





# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	April 1, 2025
<b>SUBJECT:</b>	Status Update on the demolition of 455, 457- 459 King Street East, Hamilton
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>SUBMITTED BY:</b>	Dan Smith Acting Director, Licensing and By-Law Services Planning and Economic Development
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Robert Lalli Director, Building Division and Chief Building Official Planning and Economic Development
<b>SIGNATURE:</b>	

The purpose of this Communication Update is to provide Council with information on the status of the demolition at 455 and 457-459 King Street East, Hamilton.

On April 24, 2024, Council approved demolition of the buildings at 455 and 457-459 King Street East. Upon inspection of the buildings by a contractor, additional costs to address the presence of asbestos, interim stabilization work and other health and safety factors were identified, which increased the initial cost approved by Council. As a result, staff brought a subsequent report (PED24041(a)) to obtain Council approval for the additional costs on August 13, 2024.

To date, preparatory demolition work has commenced, including utilities disconnection, completion of water/sewer abandonment and abatement of visible asbestos (Certificate of Completion received) and interim stabilization of the structures.

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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As part of the demolition review process, it was imperative to assess the impact of the demolition on the abutting building to the east, 461 King Street East. Through a Professional Engineer's report, it was determined that remedial work is required at 461 King Street East before 455 and 457-459 King Street East can be demolished. The owner of 461 King Street East has cooperatively obtained a building permit to undertake remedial work on their structure and the anticipated completion date of this work is mid-April 2025.

The recent interim stabilization of 455 and 457-459 King Street East required additional lanes on King Street East and East Avenue North to be temporarily blocked and/or closed. Those additional lanes have been reinstated. One lane on King Street East remains closed to allow for pedestrian flow, as there is still a risk of falling debris in the vicinity of the original sidewalk area. The single lane closure on King Street East will continue in its current design (serving pedestrian flow) until demolition is completed.

The demolition review of 455 and 457-459 King Street East also requires a Corridor Development Permit from Metrolinx, which is in process.

If you require any further information on the above matter, please contact Dan Smith, Director (Acting), Licensing and By-law Services Division, by e-mail at [Daniel.Smith@hamilton.ca](mailto:Daniel.Smith@hamilton.ca) or at (905) 546-2424 ext. 6435 or Rob Lalli, Director, Building Division and Chief Building Official, by email at [Robert.Lalli@hamilton.ca](mailto:Robert.Lalli@hamilton.ca) or at (905) 546-2424 ext. 4674

**APPENDICES AND SCHEDULES ATTACHED**

Not applicable.