SUBJECT: Demolition Permit – 107 Ferrie Street East (PED08068) (Ward 2)

RECOMMENDATION:

That the Acting Director of Building Services be authorized and directed to issue a demolition permit for 107 Ferrie Street East in accordance with By-Law 74-290 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 three dwelling units to be 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 Acting 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.

Tim McCabe
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing one storey three unit row dwelling for future construction of a residential dwelling. As of this date the required building permit application has not been submitted for a replacement residential dwelling.

This property is located in the “Central Area” as defined in City Council resolution passed on July 26, 1994 regarding demolition control and therefore 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.

BACKGROUND:

PRESENT ZONING: D (Map E-3)

PRESENT USE: Three Family Row Dwelling

PROPOSED USE: Residential in the Future

BRIEF DESCRIPTION: A recent inspection of this one storey wood frame three unit row dwelling indicates that this dwelling, although structurally sound, is in deteriorated condition. Additionally, there is an outstanding Property Standards Order to Comply dated September 20, 2007 registered on title for missing shingles.

The owner is proposing to demolish the three unit row dwelling and construct a residential dwelling in the future. Due to the size of this property and the current D zoning the only permitted replacement residential use is a single family dwelling unless a successful application to the Committee of Adjustment is obtained. As of this date, applications have not been submitted to the Committee of Adjustment or for the required building permit.

These lands are in the North End East neighbourhood and are located in Ward 2. Please see attached location map shown as Appendix A to Report PED08068.

No LACAC interest. Lot size 20.27m x 19.2m

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

John Vasilak
200 Queen St. N
Hamilton, ON L8R 2W3
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

Requiring a replacement dwelling will maintain stability and built form in an existing neighbourhood.

Environmental Well-Being is enhanced. ☑ Yes ☐ No

Redevelopment within established neighbourhoods using existing infrastructure.

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 and maintain property assessment.

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)