SUBJECT: Demolition Permit – 617 Garner Road East (Ancaster) (PED09034) (Ward 12)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 617 Garner Road East, Ancaster in accordance with By-law 08-226 pursuant to Section 33 of The Planning Act as amended.

Tim McCabe
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing legal non-conforming one and one half storey single family dwelling (which is now vacant) located at the west side of Marritt Hall on lands formerly occupied by the Ancaster Fairgrounds (which is in the process of being relocated to 630 Trinity Road). The dwelling to be demolished is located on the portion of the lands zoned “RM2-575” which permits street townhouses on a common element condominium road only. As such, a new single family dwelling could not be reconstructed on this part of the property. Demolition of this former residential building and other buildings on the lot (which are not subject to demolition control) is necessary to facilitate development of the subject lands for the Mattamy Southcote subdivision. This subdivision is presently at the draft plan approval stage (File # 25T-200711); however, City Council recently approved an Amending By-law to rezone the entire property for the proposed development.
BACKGROUND:

PRESENT ZONING:  
R4-572  
R4-573  
R4-574  
RM2-575  
R4-577  
P1  
P4  
O5  

PRESENT USE:  
Legally Established Non-Conforming Single Family Dwelling  

PROPOSED USE:  
Residential Subdivision  

BRIEF DESCRIPTION:  
A recent inspection revealed that this one and one half storey dwelling of wood frame construction is structurally sound; however, is in poor condition.  

This land is in the Meadowlands Neighbourhood III and is located in Ward 12. Please see attached location map shown as Appendix A to Report PED09034.  

No interest to the Hamilton Municipal Heritage Committee.  

Lot size 119.1m wide having a lot area of 16.78 hectares.  

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

Mattamy (Southcote) Limited  
2360 Bristol Circle  
Oakville, ON  L6H 6M5

ANALYSIS/RATIONALE:  

N/A

ALTERNATIVES FOR CONSIDERATION:  

As mentioned previously, it is not appropriate to impose conditions for a replacement dwelling in this situation as this property is intended to be developed as a residential subdivision and is not located within the middle of an established neighbourhood.

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

Replacing an older dwelling with new construction will enhance and add to the stability of the neighbourhood.

Environmental Well-Being is enhanced. ☑ Yes ☐ No

Ecological function and natural heritage are protected. A portion of the lands have been rezoned for a neighbourhood parkette and a block for storm water management.

Economic Well-Being is enhanced. ☑ Yes ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of a new subdivision will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

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

KR:kr

Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 617 Garner Road East
Date: December 22, 2008

Appendix "A"
Scale: N.T.S.
Planner/Technician: KR / NH

Subject Property

617 Garner Road East

Ward 12 Key Map N.T.S.