SUBJECT: Demolition Permit – 275 Beach Road (PED08217) (Ward 3)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 275 Beach Boulevard in accordance with the City of Hamilton Demolition Control By-law pursuant to Section 33 of The Planning Act as amended.

Tim McCabe
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The municipal address of this property is 275 Beach Road, however, the legally established non-conforming single family dwelling proposed to be demolished is located behind the existing commercial building and fronts onto and may be municipally known as 22 Northcote Street. The owner, upon the demolition, is proposing to create additional parking for the existing commercial automobile car sales establishment located on this property. This property is located in an industrial zone which does not permit new residential uses. The demolition of this dwelling will bring the lands into compliance with the Hamilton Zoning By-law regarding two principal buildings located on one property one of which contains residential. This property is under Site Plan Control, as such, the creation of the parking area, upon the demolition, is subject to a Site Plan Application in the normal manner. As of this date the required Site Plan Application has not been submitted.
BACKGROUND:
PRESENT ZONING: K/S-727
PRESENT USE: Legally Established Non-Conforming Single Family Dwelling
PROPOSED USE: Additional Parking for existing Commercial Auto Sales Establishment
BRIEF DESCRIPTION: A recent inspection revealed that this two (2) storey dwelling is in a very poor and deteriorated condition. The windows and doors have been removed and the dwelling may have suffered interior damage due to the elements being exposed to the weather.

This land is in the Industrial Sector D neighbourhood and is located in Ward 3. Please see attached location map shown as Appendix A to Report PED08217.

No LACAC interest. Lot size 22.86m wide having a lot area of 3,277.99m²
The owner of the property, as per the demolition permit application is:

John Voortman
PO BOX 370
Binbrook, ON L0R 1C0

ANALYSIS/RATIONALE:
N/A

ALTERNATIVES FOR CONSIDERATION:
As mentioned previously, it is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation since this property is located in an industrial zone which does not permit new residential uses. Additionally, the demolition of this dwelling will bring the lands into compliance with the Hamilton Zoning By-law regarding two principal buildings located on one property one of which contains residential.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:
N/A

POLICIES AFFECTING PROPOSAL:
N/A

RELEVANT CONSULTATION:
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 neighbourhood.

Environmental Well-Being is enhanced.  ☐ Yes  ☑ No

Economic Well-Being is enhanced.  ☑ Yes  ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of three new single family dwellings will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

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)