SUBJECT: Demolition Permit – 190 Blair Lane (Ancaster) (PED09217) (Ward 12)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 190 Blair Lane (Ancaster) in accordance with By-Law 08-226 pursuant to 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.

Tim McCabe
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single detached dwelling and construct a new single detached dwelling.

A portion of this property is located within the Niagara Escarpment Commission (NEC) development control area. The existing dwelling does not appear to be located within the control area. Confirmation will be required at the building permit stage.

The underlying zone for this property is an “ER” (Existing Residential) zone which permits a single detached dwelling and as such, would permit the intended replacement residential use. Additionally, this property is located in the middle of an established neighbourhood and therefore, imposing the conditions for a replacement dwelling in this circumstance is deemed to be appropriate.

BACKGROUND:

PRESENT ZONING: “ER” (Existing Residential)

PRESENT USE: Single detached dwelling

PROPOSED USE: Single detached dwelling

BRIEF DESCRIPTION: A recent inspection revealed that this is a one-storey stick framed structure with stone and siding exterior and block foundations which is in good condition.

This property is in the Clear View neighbourhood and is located in Ward 12. Please see attached location map shown as Appendix A to Report PED09217.

No Hamilton Municipal Heritage Committee interest. Lot size 23.9m x 108.7m

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

Cosimo Commissso
58 Surrey Drive
Ancaster, ON L9K 1L9

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to approve the demolition without imposing the conditions for a replacement dwelling, then the following recommendation may be appropriate:
That the Director of Building Services be authorized and directed to issue a demolition permit for 190 Blair Lane (Ancaster) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**POLICIES AFFECTING PROPOSAL:**

N/A

**RELEVANT CONSULTATION:**

The property is within the Niagara Escarpment Plan, being designated Urban Area and Escarpment Natural Area. The Urban Area is that portion of the property above the top of bank, while the Escarpment Natural Area is contained from the top of bank to the bottom of the ravine. The dwelling appears to be within the Urban Area and as such does not require a development permit. Confirmation will be required prior to issuance of any building permits.

**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 unit with a new dwelling will enhance and add to the stability of the neighbourhood.

**Environmental Well-Being is enhanced.**  ☑ Yes  ☐ No

The requirement for a new dwelling will prevent unauthorized trespassers, the illegal dumping and the lack of landscape maintenance generally associated with vacant properties and thus improving the look of the neighbourhood and increasing harmony between adjoining properties.

**Economic Well-Being is enhanced.**  ☑ Yes  ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property 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

VB:vb

Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: PED09217
Date: July 10, 2009

Appendix "A" Subject Property

190 Blair Lane, Ancaster

Ward 12 Key Map N.T.S.