

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

ORDER

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

Property Standards Order No. 23-114802 00 MLE

Order issued to:

UDINE ANGLIN
455 KING ST E
HAMILTON, ON
L8N 1C7

SOPHIA ANGLIN
15-78 PEACHWOOD CRES
STONE CREEK, ON
L8E 5Z8

Municipal Address to which Order applies:

455 KING STREET EAST
HAMILTON, ONTARIO

Property Identification Number

17179-0173 (LT)

An inspection on or about **April 6, 2023** of your property, **455 KING STREET EAST HAMILTON, ONTARIO** 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	5(2) Every building shall be kept free of any condition which constitutes a health or safety hazard.	<p>Repair or replace all structurally unsound areas of the building or in the alternative clear all buildings, structures or debris and leave in a graded and leveled condition.</p> <p>Note: Applications for building/demolition permit must be completed with the City of Hamilton's Building Department.</p>
2	6(6) The exterior walls and other surfaces of a building that is vacant or is damaged by accident, storm, fire, neglect or otherwise shall be maintained so as to properly perform their intended function	<p>Repair or replace and maintain structural components inclusive of but not limited to the following so as to properly perform their intended function;</p> <p>Repair or replace damaged/displaced perimeter brick masonry wall on all levels of the south side of the building and deteriorated wood beams to properly support brick masonry</p>

ORDER

455 KING STREET EAST HAMILTON, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
	production for inspection of documents or things, including drawings or specifications, that may be relevant to the property or any part thereof;	<p>City, to confirm all required work was completed by a licensed structural engineer and meets all relevant regulations and applicable by-laws as amended from time to time.</p> <p>In the alternative clear all buildings, structures or debris and leave in a graded and leveled condition.</p> <p>Note: Applications for building/demolition permit must be completed with the City of Hamilton's Building Department.</p>

You are ordered, no later than July 2, 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.

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 within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$ 152.21 plus \$ 19.79 hst for a total fee of \$ 172.00.00 via 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.
1. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
2. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 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 \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.

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

ORDER

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

Property Standards Order No. 23-114801 00 MLE

Order issued to:

UDINE ANGLIN
455 KING ST E
HAMILTON, ONTARIO
L8N 1C7

SOPHIA ANGLIN
15-78 PEACHWOOD CRES
STONE CREEK, ON
L8E 5Z8

Municipal Address to which Order applies:

457- 459 KING STREET E AST
HAMILTON, ONTARIO

Property Identification Number

17179-0172 (LT)

An inspection on or about **April 6, 2023** of your property, **457- 459 KING STREET EAST HAMILTON, ONTARIO** 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	5(2) Every building shall be kept free of any condition which constitutes a health or safety hazard.	<p>Repair or replace all structurally unsound areas of the building or in the alternative clear all buildings, structures or debris and leave in a graded and leveled condition.</p> <p>Note: Applications for building/demolition permit must be completed with the City of Hamilton's Building Department.</p>
2	6(6) The exterior walls and other surfaces of a building that is vacant or is damaged by accident, storm, fire, neglect or otherwise shall be maintained so as to properly perform their intended function	<p>Repair or replace and maintain structural components inclusive of but not limited to the following so as to properly perform their intended function;</p> <p>Repair or replace damaged/displaced perimeter brick masonry wall on all levels of the south side of the building and deteriorated wood beams to properly support brick masonry walls.</p>

ORDER

457 - 459 KING STREET EAST HAMILTON, ONTARIO

ITEM #	STANDARD (Property Standards By-law Provision)	REQUIRED WORK
	including drawings or specifications, that may be relevant to the property or any part thereof;	<p>was completed by a licensed structural engineer and meets all relevant regulations and applicable by-laws as amended from time to time.</p> <p>In the alternative clear all buildings, structures or debris and leave in a graded and leveled condition.</p> <p>Note: Applications for building/demolition permit must be completed with the City of Hamilton's Building Department.</p>

You are ordered, no later than July 2, 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.

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 within 14 days of service of this order by delivering a Notice of Appeal together with the appeal fee (\$ 152.21 plus \$ 19.79 hst for a total fee of \$ 172.00 via 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.
1. If the building is used as rental residential property, you must comply with any applicable requirements under the Residential Tenancies Act, 2006.
2. Failure to comply with this Order is an offence pursuant to paragraph 36(1)(b) of the Building Code Act, 1992 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 \$500,000 for a first offence and \$1,500,000 for a subsequent offence for a corporation.
3. If such repairs are not completed within the time specified herein, the City of Hamilton may register this order on title with the Land Registry Office. Upon discharge of the order, the property owner shall be responsible to