SUBJECT: Demolition Permit – 615 Rymal Road East and 647 Rymal Road East (PED07300) (Ward 7)

RECOMMENDATION:

That the Acting Director of Building Services be authorized and directed to issue a demolition permits for 615 Rymal Road East and 647 Rymal Road East in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of these properties is proposing to demolish the two existing single detached dwellings to facilitate the development of the lands for multiple residential units and a residential subdivision in the future.

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 and for reconstruction within a specific time frame.

BACKGROUND:

PRESENT ZONING: E/S-1493 (Map E-27D)

PRESENT USE: Two - Single Detached Dwellings
PROPOSED USE: Residential Subdivision

BRIEF DESCRIPTION: A recent inspection indicates that one of the dwellings is a one storey 111m² (1200 ft²) detached dwelling and the other is a two storey 93m² (1000 ft²) detached dwelling. Both dwellings are vacant, boarded up to prevent entry and are in deteriorated condition. The properties have been merged and held under one title which is in contravention of Section 4.(3)(a) of the Hamilton Zoning By-law which does not permit two residential dwellings on one lot. The demolition of the dwellings would bring this lot into compliance with that particular requirement of the Zoning By-law. This property was rezoned in 2003 to permit a mixed residential development. As of this date development applications have not been submitted.

These lands are in the Butler neighbourhood and located in Ward 7. Please see attached location map shown as Appendix A to Report PED07300.

No LACAC interest. Lot size 196.99m x 166.41m

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

Effort Trust
242 Main Street East
Hamilton, ON L8N 1H5

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

Should the Committee wish to place conditions with respect to a replacement dwelling even though the property is not covered by the policy in the Central Area, then the following recommendation may be appropriate:

That the Acting Director of Building Services be authorized and directed to issue a demolition permits for 615 Rymal Road East and 647 Rymal Road East in accordance with By-Law 74-290 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 buildings 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 per dwelling;

(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 Acting 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.

As the existing dwellings are in a deteriorated condition, not suitable for occupancy and as the property it is situated on is a relatively large parcel proposed for a mixed residential development with many future units, this Department does not feel it appropriate to impose the above special conditions. This is particularly justified due to the fact that Planning/Engineering approvals for the subdivision and multiple residential units may exceed the two year time frame before permits for replacement dwellings could be issued.

**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

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 many new residential dwelling units 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)
Appendix A to Report PED07300

Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 615 & 647 Rymal Road East PED07300
Date: November 12, 2007

Appendix "A"  Scale: N.T.S.  Planner/Technician: FP/LC

Subject Property

615 Rymal Road East and 647 Rymal Road East

Ward 7 Key Map  N.T.S.