SUBJECT: Demolition Permit – 92 Lakeview Drive (Stoney Creek) (PED08275) (Ward 10)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 92 Lakeview Drive (Stoney Creek) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner is proposing to demolish the existing legally established non-conforming single family dwelling and leave the lands vacant for future development. This property is located in an HC (H) zone (Highway Commercial Holding Zone) which does not permit new residential uses. This property is subject to Site Plan Control, as such, future development is subject to a Site Plan Application in the normal manner and a Zoning By-law amendment to remove the H Holding provision on the lands. Therefore it is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation.

BACKGROUND:

PRESENT ZONING: HC (H)
PRESENT USE: Single Family Dwelling
PROPOSED USE: Future Development
BRIEF DESCRIPTION: A recent inspection revealed that this one storey dwelling is structurally sound but is in a deteriorated condition. This property is located in Ward 10. Please see attached location map shown as Appendix A to Report PED08275.

No LACAC interest. Lot size 15.5 x 44.2m

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

Peter Trajkovski
518 Fruitland Road
Stoney Creek, ON L8E 5A6

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

As mentioned earlier, it is not deemed appropriate to impose conditions for a replacement dwelling in this situation as the zone does not permit new residential uses.

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
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)
Appendix A to Report PED08275

Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: PED08275
Date: October 27, 2008

Appendix "A"
Scale: N.T.S.
Planner/Technician: FP / NH

Subject Property
92 Lakeview Drive, Stoney Creek

Site of the Application

Ward 11 Key Map
N.T.S.

92 Lakeview Drive, Stoney Creek