



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: June 10, 2025

Report No: PED25155

Subject/Title: Demolition Permit – 85 Catharine Street North

Ward(s) Affected: Ward 02

Recommendations

That the request to issue a demolition permit for 85 Catharine Street North **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 a well maintained condition.
- The owner wishes to demolish the building prior to receiving Site Plan Approval or meeting any other conditions necessary for the Chief Building Official to issue the demolition permit.
- This non-designated property was removed from the Municipal Heritage Register in 2024.

Financial Considerations

Not applicable

Background

Under the Demolition Control Area By-law, Council delegates the Chief Building Official it's 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 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.

85 Catharine Street North, a non-designated property, was removed from the Municipal Heritage Register in November 2024.

PRESENT ZONING: D1, Downtown Central Business District, By-law 05-200.

PRESENT USE: Single Detached Dwelling.

PROPOSED USE: This property is proposed to expand the limits of the proposed development at 80 John Street North, an existing surface parking lot, and is proposed to consist of two 30-storey towers under DA-21-137.

BRIEF DESCRIPTION: 85 Catharine Street North, Hamilton is a 2-storey brick sided single detached dwelling. The house appears to be well maintained and in a good condition with no exterior evidence to support a recommendation to demolish.

This land is located in Ward 2. Please see Appendix "B" to report PED25155 for a location map.

Analysis

The owner of 85 Catharine Street North has submitted the required demolition permit application and is proposing to demolish the existing 2-storey, residential building prior to receiving final Site Plan Approval for the redevelopment of the property.

The owner, Kaneff Properties Limited, filed an application for Site Plan Approval (DA-21-137) for 80 John Street North in July 2021. This application has not yet received conditional Site Plan approval. Review of the site plan application identified several outstanding submissions and comments, and conditional site plan approval has been

withheld until such time as a revised submission was made. There has been no resubmission to date.

The owner acquired 85 Catharine Street North in 2023 with the intention to expand the limits of the proposed development and objects to having the standard conditions that would require a building permit for replacement dwelling unit to be issued at the same time as the demolition permit, be substantially completed within two years of the date of demolition and to have these conditions registered on title. The owner requests, given the current Site Plan application and the current state of the real estate market, that they be permitted to proceed with demolition of the building at 85 Catharine Street North as soon as possible.

From a visual inspection of the exterior of the building, the building appeared to be occupied and well maintained with utilities still connected.

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 85 Catharine Street North the following recommendation would be appropriate:

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for 85 Catharine Street North 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

Discuss how the recommendation(s) will strategically enforce/improve that priority (why this report is being brought forward).

See [2022-2026 Council Priorities, Outcomes & Measures of Success | City of Hamilton](#) for more information on Council's 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 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2)

Consultation

Alissa Golden, Program Lead, Cultural Heritage, Planning and Economic Development

Henrique Simonetti, Building Inspector, Planning and Economic Development

Appendices and Schedules Attached

Appendix A: Photos of Building

Appendix B: Location Map

Prepared by: Joyanne Beckett, Manager, Building Engineering
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