



City of Hamilton
PROPERTY STANDARDS COMMITTEE
AGENDA

**Established under the Building Code Act, 1996 and the Property Standards
By-law No. 23-162**

Meeting #: 24-002
Date: February 20, 2024
Time: 9:30 a.m.
Location: Room 264, 2nd Floor, City Hall (in-person)
71 Main Street West

Lisa Kelsey, 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	
3.1 December 20, 2023	3
3.2 Clerk's Report - January 31, 2024	5
1. 312 Aberdeen Avenue (Ward 1)	
2. 121 Hunter Street West (Ward 2)	
Adjourned on consent (by electronic vote) to the March 6th Property Standards meeting.	
4. CONSENT	
4.1 Matters for Adjournment	

4.1.a 16 Wilson Street East (Ward 12)

Request for adjournment to the March 6th meeting.

5. HEARINGS

5.1 9 Ridgewood Boulevard (Ward 13)

6

6. TRIBUNAL BUSINESS

7. ADJOURNMENT



Hamilton

MINUTES

23-008

PROPERTY STANDARDS COMMITTEE

December 20, 2023

9:30 a.m.

Room 264, Hamilton City Hall

71 Main Street West

Hamilton, Ontario

Present:	Thomas Lofchik, Chair, Amy Neal, Janek Kuchmistrz
Absent with Regrets:	Ernest Eberhard, Marvin Largo
Also Present:	Brandon Blackmore, Solicitor/Hearing Prosecutor Stephen Chisholm, Solicitor Lisa Kelsey, Legislative Coordinator, City Clerk's Office

The meeting was called to order.

(a) APPOINTMENT OF CHAIR

(i) Appointment of Chair for the December 20, 2023 Meeting

(Neal/Kuchmistrz)

That Thomas Lofchik be appointed as Chair for the December 20, 2023 Meeting.

CARRIED

(b) BROADCASTING / RECORDING POLICY

The Chair asked the Parties and public audience if anyone wished to record and/or broadcast the meeting, as required by the Property Standards Committee's Broadcasting Policy.

No one requested permission to record the meeting.

(c) CHANGES TO THE AGENDA (Item 1)

The Legislative Coordinator advised there were no changes to the Agenda.

(Neal/Kuchmistrz)

That the December 20, 2023 Property Standards Committee agenda be approved, as presented.

CARRIED

(d) DECLARATIONS OF INTEREST (Item 2)

None declared.

(e) APPROVAL OF PREVIOUS MINUTES (Item 3)

(i) November 10, 2023 (Item 3.1)

(Neal/Kuchmistrz)

That the Minutes of the Property Standards Committee meeting dated November 10, 2023, be approved, as presented.

CARRIED

(f) HEARINGS (Item 5)

(i) 150 Rosemary Lane, Ancaster (Item 5.1)

(Kuchmistrz/Neal)

That the Order for 150 Rosemary Lane, Ancaster (Order #23-125685-00-MLE) be confirmed, and the compliance date is set for January 31, 2024.

CARRIED

For the outcome of this matter, refer to the Notice of Decision, attached hereto as Appendix "A".

(g) ADJOURNMENT

(Kuchmistrz/Neal)

That the Property Standards Committee meeting be adjourned at 11:42 a.m.

CARRIED



Hamilton

**CLERK'S REPORT
PROPERTY STANDARDS COMMITTEE**

Wednesday, January 31, 2024

9:30 a.m.

Room 264, 2nd Floor City Hall

Present: None

Absent with
Regrets: Thomas Lofchik, Chair; Ernest Eberhard, Amy Neal,
Janek Kuchmistrz, Marvin Largo

Also Present: Stephen Chisholm, Solicitor, City of Hamilton
Brendan Blackmore, Solicitor, City of Hamilton
Lisa Kelsey, Legislative Coordinator

Pursuant to Section 5.4(5) of the City of Hamilton's Procedural By-law 21-021, as amended, at 10:01 a.m. the Legislative Coordinator advised those in attendance that quorum was not achieved within 30 minutes after the time set for the Property Standards Committee Hearing, therefore, the Legislative Coordinator to the Committee noted the names of those in attendance and the meeting stood adjourned.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator

CITY OF HAMILTON
 Municipal Law Enforcement Section, Planning and Economic Development Department
 330 Wentworth St. N, Hamilton, ON L8L 5W3

ORDER

*Appeal notice required
 Art's letter attached
 and 12 of
 appeal
 (Bank of Montreal)*

Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, 1992

Property Standards Order No. 23-306060 00 MLE

Order issued to:

BRIAN LANE
 9 RIDGEWOOD BLVD.
 DUNDAS, ON
 L9H 7A5

Municipal Address to which Order applies:

9 RIDGEWOOD BLVD.
 HAMILTON, ON

Property Identification Number:

17446-0827 (LT)

An inspection on or about **September 28, 2023** of your property, **9 RIDGEWOOD BLVD., HAMILTON (DUNDAS), ON** found that the property does not comply with the standards prescribed by the City of Hamilton's Property Standards By-law #23-162, specifically:

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
1	12(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. 12(5) A roof and its components and attachments including the fascia board, soffit, cornice and flashing shall be maintained to properly perform their intended functions including but not limited to being in a weather-tight condition able to prevent the leakage of water into the building.	<p>Repair or replace roof to ensure it is free from loose or insufficiently secured, rotten, warped, or broken materials and objects and such material.</p> <p>Ensure the roof is in a weather-tight condition able to prevent the leakage of water into the building.</p>
2	10(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.	Ensure storm water is drained so as to prevent recurrent standing water, erosion or other damage to the building. Special attention to the west side of building.

You are ordered, no later than December 23, 2023:

The owner of any property which does not conform to the standards in this By-law shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures or debris and shall leave the property in a graded and levelled condition. However, no building or structure on a Part IV or Part V heritage property shall be altered or cleared, including but not limited to removed, demolished or relocated, except in accordance with the Ontario Heritage Act.