

**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> March 17, 2006	<b>Prepared by:</b> Frank Peter 905-546-2424 Ext. 2781

**SUBJECT: Demolition Permit – 6 Brant Street (PED06098) (Ward 3)**

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**RECOMMENDATION:**

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 6 Brant Street 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, St. Davids Presbyterian Church, is proposing to demolish the existing single family dwelling which is located on the same property as the existing church. The proposal, upon the demolition, is to use the lands as additional green space/landscaping for the church lands. This property is located in a J/S-647 Light and Limited Heavy Industrial Zoning district which does not permit new residential uses.

**BACKGROUND:**

PRESENT ZONING: J/S-647 (Map W-3)

PRESENT USE: Single Family Dwelling on Church Lands

PROPOSED USE: Landscaping/Green space

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling for the purposes of additional

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green space for the church located on the same property. This property is located in a J/S-647 Light and Limited 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 Sector “B” and Keith neighbourhood and is located in Ward 3. Please see attached location map shown as Appendix A to Report PED06098.

No LACAC interest. Lot size 18.14m x 10.06m

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

St. Davids Presbyterian Church  
478 Wentworth Street North  
Hamilton, ON L8L 4C4

**ANALYSIS/RATIONALE:**

N/A

**ALTERNATIVES FOR CONSIDERATION:**

N/A

**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

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**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 addition of landscaping will enhance this industrial area by providing additional green space.

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

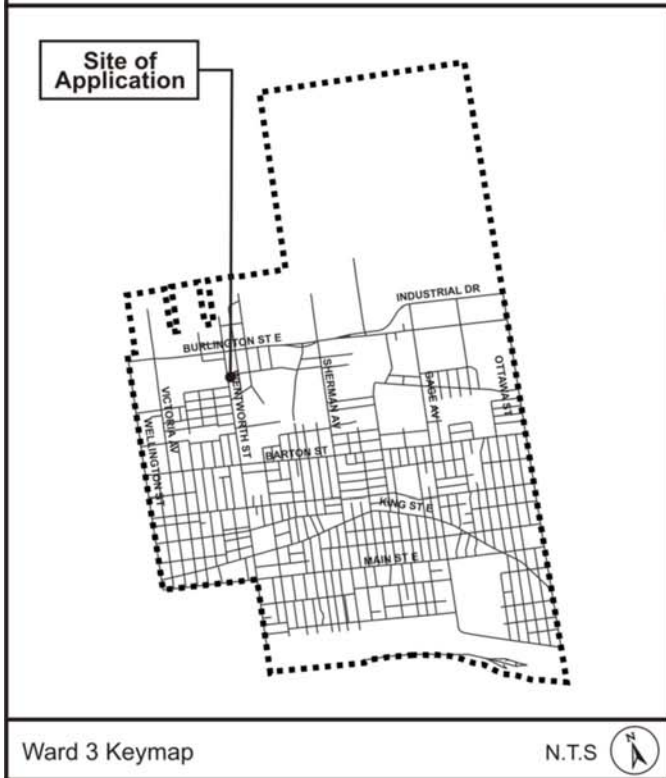
Yes    No

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?**

Yes    No

FP:fp

Attach. (1)



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
<h2>Location Map</h2>		
File Name/Number: <b>PED06098</b>		Date: <b>March 7, 2006</b>
Appendix "A"	Scale: <b>N.T.S.</b>	Planner/Technician: <b>FP/MF</b>
<b>Subject Property</b> 6 Brant Street		