SUBJECT: Demolition Permit – 886 Golf Links Road (Ancaster) (PED09208) (Ward 12)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 886 Golf Links Road (Ancaster) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single detached dwelling located on the lands. The property was the subject of a recent rezoning application (file ZAC-08-084) which was approved by Council on June 24, 2009 (By-law 09-141). The amending By-law will facilitate the redevelopment of these lands to a three storey, twenty-four unit residential building. The current zoning does not permit a single detached dwelling and as such the condition requiring a replacement dwelling is not appropriate in this situation.

BACKGROUND:

PRESENT ZONING: RM4-512 – Residential Multiple – Modified

PROPOSED ZONING: RM6-587 – Residential Multiple – Modified

PRESENT USE: Single Detached Dwelling
PROPOSED USE: Three storey twenty-four unit multiple dwelling

BRIEF DESCRIPTION: A recent inspection revealed that this is a one storey, wood frame, single detached dwelling. The dwelling is in a good and well maintained condition.

This property is located in the Horning neighbourhood contained within Ward 12. Please see attached location map shown as Appendix A to Report PED09208.

No interest to the Hamilton Municipal Heritage Committee.

Lot size 40.2m x 40.8m

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

Herman Man Hui
Helen Ying Yang
62 Marlowe Dr
Hamilton, Ontario
L9C 2H6

ANALYSIS/RATIONALE:

The applicant has proposed to redevelop this property into a medium density residential use. A rezoning application has been approved by Council on June 24, 2009, which makes the necessary zoning modifications to permit the proposed increased residential density. The proposed three storey twenty-four unit residential building will be subject to the site plan control process at which time the details of development will be available. The current zoning does not permit a single detached dwelling on these lands and as such the requirement for a replacement dwelling is not appropriate in this situation. Building permits will be available upon approval of a site plan control application.

ALTERNATIVES FOR CONSIDERATION:

As mentioned earlier, it is not deemed appropriate to impose conditions for a replacement dwelling in this situation as the zone does not permit stand alone residential uses. The RM6-587 – Residential Multiple – Modified zone only permits an apartment building.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

POLICIES AFFECTING PROPOSAL:

N/A
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
Human health and safety are protected. Modern building techniques and utilitarian equipment help provide a better living environment for the home owners.

Economic Well-Being is enhanced. ☑ Yes  ☐ No
Investment in Hamilton is enhanced and supported. Redevelopment of this property with the construction of a multiple dwelling residential building will enhance the neighbourhood, provide additional taxes and curb urban sprawl.

Do the options you are recommending make Hamilton a City of choice for high performance public servants?  ☐ Yes  ☑ No