

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 – 1725 Upper James Street (PED06178) (Ward 7)

RECOMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 1725 Upper James Street 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 two – three storey office buildings upon the demolition. Although, as of this date, a building permit application has not been submitted, the owner has changed the zone from residential to commercial to permit the proposed use. A Site Plan Application known as DA-06-48 has been submitted and is currently under review by the Development Division.

BACKGROUND:

PRESENT ZONING: HH/S-1546 Not Final & Binding (Map E-9E)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Two – three storey office buildings

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BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling and construct two – three storey office buildings upon the demolition. Although, as of this date, a building permit application has not been submitted, the owner has changed the zone from residential to commercial to permit the proposed use. A Site Plan Application known as DA-06-48 has been submitted and is currently under review by the Development 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 Allison neighbourhood and is located in Ward 7. Please see attached location map shown as Appendix A to Report PED06178.

No LACAC interest. Lot size 27.13m x 176.17m

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

Frao Morrison
1632 Upper James Street
Hamilton, ON L9B 1K4

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

N/A

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

N/A

RELEVANT CONSULTATION:

N/A

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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 office buildings will enhance the neighbourhood, provide additional taxes and create additional jobs.

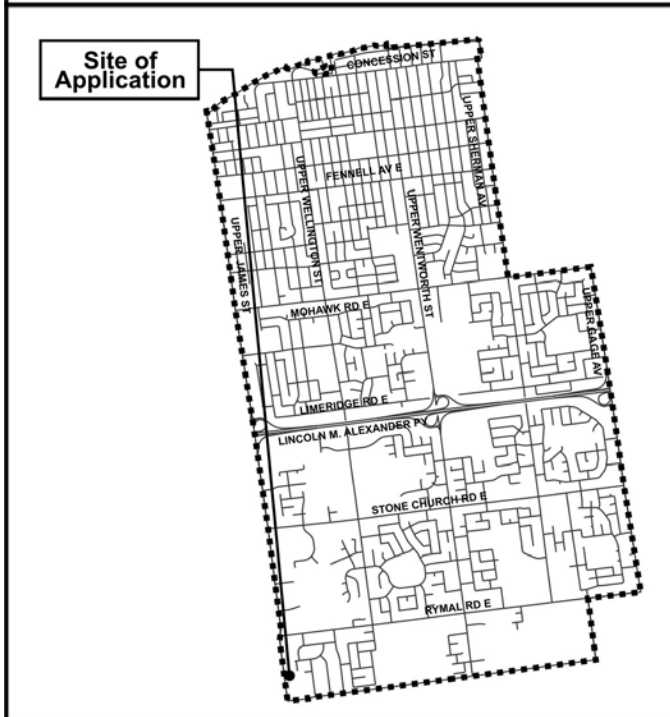
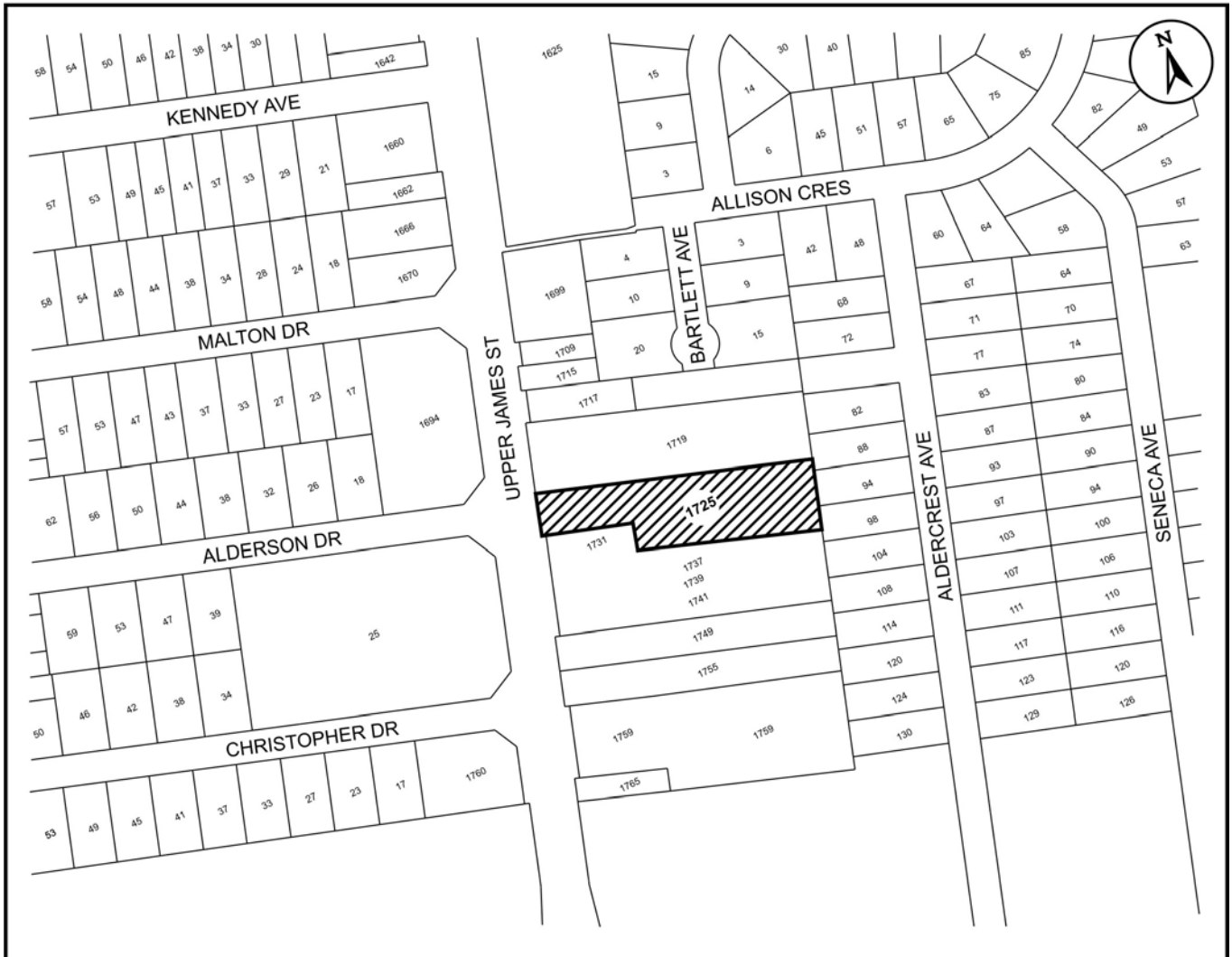
Does the option you are recommending create value across all three bottom lines?

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)



Ward 7 Keymap

N.T.S. 

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Hamilton

Location Map

File Name/Number:
1725 Upper James St

Date:
May 17, 2006

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
FP/NB



Subject Property

1725 Upper James Street (Hamilton)