

DANGEROUS & UNSIGHTLY PREMISES
MINUTES

December 8, 2008

PRESENT:

Councillor Dawn Sloane, Chair
Councillor Gloria McCluskey, Vice Chair
Councillor Robert Harvey
Councillor Bill Karsten
Councillor Jackie Barkhouse
Councillor Brad Johns
Councillor Tim Outhit

REGRETS:

Councillor Mary Wile

STAFF:

Mr. Jeff Rogers, Regional Coordinator By-Law Enforcement
Ms. Erin Dobson, Regional Coordinator, Support Services
Ms. Danielle Banks, Methods & Procedures Analyst
Ms. Roxanne MacLaurin, Solicitor, Legal Services
Mr. Cameron Brown, By-law Enforcement Officer
Mr. Steve Berkman, By-Law Enforcement Officer
Mr. Rob Coolen, , By-Law Enforcement Officer
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 10:04 a.m. in Council Chambers, 3rd Floor, City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES - November 20, 2008

MOVED by Councillor Harvey, seconded by Councillor McCluskey, that the minutes of November 20, 2008 be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS

Additions:

9.1 Approval of 2009 Meeting Dates

Deletions:

5.1 2224 Monastery Lane, Halifax

2399 Creighton Street, Halifax to be moved to Demolitions - Derelict Buildings as Item 8.1

MOVED BY Councillor Karsten, seconded by Councillor McCluskey, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

4. CONSIDERATION OF DEFERRED BUSINESS - None

5. APPEALS - DANGEROUS AND UNSIGHTLY

5.1 2224 Monastery Lane, Halifax

This case has been deleted from the agenda.

6. DEMOLITIONS - DANGEROUS AND UNSIGHTLY

6.1 2399 Creighton Street, Halifax

This item has been moved to Item 8.1 under Demolitions - Derelict Buildings. See Page 4.

6.2 1029 St. Margarets Bay Road, Beechville

- A report dated November 21, 2008 was before the Committee.

Mr. Rob Coolen, By-law Enforcement Officer provided an update and pictures of the property to the Committee.

Mr. Coolen advised that one structure has been removed. The property owner requested additional time to make this building structurally sound, although this has not been done. Mr. Coolen advised he has a copy of the building inspectors letter recommending demolition.

MOVED BY Councillor Johns, seconded by Councillor Karsten, that the Dangerous and Unsightly Premises Committee issue an Order requiring the demolition of the structure and the removal of all demolition debris, leaving the property in a neat and tidy fashion within thirty (30) days after service upon the owner/occupant. Otherwise, the Municipality will exercise its rights as set forth under Part XV of the *Act Respecting Municipal Government*. MOTION PUT AND PASSED.

6.3 48 Brooks Drive, East Preston

- A report dated November 21, 2008 was before the Committee.

Mr. Steve Berkman, By-law Enforcement Officer provided an update and pictures of the property to the Committee.

Mr. Berkman advised that the building's foundation has shifted, He stated that there are bees nesting in the walls and the inside of the building is deteriorated. He advised the Committee that attempts to contact the property owner have been made but the owners have stopped responding to HRM staff.

MOVED BY Councillor McCluskey, seconded by Councillor Johns, that the Dangerous and Unsightly Premises Committee issue an Order requiring the demolition of the structure and the removal of all demolition debris, leaving the property in a neat and tidy fashion within thirty (30) days after service upon the owner/occupant. Otherwise the Municipality will exercise its rights as set forth under Part XV of the *Act Respecting Municipal Government*. MOTION PUT AND PASSED.

7. APPEALS - DERELICT BUILDINGS - D300 - NONE

8. DEMOLITIONS - DERELICTS BUILDINGS - D300

Councillor Sloane stepped down from the Chair for the next item.
Councillor McCluskey assumed the Chair.

8.1 2399 Creighton Street, Halifax

- A report dated November 21, 2008 was before the Committee.

Mr. Cameron Brown, By-law Enforcement Officer, provided an update and pictures of the property to the Committee.

Mr. Brown advised the Committee that a 120 day order was posted on June 3, 2008. The site was revisited in November and the building was in the same state. There has been serious damage to the upper level of the building due to a fire. Mr. Brown advised that HRM has boarded up the building a few times, and he noted the building has been painted.

Mr. Graham Downey addressed the Committee regarding the building. He stated that his brother was looking after the estate but has fallen ill with Alzheimer's disease. Mr. Downey advised that he was not aware of the issues with the building as his brother was responsible for its maintenance. Mr. Downey advised that he has paid all outstanding taxes. He added that he is disturbed to find out that HRM has charged over \$10,000 in costs for unsightly premises. He noted that there have been other buildings in the area damaged by fire that have been fixed and sold. He noted that there are other buildings in the area in worse condition that have not been addressed.

Mr. Downey clarified:

- The Dangerous or Unsightly notices were sent to his brother, so he was not aware of the issues.
- The lower floor of the building is in reasonably good condition.
- The property was for sale for approximately three months.
- The fire was in 2000, HRM moved debris in 2003, and HRM boarded up and secured the building in 2006.

Concern was raised by the Committee that there could be another fire in the building.

MOVED BY Councillor Johns, seconded by Councillor Karsten, that the Dangerous and Unsightly Premises Committee issue an Order requiring the demolition of the fire damaged and vacant structure and removal of all demolition debris, leaving the property in a neat and tidy fashion within thirty (30) days after service upon the owner/occupant. Otherwise, the Municipality will exercise its rights as set forth under Part XV of the *Act Respecting Municipal Government*. MOTION PUT AND PASSED.

9. ADDITIONS

9.1 Approval of 2009 Meeting Dates

MOVED BY Councillor Johns, seconded by Councillor McCluskey, that the Dangerous or Unsightly Premises 2009 meeting dates be approved with the exception of the July 16, 2008 and August 20, 2008 dates. MOTION PUT AND PASSED.

10. NEXT SCHEDULED MEETING

The next meeting of the Dangerous or Unsightly Premises Committee is scheduled for 10:00 a.m. on Thursday, January 15th in Council Chambers, 3rd Floor, City Hall, 1841 Argyle Street, Halifax.

11. ADJOURNMENT

The meeting was adjourned at 10:40 a.m.

Melody Campbell
Legislative Assistant