



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: July 08, 2025

Report No: PED25172

Subject/Title: Demolition Permit – 974, 980 Upper Paradise Road
Hamilton (Ward 14)

Ward(s) Affected: Ward 14

Recommendations

1. That the request to issue a demolition permit for 974 Upper Paradise Road, Hamilton **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.
2. That the request to issue a demolition permit for 980 Upper Paradise Road, Hamilton **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

- Demolition permit applications have been submitted to the Building Division.
- The buildings, while currently vacant, previously contained residential occupancies and are subject to the Demolition Control By-law.
- The Chief Building Official does not have delegated authority to issue the demolition permits as the applications do not meet the conditions for delegated authority.
- The buildings are in fair to good condition from an exterior inspection only.
- The owner has not submitted plans 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.

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

PRESENT ZONING: C/S-1822, Hamilton Zoning By-Law 6593

PRESENT USE: Vacant Single Detached Dwelling

PROPOSED USE: Townhouses

BRIEF DESCRIPTION: 974 Upper Paradise Road, Hamilton is a secure, vacant, 1-storey single detached dwelling in good condition (from an exterior inspection) and is vacant.
See Appendix "A" to report PED25172 for photos.

980 Upper Paradise Road, Hamilton is a secure, vacant, 1-storey single detached dwelling in fair condition (from an exterior inspection) and is vacant.
See Appendix "A" to report PED25172 for photos.

This land is located in Ward 14. Please see Appendix "B" to report PED25172 for a location map.

Analysis

The owner of 974 and 980 Upper Paradise Road has submitted the required demolition permit applications and is proposing to demolish the existing vacant, 1-storey, residential buildings.

There are no built heritage interests or comments for these properties and staff consider that the municipal interest in the archaeology of this site has been satisfied.

These properties were part of Zoning By-law Amendment application ZAC-19-021. While there was a formal consultation for this site in 2023 to rezone the lands to Low Density Residential (R1) under Zoning By-law 05-200 there are no Zoning By-law Amendment applications nor an active Site Plan application for the property(ies).

The owner indicates that the homes have been vacant since 2020 and are in disrepair. In their view, the current state of these homes is a liability (loitering, breaking and entering, and vandalism), the homes are uninhabitable and are asking to expedite issuance of the demolition permit as quickly as possible. The owner has also indicated that the neighbours have made it known that their preference is to have the dwellings demolished as they have been attracting undesirable activity and nuisances.

Staff are of the opinion that the request to demolish the dwellings is premature without an active Site Plan application and therefore staff are recommending that Council deny issuance of the demolition permits 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 974 and 980 Upper Paradise Road the following recommendation would be appropriate:

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for 974 Upper Paradise 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.

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for 980 Upper Paradise 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
 - 3.1 Get more people involved in decision making and problem solving

Previous Reports Submitted

n/a

Consultation

Anita Macias, Administrative Secretary, Planning and Economic Development
Jennifer Catarino, Area Planning Manager, Planning and Economic Development
Scott Dickinson, Cultural Heritage Planner, Heritage & Urban Design, Planning and Economic Development
Robyn Clarke, Building Inspector I, Building Division, 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., P.Eng., Director Chief Building Official Planning and Economic Development, Building Division