

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Building and Licensing Division**

<b>Report to:</b> Chair and Members Planning & Economic Development Committee	<b>Submitted by:</b> Lee Ann Coveyduck General Manager Planning and Economic Development Department
<b>Date:</b> February 17, 2006	<b>Prepared by:</b> Frank Peter 905-546-2424 Ext. 2781

**SUBJECT: Demolition Permit – 220 Grace Avenue (PED06080) (Ward 4)**

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**RECOMMENDATION:**

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 220 Grace Avenue in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

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Lee Ann Coveyduck  
General Manager  
Planning and Economic Development Department

**EXECUTIVE SUMMARY:**

The owner of this property is proposing to demolish the existing single family dwelling and construct two new single family dwellings upon the demolition. As of this date building permit applications for the replacement single family dwellings have not been submitted to this Division.

**BACKGROUND:**

PRESENT ZONING: C (Map E-81)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Two - Single Family Dwellings

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling and construct two single family dwellings upon the demolition. The existing dwelling is

**SUBJECT: Demolition Permit – 220 Grace Avenue (PED06080) (Ward 4) - Page 2 of 3**

located on two lots of record and the owner is proposing to construct a single family dwelling on each of the two lots of record upon the demolition. As of this date building permit applications for the replacement single family dwellings have not been submitted to this Division.

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. This land is in the Parkview West neighbourhood and is located in Ward 6. Please see attached location map shown as Appendix A to Report PED06080.

No LACAC interest. Lot size 15.24m x 30.48m

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

Duen Ngam & Phovsaunh Nophavone  
220 Grace Avenue  
Hamilton, ON L8H 3X6

**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 Director of Building and Licensing be authorized and directed to issue a demolition permit for 220 Grace Avenue 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 building on this property;

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- (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 and Licensing 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.

**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

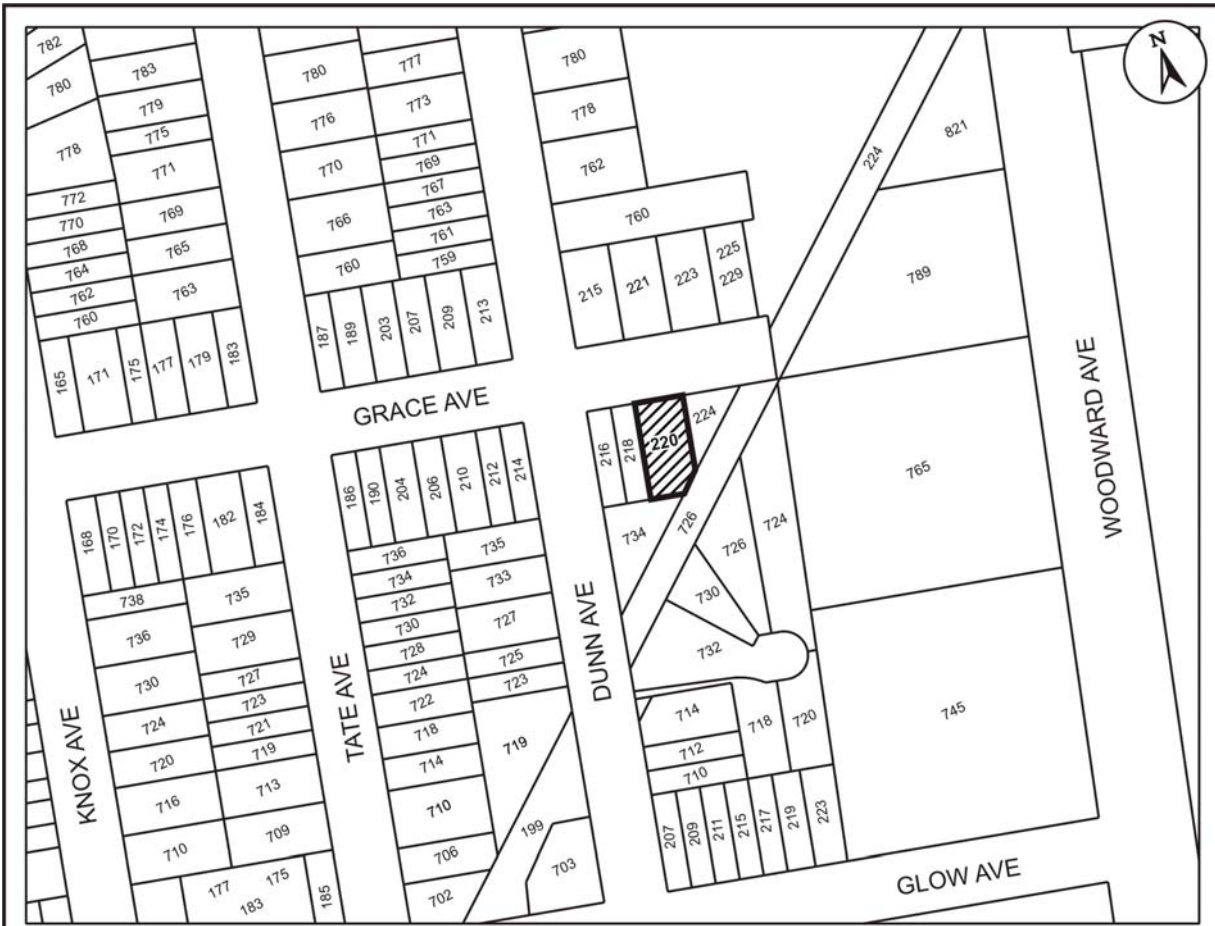
**Economic Well-Being is enhanced.**         Yes    No  
Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of two new single family dwellings 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)



Site of Application



Ward 4 Keymap

N.T.S.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



### Location Map

File Name/Number:  
**PED06080**

Date:  
**February 15, 2006**

Appendix "A"

Scale:  
**N.T.S.**

Planner/Technician:  
**FP/LM**

**Subject Property**  
220 Grace Avenue, Hamilton