



Hamilton

INFORMATION REPORT

TO:	Chair and Members Public Works Committee
COMMITTEE DATE:	May 17, 2021
SUBJECT/REPORT NO:	Demolition of Dominion Glass Site at 43 Lloyd Street (PW21027) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Delfina Duarte (905) 546-2424 Ext. 6627
SUBMITTED BY:	Rom D'Angelo, C.E.T.; CFM Director, Energy, Fleet and Facilities Management Public Works Department
SIGNATURE:	

COUNCIL DIRECTION

N/A

INFORMATION

This Information Report regarding the Demolition of the former Dominion Glass site at 43 Lloyd Street, Hamilton (hereto attached as Appendix "A" to Report PW21027), is being presented to Public Works Committee as per Section 4.10 of the Procurement Policy where an emergency existed and the necessary work exceeds the General Manager's approval limit of \$250,000.00.

The former Dominion Glass factory (Dom Glass) site at 43 Lloyd Street in Ward 3 was purchased by the City of Hamilton in 2014. In accordance with Report #CM13014(a) "Acquisition of Property in Ward 3", the site was purchased for the purpose of replacing "outdoor recreational space and parkland in the Stadium Precinct that was displaced as a result of the construction of the Pan Am Stadium and planned redevelopment of Scott Park Secondary School. The nearby neighbourhood is also identified as parkland deficient.

The site is approximately 12.13 acres in size and is bounded by residential and commercial to the south, CN Rail lands to the north, Gage Avenue to the east, and

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**SUBJECT: Demolition of Dominion Glass Site at 43 Lloyd Street (PW21027)
(Ward 3) - Page 2 of 3**

industrial lands to the west. Upon acquisition, the City proceeded to complete a partial demolition of the infrastructure to grade but leaving the basement insitu.

Since acquisition, the Dom Glass site has attracted ongoing security related concerns including trespassing, loitering and dumping as people gained access to various collapsed underground spaces.

Numerous security responses were implanted including for example routine repairs to fencing breaches, blocking entrances, increased security patrols, cameras and periodic police assistance to vacate the underground. The negative impacts of the 2020 pandemic included a significant increase in the homeless population attracted to the underground portion of the Dom Glass site as with some people now taking up permanent residency. Some new concerns came to the forefront including, for example, tire fires and violence.

With the increased risk to public health and safety, staff was compelled to expedite an emergency demolition process through the issuing of a Policy 10 as required by the Procurement Policy for handling an emergency situation.

A new interactive camera system was installed in December of 2020 and highlighted that the site was breached several times per day, validating that safety and security could no longer be adequately maintained for the trespassers or for City staff/contractors who access the site regularly to gather environmental data from the underground water monitoring wells.

The Energy, Fleet and Facilities Management division staff worked with Housing Services Division (Encampment Task Force) and the Hamilton Police Services Community Outreach to provide advance demolition information to the resident population and to provide support services before the site was secured for demolition.

With the increased risk to public safety due to the state of the building and the risk of collapse, a Policy 10 was put in place for the emergency demolition of the basement infrastructure at an overall cost of \$397,296.00 plus HST.

The total cost of demolition including the temporary security camera system, consulting fees, designated substance removal and demolition was as follows:

Type:	Cost (HST Extra)
Consulting Fees (Structural & Environmental)	\$74,000.00
Calibre Camera Systems	\$21,780.00
Demolition including Designated Substance Removal	\$301,516.00
Total Cost of Demolition:	\$397,296.00

**SUBJECT: Demolition of Dominion Glass Site at 43 Lloyd Street (PW21027)
(Ward 3) - Page 3 of 3**

The demolition reached substantial completion at the end of January 2021 and was successfully completed in March 2021.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PW21027 – Map of 43 Lloyd Street, Hamilton, ON