SUBJECT: Demolition Permit – 8 Oriole Avenue (Stoney Creek) (PED09085) (Ward 11)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 8 Oriole Avenue (Stoney Creek) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling and leave the land vacant at this time. This property is located in a MSP (H) Special Purpose Industrial Zone (Hold) which does not permit new residential uses. The demolition of this dwelling will bring the lands into compliance with the Stoney Creek Zoning By-law 3692-92.

Due to the fact that the demolition of this legal non-conforming single family dwelling will bring the lands into compliance with the Stoney Creek Zoning By-law, the conditions regarding demolition control that would have required a building permit to be issued for a replacement dwelling on the property and for reconstruction within a specific time frame are not recommended.
BACKGROUND:

PRESENT ZONING: MSP (H) Special Purpose Industrial Zone (Hold)

PRESENT USE: Legally Established Non Conforming Single Family Dwelling

PROPOSED USE: Vacant Land.

BRIEF DESCRIPTION: A recent inspection revealed that this is a one and one-half storey frame building which has been closed up with plywood.

This land is located in an Industrial Neighbourhood within Ward 11. Please see attached location map shown as Appendix A to Report PED09085.

No interest to the Hamilton Municipal Heritage Committee.

Lot size 15.2 m x 100.2 m

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

Guido Matruglio
19 Drayton Court
Stoney Creek ON L8E 3S5

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 a Special Purpose Industrial Zone which does not permit new residential uses. Additionally, the demolition of this dwelling will bring the lands into compliance with Stoney Creek Zoning By-Law 3692-92.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

N/A
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, and 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 deteriorated building will enhance and add to the stability of the area.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No
Removing residential use from the direct impacts of industrial operations is environmentally appropriate.

**Economic Well-Being is enhanced.** ☑ Yes ☐ No
Removing the legal non-conforming dwelling will allow the vacant lands to be developed for permitted industrial uses.

**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)