

Rawlings, Alexandra

From: Mike Pettigrew [mpettigrew@losanihomes.com]
Sent: Thursday, April 28, 2011 4:57 PM
To: Rawlings, Alexandra
Subject: Upper Sherman Ave Demolition Permits

Hello Ms. Rawlings,

As per our phone conversation I wish to be able to address the Committee at the June 7th, 2011 Committee meeting regarding the demolition of two single family homes at 1531 and 1545 Upper Sherman Avenue.

Thank you very much,

Mike Pettigrew, CPT
Land Development Tech. - Losani Homes
430 McNeilly Road, Stoney Creek, On L8E 5E3
Direct Line: 905.643.5610 ext. 19 Fax Number: 905.643.1393 www.losanihomes.com



Losani Homes is a year 2007 to 2010 winner of Canada's 50 Best Managed Companies

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Hamilton

PC

JUNE 7/2011.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Services Division
71 Main Street West - 3rd Floor
Hamilton, Ontario, Canada, L8P 4Y5
Phone: 905.546.2720 Fax: 905.546.2764
www.hamilton.ca

APPLICATION NO.: 11-105490-00 DP
ATTENTION: Kim Roberts
TELEPHONE NO.: 905.546.2424 x2581

April 18, 2011

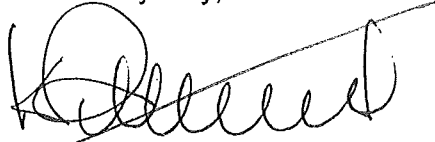
Losani Homes (1998) Ltd
430 McNeilly Rd.
Stoney Creek, ON L8E 5E3

RE: 1531 Upper Sherman Ave. , HAMILTON (Single Family Dwelling - Demolish Sgle. Fam.)

This Division is in receipt of a demolition permit application for the above noted property which has been deemed to be a routine application under the provisions of the Demolition Control By-Law 09-208. However, where the owner of the property is not in agreement with the standard rebuild conditions as set out in Section 6 of the Demolition Control By-law, the Chief Building Official is required to advise Council which retains all power with respect to issuing or refusing to issue the demolition permit in accordance with Section 7.(b) of said By-law. Therefore, as you are not in agreement with the conditions City Council approval is required. Please be advised of the following information pertaining to the demolition:

1. This demolition permit application will be heard at the Planning Committee meeting on June 7, 2011, which is held at City Hall, 71 Main Street West, Council Chambers at 9:30 a.m. This is a public meeting and you are encouraged to attend and address the Committee, with your request for the demolition without the rebuild conditions being imposed. In order to address the Committee you are required to notify the Co-ordinator of the Planning Committee Advisory at 905-546-2424 ext. 2729 immediately. Please be advised that this Division is recommending the rebuild conditions be imposed on the demolition and if you do not address the Committee, our recommendation may be carried. Your application is then scheduled to be heard at the City Council meeting of June 15, 2011.
2. Our Division is recommending imposing the conditions as this property is located in the middle of an established neighbourhood. The conditions, if imposed, will be that, prior to the issuance of a demolition permit, a building permit is required to be issued in conjunction with this permit and that the new building to be erected must be substantially completed within 2 years of the date of the demolition or \$20,000 shall be added to the tax rolls. These conditions will be required to be properly registered on title.
3. There may be additional information required to be submitted as part of the issuance of the demolition permit including but not limited to the disconnection of services forms. For any information pertaining to the issuance of the demolition permit please contact Liza Wirsch, Customer Service Representative at 905-546-2424 extension 1315.

Yours very truly,

A handwritten signature in black ink, appearing to read "Dio Ortiz", written over a horizontal line.A small, stylized handwritten mark or signature element located to the left of the main signature.

Dio Ortiz
Manager of Building Engineering and Zoning

KR/kr

c.c. Alexandra Rawlings, Co-ordinator of Committee Services/Planning & Advisory
Committees, Office of the City Clerk