

**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> May 19, 2006	<b>Prepared by:</b> Frank Peter 905-546-2424 Ext. 2781

**SUBJECT: Demolition Permit – 577 Burlington Street East (PED06176) (Ward 3)**

---

**RECOMMENDATION:**

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 577 Burlington Street East 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 legally established non-conforming single family dwelling and has indicated that his intention, upon the demolition, is to leave the lands vacant at this time. This property is located in a K/S-727 Heavy Industrial Zoning district which does not permit new residential uses.

**BACKGROUND:**

PRESENT ZONING: K/S-727 (Map E-20)

PRESENT USE: Single Family Dwelling

PROPOSED USE: Vacant Lands

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing legally established non-conforming single family dwelling and has indicated that his intention, upon the

**SUBJECT: Demolition Permit – 577 Burlington Street East (PED06176) (Ward 3) -  
Page 2 of 3**

demolition, is to leave the lands vacant at this time. This property is located in a K/S-727 Heavy Industrial Zoning district which does not permit new residential uses.

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 Industrial Area neighbourhood and is located in Ward 3. Please see attached location map shown as Appendix A to Report PED06176.

No LACAC interest. Lot size 6.96m x 20.12m

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

Charanjit Sihra  
577 Burlington Street East  
Hamilton, ON L8L 6B6

**ANALYSIS/RATIONALE:**

N/A

**ALTERNATIVES FOR CONSIDERATION:**

N/A

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**POLICIES AFFECTING PROPOSAL:**

N/A

**RELEVANT CONSULTATION:**

N/A

**SUBJECT: Demolition Permit – 577 Burlington Street East (PED06176) (Ward 3) -  
Page 3 of 3**

**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

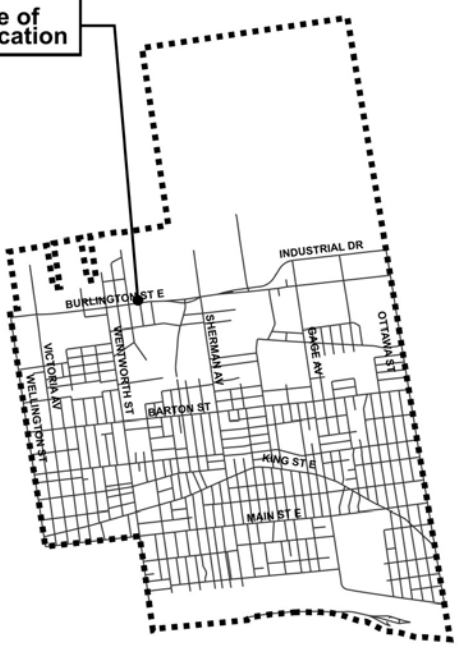
**Does the option you are recommending create value across all three bottom lines?**  
 Yes    No

**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 3 Keymap

N.T.S.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



## Location Map

File Name/Number: <b>577 Burlington St E</b>		Date: <b>May 17, 2006</b>	
Appendix "A"	Scale: <b>N.T.S.</b>	Planner/Technician: <b>FP/NB</b>	

**Subject Property**  
577 Burlington Street East (Hamilton)