

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building and Licensing Division

Report to: Chair and Members Planning & Economic Development Committee	Submitted by: Lee Ann Coveyduck General Manager Planning and Economic Development Department
Date: May 19, 2006	Prepared by: Frank Peter 905-546-2424 Ext. 2781

SUBJECT: Demolition Permit – 761 Knox Avenue (PED06177) (Ward 4)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 761 Knox Avenue 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 single family dwelling and construct a new single family dwelling upon the demolition. As of this date a building permit application for the replacement single family dwelling has not been submitted to this Division.

BACKGROUND:

PRESENT ZONING: C (Map E-81)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Single Family Dwelling

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling and construct a new single family dwelling upon the demolition. As of this date a

building permit application for the replacement single family dwelling has 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 4. Please see attached location map shown as Appendix A to Report PED06177.

No LACAC interest. Lot size 15.24m x 32.0m

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

Rob McDowell
775 Upper Wentworth Street
Hamilton, ON L9A 4V7

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 761 Knox 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;
- (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;

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- (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 a new single family dwelling will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

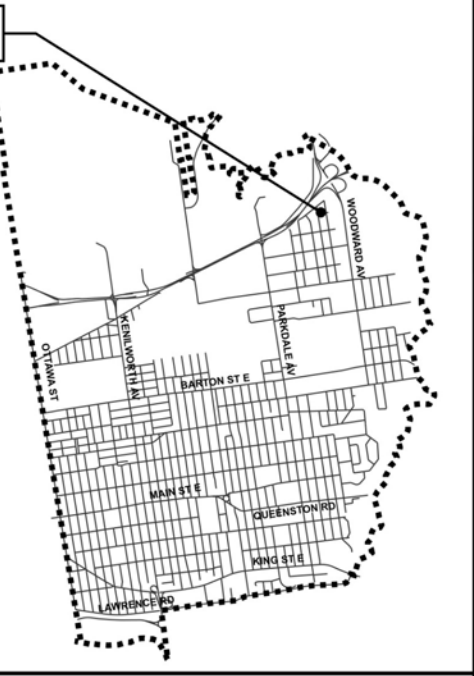
Does the option you are recommending create value across all three bottom lines?
 Yes No

Do the options you are recommending make Hamilton a City of choice for high performance public servants?
 Yes No

FP:fp
Attach. (1)



Site of Application



Ward 4 Keymap

N.T.S.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Location Map

File Name/Number: 761 Knox Ave	Date: May 17, 2006	
Appendix "A"	Scale: N.T.S.	Planner/Technician: FP/NB

Subject Property
761 Knox Avenue (Hamilton)