



**APPEALS STANDING COMMITTEE  
DRAFT MINUTES  
May 14, 2026**

PRESENT: Councillor Becky Kent, Chair  
Councillor Janet Steele, Vice Chair  
Councillor Trish Purdy  
Councillor Kathryn Morse  
Councillor Nancy Hartling  
Councillor Billy Gillis

STAFF: Tanya Phillips, Director of Community Standards & Compliance  
Karen MacDonald, Solicitor  
Andrea Lovasi-Wood, Legislative Assistant

*These minutes are considered draft and will require approval by Appeals Standing Committee at a future meeting.*

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, information items circulated, and video (if available) are online at [halifax.ca](http://halifax.ca).*

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## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 10:01 a.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

## **2. APPROVAL OF MINUTES – April 9, 2026**

MOVED by Councillor Gillis, seconded by Councillor Steele

**THAT the minutes of April 9, 2026 be approved as circulated.**

**MOTION PUT AND PASSED.**

## **3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Additions: None

Deletions: None

MOVED by Councillor Gillis, seconded by Councillor Steele

**THAT the agenda be approved as presented.**

**MOTION PUT AND PASSED.**

## **4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

## **5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

## **6. MOTIONS OF RECONSIDERATION – NONE**

## **7. MOTIONS OF RESCISSION – NONE**

## **8. CONSIDERATION OF DEFERRED BUSINESS – NONE**

## **9. NOTICES OF TABLED MATTERS – NONE**

## **10. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **10.1 Correspondence**

Correspondence was received and circulated for item 12.1.1.

For a detailed list of correspondence received refer to the specific agenda item.

### **10.2 Petitions – None**

### **10.3 Presentation – None**

## **11. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **12. REPORTS**

### **12.1 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS**

#### **12.1.1 Order to Demolish – CF-2025-005511, 26 Tangemere Crescent, Halifax**

The following was before the Standing Committee:

- Staff report dated May 4, 2026
- Correspondence from Dennis James
- Staff presentation dated May 14, 2026

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The Chair confirmed the deceased property owner's child, Rendell Jeans and their representative, Dennis James were present.

The Chair invited Rendell Jeans and Dennis James to address the Standing Committee regarding a request for an adjournment of the matter to a future meeting.

Dennis James, representative for the deceased property owner's child Rendell Jeans spoke to a request for an adjournment of the matter for sixty days to allow the deceased property owner's children to apply for administration of the estate to give the children legal authority to engage contractors and engineers to determine if the building could be restored. James explained Jeans had contacted a contractor regarding demolition of the building but wanted to attempt to save the front portion. James spoke to Jeans' compliance with previous dangerous and unsightly orders for the property, the installation of a fence to prevent access to the building and ongoing communication with Halifax Regional Municipality (HRM) employees regarding the property.

Karen MacDonald, Solicitor spoke to the adjournment request and explained the Standing Committee could ask questions of clarification of James, Jean and staff before the Standing Committee decided on whether to grant the adjournment request.

James and Jeans responded to questions of clarification from the Standing Committee. James and Jeans confirmed the children needed to apply for administration of their parent's estate as there was no will. Jeans stated it could take some time to get a grant of administration and confirmed their parent had passed in 2020.

MacDonald, Tanya Phillips, Director of Community Standards & Compliance, Damian Hicks, Residential Building Official, Vicki Aguinaga, Supervisor Support Services, Bylaw Standards and Yarko Fanok, Compliance Officer II responded to questions of clarification from the Standing Committee. MacDonald confirmed this was the first time the property had come to the Standing Committee and that it was not uncommon for property owners in demolition matters to request an adjournment to investigate restoration of a property. Phillips spoke to public safety concerns regarding access to the building, the significant deterioration of the building and staff's concerns about the fencing's ability to prevent access. Hicks spoke to three site visits to the property. Hicks indicated the initial visit showed damage to the building's rear roof and soffits, that the damage increased with each site visit and the most recent site visit showed partial collapse of the roof, sagging soffits, undulating walls and a separation of the wall from the chimney. Hicks stated they were able to access the building despite the fencing. Aguinaga confirmed a property owner was solely responsible for completion of a hazardous materials survey during the demolition process and that if a property owner did not comply with a demolition order HRM would assume responsibility for the demolition including completion of a hazardous materials survey. Hicks confirmed the building assessment was limited to the building's exterior and showed most damage concentrated to the rear of the building. Hicks noted the roof was open to the elements since last site visit in March 2026. Fanok visited the property three days prior to the meeting and confirmed they accessed the property by climbing over the fence and the site visit showed the roof was collapsed with a hole in the soffit next to the chimney and that the foundation appeared to be buckling out.

Jeans confirmed the property had not been occupied since 2020. Jeans requested they be able to determine if the building could be restored before the Standing Committee considered the demolition order request. Jeans explained the building's structural issues apparent within the last two years and these issues did not threaten neighbouring properties. Jeans spoke to the condition of the foundation and that it was the brick veneer that pulled away and the foundation had not collapsed. Jeans confirmed a hazardous materials survey was not completed and spoke to efforts to contact a contractor and structural engineer. Jeans confirmed the property's condition was checked daily and that the water and electricity to the building was disconnected. Jeans indicated they recently became aware that administration of their parents' estate was required.

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MOVED by Councillor Gillis, seconded by Councillor Hartling

**THAT the Appeals Standing Committee adjourn Item 12.1.1 Order to Demolish – CF-2025-005511, 26 Tangemere Crescent, Halifax for sixty (60) days to the July 16, 2026 meeting of the Appeals Standing Committee.**

Karen MacDonald, Solicitor confirmed approval of the adjournment motion would result in adjournment of the matter for 60 days and that it would be brought forward to the Standing Committee's July 16, 2026 meeting to consider the recommendation for a demolition order if the building was not demolished or repaired. MacDonald responded to questions of clarification from the Standing Committee and explained that approval of the requested adjournment provided an additional 60 days to the 60 days period in the staff recommendation for a demolition order. MacDonald confirmed the *Halifax Regional Municipality Charter* permitted the Standing Committee to order demolition of a building if it is in a dangerous and unsightly condition and the Standing Committee was not required to wait for the administration of a deceased property owner's estate to make that determination.

The Standing Committee spoke to concerns about further delay to rectify the longstanding issues with the building's deterioration and that a detailed property restoration plan was not presented.

#### **MOTION TO ADJOURN PUT AND DEFEATED.**

The Chair reviewed the process for a demolition order hearing.

Yarko Fanok, Compliance Officer II gave a presentation, showing photographs of the property taken May 11, 2026 and responded to questions of clarification from the Standing Committee. Fanok confirmed the fencing was around the structure of the building not the perimeter of property and was easily accessible.

Rendell Jeans, child of the deceased property owner spoke to the fencing used to secure the building was standard construction fencing, was locked at two locations and was approved by compliance staff. Jeans confirmed there was no open access to the building. Jeans spoke to the current condition of the building, including the partial collapse of the roof, that the damage to building was not visible from the street and did not jeopardize neighbouring properties. Jeans noted intent to obtain engineer plans and engage a contractor to restore the rear and stabilize the front of the building. Jeans spoke to how time spent resolving past bylaw complaints about the property limited ability to focus on the condition of the building until January 2026 when winter weather limited the ability to fully investigate restoration before notified of demolition order request. Jeans requested additional time until October 30, 2026 to obtain a hazardous materials survey, perform remediation and begin restoration. Jean also requested additional time if the demolition was ordered to remove items from the building.

MOVED by Councillor Morse, seconded by Councillor Steele

**THAT the Appeals Standing Committee find the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the main dwelling structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within Sixty (60) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

The Standing Committee acknowledged that safety concerns with the building meant the building's demolition was needed.

Tanya Phillips, Director of Community Standards & Compliance responded to questions of clarification from the Standing Committee regarding service of the demolition order.

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**MOTION PUT AND PASSED.**

Phillips confirmed that any questions about the demolition process were to be addressed through the compliance officer and questions about the demolition permit would be answered by the building official.

**13. MOTIONS – NONE**

**14. IN CAMERA (IN PRIVATE) – NONE**

**15. ADDED ITEMS – NONE**

**16. NOTICES OF MOTION – NONE**

**17. DATE OF NEXT MEETING – June 11, 2026**

**18. ADJOURNMENT**

The meeting adjourned at 11:39 a.m.

Andrea Lovasi-Wood  
Legislative Assistant