SUBJECT: Demolition Permit – 1392 Ridge Road (Stoney Creek) (PED09261) (Ward 11)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 1392 Ridge Road (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 an existing single detached dwelling and construct a new single detached dwelling in the future. The property is within the agricultural area of the former municipality of Stoney Creek. It is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation.

BACKGROUND:

PRESENT ZONING: A - Agricultural

PRESENT USE: Single Detached Dwelling

PROPOSED USE: Single Detached Dwelling

BRIEF DESCRIPTION: A recent inspection revealed that this building is of wood frame construction with a concrete block foundation. The house is in poor condition with the foundation walls having
many fractures and being bowed to the inside of the basement. Some of the roof rafters have collapsed and the roof has shingles missing.

This property is located in the East Mountain neighbourhood of the former municipality of Stoney Creek and is contained within Ward 11. Please see attached location map shown as Appendix A to Report PED09261.

No interest to the Hamilton Municipal Heritage Committee.

Lot size 99.9m by 87.7m

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

Janice Lapcevich
1392 Ridge Road
Stoney Creek, ON L8J 2X6

ANALYSIS/RATIONALE:

The property is located within the former municipality of Stoney Creek at the eastern extreme of the former municipality and in proximity of the municipal limits. The area is rural in nature and character and the loss of this one dwelling will not be detrimental to the character of the area. The imposition of conditions requiring a replacement dwelling is not deemed appropriate or necessary in this situation.

ALTERNATIVES FOR CONSIDERATION:

As mentioned earlier, it is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation since the demolition of the existing single detached dwelling will not affect the character of the surrounding area.

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
Human health and safety are protected. Modern building techniques and utilitarian equipment help provide a better living environment for the home owners.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

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

SB: sb
Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 1392 Ridge Road - PED09251
Date: Sept 3, 2009

Appendix "A"
Scale: N.T.S.
Planner/Technician: SB/KA

Subject Property

1392 Ridge Road (Stoney Creek)

Ward 11 Key Map N.T.S.