SUBJECT: Demolition Permit – 204 Gage Avenue North (PED05134) (Ward 3)

COMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 204 Gage Avenue North in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing building which contains a legally established non-conforming three family dwelling and a commercial public garage consisting of an auto body and fender repair shop and automobile sales establishment. The owner has indicated that the lands will remain vacant upon the demolition. This owner also owns the adjoining parcel of land known as 208 Gage Avenue North and is currently proposing to demolish the existing legally established non-conforming single family dwelling and to also leave those lands vacant. The application for the adjoining parcel of land will be heard under a separate recommendation report known as PED05133. These lands are located in a JJ/S-746 Industrial zoning district which does not permit residential uses.

BACKGROUND:

PRESENT ZONING: JJ/S-746 (Map E-43)

PRESENT USE: Three Family Dwelling & Commercial

PROPOSED USE: Vacant Land
BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing building which contains a legally established non-conforming three family dwelling and a commercial public garage consisting of an auto body and fender repair shop and automobile sales establishment. The owner has indicated that the lands will remain vacant upon the demolition. This owner also owns the adjoining parcel of land known as 208 Gage Avenue North and is currently proposing to demolish the existing legally established non-conforming single family dwelling and to also leave those lands vacant. 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, or site plan agreement to be finalized for the site and for reconstruction within a specific time frame. These lands are in the Crown Point West neighbourhood and are located in Ward 3. Please see attached location map shown as Appendix A to Report PED05134.

No LACAC interest. Lot size 23.77m x 35.05m

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

Walter Waldron
761 Seventh Avenue
Hamilton, ON L8T 1V6

ANALYSIS OF ALTERNATIVES:

This property is located in a “JJ/S-746” industrial district and is subject to site plan control prior to any development or redevelopment. Should the Committee wish to place a condition on these lands that would ensure that the lands will not remain vacant even though the property is not covered by the policy in the Central Area then the following recommendation may be appropriate:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 204 Gage Avenue North 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 applicant entering into and receiving a Site Plan Agreement approved by the Planning and Economic Development Department.

ANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – N/A
Staffing – N/A

Legal – N/A

POLICIES AFFECTING PROPOSAL:

N/A

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

N/A

CITY STRATEGIC COMMITMENT:

This property is not listed on the City’s inventory list as being of interest to the Local Architectural Conservation Advisory Committee (L.A.C.A.C.), therefore, there are no issues with heritage preservation.

:FP
Attach. (1)