



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
Building Division  
71 Main Street West – 3<sup>rd</sup> Floor  
Hamilton, Ontario, Canada, L8P 4Y5  
Phone: 905.546.2720 Fax: 905.546.2764  
[www.hamilton.ca](http://www.hamilton.ca)

APPLICATION NO.: 21-113132-00 DP  
ATTENTION: Frank Peter  
TELEPHONE NO.: 905.546.2424 x2781

August 09, 2021

Andriy Dusanowsky  
Bcu Financial Group  
2280 BloorStreet.W  
Toronoto, ON  
M6S 1N9

**RE: 52 Albany Ave., HAMILTON (Single Family Dwelling - Demolition Control)**

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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, as amended. Please be advised as the owner of the property and you are 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 virtually at the Planning Committee meeting on October 5, 2021. This will be one of several items considered that day. You are encouraged to attend virtually 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 as soon as possible. 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 October 13, 2021.
2. Our Division is recommending imposing the conditions as this property is in 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 Amanda Calcagni at 905-546-2424 extension 7348.

Yours very truly,

*Frank Peter*

Frank Peter  
Supervisor of Plan Examination  
c.c. Co-ordinator  
Committee Services/Planning & Advisory Committees  
Office of the City Clerk



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