




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Licensing and By-law Services Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 13, 2024
SUBJECT/REPORT NO:	455 King Street East and 457- 459 King Street East Demolition (PED24048(a)) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	RJ Reddy (905) 546-2424 Ext. 2547
SUBMITTED BY:	Monica Ciriello Director, Licensing and By-law Services Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Licensing and By-law Services be approved for an additional amount of \$456,000 to demolish the vacant and adjoining properties located at 455 King Street East and 457- 459 King Street East, and that all associated costs for carrying out the demolition be added to the property tax rolls for the corresponding properties.

EXECUTIVE SUMMARY

On April 24th, 2024, Council approved PED24048 to demolish the existing buildings at 455 King Street East and 457- 459 King Street East at an estimated cost of \$242,246.00. Upon contractor inspection, additional costs to address the presence of asbestos, remedial work, and other health and safety factors increased the cost to a total quoted amount of \$697,335.71.

Staff recommend approval for an additional amount of \$456,000 to cover additional factors to demolish the existing buildings. All costs will be added to the property tax rolls for the corresponding properties.

Alternatives for Consideration – See Page 3

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Staff are requesting approval for \$456,000 to cover additional factors to demolish the existing building. This request is in addition to the pre-approved amount of \$242,246.00.

Staffing: Not Applicable.

Legal: Not Applicable.

HISTORICAL BACKGROUND

The adjoining properties located at 455 King Street East and 457- 459 King Street East consist of three-story buildings that were of mixed residential and commercial use but have been vacant since approximately 2022.

Report PED24048 was approved by Council on April 24, 2024, allowing for the vacant and adjoining properties to be demolished to grade at a cost of \$242, 246. This was following the appeal of two property standards orders to request additional time to complete the necessary repairs. The Property Standards Hearing Committee extended the compliance date from July 2, 2023, to August 30, 2023. By the extended compliance date, the orders were not complied with.

The existing buildings remain vacant, in a state of extreme disrepair and continue to deteriorate in their current condition.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Staff's review considered the following applicable provincial legislation and municipal by-laws:

- *Building Code Act, 1992, S.O. 1992, c.23.*
- *City of Hamilton Property Standards By-law NO. 23-162.*
- *Municipal Act, 2001, S.O. 2001, c.25.*

RELEVANT CONSULTATION

In preparing the recommendations and alternative highlighted herein, the following internal divisions were consulted:

- Corporate Services Department, Legal and Risk Management Services Division, Legal Services;
- Planning and Economic Development Department, Building Division; and,

- Planning and Economic Development Department, Growth Management Division.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Upon Council approval, staff initiated the demolition process including collaboration with the engineer and contractor for an inside site inspection. Prior to entering, the City has a legal obligation to provide written notice (7 days) to the property owner. The original engineers report concluded various types of asbestos are presenting throughout the buildings, this was confirmed during the site inspection. As a result, an increased cost for remediation must be included in addition to the previously approved amount for demolition of the buildings.

Furthermore, to ensure and maintain health and safety of those on site and in the community, other additional fees such as dust control/suppression, the proper disconnection of municipal services (water and sewer) and traffic control measures, were identified. This has increased the cost of demolition to a total not exceeding \$697,335.71.

The total costs for carrying out the demolition will be added to the property tax rolls for the corresponding properties to ensure the City recovers these costs.

ALTERNATIVES FOR CONSIDERATION

Council may not approve the cost for demolition, and request staff to bring back a report to the Planning Committee on the approximate costs to remediate the buildings.

APPENDICES AND SCHEDULES ATTACHED

Not applicable.