SUBJECT: Demolition Permit – 27 Southmeadow Crescent (Stoney Creek) (PED08294) (Ward 10)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 27 Southmeadow Crescent (Stoney Creek) 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.
EXECUTIVE SUMMARY:

The owner is proposing to demolish the existing single family dwelling for the purpose of creating two separate single family dwelling building lots. Land severance application (SC/B-08:71) has been approved by the Committee of Adjustment for the creation of the two building lots. Although the demolition of the existing dwelling is required as a condition of the approved land severance application it is still appropriate to impose conditions for a replacement dwelling on the lands. The property is in the middle of a residential street and retaining the lands as vacant would not be in keeping with the character of the neighbourhood.

BACKGROUND:

PRESENT ZONING: R2
PRESENT USE: Single Family Dwelling
PROPOSED USE: Single Family Dwelling
BRIEF DESCRIPTION: A recent inspection revealed that this one storey dwelling is structurally sound and is in fair condition.

This land is located in Ward 10. Please see attached location map shown as Appendix A to Report PED08294.

No LACAC interest. Lot size 32.19m x 42.97m

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

Nick Miscione
217 Margaret Avenue North
Stoney Creek, ON L8E 2H9

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

Committed/Council may decide it is not appropriate to impose conditions for a replacement dwelling in this situation since the demolition is a condition imposed under the approved land severance application.

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

Economic Well-Being is enhanced. ☑ Yes ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of a new single family dwelling 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)
Location Map

File Name/Number: PED08294
Date: November 4, 2008

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

Subject Property

27 Southmeadow Crescent

Ward 10 Key Map N.T.S.