




COMMUNICATION UPDATE

TO:	Mayor and Members of City Council
DATE:	November 15, 2024
SUBJECT:	Building Collapse at 24 and 28 King Street East (Ward 2)
WARD(S) AFFECTED:	Ward 2
SUBMITTED BY:	Steve Robichaud Acting General Manager Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to provide the Council with an update on the building collapse at 24 and 28 King Street East.

On Monday, November 11, 2024, at approximately 6:45 am, the City of Hamilton's Building Division was alerted to a reported building collapse at 24 & 28 King Street East in downtown Hamilton. A Building Inspector responded promptly and arrived on site at approximately 7:30 am. After the Hamilton Fire Department and Hamilton Police Service provided clearance to enter, the Building Inspector was able to begin their inspection.

Initial inspections revealed that the front portions of 24 & 28 King Street East, both vacant four-storey brick buildings, had partially collapsed to the north and east. Currently the site remains secured, under the care and control of the owner, and their contractors while remedial work is undertaken.

Prior to this incident, the City was actively monitoring these properties to uphold safety and maintenance standards that follows the typical protocol when a building is vacant, including quarterly inspections. The City's Municipal Law Enforcement team (MLE), addressing property maintenance, and the Building Division, overseeing building code compliance, have been conducting regular inspections to ensure compliance with property maintenance and building code requirements.

The buildings 24 and 28 were registered on the City's Vacant Building Registry on June 21, 2018. Out of an abundance of caution, the two floors evacuated at 40 King St E will remain unoccupied while building evaluations proceed.

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The City has issued orders for the respective buildings for immediate demolition of 24 and 28 King St, and further evaluation of 18-22 King St as the work progresses. The demolitions of 24 and 28 have commenced.

The ownership group hired a professional engineer who are evaluating the remaining structures to determine impacts to public safety. The engineer submitted an assessment report of 22 King Street East, as per the requirements of the City's unsafe order issued on Monday November 11, 2024. The report indicated that due to the removal/collapse of the wall dividing 22 and 24 King Street East, the structure of 22 King Street East has moved considerably, is unstable and in imminent danger of collapse. The report recommends the full removal of 22 King Street East and the City has approved the demolition to proceed in order to prioritize the health and safety of the community.

The City had issued multiple orders against this property owner. Both the Municipal Bylaw and Licensing Team and the City's Building Division had issued orders to the property owner (ownership group). Compliance on the Building Division's Order to Comply, issued July 22, 2024, had not been achieved and the City's Building Division had been actively exploring progressive enforcement measures.

In 2024, inspections were completed by the Municipal Law Enforcement team quarterly, as is consistent with any building registered on the Vacant Building Registry. During an inspection done in April 2024, Municipal Law Enforcement noted an "Open to trespass" issue. The owner was notified and it was secured the same day. Compliance was achieved.

In February 2023, City staff noted Property standards violations respecting the deterioration of the roof and noting some required installation work respecting the Heritage requirements. Staff issued multiple orders against the ownership group. The orders requiring the exterior of the building be sealed and the boarded windows be painted black was completed and compliance was achieved.

The remaining orders, which required the roofs to be repaired, were appealed. Subsequently, the owner submitted a Formal Consultation for redevelopment of the properties, which then delays an appeal process. As such, the appeal is still outstanding and the orders remain open.

The ownership group has assumed responsibility for the necessary remedial actions to address the building's safety issues, covering all associated costs.

Please contact Steve Robichaud, Acting General Manager of Planning and Economic Development Department at Steve.Robichaud@hamilton.ca or Rob Lalli, Director of Building Division at Robert.Lalli@hamilton.ca if you have any questions on this matter.

APPENDICES AND SCHEDULES – N/A

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