

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building and Licensing Division

Report to: Chairman and Members Planning & Economic Development Committee	Submitted by: Lee Ann Coveyduck General Manager
Date: September 30, 2005	Prepared by: Frank Peter
File:	(905) 546-2424 Ext. 2781

SUBJECT: Demolition Permit – 36 Sinclair Court (PED05151) (Ward 5)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 36 Sinclair Court 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 City of Hamilton acquired these lands, which contain a single family dwelling, to facilitate the Red Hill Valley Expressway Project. Fleet and Facilities has advised this Division that continuing erosion into the valley over many years has compromised the foundation of the dwelling and caused bowing of the south wall. Given the current physical condition of the building, demolition is the best course of action in order to maximize return to the City when the lot is eventually put on the market. Upon the completion of the Expressway, Real Estate staff will offer this ravine lot to the development community for redevelopment.

BACKGROUND:

PRESENT ZONING: C (Map E-86)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Future Re-development

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BRIEF DESCRIPTION: The City of Hamilton acquired these lands, which contain a single family dwelling, to facilitate the Red Hill Valley Expressway Project. Fleet and Facilities has advised this Division that continuing erosion into the valley over many years has compromised the foundation of the dwelling and caused bowing of the south wall. Given the current physical condition of the building, demolition is the best course of action in order to maximize return to the City when the lot is eventually put on the market. Upon the completion of the Expressway, Real Estate staff will offer this ravine lot to the development community for redevelopment. These lands are in the Rosedale neighbourhood and are located in Ward 5. Please see attached location map shown as Appendix A to Report PED05151.

No LACAC interest. Lot size 20.42m x 29.69m

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

City of Hamilton
Planning and Economic Development
Real Estate Section
Attn: Darlene Cole, Property Officer
71 Main Street West, 6th Floor
Hamilton, ON L8P 4Y5

ANALYSIS OF ALTERNATIVES:

N/A

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – N/A

Staffing – N/A

Legal – N/A

POLICIES AFFECTING PROPOSAL:

N/A

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

N/A

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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)

