



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED25134

Subject/Title: Demolition Permit – 535 Old Dundas Road, Ancaster

Ward(s) Affected: Ward 12

Recommendations

- 1) That the request to issue a demolition permit for 535 Old Dundas Road, Ancaster **BE DENIED** as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 *The Planning Act*, has not been demonstrated and staff consider the application to be premature.

Key Facts

- A demolition permit application has been submitted to the Building Division.
- The building, while currently vacant, previously contained a residential occupancy and is subject to the Demolition Control By-law.
- The Chief Building Official does not have delegated authority to issue the demolition permit as the application does not meet the conditions for delegated authority.
- The building is in poor to fair condition.
- The owner has not submitted plans for redevelopment of the property.
- This non-designated property was removed from the Municipal Heritage Register on February 14, 2024.

Financial Considerations

N/A

Background

Under the Demolition Control Area By-law, Council delegates the Chief Building Official its authority to issue Demolition Control Approval to demolish Residential Property under certain scenarios. The most common scenario, which is applicable in this situation, is where the erection of a new building is proposed on the site of the Residential Property to be demolished and where the standard conditions, which are required to be registered on title, apply. Another scenario is where final Site Plan approval has been granted.

The owner, Ancaster Mill, acquired the property in June 2023 as part of their comprehensive master planning initiative. The owner has asked to proceed with demolition as soon as possible prior to finalizing their overall master plan and obtaining future building permits. The property is proposed to remain vacant and will be made safe and visually appealing with landscaping until such time as the property is included in their master plan.

The owner has submitted the required demolition building permit application; however, they do not meet the conditions for delegated authority and has requested council approval to demolish the building.

PRESENT ZONING: A, Agricultural, Ancaster Zoning By-law 87-57.

PRESENT USE: Vacant Single Family Dwelling.

PROPOSED USE: Vacant Land.

BRIEF DESCRIPTION: 535 Old Dundas Road, Ancaster is a 1 ½ storey wood sided house. The house is in poor to fair condition and is vacant. See Appendix “A” to report PED25134 for photos.

This land is located in Ward 12. Please see Appendix “B” to report PED25134 for a location map.

Analysis

The owner of 535 Old Dundas Road has submitted the required demolition permit application and is proposing to demolish the existing vacant, 1 1/2-storey, residential building prior to receiving final Site Plan Approval for the redevelopment of the property.

Staff are of the opinion that the request to demolish the dwelling is premature and therefore staff are recommending that Council deny issuance of the demolition permit until such time that the owner complies with Section 6 of Demolition Control Area By-law 22-101.

Alternatives

Should the Committee wish to approve the demolition of the building at 535 Old Dundas Road the following recommendation would be appropriate:

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for 535 Old Dundas Road in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Reduce the burden on residential taxpayers.
2. Safe & Thriving Neighbourhoods
 - 2.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness.
3. Responsiveness & Transparency
 - 3.2. Get more people involved in decision making and problem solving.

Previous Reports Submitted

Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12)

Consultation

- Alissa Golden, Program Lead, Cultural Heritage, Planning and Economic Development
- Kim Zanello, Building Inspector, Planning and Economic Development

Appendices and Schedules Attached

- Appendix A: Photos of Building
- Appendix B: Location Map

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Planning and Economic Development, Building Division

Submitted and recommended by: Robert Lalli, P.Eng., Director, and Chief Building Official
Planning and Economic Development, Building Division