SUBJECT: Demolition Permit – 920 Stone Church Road East (PED08219) (Ward 6)

RECOMMENDATION:

That the Director of Building Services be authorized and directed to issue a demolition permit for 920 Stone Church Road East in accordance with the City of Hamilton Demolition Control By-law pursuant to Section 33 of The Planning Act as amended.

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing legally established non-conforming three (3) family dwelling for the purposes of creating three (3) separate single family dwelling building lots. A land severance application (HM/B-08:60) and a minor variance application (HM/A-08:158) have been approved by the Committee of Adjustment for the creation of the building lots. The demolition of the existing dwelling is required as a condition of the approved land severance application, therefore it is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation.

BACKGROUND:

PRESENT ZONING: C

PRESENT USE: Legally Established Non-Conforming Three Family Dwelling

PROPOSED USE: Three (3) – Single Family Dwellings
BRIEF DESCRIPTION: A recent inspection revealed that this one storey sided dwelling is structurally sound and is in fair condition.

This land is in the Templemead neighbourhood and is located in Ward 6. Please see attached location map shown as Appendix A to Report PED08219.

No LACAC interest. Lot size 30.48m x 60.96m

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

John Voortman
PO BOX 370
Binbrook, ON L0R 1C0

ANALYSIS/RATIONALE:

N/A

ALTERNATIVES FOR CONSIDERATION:

As mentioned previously, it is not deemed to be appropriate to impose conditions for a replacement dwelling in this situation since the demolition is required as a condition imposed in the decision of the approved land severance application.

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]
Economic Well-Being is enhanced. ☑ Yes ☐ No

Investment in Hamilton is enhanced and supported.

Redevelopment of this property with the construction of three new single family dwellings 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

FP:fp
Attach. (1)
Location Map

File Name/Number: 920 Stone Church Road East
Date: September 12th 2008

Appendix "A"

Scale: N.T.S.
Planner/Technician: FP/MS

Subject Property

920 Stone Church Road East

Ward 6 Key Map