



COMMUNICATION UPDATE

TO:	Mayor and Members of City Council
DATE:	November 18, 2024
SUBJECT:	Building Collapse at 24-28 King Street East – Update #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 update Council on the building collapse at 24 and 28 King Street East, demolition of 22 King Street East and the planned demolition of 18-20 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. 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.

The City issued orders for the immediate demolition of 24 and 28 King Street East, and requested further evaluation of 18-22 King Street East as the work progressed.

The demolitions of 24 and 28 King Street East has been completed. City staff have requested the property owner to save important architectural elements from the buildings' front facades. The property owner has complied with this request where it has been deemed safe to remove, separate and salvage these items.

The ownership group hired a professional Engineer who evaluated the remaining structures (i.e. 18-20 King Street East and 22 King Street East) to determine impacts to public safety as a result of the building collapses and subsequent demolition of 24 and 28 King Street East. 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

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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 owner has subsequently proceeded with the demolition of 22 King Street East.

On Monday, November 18, 2024 the City received an assessment report as requested from the owner's retained Engineer as to the status of 18 and 20 King Street East. The assessment states that given the previously recommended full removal of Units 22, 24 and 28 (partial after collapse), the retained Engineer recommends the full removal of Units 18 and 20 King Street East as well.

Due to the imminent risk of collapse, these units cannot be reviewed or removed in isolation given their current structural framing system and condition. These remaining two units have many common open areas, as well as the presence of the courtyard. Several common beam support systems are exhibiting considerable movement and this poses a risk of failure. With the removal of the wall dividing Unit 22, the structures of Unit 20 (and 18) have moved considerably and now are unstable.

The ownership group has hired a Heritage Engineer who attended the site today and reviewed the structure via drone footage and sky lift. Their assessment of the remaining buildings is that nobody should enter the building for any reason given the building condition. While efforts will be made to salvage heritage aspects where possible, there is an immediate need to demolish the building due to public safety reasons.

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

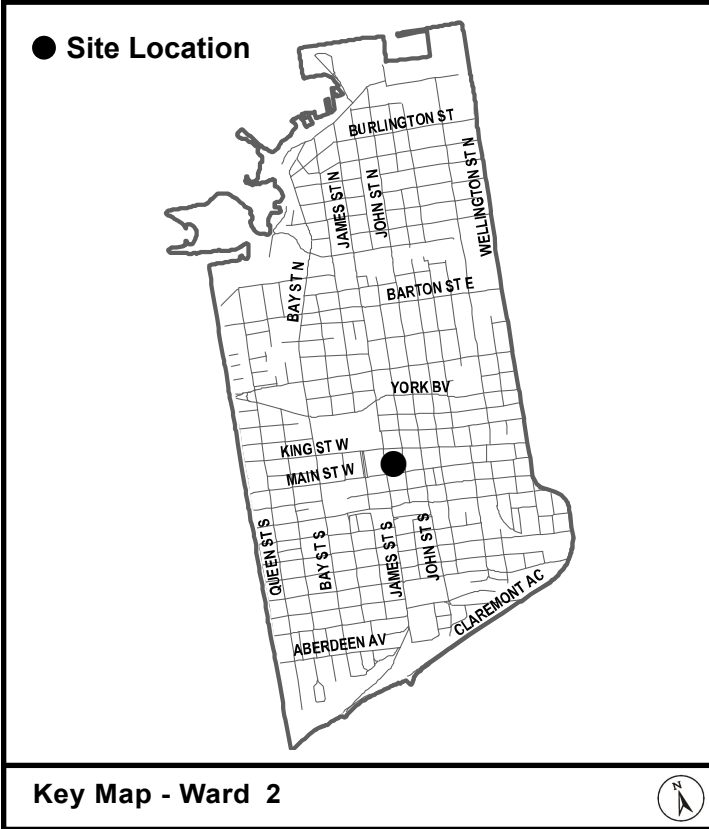
Please contact Steve Robichaud, Acting General Manager of Planning and Economic Development Department at Steve.Robichaud@hamilton.ca or Rob Lalli, Director of Building Division at Robert.Lalli@hamilton.ca if you have any questions on this matter.

APPENDICES AND SCHEDULES – Location Map


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Location Map


 Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 18, 20, 22, 24 and 28 King St E	Date: November 18, 2024	
Appendix "A"	Scale: N.T.S	Planner/Technician: SR/SH

Subject Property

18, 20, 22, 24 and 28 King Street East, Hamilton (Ward 2)

	18 King St E - Building to be demolished
	20 King St E - Building to be demolished
	22 King St E - Building demolished
	24 King St E - Building demolished
	28 King St E - Building demolished