



City of Hamilton

PROPERTY STANDARDS COMMITTEE

established under the Building Code Act, 1996 and the Property Standards

By-law No. 10.221

Meeting #: 18-002

Date: March 26, 2018

Time: 9:30 a.m.

Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Ida Bedioui, Committee Secretary (905) 546-2424 ext. 4605

	Pages
1. APPROVAL OF AGENDA	
(Added Items, if applicable, will be noted with *)	
2. CONFLICTS OF INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
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4. CONSENT	
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MINUTES

PROPERTY STANDARDS COMMITTEE

Monday, January 8, 2018

9:30 a.m.

Room 264, Hamilton City Hall

71 Main Street West

Hamilton, Ontario

Present: Charles Dimitry, Chair,
Nancie Mleczko, Brian Tisdale

**Absent with
Regrets:** Steve Devisser, Vice-Chair and Ernest Eberhard, Personal

Also Present: Janet Rutherford, Adjudicator
Justyna Hidalgo, Solicitor for the Committee
Ida Bedioui, Legislative Co-ordinator, City Clerk's Office

By 9:50 a.m., quorum was not achieved. The Chair asked the City representative, Janet Rutherford, if she objected to starting the meeting without quorum and she advised that she had no objections as none of the Items are contentious.

The meeting was called to order. No member of the public requested permission to record the meeting.

1. CHANGES TO THE AGENDA

The Legislative Co-ordinator advised that there were no changes to the agenda.

(N. Mleczko/C. Dimitry)

That the January 8, 2018 Property Standards Committee agenda be approved, as presented.

CARRIED

2. DECLARATIONS OF INTEREST

There were none declared.

3. CONSENT

Janet Rutherford distributed copies of the Orders and Abandonment of Appeal forms for the following Items and she provided a verbal overview of each one:

**3.1 192 Victoria Avenue North, Abandonment of Appeal (No copy) Ward 3
Kathleen and Dieter Pohl, owners****(N. Mieczko/C. Dimitry)**

That the Abandonment of Appeal, dated March 21, 2017, received from Kathleen and Dieter Pohl regarding Order No. 16-207673 issued on the property at 192 Victoria Avenue North, be received.

CARRIED

Brian Tisdale arrived and quorum was achieved.

**3.2 95 Smith Avenue, Abandonment of Appeal (No copy) Ward 3
Ann Hallyburton, owner****(B. Tisdale/N. Mieczko)**

That the Abandonment of Appeal, dated April 7, 2017, received from Ann Hallyburton regarding Order No. 16-208507 issued on the property at 95 Smith Avenue, be received.

CARRIED**3.3 44 Helen Street, Dundas, Abandonment of Appeal (No copy) Ward 13
Alexander Paul Lanski, owner****(N. Mieczko/B. Tisdale)**

That the Abandonment of Appeal, dated March 24, 2017, received from Alexander Paul Lanski regarding Order No. 17-208659 issued on the property at 44 Helen Street, Dundas, be received.

CARRIED**3.4 36 Pearl Street South, Abandonment of Appeal (No copy) Ward 1
Richard Steininger, owner****(N. Mieczko/B. Tisdale)**

That the Abandonment of Appeal, dated May 5, 2017, received from Richard Steininger regarding Order No. 17-107153 issued on the property at 36 Pearl Street South, be received.

CARRIED

**3.5 16 Helen Street, Dundas, Abandonment of Appeal (No copy) Ward 13
Skyline Real Estate Holdings Inc., owner**

(B. Tisdale/N. Mleczko)

That the Abandonment of Appeal, dated August 10, 2017, received from Skyline Real Estate Holdings Inc. regarding Order No. 17-111330 issued on the property at 16 Helen Street, Dundas, be received.

CARRIED

**3.6 45 Barlake Avenue, Abandonment of Appeal (No copy) Ward 5
Pat & Dia Limited, owner**

(N. Mleczko/B. Tisdale)

That the Abandonment of Appeal, dated November 17, 2017, received from Pat & Dia Limited regarding Order No. 17-112052 issued on the property at 45 Barlake Avenue, be received.

CARRIED

**3.7 2520 Barton Street East, Abandonment of Appeal (No copy) Ward 5
Pat & Dia Limited, owner**

(B. Tisdale/N. Mleczko)

That the Abandonment of Appeal, dated November 17, 2017, received from Pat & Dia Limited regarding Order No. 17-112072 issued on the property at 2520 Barton Street East, be received.

CARRIED

5. TRIBUNAL BUSINESS

None

6. ADJOURNMENT

(N. Mleczko/B. Tisdale)

That the Property Standards Committee meeting be adjourned at 10:07 a.m.

CARRIED

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
77 James Street North, Suite 250, Hamilton, ON L8R 2K3

ORDER

Pursuant to Subsection 15.2(2) of the Building Code Act, 1992 and Section 28 of the Property Standards By-law.

Property Standards Order No. 17-129972 00 MLE

Order issued to:

Municipal Address to which Order applies:

330 LOCKE ST. S
HAMILTON, ON

An inspection on or about **October 31, 2017** of your property, **330 LOCKE ST. S, HAMILTON, ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #10-221, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	8(1) All exterior surfaces of a building, structure, fence or retaining wall, including a mobile structure or building, shall be of materials which resist deterioration by the weather or have resistant coatings applied to them, except that a farm building may have unprotected wood surfaces.	<p>Apply a protective coating (e.g. paint, siding, stucco, etc.) to all the unprotected exterior walls on the rear addition.</p> <p>House wrap (Tyvar) is not a protective coating or approved exterior cladding.</p>

You are ordered, no later than December 1, 2017:

- to carry out the work as set out above; **OR**, IN THE ALTERNATIVE,
- to clear the property of all buildings, structures, debris or refuse and leave it in a graded and levelled condition

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order no later than **November 20, 2017** by delivering a Notice of Appeal together with the appeal fee (\$131.00 cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.

Property Standards Order No. 17-129972 00 MLE

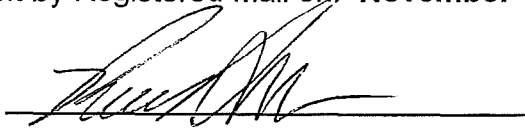
ORDER

330 LOCKE ST. S HAMILTON, ON

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2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
 3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 and section 30 of the Property Standards By-law which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$100,000 for a first offence and \$200,000 for a subsequent offence for a corporation.
-

Issued and sent by Registered Mail on: **November 1, 2017**

Signature:



Paul Brown
Municipal Law Enforcement Officer
905-546-2424 Ext. 1328

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
 77 James Street North, Suite 250, Hamilton, ON L8R 2K3

ORDER

Pursuant to Subsection 15.2(2) of the Building Code Act, 1992 and Section 28 of the Property Standards By-law.

Property Standards Order No. 17-134118 00 MLE

Order issued to:

Municipal Address to which Order applies:

328 WINONA RD.
 STONEY CREEK, ON

An inspection on or about **December 12, 2017** of your property, **328 WINONA RD. STONEY CREEK, ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #10-221, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	<p>18(1) Where drainage, grading, landscaping, parking areas, walkways, steps, hedges, trees, fences, curbs, or similar changes to a property have been required by the City as a condition of development or redevelopment approval or, in the case of drainage or grading by an approved grading plan, such works shall be repaired or maintained so as to ensure continuous compliance with the City development or redevelopment approval requirements or the approved grading plan.</p> <p>21(1) Storm water, including storm water discharged from a roof, shall be drained so as to prevent recurrent standing water, erosion or other damage on the property or on an adjoining property.</p>	<p>1) Remove all obstructions from side yard swale including but not limited to exposed aggregate walkway.</p> <p>2) Remove a minimum of 12 inches of walkway back from side lot line adjacent to 330 Winona Rd.</p> <p>3) Restore swale to ensure continuous compliance with approved grading plan.</p>

You are ordered, no later than April 16, 2018:

- to carry out the work as set out above; **OR**, IN THE ALTERNATIVE,
- to clear the property of all buildings, structures, debris or refuse and leave it in a graded and levelled condition

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

Property Standards Order No. 17-134118 00 MLE

ORDER

328 WINONA RD., STONEY CREEK, ON

You may appeal this Order no later than **January 2, 2018** by delivering a Notice of Appeal together with the appeal fee (\$131.00 cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 and section 30 of the Property Standards By-law which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$100,000 for a first offence and \$200,000 for a subsequent offence for a corporation.

Issued and sent by Registered Mail on: **December 14, 2017**

Signature: _____

Craig Saunders
Municipal Law Enforcement Officer
905-546-2424 Ext. 4794

CITY OF HAMILTON
Municipal Law Enforcement Section, Planning and Economic Development Department
77 James Street North, Suite 250, Hamilton, ON L8R 2K3

ORDER

Pursuant to Subsection 15.2(2) of the Building Code Act, 1992 and Section 28 of the Property Standards By-law.

Property Standards Order No. 17-130234 00 MLE

Order issued to:

Municipal Address to which Order applies:

2520 BARTON ST. E
HAMILTON, ON

An inspection on or about October 30, 2017 of your property, 2520 BARTON ST. E HAMILTON, ON found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #10-221, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	<p>8(1) All exterior surfaces of a building, structure, fence or retaining wall, including a mobile structure or building, shall be of materials which resist deterioration by the weather or have resistant coatings applied to them, except that a farm building may have unprotected wood surfaces.</p> <p>8(2) An exterior wall, chimney, roof or other parts of a building, structure, fence or retaining wall, including a mobile structure or building, shall be free from loose or insufficiently secured, rotten, warped or broken materials and objects and such material and objects shall be removed, repaired or replaced.</p> <p>8(4) An exterior wall and its components and attachments shall be: (a) maintained to prevent their deterioration by painting, restoring or repairing the walls, coping or flashing or by waterproofing the wall itself.</p>	Inspect and repair/replace any and all deteriorated and rusted exterior balconies on the apartment building.

You are ordered, no later than January 4, 2018:

- to carry out the work as set out above; OR, IN THE ALTERNATIVE,
- to clear the property of all buildings, structures, debris or refuse and leave it in a graded and levelled condition

The City of Hamilton may carry out the work or clear the property at your expense if you do not comply with this Order.

You may appeal this Order no later than November 22, 2017 by delivering a Notice of Appeal together with
- 1 - Property Standards Order No. 17-130234 00 MLE

ORDER

2520 BARTON ST. E HAMILTON, ON

the appeal fee (\$131.00 cheque payable to the City of Hamilton) by registered mail or personally to the Secretary of the Property Standards Committee, City Hall, 71 Main St. W., 1st Floor, Hamilton, ON L8P 4Y5. The Notice of Appeal form can be found at <http://www.hamilton.ca/propertystandards> or picked up from the Secretary of the Property Standards Committee.

Notes:

1. A Building Permit is required before any material alteration or repair to a building or system or before any demolition.
2. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
3. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 and section 30 of the Property Standards By-law which could result in a fine of up to \$50,000 for a first offence and \$100,000 for a subsequent offence for an individual and \$100,000 for a first offence and \$200,000 for a subsequent offence for a corporation.

Issued and sent by Registered Mail on: November 03, 2017

Signature:



Paul Brown
Municipal Law Enforcement Officer
905-546-2424 Ext. 1328

6.1

From: Steve Devisser
Sent: January-31-18 9:58 AM
To: Bedioui, Ida
Subject: RE: Property Standards Committee

Hi Ida.

I wish to resign from the Property Standards Committee effective immediately.

Steve Devisser