

Dartmouth, N. S.

October 7/80.

Regularly called meeting of City Council held
this date at 7:30 p.m.

Present - Deputy Mayor Ibsen

Ald. Sarto	Greenwood
Williams	Cunningham
Crawford	Brennan
Ritchie	Fredericks
Hawley	Greenough
Valardo	
City Solicitor, M. Moreash	
City Administrator, C. A. Moir	
City Clerk-Treasurer, Bruce Smith	

At the opening of the meeting, Ald. Williams indicated that the Salaries Committee is prepared to make their report to Council for consideration; the item was added to be dealt with in camera at the end of the regular meeting. Ald. Ritchie also received permission to add an item, involving the setting of a date for public hearing of a rezoning application (Mount Hope Ave.).

MINUTES

Ald. Valardo and Sarto moved the adoption of the minutes of meetings held on September 2nd, 9th, 10th, 16th and 23rd. Ald. Crawford referred to the minutes of September 2nd and the answer he received to his question on the accountability of Crown Corporations. He questioned whether they are not bound by municipal by-laws and upon receiving further advice from the Solicitor as to why they are not, indicated that he would be addressing himself further to the subject.

Ald. Brennan made an inquiry concerning the tender awarded for traffic lights at the September 23rd meeting. Mr. Moir explained why one of these contracts was deleted at the request of the T.M.G; it will come back to Council to be considered at a later date. The motion to adopt the minutes carried.

LETTER: CITY OF
NORTH YORK

The City of North York has forwarded a letter with a copy of a motion passed in connection with that municipality's support for the Terry Fox Marathon of Hope; a contribution of \$10,000. was made by the City of North York to the Canadian Cancer Society in honor of the Marathon.

Ald. Cunningham and Brennan moved that the letter be received and filed, but a motion was subsequently introduced by Ald. Fredericks and Hawley to approve a \$500. grant on the part of the City of Dartmouth, to be made to the Cancer Society in response to the communication from the City of North York and in honor of the Marathon of Hope. Ald. Crawford suggested that perhaps it would be in order to have the Grants Committee deal with this item first, and Ald. Valardo and Brennan tended to feel that it is not a good idea to look at such grants out of context with the requests that are received by the City from other charitable organizations. Ald. Greenough and Hawley were of the opinion that this particular appeal is unique and should be dealt with accordingly. Ald. Fredericks spoke in support of the Terry Fox appeal and of the contribution he has made to Canada and to cancer research through his efforts. The motion to approve a \$500. grant carried with Ald. Valardo and Brennan voting against. Ald. Cunningham also voted against this motion.

LETTER: CANADA
GAMES '81

On motion of Ald. Crawford and Sarto, Council referred to the 1981 budget, a letter from the City of Thunder Bay, Ontario, soliciting support for the 1981 Canada Games to be held in that City in the summer of next year.

LETTER RE
SPORTS COMPLEX

A letter has been circulated from Mr. Donald Chard of 85 Newcastle Street, raising a number of points and questions concerning the proposed sports complex for Dartmouth, the site selected, etc. Ald. Sarto and Fredericks moved that the letter be received and filed, but Ald. Brennan suggested that the letter should be referred to Dartmouth Recreation Ltd. for answers to Mr. Chard's questions. He moved this in amendment, seconded by Ald. Crawford. The amendment carried and the amended motion carried. Mr. Chard was in the public gallery but indicated that he did not wish to add anything further to the points made in his letter.

REPORTS

Reports recommended from Committee were approved by Council as follows:

- 1) V.O.N. (July): adopted on motion of Ald. Valardo and Brennan.
- 2) Fire Chief (Aug.): adopted on motion of Ald. Valardo and Hawley.
- 3) Social Services (July): adopted on motion of Ald. Sarto and Valardo.
- 4) Building Inspector (Aug.): adopted on motion of Ald. Valardo and Greenwood.
- 5) Minimum Standards (Aug.): adopted on motion of Ald. Brennan and Valardo.
- 6) Transit Manager (Aug.): adopted on motion of Ald. Ritchie and Greenough.
- 7) Ferry Supt. (Aug.): adopted on motion of Ald. Williams and Sarto.
- 8) Development Officer (Aug.): adopted on motion of Ald. Cunningham and Greenough.

Ald. Crawford made an inquiry about a noticeable increase in development permits and Mr. Turner advised that this has been caused by both the renovations to existing buildings and by new construction starts, particularly in the Industrial Park.

MAIN ST. IMPROVEMENTS

On motion of Ald. Greenough and Valardo, Council adopted the following recommendation from Committee on the subject of improvements to Main Street and the MicMac Rotary:

That the Provincial Dept. of Transportation be requested to proceed to build the four lanes on Main Street (with appropriate bus bays), and improve the MicMac Rotary as soon as possible, with the proviso that consideration be given to the advisability of the loop system at some future time, as well as the advisability of a route to the Halifax International Airport, to serve the Eastern Shore, without going through the Rotary to get to the Airport.

(Ald. Brennan abstaining from the vote on this item.)

CLARIFICATION:
REQUEST FROM C.A.M.R.
DARTMOUTH BRANCH

Mr. Paul Greene was present to clarify his department's position on an item that came before Committee, involving a request for assistance from the C.A.M.R. (Dartmouth Branch). There are two separate elements in the request: (1) an outright grant of \$50,000. required to pay off the outstanding debt of the group; and (2) their request for cost-sharing by the City in Provincial grants for which the organization would be eligible. Mr. Greene recommended

that the organization themselves go back to the Province and seek a grant to cover their emergency situation with respect to the \$50,000. outstanding debt they owe.

Secondly, with respect to cost-sharing on the part of the City in Provincial funding, that this aspect be referred to the Grants Committee for consideration.

Mr. Greene's recommendations received approval from Council, on motion of Ald. Williams, seconded by Ald. Valardo.

AWARD TENDER:
CONTRACT #80-17

The following tenders were received for Contract #80-17 (street construction on Canterbury St., Harvey Street, Kenwood Drive, and Mountain Ave.):

Ocean Contractors Ltd.	\$241,770.
Steed & Evans Ltd.	251,550.

The Acting City Administrator, Mr. Fougere, has recommended approval of the low tender submitted by Ocean Contractors Ltd. Ald. Valardo and Sarto moved that the tender be awarded as recommended.

Ald. Greenough and Hawley then proceeded to introduce the following amendment:

WHEREAS the Contract #80-17 for street paving has come in below the approved estimates;

AND WHEREAS the bulk of this money was originally approved for paving in Ward 6 and further, there remains a significant number of streets yet unpaved in the Ward;

AND WHEREAS the residents of White Street have recently submitted a petition detailing the condition of the street and requesting that it be paved;

AND WHEREAS White Street is one of the oldest streets in the City which is still unpaved;

BE IT RESOLVED that the balance of the unexpended funds in the approved estimates allocated for paving in Ward 6, be directed toward preparations for the paving of White Street.

(When the amendment was originally presented, an unexpended figure of approx. \$90,000. was quoted but since there is some question as to exactly what the specific amount will be, the words 'unexpended funds' were substituted for a dollar figure.)

Mr. Moir suggested that it would be in order to have some type of report from the Engineering Dept. on exactly what work is required to be carried out on White Street, with an indication of cost, etc., and while Council was willing to approve the amendment as it has been revised, the members agreed to have staff

prepare a report with the information referred to by Mr. Moir so that the work to be undertaken is known to Council. On this basis and with the revision noted to the amendment, it was put and carried. The amended motion carried (Ald. Williams voting against the amendment only).

AWARD TENDER:
CONTRACT #80587

Tenders were received as follows for off-site services and the paving of certain streets leading to the new Metro Transit facility in the Lynch Estate:

L.J. Casavechia Contracting Ltd.	\$271,606.00
Woodlawn Construction Ltd.	268,702.00
Seaport Contractors Ltd.	263,662.00
Municipal Spraying & Contracting Ltd.	217,303.20

Acceptance of the low bid from Municipal Spraying & Contracting Ltd. has been recommended to Council, and Mr. Fougere's report on the tenders outlines the arrangements made for the City to administer the contract, pay the contractor and in turn, be reimbursed for the complete costs of the project by the Dept. of Development. The tender for Contract #80587 was awarded as recommended, on motion of Ald. Sarto, seconded by Ald. Williams.

AWARD TENDER:
125 CFM COMPRESSOR

The following tenders have been received for a 125 CFM compressor for the Works Dept.:

W.N. White & Co. Ltd.	\$9,990.00
Baxter Equipment Ltd.	10,525.00
Coastal Rentals, Sales & Services	11,427.00
Atlantic Compressed Air Ltd.	11,942.00
Atlantic Purification Systems Ltd.	13,165.00
Atlantic Bridge Co. Ltd.	14,080.00

Acceptance of the low tender, from W. N. White & Co. Ltd., has been recommended by Mr. Fougere in his report to Council, and the recommendation was adopted on motion of Ald. Valardo and Sarto.

BEL AYR SEWERAGE
SYSTEM

On motion of Ald. Brennan and Valardo, Council referred to Committee, a report prepared by Alderney Consultants Ltd. on the Bel Ayr Park sewerage system, together with an accompanying report from the City Engineer.

EXCHANGE OF LANDS:
M. & D. TRANSFER

A report from Mr. Rath was before Council on the recommendation from the Industrial Commission with respect to arrangements negotiated for an exchange of lands in the Industrial Park between the City and M. & D.

Transfer Ltd. Details of this transaction are all contained within the report. The Solicitor presented a Resolution for adoption, authorizing the land exchange as detailed. Resolution #80-39 was adopted as follows, on motion of Ald. Fredericks and Valardo:

Resolution #80-39

WHEREAS Dartmouth City Council wishes to acquire Lot 30-E from M. & D. Transfer Ltd. to extend the CN spur line into the Lynch Estate;

AND WHEREAS Dartmouth City Council wishes to exchange a parcel of 60,600 sq. ft. out of Lot R-2A adjacent to Lot 30F for the said Lot 30-E;

BE IT THEREFORE RESOLVED:

1. That Lot 30-E be acquired from M. & D. Transfer Ltd. in exchange for the said lot of 60,600 sq. ft., subject to the approval of the Minister of Municipal Affairs, and
2. That the Mayor and City Clerk are authorized and instructed to execute a deed to M. & D. Transfer Ltd. for the said 60,600 sq. foot lot to complete the exchange.

DOWNTOWN REVITALIZATION
COMMITTEE

Council has been asked to make the necessary appointments to the Downtown Revitalization Committee, as decided at the September 9th meeting, that is, two businessmen at large to be appointed by Council and two residents at large to be appointed by Council. Names put forward in nomination for the appointment of two businessmen at large were:

Mr. Neil Black
Jim Clarke
Gerry McMillen
Gordon Lummis

Ald. Brennan suggested that it would be a better idea to have recommended appointments come from the Mayor's office for Council's consideration and ratification. He proposed this as a motion, which was seconded by Ald. Hawley. Members were generally in favour of proceeding with a decision on the appointments at this time and the motion was defeated.

Following a vote by secret ballot, the names selected by Council were Mr. Neil Black and Mr. Jim Clarke. Their appointment was ratified, on motion of Ald. Crawford and Fredericks.

Names put forward in nomination for the resident-at-large appointments were: Rev. Fairfax and Mr. Aaron Solomon.

These appointments were also ratified, on motion of Ald. Crawford, seconded by Ald. Greenwood.

Council was advised that the appointments to the Committee by the Downtown Residents Assn. are Mr. Ken Wright and Mrs. F. Howard. The businessmen appointed by the Downtown Businessmen's Assn. are Mr. Robert Douglas and Mrs. Chisling. Chairman of the Committee will be Mr. Jake Creighton (appointed in consultation between the Mayor and the Minister of Development).

With the action taken by Council in making its appointments, the composition of the Committee is now complete.

A report from the City Clerk-Treasurer was considered on the subject of the City's emergency communications system, which has been under study by Consultec Canada Ltd. The report gives a review of the study results and concludes with recommendations that are necessary in order to proceed with finalization of tender specifications for a new communications system; these are:

1. that Council authorize Consultec Canada Ltd. to proceed with the preparation of tender specifications for Police, Fire and EMO communications systems. The tenders will call for alternative financing of the equipment, outright purchase, lease purchase and rental.
2. that Council authorize staff to proceed immediately with the calling of tenders for Police & Fire Communications recording units.

Ald. Williams and Ritchie moved the adoption of Mr. Smith's report and recommendations. Mr. Oldham of the Consultec Canada Ltd. was present to answer questions from Ald. Fredericks about the compatibility of the system proposed to tie in with (a) the Provincial system, located in the Shubenacadie area, and (b) the proposed central emergency number system under consideration by the Metropolitan Authority. The vote was then taken on the motion and it carried.

A report relating to the previous item, involving the centralized dispatch centre referred to in Mr. Smith's report, was also considered by Council. The report deals

EMERGENCY
COMMUNICATIONS
SYSTEM

SPACE REQUIREMENTS:
POLICE DEPARTMENT

specifically with space requirements involving the Police Dept. and possible alternatives that may be available to permit an expansion of the Police administration building. The report concludes with the recommendation to Council that City staff be authorized to engage adequate professional services to look at the existing Police building, with the following thoughts in mind:

- (a) an additional floor being built on the existing building;
- (b) extending the first floor of the building toward the Maritime Tel & Tel property, eliminating the car park garage, etc.;
- (c) any other alternatives.

Mr. Moir further recommends that permission be granted to write to Mr. A. J. Harris, advising him of the City's interest in acquiring the property 43 Dundas Street when it comes on the market. Acquisition of this property would give three possible means of access to the Police property, including one from Dundas Street.

Mr. Moir's report and recommendations were adopted by Council, on motion of Ald. Williams, seconded by Ald. Greenough.

FINAL PLANS:
NOTTING PARK SCHOOL

Final plans were presented for renovations to Notting Park School, as recommended to Council by the School Board. Mr. Lucien Ledaire, the Architect for this project, was available to respond to any questions from the members concerning the plans. They were approved by Council as presented, on motion of Ald. Greenough, seconded by Ald. Fredericks.

INFORMATION REPORT:
NORTH END IMPROVE-
MENT AREA

On motion of Ald. Brennan and Valardo, Council received and filed for information purposes, material circulated on the North End Improvement Program and its progress to date.

DATE FOR PUBLIC HEARING:
REZONING 91/93 OCHT. ST.

Council has been requested to change the date set for public hearing of a rezoning request for the property at 91/93 Ochterloney Street, due to the fact that the applicant will be out of the City on October 21st, the date originally scheduled. On motion of Ald. Greenough and Sarto, Council rescheduled the public hearing date to

PERMIT TO BUILD:
BLOCK "E" MICMAC
VILLAGE

November 18th, as recommended by the Planning Dept.

An application for permit to build two apartment buildings on Block 'E' in the MicMac Village, submitted by Sigma Construction, was before Council for approval, subject to compliance with the staff requirements as detailed in the report to Council. Ald. Sarto and Ritchie moved that the permit be granted, subject to the conditions set out in the report.

Ald. Brennan questioned the impact of this development on the already increasing volume of traffic in this section of the City. He asked if there has been any response to the City's request for a full interchange at Woodland Ave. to improve access and egress conditions and to take some of the pressures off residential streets through the Crichton Park area. Mr. Bayer indicated that the position of the Dept. of Transportation remains adamant on this issue, in spite of the requests that have come from the City for assistance to improve the traffic situation with an interchange. Ald. Brennan later presented a motion in this connection for Council's consideration.

The other main area of concern raised in connection with the proposed apartment building development, was the adequacy of the parking provisions. Ald. Valardo referred to parking problems that already exist on streets adjacent to the Kings Arms, Senobe and Siriquois apartment complexes, creating a hazard for motorists and disturbing the single-family residents on Brookdale Crescent. He questioned the adequacy of the parking requirements that are presently specified under By-law C-281 and felt there is a need to have them reviewed so that changes can be made if they are found to be unsatisfactory. Ald. Crawford suggested a delay in the issuing of a permit until such a review can be completed, but Mr. Moreash pointed out that this application before Council is governed by the requirements presently in effect under the by-law as it exists; it would therefore not be in order for Council to delay the application until some future changes can be made. If the applicant complies

with the conditions of the by-law, then he has a vested right to a permit.

Ald. Greenough suggested that the developer could still be approached in a spirit of cooperation to see if he would be willing to provide whatever additional parking space he can, recognizing the concern Council has about adequate parking on the site so that cars are not being parked on the street in front of the building. Ald. Valardo said he would like to see such an approach made to the developer. The motion to grant the permit carried.

Ald. Brennan and Fredericks then presented the following motion:

WHEREAS there have been recent significant commercial & residential developments in the area of MicMac Mall, Dartmouth;

AND WHEREAS these developments will compound an already-difficult traffic problem in the area, with heavy volumes in residential access;

AND WHEREAS there is an additional substantial acreage which could undergo development in the Albro Lake/DND area, and is presently limited in transportation access;

AND WHEREAS Woodland Ave. comprises the first section of Highway 118 and a major link to Highway 111;

AND WHEREAS these highways are well-recognized Provincial transportation network links;

THEREFORE BE IT RESOLVED that Dartmouth City Council request the Provincial Government and the Minister of Transportation to cost-share in a controlled at-grade intersection with full turning movements at the Woodland Ave/MicMac Blvd. intersection;

AND FURTHER that his resolution be forwarded to all Dartmouth MLA's to solicit their assistance.

The vote was taken and the motion carried.

A second motion was introduced by Ald. Valardo, seconded by Ald. Greenwood, asking that the Planning Dept. and the T.M.G. review the present by-law governing parking allocation for apartment buildings in general and addressing themselves to the problems in the MicMac Blvd/Brookdale Cres. area in particular, with recommendations back to Council within a month-and-a-half. This motion also carried.

PERMIT TO BUILD:
LOT 16A THORNHILL DR.

Council next considered an application for permit to build a manufacturing plant & office for Coastal Plastics Ltd., on Lot 16A Thornhill Drive, application submitted by J. W. Lindsay. Ald. Sarto and Greenough moved the approval of the application, but Ald. Breenan felt that approval

should be conditional to assurance being received that Provincial environmental industrial development approval has also been given. He moved this in amendment, seconded by Ald. Valardo. The amendment was put and carried, and the amended motion carried.

PERMIT TO BUILD:
LOT L11A THORNHILL DR.

On motion of Ald. Ritchie and Greenough, Council granted an application for permit to build a 30,000 sq. ft. multi-tenant building on Lot L11A Thornhill Drive, submitted by B. D. Stevens Ltd. Approval of the application is subject to compliance with all of the City requirements detailed in the staff report.

PERMIT TO BUILD:
LOT C65 ILSLEY AVE.

On motion of Ald. Greenough and Sarto, Council approved an application for permit to build a snowplow garage for the N. S. Dept. of Transportation, on Lot C65 Ilsley Ave., as submitted by B. D. Stevens Ltd. Approval subject to compliance with all of the City requirements, as detailed in the staff report to Council.

PERMIT TO BUILD:
21/23/25 PORTLAND ST.

The next application for permit to build came from The Ships Bell Co. Ltd., for a beverage room and restaurant at 21/23/25 Portland Street. Approval of the application has been recommended by the Director of Planning & Development, subject to compliance with the requirements set out in the staff report to Council.

Ald. Crawford and Williams moved referral of the application to the Downtown Revitalization Committee for consideration. The Solicitor was asked to comment on the motion to refer the application, and he pointed out that the only provision for delegating authority in connection with the application would be to the Building Inspector. Once Council is satisfied that all of the City by-laws have been met, there is a positive responsibility on Council to issue the permit. If referral of the application is going to result in any delay, it could then be argued that Council is not fulfilling its legal obligations.

A lengthy debate followed, during which the question of the legalities involved was discussed, with several members taking the position that the proper place for

a presentation by the Revitalization Committee would be at the Liquor License Board hearings, when both this application and a second one, for a beverage room at 24/26/28 Portland Street, will also have to be heard; this permit to build was also before Council as the next item on the agenda and reference was made to it on several occasions throughout the debate. Members opposed to two developments of this type opposite each other on Portland Street, said they did not believe that money should have been put into the downtown revitalization program, only to have numerous beverage-room outlets located along the newly-improved section of Portland St.

The point was made by the Solicitor that Council's concern has to be for the compliance of the application with our City by-law requirements. Referral of a Board or Commission for their opinion or recommendations on the application is therefore not the issue and could be interpreted as an unreasonable delay in granting the permit. Ald. Cunningham based his position on this point and spoke against the motion on the floor. He considered that there is adequate opportunity for representation at the Liquor License Board hearings and that would be the proper place for any presentations to be made.

Ald. Hawley and Fredericks questioned the adequacy of parking provisions that exist for this kind of a facility on Portland Street. Ald. Fredericks and Crawford did not agree with the staff assessment as to the adequacy of parking, this judgement having been made by staff in accordance with Section 14 (j) of the Zoning By-law. The reference in this section is to permanent parking spaces and both Aldermen maintained throughout the debate that parking meters and the parking lots on Green and Queen Street cannot be considered to fall within this category. Mr. L'Esperance pointed out that a business establishment of this type would mainly attract people during hours when parking would be available in the downtown area (evening hours). He said that in his opinion, the parking provisions

would be adequate, but Ald. Crawford and Fredericks continued to be opposed to the permit being granted on the basis of what they considered to be inadequate parking arrangements. Mr. Bayer agreed that a judgement decision has been made by staff in this instance, based on Section 14 (J) of the Zoning By-law. It was pointed out during the debate that similar business establishments located elsewhere in the metropolitan area rely on off-site parking and do not provide parking spaces on their own properties for patrons.

Debate continued along these same lines for some time, with a difference of opinion being expressed between staff and Ald. Crawford and Fredericks as to what constitutes permanent parking, as defined in the by-law, and whether the application before Council can be considered to have complied with City requirements in this connection. The motion to refer was defeated (Ald. Valardo and Ritchie abstaining from the vote and from the debate).

A motion that had previously been presented and was on the floor, as moved by Ald. Fredericks and Crawford, was then reinstated for the vote by Council. The motion was, that in view of the inadequate parking and the fact that the permits before Council (both beverage room applications) do not provide adequate parking spots to be provided by the operators, that the matter be referred back to staff for another look at the parking situation. When the vote was taken on this motion, it carried with Ald. Cunningham, Greenough and Hawley voting against (Ald. Ritchie and Valardo abstaining from the vote).

PERMIT TO BUILD:
24/26/28 PORTLAND ST.

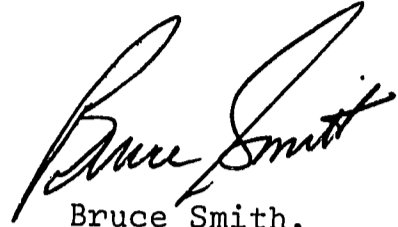
On motion of Ald. Crawford and Fredericks, the second application, from Gary & Ray Hollett, was formally referred as a separate item for staff to look at the parking provisions under the same terms of direction as in the above motion.

DATE FOR PUBLIC
HEARING: MT. HOPE AVE.

On motion of Ald. Greenough and Brennan, Council set the date of November 4th for public hearing of a rezoning request for lands on Mount Hope Ave., to permit

the construction of a senior citizen facility.

Council then adjourned to meet in camera to deal with a report from the Salaries Committee, on motion of Ald. Williams and Valardo.



Bruce Smith,
City Clerk-Treasurer.

October 1980

RESOLUTION 80-39

WHEREAS Dartmouth City Council wishes to acquire Lot 30-E from M & D Transfer Ltd. to extend the C.N. Spur Line into the Lynch Estate.

AND WHEREAS Dartmouth City Council wishes to exchange a parcel of 60,600 square feet out of Lot R-2A adjacent to Lot 30F for the said Lot 30-E;

BE IT THEREFORE RESOLVED

1. That Lot 30-E be acquired from M & D Transfer Ltd. in exchange for the said lot of 60,600 square feet subject to the approval of the Minister of Municipal Affairs, and
2. That the Mayor and City Clerk are authorized and instructed to execute a deed to M & D Transfer Ltd. for the said 60,600 square foot lot to complete the exchange.

DEPARTMENT OF MUNICIPAL AFFAIRS	
Recommended for approval of the Minister	
<i>McIntosh</i> Departmental Officer	
APPROVED THIS	7th day
of	January 1981
<i>J. Smith</i> Minister of Municipal Affairs	

David P. Brown
Mayor

Bruce S. Smith
City Clerk

I, Bruce S. Smith, City Clerk-Treasurer of the City of Dartmouth hereby certify that the foregoing is a true and correct copy of Resolution 80-39 of the City of Dartmouth duly passed by City Council on October 7, 1980.

Bruce S. Smith
City Clerk

Dartmouth, N. S.

October 9/80.

Regularly called meeting of City Council held
this date at 5:00 p.m.

Present - Deputy Mayor Ibsen

Ald. Sarto	Greenwood
Williams	Cunningham
Brennan	Crawford
Valardo	Withers
Hawley	Greenough
Ritchie	Fredericks
City Clerk-Treasurer, B. Smith	
Director of Planning, D. Bayer	
City Engineer, R. Fougere	

INFORMATION SESSION:
RECREATION COMPLEX

This meeting of Council consisted of an information session with the Board of Directors of Dartmouth Recreation Ltd., to familiarize the members of Council with the various aspects of the proposed recreation complex, such as the tenders received, the options that can be included in the tender price, the operating and revenue projections, the off-site costs involved, funding arrangements, etc.

The Architect, Drew Sperry, first presented the tender information and went through a review of the optional items on which separate tenders were called. These options have been broken down into two categories, classified as priority items 1 and 2, and the additional cost represented by each of the items has been detailed so that Council can decide on the items that they wish to have included in the total tender price over and above the basic tender bid from Dineen Construction, in the amount of \$5,611,200. If all of the items listed were to be included, the total cost of construction for the project would be \$6,992,850. As he went through the list, Mr. Sperry responded to questions on some of the items, explaining the advantage there would be if certain of the options were to be incorporated in the original construction of the complex; he also designated those options that the complex could function without and/or that could be added at a later time, in some cases as projects for funding by service clubs and other community organizations.

One of the main concerns raised by members of Council had to do with the adequacy of the on-site parking

provisions. Ald. Crawford commented on problems that are already being experienced on residential streets in that section of the City, where people are parking their cars for evening classes at Dartmouth High, etc., and he suggested that consideration should be given to some discussions with the Trizec people to determine whether they might be interested in selling their remaining piece of land behind the Memorial Rink site, thereby giving us more space to expand the parking lot for the complex. Ald. Valardo did not consider it realistic to expect that all of the necessary parking for the complex would be available on the site. He referred to other downtown parking areas that are vacant at night and would be readily accessible and available for people attending the complex. It was pointed out that the Metro Centre in Halifax does not have on-site parking and many people from Dartmouth park their cars in the downtown area and go over to events in the Centre on the ferry. Mr. Bayer was asked to comment and agreed that it is not realistic to expect to achieve more than 30% on-site parking ratio for such a complex in an urban setting. He said the parking projections for the complex are consistent with the normal requirements set out in our City regulations.

Ald. Hawley felt that Dartmouth Recreation Ltd. has made a good presentation and has responded to the concerns of Council, but he considered that a valuable piece of property is being sacrificed for the project.

Ald. Fredericks' opinion was that the parking provisions are adequate and he was in favour of proceeding with the project. He made particular reference to the need for some type of convention facility in the City, and said there is not only a need for the complex, but people want it in the community. Ald. Brennan requested that Dartmouth Recreation Ltd. take a look at the piece of property below the soccer field and have a cost estimate ready, along with a projection on the additional parking spaces that could be provided if the area were to be gravelled and landscaped.

Several members, including Ald. Crawford, were of the opinion that if the project is to go ahead, Council should approve the total package with all the options outlined, so that we end up with a facility the City can be proud of and have all of the features that are needed to produce revenue, such as proper seating, racquetball courts, adequate sound system, etc. Ald. Ritchie was not entirely against the project, but questioned how it is going to be paid for and whether Council has been fully informed on all the cost ramifications. Ald. Hawley asked about the impact of the complex on our other rinks; Mr. Lynch advised that the operation of the complex would reflect on our other three existing rinks and would cut into their revenue to some extent. He also noted that it is presently difficult to find adequate pool time for the department's programs involving swimming and that the department would make use of the additional pool facilities there would be in the complex.

During consideration of the operating and revenue projections for the complex, Mr. Lynch said he would like to have an opportunity for input because he did not concur with some of the estimates presented in Mr. Doane's report. It was agreed that Mr. Lynch and any other staff members wishing to do so, should have the opportunity for input before the final figures are presented on the evening of the public meeting with Council. Mr. Lynch was asked to comment on the operation of the complex, and said he agreed that it should be run as a commercial venture with a manager, taking into account the kind of complex that is being proposed. He stressed that the management of the complex would be extremely important in order to make its operation viable and to take advantage of every possible opportunity for its promotion.

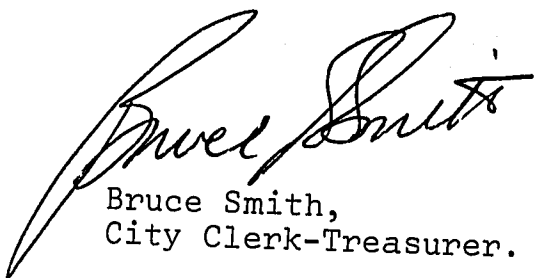
Following the review of the operating cost projections and revenue figures, Mr. Charlie Dolan commented on the fund-raising plans that are being prepared, and on the approach being made through Dartmouth Recreation Ltd. to seek additional

funding through Federal sources. A fund-raising campaign would not be undertaken, however, until a final decision is reached by Council on whether or not to proceed with the complex. Organizational details for the campaign would then be worked out and it would proceed.

Mr. Al Manuel was present to outline the financial arrangements that will have to be put in place in order to finance the project, once Council makes a decision on it. Council was also provided with a report from the committee looking at the management question, and with an off-site cost report from the City Engineer, this information having been requested in conjunction with the presentation of the tender call report to Council.

A full public meeting with Council is scheduled for October 23rd, at which time there will be an opportunity for input from community groups and interested citizens. Council will be asked for a decision on the project at that time.

Meeting adjourned.



Bruce Smith,
City Clerk-Treasurer.

Dartmouth, N. S.

October 14/80.

Regularly called meeting of City Council held
this date at 7:30 p.m.

Present - Deputy Mayor Ibsen

Ald. Williams	Cunningham
Brennan	Crawford
Valardo	Withers
Hart	Greenwood
Hawley	Greenough
Ritchie	Fredericks
Sarto	

City Solicitor, S. Hood
City Administrator, C. A. Moir
City Clerk-Treasurer, B. Smith

Council met to complete the October 7th agenda.

REPORTS: T.M.G.

On motion of Ald. Fredericks, seconded by Ald.
Valardo, Council received and filed for information,
reports from the T.M.G. Coordinator on the following
items:

- a) Garden Court pedestrian safety.
- b) Leaman Drive: Parking.
- c) Street Painting: Woodlawn Road
- d) Gaston Road Traffic Signals.
- e) Through Traffic: Slayter Street
(Recommendation of the T.M.G. that consultants
be engaged to identify a reasonable study area
and prepare an estimate of costs to undertake
a full traffic study within the above-mentioned
area.) Ald. Brennan asked that the study area
be broad enough to encompass the entire traffic
problem from the bridgehead through to east Dartmouth.
- f) Pleasant Street: Removal of Parking

Questions from Ald. Crawford and other members were
discussed with Mr. Fougere before the vote was taken on
the motion to receive and file. The motion carried.

TEMPORARY BORROWING
RESOLUTIONS

On motion of Ald. Valardo and Sarto, Council approved
the following Temporary Borrowing Resolutions, copies of
which are attached:

80-8 \$60,000. Land Walkways
80-4 276,000. Works Equipment

MOTION: ALD. HAWLEY

Ald. Hawley introduced the following motion, for
which notice was previously given; the motion was seconded
by Ald. Ritchie

WHEREAS in this day and age, it is a justifiable
expectation of every citizen living within the
City of Dartmouth boundaries, that they have access
to water and/or sewer services, where reasonably
attainable;

AND WHEREAS there are some large well-known areas
of the City where water and/or sewer services are
unavailable;

AND WHEREAS there are a number of small and not so well-known areas of the City where water and/or sewer services are unavailable;

AND WHEREAS there is no specific information available regarding the exact location or the extent of areas not serviced by water and/or sewer;

AND WHEREAS no specific long-range plan exists to overcome this unacceptable situation;

BE IT RESOLVED THAT: (1) the City of Dartmouth undertake a plan to locate and itemize the locations and extent of unserved areas;
(2) that costs for providing water and/or sewer services for these identified areas be estimated;
(3) that a specific plan for a methodical provision of these services be presented to Council;
(4) that this plan be designed with the City budget and the quickest possible implementation of the services in mind;
(5) that this plan be made available to Council within a four-month time frame.

Section 5, as above, was amended to read ". . . in time for possible placement in the 1981 budget", replacing the words 'within a four-month time frame'. The amendment, moved by Ald. Hawley and seconded by Ald. Hart, carried. Council was supportive of the amended motion and it also carried. Ald. Sarto made reference to the questionnaire circulated in May by the City Engineering Dept. in connection with data relating to servicing problems in areas of the City, and he requested a breakdown of the returns once they have been compiled by the department.

Ald. Ritchie commented that he would like to see drainage included within the scope of the motion as one of our priority services.

INQUIRIES:
ALD. BRENNAN

Inquiries made by Ald. Brennan:

- 1) he asked about the amendment that would be required to By-law C-359, in order to have it made applicable to the St. Peter's park. Mr. Moir said the Solicitor is prepared to draft the amendment at Council's direction.
- 2) asked what the total of our Temporary Borrowings are to date.
- 3) has anything been done about the request made by Ald. Brennan for a tendering process for financial institutions; Mr. Moir made a note of the inquiry for a response to Ald. Brennan.
- 4) reference made to a communication on the Municipal Energy Management Program and DREE funding of an energy-use profile; he asked if school buildings are to be included and requested that their inclusion be negotiated if possible if they are not.

ALD. HART

Inquiries made by Ald. Hart:

- 1) asked that street cleaning work be carried out on Springhill Road and surrounding area.
- 2) asked that attention be given to complaints about dogs in the areas of Springhill Road, Lahey Road and Yorkshire Ave.
- 3) what is the status of the appointments to the Shubenacadie Canal Commission? Mr. Smith advised that nominations have come forward from all of the various groups except three. Ald. Hart said she would appreciate having the appointments expedited so that the Commission can be formed and begin to meet.
- 4) asked for information on a question she raised previously about commercial firms getting water from the Walker Street fire station without paying for it; Mr. Moir said he would check this out and provide an answer.

ALD. RITCHIE

Inquiries made by Ald. Ritchie:

- 1) is there any way we could supply gas to the firemen for the operation of their bus that is used to transport senior citizens for their shopping? Mr. Moir said there is no way that he is aware of. He noted that the bus is being made available to the firemen free of charge and that this was a project they expressed a wish to undertake themselves.
- 2) asked if a cost-estimate could be prepared for steps leading from Curchton Ave. up to the entrance to Eastwood Manor. Mr. Moir said it would be the responsibility of the Dartmouth Housing Authority to have such a cost estimate prepared if they wished to do so; the Housing Authority is responsible for the administration of the Eastwood complex.
- 3) asked about a traffic problem created on Acadia Street by cars that are parked on the street in the area of the professional building. Mr. Moir said he would have the matter taken up by the T.M.G.

ALD. HAWLEY

Inquiries made by Ald. Hawley:

- 1) asked if it would be possible for the Building Inspector to indicate in his reports, information on where new units are located, including private dwellings. Mr. Moir said he would discuss the request further with Mr. Turner.
- 2) problems with truck traffic on Raymond Street and asked if a traffic count could be carried out for a full day to assess the number of trucks on the street and speeding vehicles as well. The Deputy Mayor suggested referral to the T.M.G. to determine if such a surveillance of the street is feasible.
- 3) questioned whether parking should be allowed on either side of crosswalks; particular reference made to the crosswalk at Marilyn Drive and Gaston Road, the point being that the view of the crosswalk is obstructed by cars parked around it.

ALD. FREDERICKS

Inquiries made by Ald. Fredericks:

- 1) asked to have the conflict of interest legislation put back on an agenda for further consideration. It was noted that this item was previously deferred for a one-year period.
- 2) asked if any information could be made available on the Shubenacadie/Chebucto historic corridor. Mr. Zwicker explained that a copy of the ARC report has been made available to the Planning Dept.; the department has been asked to review the report and hold it (ie. without releasing the contents).
- 3) asked if anything more has been done on the matter of student bus fares; Mr. Moir advised that he has sent Ald. Fredericks a copy of the report on this subject that will be considered at the next Transit Advisory Board meeting.

ALD. CRAWFORD

Inquiries made by Ald. Crawford:

- 1) asked when a presentation will be made on the trip made to Scotland by Mr. Moir and Mr. Bayer to attend the oil industry symposium. Mr. Moir advised that as soon as the slides come back from being processed and a presentation can be put together, a special session of Council will be scheduled for this purpose, hopefully within a month's time.
- 2) asked that he and Ald. Brennan be provided again with copies of the report that was recently circulated on the scrapyard operation proposed for Lyle Street, plus any other relevant material relating to this matter.
- 3) asked if consideration has ever been given to straightening out the bend in Old Ferry Road, which is a dangerous point in this street. Ald. Crawford said he would like to have the item looked at by the T.M.G. even if this possibility has been rejected in the past.
- 4) has there been any response to the concern communicated about the lack of any Council representation on the Dartmouth Housing Authority? The Deputy Mayor said he has not seen any recent correspondence on this subject. Mr. Moir noted that Paul Greene attends the meetings as a staff representative and provides a liaison person with the Authority through this means.
- 5) asked about the status of the Victoria Road Day Care Centre; Mr. Moir said that progress is being made slowly and there is a staff meeting on this item next Tuesday.
- 6) requested information on who owns the property at 2 Brookside Drive; if it is owned by the City, it should be cleaned up by us.
- 7) commented on a number of recent acts of vandalism in the new Ferry Terminal park and asked if a sign could be posted, indicating a \$100. fine for such acts of damage to the park facilities.

ALD. SARTO

Inquiries made by Ald. Sarto:

- 1) asked if signs could be posted in connection with the provisions of By-law C-359 and the hours of closure for the park at Bell Lake.

- 2) asked that the T.M.G. look at the feasibility of having a police officer on duty to control traffic at the Portland Street/Gaston Road intersection during heavy traffic periods, in the same way that traffic is now being controlled at the intersection of Main Street/Major and Gordon during peak traffic hours.
- 3) vehicular traffic is increasing in the Bel Ayr Park area, including heavy truck traffic; asked that the T.M.G. look at the situation and the feasibility of erecting No-Truck route signs, also Stop signs at the intersections as a traffic deterrent.

ALD. GREENOUGH

Ald. Greenough made reference to the recent announcement by the Province of the choice of an Atlantic Winter Fair site in the Halifax watershed area, and statements attributed to the Premier in the newspaper to the effect that the site chosen was identified on the basis of recommendations from consultants. Ald. Greenough indicated his wish to introduce a motion on the subject of the site selected and said he would do so, with Council's permission, at a later point in the agenda.

ALD. VALARDO

Inquiries made by Ald. Valardo:

- 1) noted that the vending machine located in the lower plaza at City Hall has a license which is one year in arrears.
- 2) asked that the debris on the site at the corner of Susan Place and Kingston Cres. be brought to the attention of the developer and that he be asked to clean up the property.
- 3) asked about the mud problem originating with development at the end of the Forest Road extension; Mr. L'Esperance advised that the subdivision agreement calls for paving of this section by Oct. 31st and if that condition is not complied with, further action will be taken on the part of the City.

ALD. CUNNINGHAM

Inquiries made by Ald. Cunningham:

- 1) asked about the storm drainage project in the Portland/James Street area; Mr. Fougere said the project is in the capital program and plans are to do it this fall, also the paving of Canterbury Street.
- 2) asked if negotiations are proceeding for the acquisition of recreational land in the Manor Park area. Mr. Moir said it is hoped to have negotiations completed by the end of October.
- 3) asked to have the Recreation Dept. look into concerns expressed about the condition of the playing field at the Beazley Field complex; the concerns had to do with the safety of athletes resulting from what was considered to be the dangerous condition of the field.

NOTICES OF MOTION:

Notices of motion given for the next regular Council meeting were as follows:

ALD. WILLIAMS

1) Ald. Williams -

That the City of Dartmouth establish a five-year plan providing for the installation and repair, on a continuing basis, of all streets and sidewalks in the City;

That staff recommend and bring forward the criteria which shall determine the priority in which streets and sidewalks shall be completed and/or repaired;

That the Council acknowledges and agrees that the repair and maintenance of existing streets and sidewalks is of an equal or similar importance to the installation of new streets and sidewalks;

That after receipt of the report, Council shall establish a five-year plan of implementation which shall be reviewed annually, in order that the citizens, staff and Council will be aware of the program by which the streets and sidewalks of the City shall be installed, maintained and repaired;

That the City staff shall present in each calendar year, prior to October 31st, the recommended capital budget for the next calendar year, in order that Council may dispose of the capital budget prior to December 31st of the calendar year.

ALD. GREENOUGH

2) Ald. Greenough -

WHEREAS major highways through the City of Dartmouth have accompanying sidewalks to provide for the safe movement of pedestrians;

AND WHEREAS Braemar Drive and the Waverley Road is a secondary Provincial Highway (Route 18);

AND WHEREAS this highway has a high volume of vehicular traffic, including heavy truck traffic;

AND WHEREAS certain sections of this highway represents a hazard to the safe movement of pedestrians and in particular to school children because the road is narrow and there is no sidewalk;

I hereby give notice that at the next regular Council meeting, I will ask Council to authorize the Engineering Dept. to determine the cost of providing for a sidewalk on Braemar Drive and the Waverley Road, together with a recommended phasing for this construction.

ALD. FREDERICKS

3) Ald. Fredericks -

(a) That City Council hold a seminar/conference on Saturday, November 15th, 9:30 a.m., with all interested (local) developers, to promote interest in the redevelopment of downtown Dartmouth; to hear from developers their problems and (proposals, if any) suggestions. Planning staff to arrange this seminar and to advertise and notify all interested persons.

(b) That staff (particularly the Fire Dept. and Solicitor's Dept.) be asked to proceed with a study on the transportation of dangerous goods in Dartmouth, cataloging of each item, class, etc., and make recommendations to Council in this regard.

ALD. BRENNAN

4) Ald. Brennan -

(a) That an amendment to By-law C-359 be drafted as follows:

St. Peter's park be closed between the hours of 10:00 p.m. and 7:00 a.m.

(b) That staff provide a report to Council for a by-law amendment to provide for that portion of individual sewer and water laterals, exceeding 50% of the street right-of-way, but excluding that portion on private property, to be funded through the City's General Tax Revenue rather than as a charge or lien against the individual abutting property owner.

MOTION: A.W.F. SITE

As indicated prior to the notices of motion, Ald. Greenough stated his wish to introduce a motion having to do with the recent decision on the Atlantic Winter Fair site. He said he wished to make it clear that he was not intending to embarrass the Premier or put him on the spot, but he was concerned that members of the Dartmouth Council have been left in the dark about the basis for the decision in favour of the Halifax watershed site, and that he personally was not aware of any further consultants' recommendations upon which the choice of one site over another could have been based, taking into account the fact that the Provincial committee had decided not to have the consultants proceed further with the study that was recommended and supported by Dartmouth members of the committee. For the reasons presented in his introduction, Ald. Greenough put forward the following motion, which was seconded by Ald. Valardo:

WHEREAS the Premier of the Province has stated that the recommendations of the consultants' report concerning an analysis of the proposed Dartmouth and Halifax sites for the Atlantic Winter Fair have been carried out, and that these further studies have proven the Halifax site to be the best one for the Atlantic Winter Fair;

AND WHEREAS the Premier of the Province has stated that the Provincial Site Selection Committee has accepted these recommendations, yet your representative on this committee has not been notified of any further meetings being held;

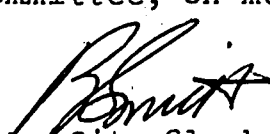
THEREFORE, I move that a letter of request be sent to the Premier, asking for a copy of these additional studies of the Dartmouth and Halifax sites, so that we may better appreciate the government's decision on this matter.

Council agreed to permit the motion to stand as presented, on motion of Ald. Hart and Valardo (Ald. Ritchie voting against).

Ald. Hart asked for and received from Ald. Greenough, clarification as to the intent of his motion, with respect to determining the kind and depth of study given the sites by the consultants report referred to in the press release from which he was quoting. Ald. Hart suggested that only the main section of the motion (last paragraph), relating to the information contained in the study, should be forwarded to the Premier's office, leaving out the other sections; Ald. Greenough agreed that this would be in order. Ald. Hawley suggested that it would be a good idea to make reference to the date and time of the meeting when the committee made a decision on the selection of a site.

With the exception of Ald. Crawford and Ald. Ritchie, other members of Council considered the request for information on the study to be warranted, in view of the fact that Ald. Greenough represented Council on the Provincial committee and received no advice on the site decision, nor was provided with any further reports or recommendations upon which the site decision is supposed to have been based. Ald. Valardo and Fredericks expressed their opinion that this is, in fact, a Council matter and should be dealt with as such. Ald. Ritchie said that a better approach would be for Council to go after the Province for additional funding for the proposed sports complex rather than pursuing the A.W.F. site selection further. Ald. Crawford suggested that any approach to the Province for information should be careful and diplomatic and that we should not be taking a dictatorial attitude in this issue. Ald. Valardo felt that any communication that would go out from the City to the Province would be done in an appropriate form. When the vote was taken, the motion carried.

Council adjourned to meet in Committee, on motion of Ald. Williams and Brennan.


Bruce Smith, City Clerk-Treasurer.

Dartmouth, N. S.

October 21/80.

Regularly called meeting of City Council held
this date at 7:30 p.m.

Present - Mayor Brownlow

Ald. Ibsen	Sarto
Williams	Cunningham
Brennan	Crawford
Valardo	Withers
Hart	Greenwood
Hawley	Greenough
Fredericks	
City Solicitor, M. Moreash	
City Administrator, C. A. Moir	
Deputy City Clerk, G. Brady	

PUBLIC HEARING:
ST. LAWRENCE
CEMENT CO.

This meeting of Council constituted a public hearing for an application for contract zoning, submitted by the St. Lawrence Cement Co., for the property bounded by Windmill Road, Nivens Ave., Halifax Harbour and the Naval Reserach Establishment on Grove Street. A previous request from the company for a rezoning to I-3 (Harbour Oriented Industrial) was denied and the company subsequently made application for contract zoning to permit their operation of a cement distribution facility and, at a later time, a fine grinding facility to produce cement.

The members of Council have received draft copies of a proposed agreement between the City and the company, to accomplish the contract zoning, accompanied by Resolution #80-40, which would give approval for the City to enter into the agreement with the St. Lawrence Cement Co. Mr. L'Esperance has also provided a report on the neighbourhood public meeting held at Notting Park School on October 16th.

Mr. Delagrave addressed Council on behalf of the company, explaining why an application has been resubmitted for contract zoning, and commenting on several of the main areas of concern raised at the voluntary public meeting with area residents. He again gave assurance of the company's intent to operate in Dartmouth as good corporate citizens and to comply with all of the necessary Provincial and Federal regulations with respect to environmental control measures relating to noise and dust emissions. He introduced Mr. Eric Jordan of the soil testing firm of Maritime Testing

Ltd., who responded to questions from Ald. Crawford on possible vibrations that might occur as a result of the kind of construction and operations that will be carried out on the site in question; his concern was that vibrations set up in the rock formation on the property could carry to neighbouring properties and cause cracks in walls, foundations, etc., such as occurred as a result of blasting operations in east Dartmouth.

Mr. Jordan said that from the tests carried out by his company, he would not expect problems of this type to occur, and that any vibrations would be only the normal ones that could be expected from truck and/or rail traffic anywhere. He said he could say without hesitation that there would not be problems with the site of the kind referred to by Ald. Crawford. As far as the bedrock on the lower level of the site, Mr. Jordan said the company would locate the silo somewhere in that location on the bedrock itself and little or no blasting would be required since the shale rock on top can be quite easily removed.

A series of slides were shown, with various views of the site and diagrams showing the proposed layout of the development. Mr. Delagrave answered questions from the members of Council on different aspects of the operation, ranging from the hours of operation to the provisions that would be made to meet any emergency situations that might occur as a result of a power failure; the company's Chief Engineer was also available to provide technical information as it was required. Following the general question period, Ald. Greenwood requested that slides be shown of the plant operation in Mississauga, Ontario, visited in September by Ald. Withers, Ald. Greenwood and Mr. L'Esperance. Ald. Withers later circulated pictures which he took during a tour of the company's operation in Moncton, N. B.

The first presentation from north end residents opposed to the contract zoning and to the St. Lawrence Cement Co. proposal, was made by Mr. Bob Cochrane of

255 Windmill Road. Members of Council received copies of his brief, which set out the main areas of concern the residents have with regard to (a) the down-grading of their property values; (b) pollution from the cement operation, etc., and maintains the argument previously put forward that industrial development of this kind should be in the Burnside Park and not in a residential area. Reference is made in the brief to a petition bearing 988 names of people opposed to the locating of an industry such as the St. Lawrence Cement Co. on the lands under consideration.

Ald. Greenwood presented a petition bearing 119 names of people in his ward who are in favour of the cement company operation being located in their area of the City and do not see it as a detriment to the quality of life in the north-end community. The petition was passed to the Deputy City Clerk to be placed on file.

A second citizen presentation was then made by Mr. John Van Herck, on behalf of residents who are against the cement distribution facility being located in their section of the City. Along with the brief presented by Mr. Cochrane, this second brief also made reference to questions of credibility with reference to statements made by the St. Lawrence company representatives, and further, asks what avenues of recourse are open to citizens if the company fails to live up to its word and/or defaults on the covenants that have been spelled out in the contract zoning agreement. The brief concludes by suggesting that better use could be made of the land for a passive ocean-related commercial development or possible recreational use.

Another resident heard in opposition to the zoning request, was Mr. Daniel Walsh of 18 Nivens Ave. He felt that people living in this area have enough problems already with fall-out from the Tufts Cove generating plant, without any additional industrial developments.

A brief submitted by Mr. John Gully also favoured a retention of the lands as a park and recreational area,

and suggested that companies such as St. Lawrence Cement should be located within a proximity to the Burnside Park, if water frontage is available in the Navy Island area.

There were north-end residents who also spoke in favour of the project and did not agree that it will cause problems for people living there. Mr. Jerry Pye said he felt that the company has made every possible effort to comply with the requirements imposed upon it. Mr. John Keating, another representative of the Tufts Cove NIP program (Chairman), questioned when the original petition was circulated among north-end residents, and suggested that the points stated in the petition were based on speculation only and pre-supposed concerns and problems that had up to that point, never been discussed with company representatives or looked at in any public forum where facts could be presented and assessed. He therefore questioned the credibility of the original petition and also questioned what he called the diametrically-opposite viewpoint taken by Ald. Withers to that of Ald. Greenwood and the staff representative who visited the company site in Mississauga. He indicated the support of his group for the land use proposed for the property under discussion and the development proposal that has been made by the St. Lawrence Cement company.

Ald. Withers elaborated further on his impressions of the Mississauga plant and its effect on lands adjacent to the plant, also on the residential section he visited in Mississauga. He reported on visits he has made to Ward 5 residents in attempting to determine their feelings about the facility proposed for the north end site; a petition which he took around during that time, has been signed by 97 people living on a number of streets in the ward, such as Middle Street, India Road, Lahey Road, Sunnydale Ave., etc. He said he was not opposed to industrial development as such, but to the location of a nuisance industry within the confines of Ward 4. In other words, we are not making the appropriate use of the lands with the kind of industry

proposed for them.

The point was made several times during the course of the public hearing as to the difference between the company's cement plant operation in Mississauga and the distribution facility proposed for Dartmouth. While the Ontario plant has 13 grinding mills, the Dartmouth operation in Phase II is only expected to have one. Therefore, the dust emission and noise factors are reduced accordingly, and the impact on the residential community is lessened considerably. The residents opposed to the development did not consider this to be a valid point, however, and continued to express their concerns about dust pollution and noise in spite of company assurances that adequate protective measures will be in effect.

Ald. Fredericks and Hawley commented on industrial operations that are carried on in their areas of the City, within close proximity of residences, without any major detrimental effect on the people living in the community. They both indicated that they would be willing to support the contract zoning application, and Ald. Fredericks said he considered that satisfactory safeguards are provided in such situations through the Dept. of Environment requirements. Ald. Hawley felt that even though it would be desirable to acquire the lands for park and recreational uses, the City could not afford the expenditure that would be involved.

Ald. Greenwood made reference to a number of residents who have changed their minds on this issue once they understood what the development on the property would be. Some of the citizens he talked to actually were under the impression that a cement plant was being proposed for the property. Ald. Crawford considered the development to be in conflict with the improvements that have been undertaken in Wards 4 and 5 through the NIP programs, and he compared the situation to the problems experienced by residents in the Lyle Street area with the scrapyards operation which is now seeking to expand and did not provide the kind of protective measures they should have since relocating to Lyle Street.

Ald. Valardo was concerned about the sequence of events that has transpired since this matter became an issue in Ward 4. He said he thought the residents have been misled and that their concerns are exaggerated as a result. He listed some of the other uses that can be made of the property with its present zoning, including a total of 400 apartment units, and suggested that traffic problems from that type of a development would be much more severe than with the development being proposed. Basically, he was not convinced that the distribution facility would be detrimental to the ward and on that basis, said he would not vote against it.

At this point in the public hearing, Ald. Greenwood and Hawley moved the adoption of Resolution #80-40, a copy of which is attached. Ald. Hart spoke on the motion, suggesting that in her opinion, the minds of the residents were made up before the public meeting with the developers, and that the petition originally circulated was misleading. She felt there are sufficient built-in provisions to protect the residents and that they have ample recourse for appeal if the company violates the covenants set out in the contract zoning agreement. Her concern was about the buffer zone that is to be located along the side of the property next to Nivens Ave. She wanted to see this requirement increased so that more trees are provided to create a more protective area between the development and the buildings on Nivens Ave.

(Council agreed to continue meeting beyond the hour of 11:00 p.m. to complete the two rezoning items on the agenda, on motion of Ald. Valardo and Greenough.)

Mr. Cochrane asked about the recourse that citizens would have if the company violates the terms of the contract zoning. The Solicitor explained the provisions of the Planning Act that would make it possible for action to be taken in the case of a breach in the terms of the contract; also, there would be a recourse through the courts on the part of the City, acting on behalf of the citizens.

Ald. Crawford asked about the exit arrangements from the site, in relation to the signal lights at Albro Lake Road. Mr. Bayer explained how the light sequence would be timed to facilitate the movement of trucks from the St. Lawrence property, and he indicated that there is adequate room for the trucks to make the turn through this intersection when they exit from the site. The other question raised by Ald. Crawford had to do with an alternate site that could have been recommended for the company in the area of the Burnside Park, with water frontage. Mr. Bayer reviewed the efforts that were made to find another site suitable for the company's use, and pointed out that a site with the kind of harbour interface required is not available in the Burnside Park area. From the company's point of view, the site selected is the most suitable for their needs.

Ald. Hawley wanted to see Section 7 of the agreement amended to include a control on the entering of the site, as well as an exit provision. An amendment was introduced by Ald. Ibsen and Hawley, to require that traffic exiting from or entering the lands, do so via Windmill Road access to and from the north. The amendment carried with Ald. Williams, Withers and Crawford voting against.

A second amendment was also proposed by Ald. Hart and Greenough, stipulating the hours of operation (7:00 a.m. to 7:00 p.m., five days a week) as per the wording to be drafted by the Solicitor. This amendment also carried. The vote was then taken on the amended motion and it carried, with Ald. Williams, Crawford and Withers voting against.

The Mayor briefly outlined the appeal procedures that are open to the residents through the Provincial Planning Appeal Board, and suggested that further information could be obtained by contacting the Planning Dept.

ZONING AMENDMENTS:
LODGING HOUSES

This date was also set by Council for public hearing of zoning by-law amendments relating to By-law C-414, the Lodging House By-law. Proposed By-law C-418 has been prepared in this connection and was before Council for consideration. The report from Mr. L'Esperance on the voluntary public meeting held on October 15th indicates that no opposition was voiced at that time to the amendments.

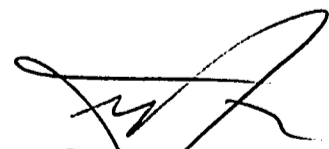
It was moved by Ald. Brennan and Valardo and carried that leave be given to introduce the said By-law C-418 and that it now be read a first time.

It was moved by Ald. Greenough and Valardo that By-law C-418 be read a second time. There was no one wishing to be heard in the public gallery and no written communications were presented during second reading. The vote was taken and the motion carried.

Unanimous consent was given by Council for third reading of the by-law.

It was moved by Ald. Valardo and Brennan that By-law C-418 be read a third time and that the Mayor and the City Clerk be authorized to sign and seal the said by-law on behalf of the City. Ald. Brennan asked if consideration would not be given to on site parking provisions and the ratio of parking places to be provided for tenants. Mr. Moir noted that a total review of parking requirements will involve the whole zoning by-law, rather than making amendments to individual sections of it. The motion for third reading was put and carried.

Meeting adjourned.


G. D. Brady,
Deputy City Clerk:

October 1980

RESOLUTION 80-40

WHEREAS Section 18 of By-law C-357, the Zoning By-law, provides that Council may, after a Public Hearing, approve a development request which would not otherwise be permitted by the Zoning By-law as long as it is not inconsistent with the Municipal Development Plan;

AND WHEREAS Dartmouth City Council has given notice of its intention to grant such approval with respect to the lands and premises known as 271 and 277 Windmill Road in the City of Dartmouth owned by St. Lawrence Cement Inc. and has inserted notice of this intention in the Halifax Chronicle Herald and Mail Star once a week for two consecutive weeks;

AND WHEREAS at the time and place set out in the Notice, Council has met and heard all persons desiring to be heard in respect of the proposed development approval;

BE IT THEREFORE RESOLVED that the development proposal be approved to permit use of the said lands for a cement distribution terminal and fine grinding facility only;

AND BE IT FURTHER RESOLVED that this approval is subject to the condition that St. Lawrence Cement Inc. enter into the Agreement attached hereto as Schedule "A";

AND BE IT FURTHER RESOLVED that His Worship the Mayor and the City Clerk be authorized and instructed to execute the said Agreement on behalf of the City of Dartmouth.

Mayor

Clerk

Dartmouth, N. S.

October 23/80.

Regularly called meeting of City Council held
this date at 7:30 p.m.

Present - Mayor Brownlow

Ald. Sarto	Ibsen
Williams	Cunningham
Brennan	Crawford
Valardo	Withers
Hart	Greenwood
Hawley	Greenough
Ritchie	Fredericks
City Solicitor, M. Moreash	
City Administrator, C. A. Moir	
City Clerk-Treasurer, B. Smith	

PRESENTATION:
RECREATION COMPLEX

This meeting of Council constituted a public meeting for the presentation by Dartmouth Recreation Ltd. of the proposed recreation complex to be built on the former Memorial Rink site. The Chairman of Dartmouth Recreation Ltd., Mr. John Guildford, introduced the Board members who were in attendance for this presentation; members present were as follows:

Ald. Valardo	Mr. A. Manuel
Withers	Don Power
Mr. Peter Hope	C. A. Moir
S. Jachimowicz	C. Dolan
D. Tanton	Mayor Brownlow, ex officio
Harvey Doane, Dept. of Development	

Architects, Drew Sperry & John MacLennan

The Hon. Laird Stirling was out of the City and therefore unable to be present for the meeting.

Mr. Dolan made the presentation on behalf of the Board, copies of which were previously circulated to the members of Council. Contained in the presentation were all of the reports and recommendations requested by Council when the preliminary plans for the complex were originally presented, broken down as follows:

- | | |
|-------------------------|------------------------|
| 1) Tender bids | 5) Operating costs |
| 2) Tender price summary | 6) Management proposal |
| 3) Off-site costs | 7) Fund raising |
| 4) Parking | |

The Mayor then opened the meeting for comments and presentation from citizens and organizational representatives in the gallery. Mr. Ron MacPherson spoke first, on behalf of the Crusaders Swim Team. His comments were directed mainly toward the pool as the component of the complex that is of most interest to the Crusaders. He

said there is a definite need for a municipal facility of this kind to support and promote competitive swimming in the City and to provide recreational swim programs for various segments of the population that are presently not available, and cannot be accommodated in the existing pool facilities. He urged Council to take whatever action is required to proceed with the recreation complex and have it become a reality. He indicated the willingness of his organization to assist in a fund-raising campaign when it gets underway for the project.

Mr. Don Chard was a private citizen heard next by Council, and while he congratulated Dartmouth Recreation on their presentation, he questioned whether the complex is a more necessary facility than the need for open space and park areas in certain City neighbourhoods - in other words, he questioned the priority given this project in terms of other City needs that exist. He also questioned the use of commons land for the complex and felt that members of the public should have received more information as plans for the project proceeded, rather than at a public meeting after tenders have been called.

Mr. Jim Harrison spoke in support of the complex on behalf of the Dartmouth Chamber of Commerce, particularly from the aspect of being able to attract convention and trade show business to the City. He said the complex will be an asset to and assist in the rehabilitation of the City's downtown area.

Mrs. Louis Cote questioned the need for another ice surface in the City, while Mr. Reg Beazley suggested to Council that if the complex is to be built, it should be done right and incorporate all the options that are required to make it a worthwhile facility. He commented on problems with the old Memorial Rink as a result of attempts that were made to cut costs when it was being planned.

Mr. Louis Cote asked about financing arrangements for the complex and funding provisions that will have to be made while a fund-raising campaign is in progress.

He also questioned the need for such a facility, and the Chairman of Dartmouth Recreation asked Mr. Bill Mackie of the Provincial Recreation Dept. to comment on this point. Mr. Mackie responded by indicating the priority Dartmouth has among Nova Scotia municipalities in terms of a requirement for a pool facility.

Another citizen, Mr. Ross Smith, felt that the complex should provide for roller-skating, and did not feel the facility should go ahead without all of the options being included, an opinion expressed by several other speakers and by several members of Council.

Mr. Dennis Hipgrave spoke for the Dartmouth Recreational Advisory Board and stated that the overall opinion of the Board is favourable toward the complex. He referred to the advantages the City can realize in the hosting of conventions, when the complex becomes available for this use.

Ald. Sarto asked for information on the possibility of Federal funding to assist with the complex, and Mr. Dolan explained the avenues that are being explored to secure additional funds through whatever Federal program is available, including the criteria for trade and convention centres under the program offered by the Dept. of Trade, Industry & Commerce.

Ald. Crawford was basically in favour of the complex, but stated his concerns about the cost of the debt charges that will have to be incurred to borrow the necessary funds while the fund-raising campaign is underway. Similar points were raised by other members and they sought some kind of definite information on the amount of the debt charges in relation to their effect on the tax rate. Mr. Moir pointed out that it is difficult to project exactly what the carrying charges will be to borrow the funds required or to estimate at this point, how successful the fund-raising campaign will be.

Ald. Crawford's other concern was about parking and he felt that another 150 spaces should be provided

for a total of 500, instead of the 339 presently projected in the contract.

In connection with the off-site services report prepared by the City Engineer, Ald. Crawford asked for further information on the construction & landscaping of medians on Wyse Road. Mr. Bayer and Mr. Fougere presented a plan showing the changes that will be required in the Wyse Road boulevard to control traffic patterns in order to accommodate entrance to and access from the complex. Ald. Ritchie considered the complex to be a want and not a need. He felt that Council is not receiving all the answers they should have with respect to the repayment of debt charges on the money that will have to be put up by the City, plus there is too much uncertainty about the success of the fund-raising campaign and its ability to repay the City for the money we are having to advance.

Ald. Cunningham and Williams spoke in favour of the project and of the site chosen for it. Ald. Cunningham said that while it is an expensive proposal, it will be a credit to the City and in the long run, will be a worthwhile investment, notably from a tourism point of view, if we are able to attract more convention business and visitors to the City as a result of having the additional facilities it will provide.

Ald. Fredericks' opinion was that if the City is every going to proceed with such a project, now is the time to do it. He did not favour additional parking on the commons area, however, and suggested that the land in question could be used to better advantage if it were turned into tennis court facilities. He made several inquiries about ways in which operating costs could be kept to a minimum, such as by making use of City accounting services, secretarial services, etc., without having to take on additional staff in these categories for the complex. His other inquiries pertained to heating costs and the efforts that are being made to include innovative heating methods to reduce fuel costs for the building. Mr. MacLennan

responded by explaining the consideration that is being given to possible uses of solar energy where feasible in the building, particularly in the pool section of the building, which has been directed toward a southern exposure with this heat source in mind. Ald. Fredericks' other point had to do with insurance and a possible reduction in this cost through a new insurance program for the City, based on the kind of changes recently made in the School Board's insurance program.

Ald. Fredericks and Valardo then moved the adoption of Resolution #80-41, authorizing Dartmouth Recreation Ltd. the use of the lands on Wyse Road for the construction of a recreation complex, to be turned over to the City upon completion. A copy of the resolution is attached.

Speaking on the motion, Ald. Greenough indicated that he was not in support of the site chosen for the complex, and he went on to express his concerns about the heavy repayment debt that the City will have to assume in order to advance monies required to make up the difference between the four-million dollars we have the the total projected cost of 6.9 million dollars (including the options outlined). He commented on the Provincial assistance that is to be given the Atlantic Winter Fair complex, and wanted to see a further attempt on the part of the City to secure additional Provincial funds for the Dartmouth complex, prior to a tender being awarded by Council. He therefore moved deferral of a decision until November 3rd, during which time a committee would be formed to approach the Province to seek additional funding; the motion to defer was seconded by Ald. Hart. It was pointed out that the tender from Dineen Construction will expire on that date and problems could be created for the contractor if a decision is delayed until that time by Council. Because of the implications of deferral to the date specified in the motion, Council subsequently gave permission for the motion to be withdrawn. Members of Council who had not previously spoken on the issue were then given the opportunity to do so.

Ald. Brennan spoke in support of the project and of the site selected. He said he would like to have seen some indication of Federal participation in the funding and some commitment from the Federal Government before this meeting. He maintained that the Province should at least make up for the difference in the cost of the project that has resulted from the time lost until the City could get on with it. Ald. Valardo did not believe that deferral would serve any useful purpose, since the Board of Dartmouth Recreation has already been informed that there are no additional Provincial funds available and funding commitments have been made to their maximum for the Dartmouth complex and the A.W.F. complex. He said that Council should get on with the building of the complex without further delay and that in fact, it would have been built already if it were not for delays caused by the Provincial Government.

The Mayor asked Ald. Greenough if he wished to reintroduce his motion of deferral, now that all members have had an opportunity to speak on the complex and clarification had been given as to the expiry of the tender call. Ald. Greenough said that in view of the information given by Ald. Valardo and the Mayor with respect to the finality of the decision by the Province on further funding, he would not move deferral again at this time.

Ald. Hart said she was not sure the citizens realize the financial impact of what the complex is going to cost; she was in favour of having a committee approach the Province before the tender is awarded and did not feel that a one-week delay would jeopardize the Dineen bid. She moved deferral for a one-week period, during which time a committee would approach the Province for additional funding. Ald. Ritchie seconded the motion and it was debated. Ald. Hawley spoke in favour of the motion, but Ald. Fredericks did not consider that further confrontations with the Province would serve any useful purpose in this instance.

(Council agreed to continue meeting beyond the hour of 11:00 p.m. to conclude the item on the agenda, on motion of Ald. Fredericks and Crawford.)

Several other members opposed deferral because of the shortness of time until the Dineen bid expires and when the vote was taken, the motion was defeated, with Ald. Hart, Ritchie, Greenough, Hawley, and Withers voting in favour.

Resolution #80-41 was then put to the vote and the motion carried with Ald. Hart and Ritchie voting against.

BY-LAW C-419

By-law C-419 was next presented for approval, being a by-law to authorize temporary borrowing, covering the construction of the recreation complex. Mr. Moir's accompanying report recommends further that the City and Dartmouth Recreation Ltd. enter into an agreement covering the several aspects detailed in his report of this date. The recommendation was subsequently adopted after the by-law, on motion of Ald. Williams and Ibsen.

Council proceeded with the necessary three readings of By-law C-419

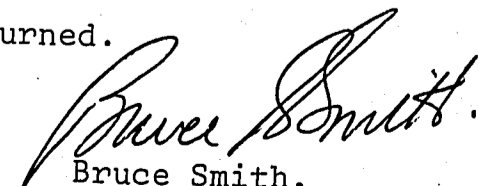
It was moved by Ald. Valardo and Ibsen and carried that leave be given to introduce the said By-law C-419 and that it now be read a first time.

It was moved by Ald. Ibsen and Valardo and carried that By-law C-419 be read a second time.

Unanimous consent was given by Council for third reading of the by-law.

It was moved by Ald. Valardo and Sarto and carried that By-law C-419 be read a third time and that the Mayor and the City Clerk-Treasurer be authorized to sign and seal the said by-law on behalf of the City.

Following the approval of Mr. Moir's report, as noted above, the meeting adjourned.


Bruce Smith,
City Clerk-Treasurer.

October 1980

RESOLUTION 80-41

WHEREAS Dartmouth Recreation Limited has been incorporated for the purpose of providing athletic and recreation facilities in the City of Dartmouth (hereinafter called the City);

AND WHEREAS the City has been requested to provide land for an athletic complex to be constructed in the City by Dartmouth Recreation Limited, the said complex to be turned over to the City upon completion of construction, and with the consent of the City;

THEREFORE BE IT RESOLVED THAT Dartmouth Recreation Limited be authorized to use lands owned by the City of Dartmouth at Wyse Road and Thistle Street for the construction of an athletic complex thereon, upon condition that the said complex be turned over to the City of Dartmouth upon completion of construction and upon acceptance of the said complex by the City.

Mayor

City Clerk

Dartmouth, N. S.

October 28/80.

Regularly called meeting of City Council held
this date at 7:30 p.m.

Present - Mayor Brownlow

Ald. Ibsen	Sarto
Williams	Cunningham
Crawford	Brennan
Withers	Valardo
Hart	Greenwood
Hawley	Greenough
Ritchie	Fredericks
City Solicitor, S. Hood	
City Administrator, C. A. Moir	
City Clerk-Treasurer, B. Smith	

PRESENTATION: LAKE
MAJOR WATERSHED
WORKING COMMITTEE

The first item on this agenda was a presentation given by the Lake Major Watershed Working Committee, copies of their briefing booklet having been circulated with Council's agenda for the meeting. Mr. Maurice Lloyd, Chairman of the Committee, gave the introductory remarks, followed by a slide presentation showing the location of Lake Major in relation to the several communities around it, roadway systems in the area, and so on. The two main features addressed by the Committee have been the evolvement of a community development plan and a watershed management strategy, the latter focus being of particular concern to the City of Dartmouth which has Lake Major as its main water supply. Community representatives from the area then presented a series of slides depicting the concerns faced by residents who live in the watershed communities, such as North Preston, Lake Major and Cherry Brook.

Mr. Hamid Rasheed spoke about the needs of these communities and the process through which a community development plan has been evolved, with the overall goal of improving the communities and making them a more desirable place to live for all the residents. The plan involves an upgrading of services, the construction of new roads, and the formation of a Community Development Corp. to stimulate local economic development, etc. Implementation of the development plan is proposed in such a manner that the Lake Major watershed will continue to be protected and the quality of water maintained. The point was stressed

several times during the presentation that the two main objectives identified by the Committee, namely the community development plan and the protection of the Lake Major watershed, are compatible and the recommendations made by the Committee reflect this compatibility.

Mr. Rasheed's presentation concluded with a request for support and assistance from the City of Dartmouth, in conjunction with other levels of government and other government agencies, to help the communities realize their goals, while at the same time insuring the protection of the Lake Major water supply.

Mr. Peter Casey was heard on behalf of the N. S. Dept. of Health, followed by Mr. John Jones of the Dept. of the Environment. Both these members of the Committee emphasized the importance of the Lake Major water supply and of retaining a high water quality in the lake through various protective measures, such as the establishment of a Lake Major Watershed Advisory Board and the designation of the Lake Major watershed as a 'Protected Water Area' under the Water Act; these are two of the main recommendations contained in the Committee's briefing paper.

All of the speakers made reference to the spirit of cooperation and mutual respect that has enabled the Committee to produce results that can benefit both the watershed communities and all users of the Lake Major water supply at the same time. The recommendations of the Committee are as set out beginning on page eight of the briefing booklet circulated.

Ald. Fredericks was in favour of giving the briefing booklet approval in principle at this time and referring it to staff for a report back to Council. He introduced a motion to that effect, seconded by Ald. Ritchie. Ald. Greenough said he would support the motion, but Ald. Valardo did not agree with the idea of Council giving approval in principle without first having staff recommendations to consider. Ald. Brennan also questioned whether approval in principle should be given before Council has

the benefit of staff information on the long-term implications for the City, some of the costs that could be involved, steps for implementation, etc. Ald. Crawford asked for clarification of the interpretation placed upon 'approval in principle' and whether this term binds the City to any course of specific action. The Solicitor gave the opinion that by approving in principle, Council is approving the principles of the report, but not the specific details; in other words, Council is agreeing to the broad concepts only. Ald. Crawford said it should be clearly noted in the record that Council is not intending to approved anything other than the concepts set out in the briefing booklet and in fact, does not make a committment to any expenditures or any specific course of action through the motion. Ald. Crawford and Valardo subsequently moved in amendment that the reference to 'approval in principle' be deleted from the motion, leaving only a referral to staff for report to Council.

Ald. Cunningham supported the amendment, but Ald. Ibsen, Greenough and Fredericks considered that approval in principle is warranted and shows a positive step on the part of Council without making any committment to expenditures and on the understanding that the staff report is to be reviewed before any definite action is taken by the City on the recommendations contained in the briefing booklet. The vote was taken on the amendment and it was defeated by a vote of 8 to 6. The main motion carried with Ald. Brennan, Crawford, Sarto, Valardo and Cunningham voting against.

PRESENTATION:
REGIONAL PARK
PROPOSAL M.A.P.C.

The second presentation given originated with the Regional Parks Advisory Group (M.A.P.C.) and consisted of a slide presentation, followed by a review of the report prepared for M.A.P.C., which outlines the jurisdictional and funding options that can be considered for the regional parks in the Halifax County and metropolitan area, including McNab's Island. The review of the report was given by Mr. Zwicker, and at the conclusion of his summary of the

options being suggested, he proposed that members of Council study the report further and make their opinions and feelings on it known to their M.A.P.C. representatives as a means of having input into the decisions that will be made on the regional parks and responsibility for them.

REPORT: SPECIAL
RURAL TASK FORCE

Mr. Bayer presented the report of the Special Rural Task Force that has reviewed the development and regulation of lands outside the Regional Development boundary, copies of which were circulated previously with the agenda. The Task Force has made three main recommendations, proposing that the Regional Development Plan be amended to include an Urban Fringe Development Boundary as designated on the map accompanying the report, with the two other recommendations relating to the proposed additional development boundary. Points raised by Ald. Brennan and Ald. Fredericks were discussed with Mr. Bayer, and the Mayor suggested that any comments the members of Council may wish to make could be communicated to Mr. Bayer and his staff.

REPORTS

Reports recommended from Committee were approved as follows:

- 1) V.O.N. (August): adopted on motion of Ald. Valardo and Greenough.
- 2) Fire Chief (Sept.): adopted on motion of Ald. Sarto and Valardo.
- 3) Bldg. Inspector (Sept.): adopted on motion of Ald. Greenough and Valardo.
- 4) Minimum Standards (Sept.): adopted on motion of Ald. Greenough and Cunningham.
- 5) Transit Manager (Sept.): adopted on motion of Ald. Cunningham and Ritchie.
Questions concerned the start-up date for Metro Transit and the position the City will take if Halifax is given more money by the Province for the purchase of their buses.
- 6) Ferry Supt. (Sept.): adopted on motion of Ald. Williams and Valardo.
- 7) Development Officer (Sept.): adopted on motion of Ald. Ibsen and Greenough.

SET DATE: ZONING
BY-LAW AMENDMENT
HOME OCCUPATIONS

On motion of Ald. Greenough and Ibsen, Council set November 18th as the date for public hearing of an amendment to the Zoning By-law with respect to Section 23, Home Occupations. This date was recommended to Council from Committee.

PERMIT TO BUILD:
ADDITION TO BOWLING
LANE() PINE ST.

A recommendation for approval of an application to build an addition to the Beazley Bowling Lanes on Pine Street, has come to Council from Committee; the recommendation was accompanied by a response from Mr. L'Esperance to a number of questions raised when this item was dealt with in Committee. Ald. Valardo and Ritchie moved that the permit be granted as recommended, subject to compliance with City requirements, as set out in the staff report.

Ald. Crawford again stated his concerns about the effect on traffic on Pine Street, until it was pointed out by Ald. Ritchie and Mr. Peters, the owner of the bowling lanes, that the one-way loop system for cars entering and leaving the property will not cause any additional traffic problems or congestion. Mr. Bayer suggested that signs should be erected on the site, indicating the direction that drivers are to follow for entering and leaving; Mr. Peters said he intended to have this done immediately. The motion to approve the application was put and carried.

PLANNING COMMITTEE
STRUCTURE

As requested by Council, the Planning Dept. has provided a report with recommendations for the structure and operation of a Planning Committee; three options have been presented and these were considered in Committee. The recommendation from Committee is in favour of option number one (a Planning Committee consisting of the whole Council), and Council adopted this recommendation, on motion of Ald. Fredericks and Sarto.

LIQUOR LICENSING:
BURNSIDE PARK

A recommendation from the Industrial Commission has been dealt with in Committee on the matter of liquor licenses for taverns, cabarets & beverage rooms in the Burnside Park. The Commission has recommended that until this matter is reviewed by the Planning Dept. staff and a report made back through the Commission to Council, any application for a liquor license for a tavern, cabaret or beverage room in the Burnside Park be opposed by Council. The Committee did not recommend acceptance of the Commission's recommendation. Ald. Cunningham and Greenough moved the adoption of the decision taken in Committee.

Ald. Ibsen and Fredericks supported the position taken by the Commission on this issue, but Ald. Crawford, Hawley and Greenough were all opposed to this kind of intervention on the part of Council. Ald. Hart questioned why Council should be dealing with such a recommendation at all, when there is no specific application outstanding before the Liquor Licensing Board for a location in the Park at the present time. Ald. Hawley suggested that there is a double standard involved in the issue, one for the owners of firms in the Park and one for the workers who would patronize the tavern or beverage room. Ald. Greenough said he was satisfied that Council already has ample opportunity to appear before the Licensing Board by virtue of the fact that we are notified in advance of applications for any establishments opening in the City. The motion to adopt the recommendation from Committee carried (Ald. Valardo abstaining from the vote). Ald. Ritchie had left the meeting prior to the vote on this item.

BY-LAW C-417

Proposed By-law C-417, setting Feb. 1st as the interim billing date for taxes, was before Council for approval, together with a report from Mr. Smith, explaining why a change has been made from the January 1st date set out in By-law C-395; the Dept. of Municipal Affairs were not prepared to recommend the January 1st due date to the Minister.

It was moved by Ald. Crawford and Valardo and carried that leave be given to introduce the said By-law C-417 and that it now be read a first time.

It was moved by Ald. Valardo and Brennan and carried that By-law C-417 be read a second time.

Unanimous consent was given by Council for third reading of the by-law.

It was moved by Ald. Brennan and Valardo and carried that By-law C-417 be read a third time and that the Mayor and the City Clerk be authorized to sign and seal the said by-law on behalf of the City.

1981 COMMITTEE

In a report to Council, the Natal Day Committee has recommended that they be responsible for 1981 celebrations in the City, with authority to add to the Committee any members of the 1980 Heritage Days Committee who would be prepared to assist in the 1981 celebrations. Ald. Fredericks favoured a separate committee for the 1981 celebrations and proposed this as a motion, seconded by Ald. Sarto. Mr. Moir commented on some of the costs associated with a Natal Day program spread out over a week or several days, involving as it does, the use of manpower and equipment from a number of City departments. On motion of Ald. Hart and Crawford, this item was referred to budget time for further consideration.

WARD TENDER:
SNOW PLOWING
EQUIPMENT

Tenders have been received, as per the attached report, for the supply of rental equipment required for snow plowing for the 1980/81 winter season. On motion of Ald. Valardo and Brennan, Council awarded the tenders as recommended by the Purchasing Agent, in conjunction with Mr. Moir.

WARD TENDER:
HIGHWAY SALT

A tender has been received for highway salt for the 1980/81 winter season, from the Canadian Salt Co. Ltd., the quotation being \$21.23 a ton for salt delivered up to and including Oct. 31/80, and \$21.73 a ton for salt delivered from November 1/80 until April 31/81. The tender was awarded by Council, as recommended by the Purchasing Agent and Mr. Moir, on motion of Ald. Valardo and Cunningham.

WARD TENDERS:
SNOW REMOVAL
EQUIPMENT

Tenders have been received, as per the attached report, for the supply of equipment required for snow removal for the winter season, 1980/81. The tenders were awarded by Council, as recommended, on motion of Ald. Valardo and Brennan.

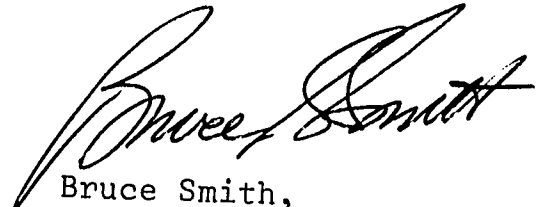
RAINAGE PROJECT:
OLD FERRY RD.

On motion of Ald. Ibsen and Crawford, Council adopted a report from Mr. Moir, recommending a drainage project on Old Ferry Road, estimated to cost \$3200., to eliminate a problem at the intersection of Old Ferry Road & Pleasant Street. The cost of this project will be charged to the 1980 Small Drainage budget.

ity Council, Oct. 28/80.

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A meeting of Council scheduled for Friday, Oct. 31st at 5:00 p.m. was changed to 10:00 a.m. on Sat., November 1st, with a majority of Council voting in favour. The meeting then adjourned.


Bruce Smith,
City Clerk-Treasurer.