



## City of Hamilton Report for Consideration

**To:** Chair and Members  
Planning Committee

**Date:** January 13, 2026

**Report No:** PED26007

**Subject/Title:** Demolition Permit – 11 Lakeside Drive, Stoney Creek

**Ward(s) Affected:** Ward Number 10

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### Recommendations

That the request to issue a demolition permit for 11 Lakeside Drive, Stoney Creek **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.

### Key Facts

- A demolition permit application has been submitted to the Building Division.
- The building contains 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 condition.

### 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 application; however, they do not meet the conditions for delegated authority and has requested council approval to demolish the building.

11 Lakeside Drive is part of an approved Draft Plan of Subdivision (25T-201703 as approved by OLT Decision 22-004814) but does not meet all requirements of Condition 6.(c) of Demolition Control By-law 22-101 in that Draft Plan of Subdivision approval has been granted for redevelopment of the Residential Property to be demolished but the Subdivision Agreement has not been registered and the preliminary grading and servicing conditions have not been satisfied.

PRESENT ZONING: R3-48, Single Residential, By-law 3692-92.

PRESENT USE: Single Detached Dwelling

PROPOSED USE: The property is part of an approved Draft Plan of Subdivision.

BRIEF DESCRIPTION: 11 Lakeside Drive, Stoney Creek is a one storey residential vacant building in poor condition.

See Appendix "A" to report PED26007 for photos.

This land is located in Ward 10. Please see Appendix "B" to report PED 26007 for a location map.

## **Analysis**

The owner of 11 Lakeside Drive, Stoney Creek has submitted the required demolition permit application for this property and is proposing to demolish the vacant, one storey single detached dwelling. There is evidence that some services (eg. Hydro) have been disconnected.

This property is listed on the City's Inventory of Heritage Properties but not formally recognized under the Ontario Heritage Act through registration or designation. Given the current state of the property, Heritage staff have no concerns regarding its demolition.

The subject lands meet the criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential, but there is no applicable law under the *Ontario Heritage Act* preventing issuance of a Building Permit related to potential disturbance of an area of archaeological potential.

## Alternatives

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for 11 Lakeside Drive, Stoney Creek, 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
  - 1.2. Facilitate the growth of key sectors
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

Mark Kehler, Program Lead – Site Planning, Planning and Economic Development  
Andra Popp, Cultural Heritage, Planning and Economic Development  
Frank Fernandez Building Inspector, Building Division, Planning and Economic Development

## Appendices and Schedules Attached

Appendix A: Photos of Building

Appendix B: Location of Map

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