

**DANGEROUS & UNSIGHTLY PREMISES
MINUTES**

May 1, 2008

PRESENT:

Councillor Dawn Sloane, Chair
Councillor Krista Snow
Councillor Mary Wile
Councillor Robert Harvey
Councillor Brad Johns
Councillor Jackie Barkhouse

REGRETS:

Councillor Gloria McCluskey, Vice Chair
Councillor Bill Karsten

STAFF:

Ms. Tanya Phillips, Manager, By-law Services
Ms. Lois Beaton McNamara, Methods & Procedures Analyst
Ms. Shelley Singer, Co-Ordinator, By-Law Support Services
Ms. Roxanne MacLaurin, Solicitor, Legal Services
Mr. Robert Ryan, By-law Enforcement Officer
Mr. Trevor Oliver, By-Law Enforcement Officer
Mr. Cameron Brown, By-Law Enforcement Officer
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 10:00 a.m. in Council Chambers, 3rd Floor, City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES - September 26, 2007

MOVED by Councillor Snow, seconded by Councillor Harvey, that the minutes of September 26, 2007, be approved as amended. MOTION PUT AND PASSED.

3. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS

Additions:

Councillor Sloane distributed Amendments to the Municipal Government Act that will be sent to the Legislature this week.

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

4. CONSIDERATION OF DEFERRED BUSINESS - None

4.1 Appeals - None

4.2 Demolitions - None

5. APPEALS - None

6. DEMOLITIONS

6.1 Lands of Florence and Nicholas Koskolos, Lot #2, Bayview Lane, Queensland

Mr. Cameron Brown, By-law Services Officer provided an update and a video of the property to the Committee.

Mr. Brown advised:

- the side of building and the roof has collapsed
- the oil tanks on the property are empty
- there are signs that someone is entering the building which is a concern

The appellant, Mr. Nicholas Koskolos requested that the Committee approve a sixty day extension to the order. He is waiting to find out if he can build on the property, if he is unable to do so, he will be selling the property. He advised that he already has a person who is interested in buying the property.

MOVED BY Harvey, seconded by Wile that the Dangerous and Unsightly Committee issue an Order requiring the demolition of a partially collapsed, dilapidated and structurally unsound building, the removal of all demolition debris and backfilling any crawl space or foundation, leaving the property in a neat and tidy fashion within sixty (60) 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.

6.2 Lands of Olympus Properties Management Limited, 183 Basinview Drive, Bedford

Mr. Trevor Oliver, By-law Services Officer provided an update and a video of the property to the Committee.

Mr. Oliver advised of the following concerns:

- the house is decapitated and badly damaged
- house is raised approximately ten feet above the ground
- work is being done of the house
- community members have raised concerns about the safety as the foundation has been removed
- the is concerned about soil contamination
- there is no safety fence around the area
- there is concern that the home may slide
- it is within close proximity to homes
- boarding is placed around basement
- there is construction debris around property
- house is supported by cribs and metal framework
- open case since November 2007, by-law officers have made frequent visits
- inside the structure is filled with construction debris
- the owners plan to move the house in the near future

Councillor Snow raised concern that a heavy rainstorm may cause an issue to the stability of the structure.

Mr. Simos Trihoplylos, the appellant, advised he is working diligently to get the project done. He added that the house is raised, and has made the home sound and secure and it is not unsafe. He is planning to move the house to the Valley and has permits in place to have it moved. The contractor has been hired, but they are dealing with poor weather and road closures. He requested an extension to have the home removed from the property. In response to queries by members of the Committee, Mr. Trihoplylos advised that he did have problems with permits, but they are now in place. He advised that there is insurance on the property. He added that the building sliding will not be an issue adding that the Lebrun Centre is approximately 300 feet away from the structure.

MOVED BY Councillor Harvey, seconded by Councillor Snow that the Dangerous and Unsightly Committee issue an Order requiring the demolition of the main 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 Lands of Jamie Chediac, 19 Lynette Road

Mr. Robert Ryan, By-law Services Officer provided an update and a video of the property to the Committee.

Mr. Ryan advised of the Committee of the following concerns on the property:

- the property was brought to the attention of by-law services by concerned citizens in 2007
- the home is heavily fire damaged
- there are children in the area making the property a safety concern
- there are neighbours very close by
- the roof is heavily damaged
- the right side of the property is open to the elements
- the back side is heavily damaged and boarded up

Ms. Najat Chediac, speaking on behalf of her daughter Ms. Jamie Chediac, the owner of the property, advised that the home had no insurance at the time of the fire. The property owner is trying to put finances together to work on the property. They will begin to remove debris on Monday. She added that the foundation of the building is fine.

In response to queries by members of the Committee, the following points were clarified:

- the house fire was in March 2007
- HRM permits for work to be done have not been issued.
- the appellant has been in touch with HRM planning staff, but does not have permits
- work plans have not yet been submitted to HRM planning
- a contractor has been hired, but plans have not been submitted to HRM

Councillor Snow advised Ms. Chediac that she will need to start the process of repairing the building by getting permits issued and starting the work on the structure. If she is to do this, she can contact By-Law Services and inform them that the work has begun.

MOVED BY Councillor Snow, seconded by Councillor Barkhouse that the Dangerous and Unsightly Committee issue an Order requiring the demolition of the main 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.

6.4 Lands of Robert L. Duffy, 6320-6322 Chebucto Road, Halifax

Mr. Trevor Oliver, By-law Services Officer provided an update and a video of the property to the Committee.

Mr. Oliver advised the Committee of the following issues in regard to the property:

- the property owner is deceased, his daughter is the caretaker
- there is severe damage to the roof
- weather is getting into the building
- the garage is not on a solid foundation
- by-law services have made recent visits, but no improvements have been made
- the garage is in close proximity to other houses
- the building does not have adequate sheathing
- there is a concern of a roof collapse

In response to a question by Councillor Wile, Mr. Oliver advised that the property owner's daughter, Ms, Sarah Duffy, advised that the building would be removed, but at this point the building is still on the property.

Ms. Sarah Duffy, the property owner's daughter, advised that she did not believe the building was in such a bad condition and was not aware of the hole on the roof. She thought that a clean up of the property would suffice.

MOVED BY Councillor Snow, seconded by Councillor Harvey that the Dangerous and Unsightly Committee issue an Order requiring the demolition of the accessory 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. ADDITIONS - NONE

8. NEXT SCHEDULED MEETING

The next meeting of the Dangerous or Unsightly Premises Committee is scheduled for 10:00 a.m. on Thursday, May 15, 2008 in Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street, Halifax.

9. ADJOURNMENT

The meeting was adjourned at 11:02 a.m.

Melody Campbell
Legislative Assistant