant Land
BRIEF DESCRIPTION: The owner is proposing to demolish the existing single family dwelling and leave the lands vacant at this time. These lands are zoned JJ/S-746 industrial which do not permit residential uses. 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, or site plan agreement to be finalized for the site and for reconstruction within a specific time frame. These lands are in the Crown Point West neighbourhood and are located in Ward 3. Please see attached location map shown as Appendix A to Report PED05133.

No LACAC interest. Lot size 7.92m x 35.05m

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

Walter Waldron
761 Seventh Avenue
Hamilton, ON L8T 1V6

ANALYSIS OF ALTERNATIVES:

This property is located in an “JJ/S-746” industrial district and are subject to site plan control prior to any development or redevelopment. Should the Committee wish to place a condition on these lands that would ensure that the lands will not remain vacant 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 208 Gage 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 applicant entering into and receiving a Site Plan Agreement approved by the Planning and Economic Development Department.

ANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – N/A

Staffing – N/A

Legal – N/A

LICENSES AFFECTING PROPOSAL:

N/A
CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

N/A

CITY STRATEGIC COMMITMENT:

This property is not listed on the City’s inventory list as being of interest to the Local Architectural Conservation Advisory Committee (L.A.C.A.C.), therefore, there are no issues with heritage preservation.

:FP
Attach. (1)