



JOHNSTON

C H R Y S L E R



June 13th, 2025

City of Hamilton Council
Hamilton City Hall
71 Main Street West
Hamilton, Ontario, L8P 4Y5

Attention: City Clerk

Dear Members of Council:

**RE: Request for Demolition Permit for 1290 & 1294 Upper James Street, Hamilton
Demolition Permit Application Numbers 25-100961 & 25-100948
Report No. PED25153 & PED25154
Agenda Item 9.6 & 9.7 for Planning Committee Meeting on June 10, 2025**

My name is Bill Johnston, president of KTJ Investments Limited, and the owner of the lands at 1290 Upper James Street & 1294 Upper James Street in the City of Hamilton. I retained New Horizon Development Group Inc. to obtain demolition permits for the derelict single-family dwellings currently on each of the two lots. I am writing to request that council reconsider the decision of items 9.6 and 9.7 from the June 10th Planning Committee Report.

Background

I purchased the vacant dwellings in August 2024 and have since encountered repeated break-ins, trespassing, theft and acts of vandalism. Some of the damage includes but is not limited to: copper pipes and electrical wiring have been stripped, HVAC systems dismantled, exterior siding stripped, and multiple doors and windows have been broken. Refer to photos attached as an Appendix.

Due to this ongoing damage, the structures have further deteriorated. There is extensive water damage and mold, and portions of the floor has become hazardous to walk on. While these homes may not be in a state of imminent structural collapse, they are no longer in "fair" condition and continue to pose safety and liability concerns. The building department only conducts exterior site inspections, not interior. Thus, the assessment of the structural integrity of the dwellings is arbitrary.

Through the application review process, building department staff advised that the applications are subject to demolition control which prevents the demolition of "residential property" without council approval. The Chief Building Official is only permitted to issue demolition permits under circumstances when redevelopment of the residential property is imminent. However, I am not a developer.

I acquired the properties with the intention of future lot consolidation but I understand that redevelopment could take several years. During which time, the structural integrity of the dwellings could worsen – if faced by further break-ins and vandalism – leaving me no choice but to fence off the properties and let them continue to deteriorate. Having to drive by abandoned house(s) is detrimental to the Ward 8 neighbourhood and City of Hamilton as a whole – that is not the look I want for our community.

1350 Upper James Street, Hamilton, ON L9C 3B4 | Tel: 905-388-5502 | Fax: 905-575-1102

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Upper James Street is filled with prosperous businesses and retail spaces. These dwellings do not belong here. Upper James is designated as a primary corridor within the Urban Hamilton Official Plan and both properties are zoned Arterial Commercial (C7) in the Zoning By-law No. 05-200. Residential uses are not permitted within this zone and would require several approvals to facilitate intensification. Further, advancing the demolition of these two dwellings will instead help initiate development by removing a level of uncertainty as this is a future hurdle that will only continue to worsen.

Alignment with the Demolition Control By-law 22-101

Allowing the demolition of these two dwellings, maintains alignment with the intent of the Demolition Control By-law 22-101 based on the following rationale:

1. **Facilitating Neighbourhood Integration:** Permitting the demolition of these deteriorating dwellings, will allow for better integration of these parcels into the evolving mixed-use character of the neighbourhood. This action supports long-term planning objectives and enabling future intensification opportunities; and,
2. **No Net Loss of Residential Units:** The existing dwellings are uninhabitable and unsafe for occupancy due to the ongoing vandalism. As a result, the demolition of these buildings will not result in a loss of units and will instead eliminate safety hazards present on these sites.

Request for Approval of Demolition Permit Application(s)

We are requesting that council consider and support the alternative to staff's recommendation as noted on page 3 of the report,

That the Chief Building Official be authorized to issue a demolition permit for 1290 Upper James Street and 1294 Upper James Street 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.

Given the derelict condition of the existing dwellings – which are not suitable for residential occupancy, safety concerns regarding frequent break-ins and vandalism, the current state of the real estate market, and the realistic timeframe for redevelopment, I am requesting that I be permitted to proceed with demolition of the dwellings as soon as possible, rather than waiting for an indefinite period of time to prepare and obtain necessary approvals for a redevelopment proposal(s).

While the staff report recommends denial, I ask council to consider these circumstances and allow for demolition, recognizing the exceptional situation I am facing.

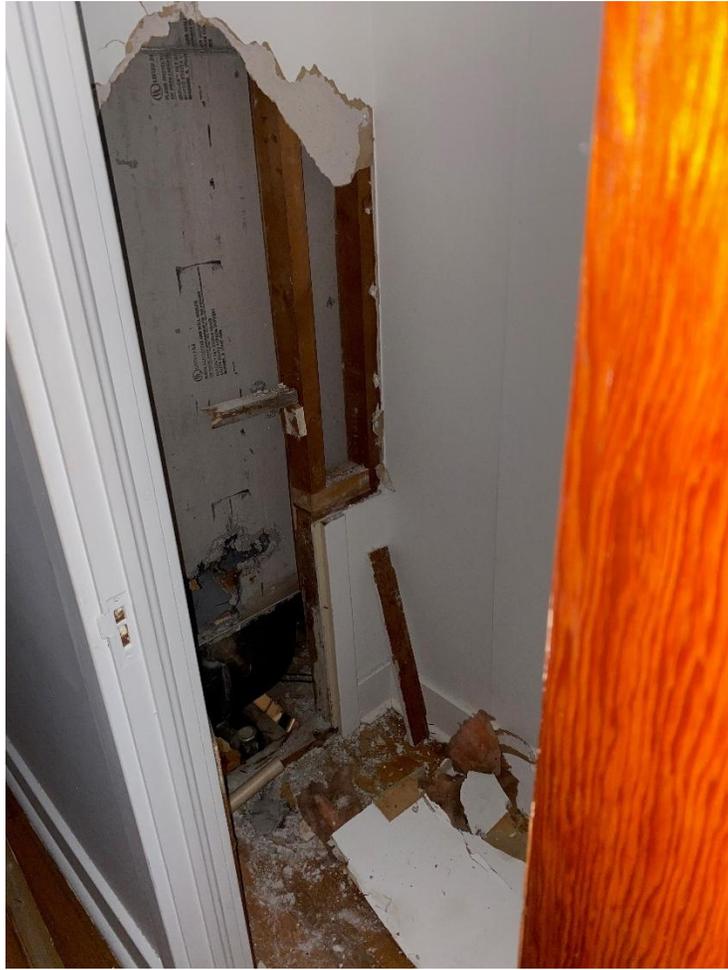
I thank you for your consideration of this request in advance.

Kind Regards,



Bill Johnston
KTJ Investments Limited

PHOTOS



1290 Upper James – Photo No. 1: Washroom



1290 Upper James – Photo No. 2: Kitchen



1290 Upper James – Photo No. 3: Bedroom



1290 Upper James – Photo No. 4: Living Room Ceiling Water Damage



1294 Upper James – Photo No. 1: Kitchen



1294 Upper James – Photo No. 1: Hallway



1294 Upper James – Photo No. 3: Kitchen



1294 Upper James – Photo No. 4: Living Room



1294 Upper James – Photo No. 5: Washroom



1294 Upper James – Photo No. 6: Hallway