TO: Chair and Members Planning Committee | WARD(S) AFFECTED: WARD 3
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COMMITTEE DATE: November 8, 2011

SUBJECT/REPORT NO: Demolition of 411 Wilson Street East, Hamilton (PED11191) (Ward 3)

SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department

PREPARED BY: Glyn Wide 546-2424 Ext. 5413

SIGNATURE:

Council Direction:

N/A

Information:

The vacant house at 411 Wilson Street East in Ward 3 has been left in a severe state of disrepair, and has been the subject of attention by Municipal Law Enforcement staff since 2006.

In 2010, staff revived previous enforcement efforts, issuing an Order to Comply to the property owner under Property Standards By-law 10-221. The property owner has advised staff of plans to re-develop the property. However, having been given considerable time to comply with the Order, the property owner has taken no action to repair or demolish the building.

The building continues to deteriorate and remains vacant and uninhabitable. In the opinion of the Manager of Building Inspections, the building is unworthy of repair. To leave the building as is would not address community concerns or potential safety risks, and would continue to be a draw on enforcement resources. Therefore, staff will have the building demolished and the property levelled and graded at the property owner’s expense, in accordance with the Property Standards By-Law 10-221.

The Ward Councillor has been apprised and fully supports this action.
In accordance with the Purchasing Policy, staff obtained three quotes to repair the building and three quotes to demolish it, including levelling and grading the property:

**Quotes by City approved contractors to repair the building:**
- $33,000 + HST
- $23,750 + HST
- $22,500 + HST

**Quotes by City approved contractors to demolish the building:**
- $20,000 + HST
- $14,000 + HST
- $12,100 + HST

The above quotes support a complete demolition of this building, as the least costly option.

As the estimated cost to demolish the building, and to level and grade the property, is $12,100, staff have delegated authority to do the work without Council approval. The property is currently in tax arrears by $10,468.85, and the costs associated with the demolition of the building will be added to the property taxes. Therefore, staff felt it prudent to inform the Committee of the action being taken under delegated authority.

The property is located in Ward 3 which is not in the “Central Area” as defined in the City Council resolution passed on July 26, 1994, regarding demolition control. Therefore, this property is not subject to special conditions regarding demolition control that would have required a building permit to be issued for a replacement dwelling on the property, or Site Plan Agreement to be finalized for the site and for reconstruction within a specific time frame.

GW/dt