SUBJECT: Demolition Permit – 6355 Regional Road 56 (Glanbrook) (PED09080) (Ward 11)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 6355 Regional Road 56 (Glanbrook) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended.

Tim McCabe
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and leave the land vacant at this time. This property is located in a General Agricultural Zone which allows for a replacement of the residential use.

The applicant has advised that the dwelling was discovered to be a marijuana grow operation and as such has a highly significant mould contamination; therefore, he has requested the demolition of this single family dwelling. It is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation.
BACKGROUND:

PRESENT ZONING: “A1”

PRESENT USE: Single Family Dwelling

PROPOSED USE: Vacant Land.

BRIEF DESCRIPTION: A recent inspection revealed that this is a one storey bungalow with many structural issues not worth fixing. The outside appearance is cracked and major repair is needed. The dwelling is in deteriorated condition.

This land is located in the rural area of Ward 11. Please see attached location map shown as Appendix A to Report PED09080.

No interest to the Hamilton Municipal Heritage Committee.

Lot size irregular 401.4 m frontage with an Area of approximately 4 Hectares.

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

Peter Michno
c/o Michelle Docherty
345 Horner Avenue
Toronto, Ontario
M8W 1Z6

ANALYSIS/RATIONALE:

The property is located in a rural agricultural area where the removal of a dwelling will not have an adverse effect as in an established neighbourhood. Further the removal of this dwelling will address both structural and health issues existing as a result of its deteriorated condition and its use as a marijuana grow house.

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition with conditions, then the following recommendation may be appropriate:

That the Director of Building Services be authorized and directed to issue a demolition permit for 6355 Regional Road 56 (Glanbrook) 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 for each of the two dwelling units demolished;

(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
Demolishing a mould contaminated building will enhance and add to the stability of the area.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No
Human Health and safety are protected.
The demolition of this damaged building reduces risk of possible health issues that could occur in the future.

**Economic Well-Being is enhanced.** ☑ Yes ☐ No
Future investment in Hamilton is enhanced and supported.

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

MR:mr
Attach. (1)