

PLANNING COMMITTEE

Demolition Permit Applications for the Lands Located at
255 and 257 Wellington Street North, Hamilton (PED19044 & PED19045)

Owner/Applicant: 467052 Ontario Limited (Jetport Properties)

Agent: UrbanSolutions Planning & Land Development Consultants Inc.
c/o Sergio Manchia, MCIP, RPP & Amber Lindsay, MES

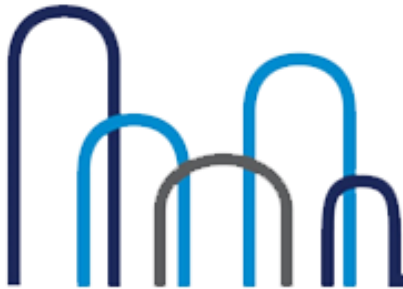
BACKGROUND

- Demolition Permit applications submitted December 5th, 2018 for 255 and 257 Wellington Ave N
- Correspondence from the Building Department dated January 9th, 2019 applied the standard rebuild conditions which requires building permits to be issued concurrently to replace the buildings to be demolished
- UrbanSolutions requests that the demolition permits be issued without imposing the standard rebuild conditions



FUTURE DEVELOPMENT

- Properties to be consolidated with 222-228 Barton St E & 261-265 Wellington Ave N
- Development Review Team August 22, 2018 (FC-18-094)
- Mixed use development consisting of a seven (7) storey, **60 dwelling unit** multiple dwelling, commercial/office area, and 96 parking spaces
- **Official Plan Amendment** and **Zoning By-law Amendment** required including a number of technical studies



MAINTENANCE COSTS



February 5th, 2019

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RATIONALE

- “Conditions are to alleviate issues of demolition creating the ‘missing tooth’ effect in a streetscape, to maintain the character of the neighbourhood or to ensure that the housing units being demolished are replaced.” (PED08188)
- The intent of By-law No. 09-208 is maintained as:
 - There is no consistent streetwall in this location as abutting properties are also vacant
 - The area is on the periphery of a neighbourhood and is characterized by variation
 - Planned development will replace the units lost



SUMMARY

- **UrbanSolutions respectfully requests that Committee direct staff to issue the Demolition Permit without imposing the rebuild conditions**
- Existing houses are uninhabitable as they are not serviced
- Ongoing issues of delinquent activity on site
- Demolition required to facilitate the remediation of contaminated lands and accommodate future development
- The intent of the Demolition Control By-law is maintained

