SUBJECT: Demolition Permit – 502 Concession Street (PED06343) (Ward 7)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 502 Concession Street 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 eight (8) unit multiple dwelling, merge the lands in title with the adjoining properties known as 500 Concession Street, 510 Concession Street and 340 Upper Wentworth Street and construct a new pharmacy and medical clinic upon the demolition. By-law 06-207 was passed by City Council on July 26th, 2006 to permit the redevelopment of the subject property for a pharmacy, medical clinic, and associated parking to replace the existing building including the apartment buildings.

BACKGROUND:

PRESENT ZONING: H – “H” /S-1554 (Map E-15)
PRESENT USE: Eight (8) Unit Multiple Dwelling
PROPOSED USE: Pharmacy & Medical Clinic
BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing legally established non-conforming eight (8) unit multiple dwelling, merge the lands in title with the adjoining properties known as 500 Concession Street, 510 Concession Street and 340 Upper Wentworth Street and construct a new pharmacy and medical clinic upon the demolition. By-law 06-207 was passed by City Council on July 26th, 2006 to permit the redevelopment of the subject property for a pharmacy, medical clinic, and associated parking to replace the existing building including the apartment buildings. As of this date the required site plan application and the required building permit application have not been submitted for the replacement building. 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. This land is in the Inchpark neighbourhood and is located in Ward 7. Please see attached location map shown as Appendix A to Report PED06343.

No LACAC interest. Lot size 14.94m x 44.2m

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

BBC Constructors Inc.
1301 Fewster Drive
Mississauga, ON  L4W 1A2

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

N/A

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

By-law 06-207 was passed by the City on July 26th, 2006 to permit the redevelopment of the subject property for a pharmacy, medical clinic, and associated parking to replace
the existing building including the apartment buildings and is now final and binding. Furthermore, the proposed demolition of the existing apartment building is consistent with Policy C.7.11 and C.7.12 of the Hamilton Official Plan. The apartment building is no longer occupied, and market value has been established, thereby fulfilling the requirements of the above noted policy. Based on the foregoing, staff has no objection to the proposed development.

**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

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of a pharmacy and medical clinic will create additional jobs, enhance the neighbourhood and provide additional taxes.

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)