



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: June 10, 2025

Report No: PED25166

Subject/Title: Demolition Report – 3078, 3168 and 3190 Regional Road 56

Ward(s) Affected: Ward 11

Recommendations

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permits for 3078, 3168 and 3190 Regional Road 56 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.

Key Facts

- Demolition permit applications have been submitted to the Building Division for each address.
- The buildings, while currently vacant, previously contained a residential occupancy and are 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 buildings are in poor to good condition.
- The owner has recently received conditional site plan approval for redevelopment of the properties.

Financial Considerations

N/A

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. Note – there is a section below to list previous reports on this matter.

The owner has submitted the required demolition building permit applications; however, they would like to demolish these houses prior to receiving final Site Plan approval. The owner is also stating that the houses have been vacant for an extended period of time and are beyond repair at this point. They have also stated that they are constantly dealing with vandalism and people breaking into the dwellings notwithstanding their ongoing efforts to keep the buildings properly boarded up. In the owner's opinion, these homes are derelict, and they feel that given the impending development it seems unreasonable to maintain the homes that serve no future purpose. These issues may be related to the current vacant status of the dwelling.

Cultural Heritage Planning has been consulted and there are no Heritage or Archaeological concerns.

PRESENT ZONING: C5a, Mixed Use, Medium Density, Pedestrian Focus, Zoning By-law 05-200

PRESENT USE: 3 Single Detached Dwellings.

PROPOSED USE: 3064-3084 Regional Road 56 - Six-storey multiple dwelling comprising 121 units.

3160-3190 Regional Road 56 – Six storey multiple dwelling comprising 162 units.

BRIEF DESCRIPTION: 3078 Regional Road 56, Glanbrook is a 2-storey brick dwelling. The house is vacant with some openings boarded up. Appears to be in good condition. This property has an outstanding heritage item for photo documentation and salvage of feature which is expected to be a conditional of Site Plan. See Appendix "A" to report PED25166 for photos.

3168 Regional Road 56 is a 1-storey wood sided dwelling. The house is vacant with all openings boarded up. Appears to be in poor condition. See Appendix "A" to report PED25166 for photos.

3190 Regional Road 56 is a 1-storey brick veneer dwelling. House is vacant with all openings boarded up. Appears to be in fair condition. This property is not on the City's heritage inventory list. See Appendix "A" report to PED25166 for photo

This land is located in Ward 11. Please see Appendix "B" to report PED25166 for a location map.

Analysis

The owner of 3078 Regional Road 56 has submitted the required demolition permit application and is proposing to demolish the existing vacant, 2-storey, residential building prior to receiving final Site Plan Approval for the redevelopment of the property. The site has received conditional site plan approval under DA-25-006.

The owner of 3168 Regional Road 56 has submitted the required demolition permit application and is proposing to demolish the existing vacant, 1-storey, residential building prior to receiving final Site Plan Approval for the redevelopment of the property. The site has received conditional site plan approval under DA-25-007.

The owner of 3190 Regional Road 56 has submitted the required demolition permit application and is proposing to demolish the existing vacant, 1-storey, residential building prior to receiving final Site Plan Approval for the redevelopment of the property. The site has received conditional site plan approval under DA-25-007.

Staff previously recommended that demolition of these buildings be denied in December 2024 as the applications did not comply with Section 6 of the Demolition Control By-law 22-101 and the applications were premature. The owner of the properties has since received conditional Site Plan Approval for future development and staff are now of the opinion that the request to demolish the dwellings is appropriate at this time.

Alternatives

Should the Committee wish to deny approval for issuance of the demolition permits for the buildings at 3078, 3168 and 3190 Regional Road 56, Glanbrook prior to the future projects receiving final site plan approval the following recommendation would be appropriate:

That the request to issue a demolition permits for 3078, 3168 and 3190 Regional Road 56, Glanbrook **BE DENIED** as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, has not been demonstrated.

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

Demolition Report – 3070, 3078, 3160, 3168 and 3190 Regional Road 56 (PED24229) (Ward 11)

Consultation

- Lisa Christie, Cultural Heritage Planner, Planning and Economic Development
- Alissa Golden, Program Lead, Cultural Heritage, Planning and Economic Development

Appendices and Schedules Attached

Appendix A: Photos of Buildings

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