

CITY OF HAMILTON

NOTICE OF MOTION

Planning Committee: March 24, 2026

MOVED BY COUNCILLOR KROETSCH.....

Reducing demolition by neglect

WHEREAS, the current economic climate is slowing development which may result in stalled development proposals and buildings vacated for re-development remaining vacant for longer times and in greater numbers;

WHEREAS, we have heard from the Municipal Heritage Committee that early proactive enforcement of property standards regarding building maintenance such as roof repairs, heating and securing a site is essential to preventing future unsafe buildings and demolition by neglect for vacant heritage and non-heritage buildings across the city;

WHEREAS, the proactive and effective management of vacant buildings can result in their re-use for housing and other uses supporting city goals, maintain the tax base, help keep neighborhoods safe and in the case of heritage buildings, preserve and celebrate our City's irreplaceable built heritage;

WHEREAS, the Built Heritage Emergency Protocol that provides guidance for the use of Structural Engineers with heritage expertise and the roles of the Building and Planning Divisions with respect to recognized heritage buildings under threat was approved in 2005 and has not been updated to include Licensing and By-law Services as well as and policy and legislative changes;

THEREFORE, BE IT RESOLVED:

- (a) That staff review current resources, processes and policies in Licensing and By-law Services, Building, and Planning Divisions and recommend options to implement proactive enforcement of property standards associated with the City's Vacant Building Registry By-law to minimize situations where demolition by neglect occurs and future unsafe building orders are required, considering but not limited to the following:
 - (i) A review and update of the Built Heritage Emergency Protocol to include both Building and Licensing and By-law Services Divisions and address legislative changes;
 - (ii) To apply current legislation and ensure structural engineers and other consultants with appropriate expertise in heritage buildings are available in a timely manner to address building maintenance issues; and

- (iii) Resource considerations to ensure proactive enforcement of property standards associated with the Vacant Building Registry By-law can be actioned with appropriate expertise to manage vacant building files with heritage interests.
- (b) That staff consult with the Municipal Heritage Committee on the review and update of the Built Heritage Emergency Protocol by Q4 2026; and,
- (c) That staff report back on recommendations for any proposed policy or process changes and any staffing and financial impacts by Q1 2027.