SUBJECT: Demolition Permit – 1545 Upper Sherman Avenue (PED09071) (Ward 7)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 1545 Upper Sherman Avenue 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 single family dwelling. This is a large scale rural type lot which lends itself to future residential development due to its size which is significantly larger than an average neighbourhood lot. The owner indicates that future development plans include the consolidation of adjacent lots for the purpose of a plan of subdivision which will be in accordance with the Eleanor Neighbourhood Plan. The plan of subdivision is intended to extend Dulgaren Street and Eaglewood Drive with an access onto Upper Sherman Avenue. No formal applications have been submitted to date; however, the applicant has consulted with staff respecting the proposal. Therefore due to future development plans, the size and spacing of dwellings on this section of Upper Sherman Avenue and the typical length of time involved in planning approvals for a draft plan of subdivision and associated engineering design and construction; it is not appropriate to impose the standard conditions for a replacement dwelling in this situation.
BACKGROUND:

PRESENT ZONING: AA and C

PRESENT USE: Single Family Dwelling

PROPOSED USE: Future residential subdivision.

BRIEF DESCRIPTION: A recent inspection revealed that this one storey single family dwelling is structurally sound and is in fair to poor condition.

This property is in the Eleanor neighbourhood and is located in Ward 7. Please see attached location map shown as Appendix A to Report PED09071.

No Hamilton Municipal Heritage Committee interest. Lot size 30.48mx 186.84m

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

Gary Josefik
775 Upper Wentworth Street
Hamilton, ON L9A 4V7

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition with conditions, then the following recommendation may be appropriate:

That the Director of Building Services be authorized and directed to issue a demolition permit for 1545 Upper Sherman Avenue in accordance with By-Law 08-226 pursuant to the demolition control provisions of 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;
(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 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.

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

Replacing an older dwelling with new construction will enhance and add to the stability of the neighbourhood.

Environmental Well-Being is enhanced.   ☑ Yes   ☐ No

Provides an opportunity to use green products and technologies. Additionally, ongoing septic system issues related to the existing single family dwelling will be resolved by connection to multiple services in a Plan of Subdivision.

Economic Well-Being is enhanced.   ☑ Yes   ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of a proposed new subdivision 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
KR:kr
Attach. (1)
Location Map

File Name/Number: PED09071
Date: February 13, 2009
Appendix "A" Scale: N.T.S.
Planner/Technician: KR / NH

Subject Property

1545 Upper Sherman

Ward 7 Key Map N.T.S.