

Dartmouth, N.S.

July 2, 1986

Regularly called meeting of City Council held this date  
at 6:00 p.m.

Present - Mayor Savage

Ald. Sarto	McCluskey
Thompson	Woods
MacFarlane	Pye
Levandier	Greenough
Connors	Hetherington
Withers	Bregante

City Solicitor, S. Hood  
Acting City Administrator, R. Fougere  
Deputy City Clerk, G.D. Brady

NOTICE OF  
RECONSIDERATION  
CAMPGROUND  
RATES

Ald. Hetherington advised that with the agreement of the  
seconded he was willing to withdraw the Notice of Reconsideration.  
He stressed that the reason the Notice of Reconsideration came up  
was not based on what had taken place but how it had taken place.  
He did not feel parliamentary procedure had been followed at the  
previous meeting.

REQUEST FOR  
FUNDS - GRACE  
MATERNITY HOSPITAL

Mayor Savage welcomed representatives from the Grace  
Maternity Hospital present to discuss the Building Fund. They  
were as follows, Admiral H. Porter, Harry Cook, Mayor of Bridgewater,  
Major David Hammond and Captain I. Trainor.

Captain Trainor gave a video presentation which described  
what the new facility will be like and why it is so desperately  
needed.

Mr. Cook emphasized that the construction costs will  
total \$43.4 million, of which 80% will be financed by the Provincial  
Government. 20% or \$8.6 million will be provided by The Salvation  
Army, with \$4.6 million coming directly from Salvation Army funds,  
and the balance of \$4 million from the "building campaign". The  
building campaign is aiming to solicit a portion from municipal  
governments. The amount requested from each municipality will be  
based on uniform assessment, etc. The City of Halifax is donating  
land for the hospital, which is valued at \$750,000 and will be asked  
to donate a further \$250,000, for a total of \$1 million. Dartmouth  
is requested to make a contribution of \$500,000 over three years.

General agreement was given to making a \$500,000 commitment  
to the Grace Fund, however it was felt that the funding should be  
spread over five years versus the three years proposed by the representatives  
of the Grace. Captain Trainor indicated that a commitment over five

years was acceptable. It was therefore moved by Ald. Levandier and seconded by Ald. Sarto that Council, in principle, endorse giving \$500,000 to the Grace campaign over five (5) years.

Ald. Hetherington questioned whether this would be referred to the Grants Committee or handled as a budgetary item. Mayor Savage felt that as a matter of procedure it should be referred to the Grants Committee. In actual fact, Council would be approving it this evening. When the vote was taken the motion carried unanimously.

MOTION: Moved by Ald. Levandier and Ald. Sarto that Council, in principle, endorse giving \$500,000 to the Grace campaign over five (5) years.

SECOND APPROVAL  
FOOD ASSISTANCE  
WELFARE RECIPIENTS

Ald. Withers indicated that he had not supported the overexpenditure for Food Assistance at the previous meeting and had not changed his mind. He referred to the positive response he has received from his constituents and the fact that many of the people he represents are living close to the poverty line themselves. Ald. Hetherington did not support giving more money for food assistance and stressed that the matter was already dealt with at budget time. Referring to criticism he had levelled at Mr. McNeil at the previous meeting concerning the circulation of a report to aldermen, he apologized. Apparently the report had been circulated on the instruction of Ald. Billard. Similarly Ald. Thompson and Ald. Greenough indicated reasons why they could not support a further overexpenditure.

Ald. MacFarlane expressed concern that decisions were being made based on attitude rather than fact. He noted that information has been provided indicating that the food allowance will not provide adequate foods for good nutrition based on Canada's Food Guide. Ald. McCluskey similarly supported the overexpenditure based on this information and referred to the additional costs which may result due to increased if nutritional standards are not met. medical care/ Ald. Connors was concerned about how Council is setting its priorities and referred to the fact that the food scale is \$15.00 a week below the minimum required for good nutrition. He stressed that Council represents all the citizens of Dartmouth, not just the taxpayers.

When the vote was taken on the overexpenditure, it was defeated 7 to 5. Ald. Pye, Woods, Connors, McCluskey and MacFarlane voted for the overexpenditure.

OVER-EXPENDITURE  
SNOW AND ICE  
CONTROL  
FIRST APPROVAL

A report dated June 4th from the City Engineer re an overexpenditure for Snow & Ice Control was before Council. Ald. Sarto and Ald. Greenough moved that City Council approve a projected total overexpenditure of \$804,000., in the Operating Budget in order to cover the cost to date and to carry out the Snow and Ice Control Program in the City during the remainder of 1986. The motion carried. (First Approval)

MOTION: Moved by Ald. Sarto and Ald. Greenough that City Council approve a projected total overexpenditure of \$804,000., in the Operating Budget in order to cover the cost to date and to carry out the Snow and Ice Control Program in the City during the remainder of 1986. (First Approval)

REPORT FROM  
EMERGENCY CONTROL  
COMMITTEE

A report dated June 4th from the Emergency Control Committee was before Council. The Report contained the following four (4) recommendations:-

It is recommended that the Mayor, in conjunction with the advice of the City Solicitor, make representation to the Province to have the proposed new Emergency Measures Act passed without any further delay.

It is recommended that the designated Emergency Control Centre for the City be the Operations Centre on Turner Drive and that the backup location be Dartmouth City Hall.

It is recommended that \$60,000 be projected in the 1987 Capital Budget to cover the cost of equipping the Emergency Control Centres and providing a Diesel Generator as a backup power source for the City Operations Centre.

It is recommended that Deputy Police Chief Cole, in addition to his regular duties, take on responsibility for completing an EMO plan for the City within a six month period based on two hours of overtime per day, at a total cost of \$11,200 as per the recommendations of Police Chief Trider and Mr. Moir.

It was moved by Ald. Sarto and seconded by Ald. MacFarlane that all four recommendations be adopted by Council.

Ald. Hetherington was concerned that there might be a problem with the Union in terms of their collective agreement, if Deputy Chief Cole takes on this additional work. Mayor Savage did not think it was a matter which concerned the Union, as the work will be done in his spare time.

Ald. Connors expressed his support of the recommendations and stressed the importance of planning for emergencies by listing emergencies which have taken place in the past. He felt that the process should be considered in two stages however. The first stage

being the preparation of the Plan, the second being continual updating. He was concerned that it might be written and no provision made to update it. He hoped that the Emergency Measures Committee might recommend, in time for next year's budget, the hiring of an Emergency Measures Coordinator.

Ald. Levandier indicated he could not support the motion on the floor, as he felt it should be a job of the Metropolitan Authority. Ald. Greenough was not in support of this suggestion and felt a reasonable compromise has been arrived at in hiring Deputy Chief Cole to prepare the initial report. He did not necessarily support the suggestion that an Emergency Measures Coordinator be hired in the future, however. Mayor Savage noted that other communities, such as Halifax, have such a position. Ald. Withers similarly expressed support of the recommendations contained in the report, noting that they were long overdue. Mr. Fougere was thanked for his past efforts in his role as Emergency Measures Coordinator for the City, in addition to all his other responsibilities.

When the vote was taken it passed 11 to 1. Ald. Levandier voting against.

MOTION: Moved by Ald. Sarto and Ald. MacFarlane that the four (4) recommendations contained in the Emergency Control Committee's report of June 4th, be adopted. (recommendations listed on page 3 of these minutes.)

EMERGENCY  
MEASURES  
BY-LAW C-593

By-law C-593, which deals with emergency measures in the City of Dartmouth was before Council. It was moved by Ald. Withers and Ald. Sarto that By-law C-593 be read the first time. Motion carried.

Ald. Greenough and Thompson moved that By-law C-593 be read a second time. The vote was taken on second reading and it carried.

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

It was moved by Ald. Sarto and Bregante and carried that By-law C-593 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.

MOTIONS: First, Second and Third readings given to By-law C-593: Emergency Measures By-law.

APPOINTMENT  
TO DARTMOUTH  
TOURIST  
COMMISSION

On motion of Ald. McCluskey, seconded by Ald. Bregante Council approved the appointment of Mr. Cecil O'Hearn to the Dartmouth Tourist Commission, as requested in their memorandum of May 30th. The term expires November 1986.

Ald. MacFarlane, a member of the Tourist Commission referred to the great potential for tourism in the City. He felt more aggressive measures needed to be taken to develop the industry. He requested that Council be afforded an early opportunity to hear a presentation from Mr. John Till on the matter. Mayor Savage suggested that such a presentation be scheduled for the end of August. He will speak to Mr. Till and report back to Council.

MOTION: Moved by Ald. McCluskey and Ald. Bregante that Council approve the appointment of Mr. Cecil O'Hearn to the Dartmouth Tourist Commission.

MEMBERSHIP OF  
M.P.S. SUB-  
COMMITTEES

On motion of Ald. Hetherington and Ald. Bregante, Council approved the appointment to, and resignations from, the M.P.S. Review Sub-Committees, as recommended in the M.P.S. Review Committee's memorandum of May 28th.

MOTION: Moved by Ald. Hetherington and Ald. Bregante that Council approve the appointment of Mr. Harry Taggart to the Transportation Sub-Committee and accept the following resignations:-

Ms. Carolyn Conrad, Heritage & Cultural Sub-Committee  
Ms. Patricia Richards, Heritage & Cultural Sub-Committee  
Mr. Paul Richard, Industrial Development Sub-Committee

QUESTIONS AND  
ANSWERS:

ALD. PYE

Ald. Pye referred to a recent newspaper article on the retirement of Gladys Clowes as a crosswalk guard after fourteen (14) years of service. He wondered if the City intended to give any recognition to Ms. Clowes. Mayor Savage assured Ald. Pye that it would be done.

Several months ago Ald. Pye had suggested that a law student be hired to review the City's by-laws. Ms. Hood indicated that this item had been deleted from the budget, however provincial funds were approved to hire a second year law student to work on the by-laws. A secretarial support person was similarly hired and they commenced work May 24th and are making good progress.

ALD. LEVANDIER

Ald. Levandier referred to Council's registration of a city owned property at 43 Wentworth Street, based on information that it had been constructed in 1860. It has been brought to his attention

that this building was actually constructed in 1935. He noted that the City has hired someone to conduct this research on their behalf and expressed concern about the quality of work being performed.

On the subject of tourism, Ald. Levandier felt that the sign at the entrance to the City from Highway 118 was far too small and should be replaced with one of a more appropriate size.

Ald. Levandier has received a request from Mr. O'Hearn, the owner of a nightclub adjacent the O'Brien Building on Alderney Drive. Mr. O'Hearn has difficulty with vehicle loading in front of his establishment and suggested that the boulevard be narrowed, so he can have some available loading room. Mr. Bayer will look into this.

ALD. MCCLUSKEY

Ald. McCluskey expressed concern about the garbage and filth on Portland Street, especially the first block up from the Ferry Terminal. She wondered if the property owners are responsible for cleaning in front of their establishments. Mr. Fougere was not sure whether they were responsible or it was the responsibility of the City. The City does not have anyone assigned to such a clean up. Ald. McCluskey suggested that perhaps a bylaw could be drafted making it the responsibility of commercial establishments to pick up garbage which is there as a result of their business. Ms. Hood will have to look at the Charter to see what can be done. Perhaps something similar to the snow removal bylaw could be instituted. Mr. Fougere will contact Mr. Horner tomorrow to see if the Downtown Dartmouth Corporation can work something out. (also refer to enquiries and answers from Ald. Connors on this subject, page 8.)

Ald. McCluskey wondered if there is any further word on the strip joints. Mayor Savage indicated that he tried to arrange a meeting on several occasions with the Attorney General, etc. but has thus far been unsuccessful. One will be arranged as soon as possible.

In response to a question from Ald. McCluskey re the opening of the 107 By-pass, apparently the latest word is that it is scheduled to open July 16th.

ALD. MACFARLANE

Ald. MacFarlane asked Mr. Fougere when the report from the Power Corporation on city lighting would be available. Mr. Fougere received some information from them and provided them with information

on how to set up the report for Council and requested that they appear before City Council, as soon as possible. Ald. MacFarlane wondered if the report will contain information on plans for future maintenance of the lighting and what the acceptable standards are. Mr. Fougere felt that the Power Corporation representatives should be able to answer such questions when they appear before Council. (also refer to questions and answers from Ald. Woods, page 10.)

Ald. MacFarlane also wondered what the situation was with respect to regulating the use of skate boards on streets in Dartmouth. Ms. Hood noted that skate boards are not covered under the Motor Vehicles Act. Although the matter was raised at the previous meeting, Ms. Hood indicated that she has not had a chance to look into the matter further. She noted that a resident of Ward 4 has also raised a concern about the use of City owned property for the use of skate boards.

Referring to the Sunday Closing By-law, Ald. MacFarlane wondered if any progress had been made. Ms. Hood indicated that Mr. Moreash will have a report on this for next weeks agenda. The outcome, however hinges on a decision by the Supreme Court of Canada. Once sorted out, it will have to be decided who will enforce the resultant law.

Referring to the problems associated with partying and after hours activity in the green belt areas surrounding the City's lakes, Ald. MacFarlane has learned from discussions with the Police Department that new recruits will be assigned to supervise these areas. He felt it might be a good idea to make an announcement through the media, so members of the community could cooperate.

ALD. HETHERINGTON

Ald. Hetherington referred to the requirement of the City that when duplexes are constructed two separate water lines must be installed from the street line. He was informed that effective today, the separation was only required at the foundation. He requested that Mr. Fougere comment on this policy in written form. Mr. Fougere indicated verbally that no change had been agreed upon and the separation must still be made at the street line.

Ald. Hetherington expressed concern about the amount of mud and trees being cut down at the top of Carleton Street. He requested that Mr. Fougere arrange for a clean up.

Ald. Hetherington sought clarification of the situation respecting off street parking. He had understood from the Chief of Police's explanation that these measures would not be enforced once the winter parking ban was in effect. If this is not correct, then residents need time to make alternate arrangements. He felt the matter needed to be clarified. (bal. of Ald. Hetherington's enquiries page 10.)

ALD. THOMPSON

Ald. Thompson requested that the Works Department correct the problem associated with catch basins at the corner of Kelly and Virginia.

ALD. SARTO

Ald. Sarto wondered at what stage the tender package for curb and gutter for 1986 was at. Mr. Fougere indicated that the tenders close July 9th. As Council will not be meeting for four weeks following the July 15th meeting, concern was expressed that they be awarded at that time.

Ald. Sarto expressed concern about the unsightliness of the public walkway in the vicinity of 55/57 Lucien Drive. A similar situation exists on Penhorn Drive where the City put in a sidewalk and left the bank exposed. He suggested that the bank and property be upgraded with landscaping. Mr. Fougere advised that there is no money in the budget for landscaping, but perhaps Mr. Atkinson might look into it.

Ald. Sarto referred to land, six acres, set aside in Phase 5 of Forest Hills for school use. Money was approved for playground equipment for this site, however the area is no longer required as a school site. Mr. Bayer advised that negotiations have commenced with the Department of Housing since word was received from the School Board that this site was not required for school purposes. The Department of Housing would like to develop the site for housing and set aside some parkland to be added to the land presently owned by the City. This additional land would make the site more accessible, through a cul-du-sac facing the park. The Department of Housing would like to get things underway before the end of the year, but rezoning is required from Institutional to R-1 & R-2. The process will take several months and it would be next spring before work could commence. (also refer to Ald. Thompson's enquiries, page 10.)



ALD. CONNORS

Referring to earlier comments by Ald. McCluskey re the deplorable condition of the bottom section of Portland Street, Ald. Connors suggested that Mr. Fougere assign one or two people to hand sweep the area, as it is city property. Mr. Fougere cautioned that by the end of the week the mess would be back. He will however clean up the mess this week. Ald. Connors was particularly concerned about the impression tourists and commuters will have of the City when they arrive by Ferry. He would like to see a report on handling this situation in possibly a similar fashion as snow removal is handled in the City of Halifax by abutting property owners.

He also had a question to the Planning Department and Solicitor re a zoning violation at 11 Plezant Street. Apparently the owner had applied to the City for a Building Permit for installation of windows and doors. However, in March it was apparent that the building was being converted into two units. When the property was inspected in May, it was found that the second unit was completed and occupied and the owner was advised that he had until May 31st to rectify the problem, by the Legal Department. A solicitor from outside the City has subsequently been hired to handle the prosecution, as the owner did not comply. Apparently he feels he does not have sufficient evidence to commence prosecution. Ald. Connors could not see why this simple matter is dragging on, and requested assurance that the prosecution will commence this month. Ms. Hood, Messrs. Turner and L'Esperance indicated that Mr. Horne has been provided with all the information requested and therefore there should not be any further delay. Mayor Savage will ensure that the matter is taken up with Mr. Horne and it is emphasized that the City wants a prosecution commenced, as soon as possible.

ALD. WITHERS

Ald. Withers asked Mr. Fougere whether or not the sodium bulbs had been installed on Victoria Road. Mr. Fougere advised that they had been installed down to School Street and similar bulbs have also been requested for School Street.

ALD. WOODS

Referring to early remarks about the street lighting situation made by Ald. MacFarlane, Ald. Woods suggested that Mr. Fougere might accompany him and Ald. MacFarlane on an inspection

of the problem. Mr. Fougere assured the alderman that he was aware of the situation but could not speak on behalf of the Power Corporation. Mayor Savage assured Ald. Woods that he will do what he can/<sup>do</sup>to expedite the request to the Power Corporation to appear before Council.

ALD. GREENOUGH

Ald. Greenough was concerned that the tender to extend water in the Waverley Road area be awarded before Council breaks for the summer. The tender is to be in at 4:00 p.m., July 15th and it was the general consensus of Council that every effort be made by staff to do the necessary checks and bring the tenders to them at the July 15th meeting. Mr. Fougere felt it might be possible to have them ready that evening by 8:00 or 9:00 p.m.

ALD. HETHERINGTON  
(cont'd from page 8)

Ald. Hetherington requested that the Building Inspection Department and Planning Department prepare a report containing recommendations on what can be done about undersized lots in the City. He noted that lots with as little as 25 foot frontage are being built upon throughout the City and he felt there is a need to protect the community from such construction.

He also expressed concern about the condition of the material coating the Stern Building. A chunk of material fell off the face of the building during the winter and he wondered if they intend to repair it. Mr. Fougere noted that the building seems to be effected during the winter months and although apparently stable now, he will contact the owners about their intentions.

ALD. THOMPSON

Ald. Thompson made further reference to the tot lot planned for Phase 5, Forest Hills, referred to earlier by Ald. Sarto. He wondered if the City has a promise from Mr. Clarke to change the location of the tot lot. Mr. Bayer indicated that he has no correspondence on the matter but has received verbal approval, however they do not wish the City to put playground equipment in until matters are finalized. Ald. Thomson suggested that if they decide not to go ahead until next year, they be requested to allow the City to use a small piece of land for the purpose of a tot lot, as there are a number of children in the area who need a place to play.

## MONTHLY REPORTS

Monthly reports, forwarded from Committee without recommendation, were adopted as follows:

- 1) Social Services (May /86): adopted on motion of Ald. Greenough and Bregante.
- 2) Development Officer(May /86): adopted on motion of Ald. Bregante and Sarto.
- 3) Building Inspection (May /86): adopted on motion of Ald. Pye and Bregante.
- 4) Minimum Standards (May /86): adopted on motion of Ald. Pye and MacFarlane.

Concern was expressed about the situation at 28A Albro Lake Road. Although it is noted that work is in progress, no change has been noted. Mr. Turner assured Council that the owner has a permit and has commenced putting in new windows and siding, etc.

Ald. Levandier expressed concern about the situation at 37 Dahlia Street. He noted that this is an R1 community and N.I.P. area and it is apparent from the 7 power meters installed by the Power Corporation, that the building is being renovated to contain seven units. Apparently the City cannot lay charges until the units are occupied. He felt there should be some method to revoke Building Permits or not issue them in the first instance in such cases. He also suggested that it should be the responsibility of the Power Corporation to ensure that the number of meters they are hooking up are within the limits of the zone the building is in.

Mr. L'Esperance noted that the Building Permit was requested for only minor changes and therefore no plan was required. The City has contacted the Power Corporation not to proceed any further. There was a meeting with the owner and to date there has not been any actual violation of the zoning bylaw. Mr. Turner confirmed that he has not as yet gone beyond the scope of <sup>the</sup> original permit, if he does, legal proceedings will commence.

Ald. Levandier noted that the people in the area are very alarmed and he wants the owner prosecuted if he proceeds further.

Ald. Withers questioned where the wall was on Crichton Avenue. It is located at Edgemere, a property owned by Mr. Scott.

- 5) Fire Chief (May /86): adopted on motion of Ald. McCluskey and MacFarlane.
- 6) Animal Control (May /86): adopted on motion of Ald. MacFarlane and Sarto.
- 7) Tourism Report: Adopted on motion of Ald. Sarto and Hetherington.

Ald. Thompson congratulated the Tourism Department on the installation of a billboard in Halifax, encouraging people to take the ferry to Dartmouth.

- 8) Summary of Revenue & Expenditure as at May 31, 1986:  
adopted on motion of Ald. Hetherington and Sarto.

TENDER FOR  
REPLACEMENT OF  
COMPUTER HARDWARE

A report was before Council from the Chief Buyer, dated June 5th re the tender called for the replacement of computer hardware. The following recommendations on the seven (7) different items were made which total \$22,958.00. An amount of \$30,100 was contained in the City of Dartmouth Capitol from Revenue Budgets for these purchases.

- ITEM #1 - LA120 Decwriter III, to 2nd low bidder  
Data Terminal Mart at \$3,475.00
- ITEM #2 - LA210 Letter Printer with Bi-directional  
Tractor Feed; to Dymaxion Research Ltd.  
at \$2,005.00.
- ITEM #3 - LA50 Personal Printer; to Data Terminal  
Mart at \$835.00.
- ITEM #4 - 7 only VT220 Video Terminals with Standard  
Keyboard; to Data Terminal Mart, 2nd low  
bidder at \$1,349.00 each.
- ITEM #5 - 5 only VT220 Video Terminals with Gold Key  
Word Keyboards; to Data Terminal Mart at  
\$1,349.00 each.
- ITEM #6 - PC1XX-AC/AB Memory Board; to Data Terminal  
Mart at \$375.00 each.
- ITEM #7 - 256K Memory Chips for Rainbow; to Data Terminal  
Mart at \$80.00.

Ald. Sarto and Ald. Hetherington moved approval of the above-noted recommendation for the replacement of computer hardware, which totals \$22,958.00. The motion carried.

MOTION: Moved by Ald. Sarto and Ald. Hetherington that Council approve the above noted recommendation, contained in the June 5th memorandum from the Chief Buyer, for the replacement of computer hardware, which totals \$22,958.00.

PROPOSED AMENDMENTS  
TO MPS - DEVELOPMENT  
AGREEMENTS

A report was before Council from the Planning Department dated June 11th re proposed amendments to the MPS - Development Agreements. It was requested that City Council instruct staff to proceed with a public information meeting on this matter. A written report on the outcome of this meeting would then be presented to Council, following which, Council may decide on a date for a public hearing. It was moved by Ald. Withers and seconded by Ald. Thompson that this request be granted by Council.

Ald. Bregante and Ald. McCluskey noted that there are a number of very important issues to be dealt with and questioned whether one meeting would suffice.

poor  
Mayor Savage shared their concern but referred to the turnout at previous public information meetings. He suggested that one main meeting be scheduled and if there are requests for a second one, it be dealt with subsequently.

Ald. McCluskey suggested that perhaps the poor turn out reflects the fact that the meetings are not advertised in the right places. Perhaps advertising could be done on the radio and in newspapers such as the Daily News, which seems to have a wide circulation. Ald. Thompson suggested that the radio stations be approached by staff to convey the information as a Public Service Announcement, which is free of charge. Mayor Savage agreed with these suggestions and besides radio (at least one station) the advertisement will be placed in two (2) newspapers.

Ald. Pye suggested the Planning Department might contact interested community groups, but Mayor Savage felt they did not have enough time (staff) available to do this.

The vote on the motion carried.

MOTION: Moved by Ald. Withers and Ald. Thompson that Council instruct staff to proceed with a public information meeting on this matter (proposed amendments to M.P.S. - Development Agreements). A written report on the outcome of this meeting would then be presented to Council, following which, Council may decide on a date for a public hearing.

Ald. Connors declared a conflict of interest regarding this matter, as his law firm represents the developer. He was not present for the debate.

A report was before Council from the Planning Department, dated June 12th re an Application to amend the Land Use Bylaw for 203 Waverley Road. The owner is requesting to rezone the property from R-1 to TH, Townhouse Zone. Besides a report from the Development Officer, dated May 23rd there were reports from the Lakes Advisory Board and Parks & Recreation Department. The latter two reports recommend that the rezoning be denied and the desirability of the city acquiring this land for park and recreational purposes.

Mr. L'Esperance explained that if the City decides against acquiring the land for park and recreational purposes, they would as a fall back position, recommend the rezoning be granted. Mayor Savage expressed concern that this fall back position doesn't deal with concerns raised by the Lakes Advisory Board, however.

APPLICATION TO  
AMEND LAND USE  
BYLAW - 203  
WAVERLEY ROAD

CONFLICT OF  
INTEREST

Mr. L'Esperance pointed out that if the owner decided to develop the land for R-1 use the results would be similar as developing for a 12 unit townhouse development.

Ald. Greenough expressed concern that discussing this matter may prejudice Council's position if the matter reaches the hearing stage. He felt it was logical to defer any decision until we have taken initial steps to determine the cost of the land should the City decide to acquire it. He moved, seconded by Ald. Sarto a motion that Council defer this application until such time as Council determines what the cost of acquiring this land would be.

Ald. McCluskey expressed concern that too frequently Council is faced with a rezoning application which leads to the City being placed in a position of purchasing land at an exorbitant price. She questioned who will pay for the costs associated with obtaining an appraisal.

Concern was expressed that if 120 days elapse from the date the application was made, the application is automatically considered denied and the matter can be taken to the Municipal Planning Board for a decision. Ms. Hood checked the Planning Act and discovered that 120 days have to elapse after application is completed. In this case May 23rd was the date that the application was completed, leaving 40 days to reach a decision. As a result, there should be time to obtain a report on the costs and still have time to start the advertising procedures.

The vote on the motion carried.

MOTION: Moved by Ald. Greenough and Sarto that Council defer this application to amend the Land Use Bylaw at 203 Waverley Road, until such time as Council determines what the cost of acquiring this land would be.

On motion of Ald. MacFarlane and seconded by Ald. Hetherington Council indicated no objection to an application for a Video Retail outlet at 68 Queen Street.

MOTION: Moved by Ald. MacFarlane and Ald. Hetherington that Council had no objection to an application for a Video Retail Outlet at 68 Queen Street.

APPLICATION FOR  
VIDEO RETAIL  
OUTLET - ROLAND'S  
GROCERY, 68 QUEEN  
STREET

CAT CONTROL

Ald. Sarto, a member of the committee struck to discuss cat control reviewed the resultant report dated June 12th on the matter and the recommendations. It was subsequently moved by Ald. Sarto and seconded by Ald. Pye that Council instruct the Committee to look into the costs associated with the impounding of cats, including such things as the cost of the humane traps, where and at what cost the animals could be impounded, the deposit required for borrowing a humane trap and the fee to be charged for cat owners picking up impounded cats. Also that Council agrees to a voluntary licensing scheme and having the committee investigate the costs involved in obtaining tags and the paperwork involved in administering the licensing scheme so that the licensing fee would cover all the costs.

Ald. McCluskey questioned when a cat would be considered a stray. Ald. Sarto indicated that it would be considered a stray if it left the property of its owner. Ald. McCluskey was also concerned about the costs associated with further looking into this matter. She subsequently moved an amendment to the motion, seconded by Ald. Greenough that Council recommend that the Committee look into this and that there be no extra costs to the City for looking into it.

When the vote was taken on the motion as amended, it carried.

MOTION: Moved by Ald. Sarto and Ald. Pye that Council instruct the Committee to look into the costs associated with impounding of cats, including such things as the cost of the humane traps, where and at what cost the animals could be impounded, the deposit required for borrowing a humane trap and the fee to be charged for cat owners picking up impounded cats. Also that Council agrees to a voluntary licensing scheme and having the committee investigate the costs involved in obtaining tags and the paperwork involved in administering the licensing scheme so that the licensing fee would cover all the costs.

AMENDMENT: Ald. McCluskey and Greenough moved in amendment that the Committee look into this and that there be no extra costs to the City for looking into it.

HERITAGE REGISTRATION  
79 CRICHTON AVENUE,  
EDGEMERE

Mayor Savage advised that members of the Heritage Advisory Committee have met with the owner of Edgemere and have decided to refer the matter back to the Heritage Advisory Committee as a result of these discussions. The item is therefore withdrawn from the agenda.

TRAFFIC CONGESTION  
WARD 4

On motion of Ald. Withers, seconded by Ald. Sarto it

will report this to Metro Transit, who are responsible for maintenance.

Ald. Levandier recalled seeing some old bus shelters out at City Field and suggested that with a little repair they might be utilized. Mr. Fougere will check into this.

When the vote was taken on the motion, it carried.

MOTION: Moved by Ald. Pye and Bregante that City Council approve the inclusion of an allocation in the 1987 capital budget for the installation of bus shelters throughout the City.

BUS SERVICE -  
DARTMOUTH NATAL  
DAY - OVEREXPENDITURE Advisory Board it was recommended that City Council approve the  
(FIRST APPROVAL)

In a report dated June 17th from the Dartmouth Transit necessary over-expenditure, in the amount of \$2,500., for additional transit services on Dartmouth Natal Day, and that in considering this over-expenditure, Council also consider an annual allocation in the appropriate budget category for 1987 and years beyond. Approval of these recommendations was moved by Ald. Hetherington and Ald. MacFarlane. (first approval)

Ald. McCluskey felt that Council was dealing in an inconsistent fashion with regard to over-expenditures. Earlier in the evening when debating an overexpenditure for food assistance, over-expenditures couldn't be considered!

Ald. Sarto explained that this has been a service provided to the citizens of Dartmouth for the past three years but an oversight left it out of the budget.

Ald. Connors supported Ald. McCluskey's concern that overexpenditures were being considered in an inconsistent fashion.

Ald. Thompson wondered whether the citizens are taking advantage of this service and requested figures to support its implementation.

When the vote was taken, the motion carried with Ald. Thompson voting against.

MOTION: Moved by Ald. Hetherington and Ald. MacFarlane that City Council approve the necessary over-expenditure, in the amount of \$2,500., for additional transit services on Dartmouth Natal Day, and that in considering this over-expenditure, Council also consider an annual allocation in the appropriate budget category for 1987 and years beyond. (First approval)



was moved to defer the subject of Traffic Congestion, Ward 4, until after the public information meeting set for Monday, July 21st for the land of the Nova Scotia Department of Housing. Ald. McCluskey stressed that she did not feel the report from the Traffic Management Group, dated June 16th answered her particular concerns.

When the vote on the motion was taken, it carried.

MOTION: Moved by Ald. Withers and Sarto deferral of the Traffic Congestion, Ward 4 matter until after the public information meeting set for Monday, July 21st for the land of the N.S. Department of Housing.

ROUTE 55  
BUS SERVICE

A report was before Council from the Dartmouth Transit Advisory Board, dated June 17th re Route 55 Bus Service. It was moved by Ald. Bregante and Ald. Greenough that the reports recommendation be adopted. The motion carried.

MOTION: Moved by Ald. Bregante and Greenough that the alternatives outlined in the M.T.C. report of May 7, 1986, are unacceptable to the City of Dartmouth and Ward 6 residents served by Route 55; further, that any alteration or any reduction in the level of service, as presently provided on that route, is unacceptable.

FERRY SUPERINTENDENTS  
REPORT - APRIL

On motion of Ald. Bregante and seconded by Ald. MacFarlane the Ferry Superintendents Report of April was approved.

MOTION: Moved by Ald. Bregante and MacFarlane that the Ferry Superintendents Report of April be approved.

BUS SHELTERS - 1987  
CAPITAL BUDGET

At the June 12th meeting of the Transit Advisory Board it was recommended that Council approve the inclusion of an allocation in the 1987 capital budget for the installation of bus shelters throughout the City. Ald. Pye and Bregante moved that this recommendation be adopted by Council.

Ald. McCluskey questioned who would determine where the bus shelters would be located. Mayor Savage indicated that the Transit Advisory Board will make a recommendation to Council on the locations. Ald. Greenough referred to the fact that the City has in the past taken advantage of the Media Com shelters, but they are only located in high profile areas to be justified. If shelters are going to be established in less travelled areas they will have to be budgeted for.

Ald. Thompson expressed concern about damage done to a shelter on Windmill Road across from the brewery. Mr. Fougere

LAND, OAKDALE  
PRESENT  
RESOLUTION  
(86-28)

A report, attaching Resolution 86-28 from the Acting City Administrator was before Council for consideration. The Resolution authorizes the sale of land described as Parcel B on the southern side of Oakdale Crescent, for the price of \$29,700.00 plus \$650.00 in advertising costs and legal costs with respect to the transaction, to Newfoundland Capital Corporation Limited.

On motion of Ald. Withers and seconded by Ald. MacFarlane City Council adopted Resolution 86-28.

MOTION: Moved by Ald. Withers and Ald. MacFarlane that City Council adopt Resolution 86-28 re land on Oakdale Crescent, described above, for the sum of \$29,700 plus advertising and legal costs to Newfoundland Capital Corporation Limited.

SHUBENACADIE CANAL  
COMMISSION

A report was submitted by Mr. Moir, dated June 24th regarding the status of the Shubenacadie Canal Commission. After a meeting with Mr. Hart and Mrs. Richardson of the Commission, it was agreed to recommend that consideration of repealing by-law C 401 be placed on hold allowing the Provincial Government to act on its legislation, have the Shubenacadie Canal Commission established, and become operative.

It was moved by Ald. Sarto and seconded by Ald. Connors that the above noted recommendation be adopted. The motion carried.

MOTION: Moved by Ald. Sarto and Ald. Connors that consideration of repealing by-law C 401 be placed on hold allowing the Provincial Government to act on its legislation, have the Shubenacadie Canal Commission established, and become operative.

TAX EXEMPTION  
BY-LAW - FARRELL  
BENEVOLENT SOCIETY  
BY-LAW C-595

A report was before Council from Ms. Hood dated June 23rd and attaching By-law C-595, with respect to a tax exemption for the Farrell Benevolent Society. This by-law would allow the tax exempt status of the Farrell Benevolent Society to continue, but it is to be reviewed in the fall of 1986.

It was moved by Ald. Pye and Ald. Thompson that By-law C-595 be read the first time. Motion carried.

Ald. Sarto and Greenough moved that By-law C-595 be read a second time.

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

It was moved by Ald. MacFarlane and Pye and carried that By-law C595 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.

MOTIONS: First, Second and Third readings given to By-law C595: Tax Exemption By-law, Farrell Benevolent Society.

RESOLUTION #86-48  
- FUNDING FOR  
DEMONSTRATION  
PROJECT

A memorandum was before Council from Mr. Moreash, dated June 26th to which was attached Resolution 86-48. Resolution 86-48 confirms the City's decision to participate in the housing demonstration project and to withdraw the sum of \$1 million from the Special Reserve Fund for this project. Once passed the Resolution will be forwarded to the Minister of Municipal Affairs for his consent to withdraw the funds. It was stressed that the Resolution provides that any amounts withdrawn from the Special Fund which are not spent on the project would be returned to the fund. Mr. Moreash explained why it is beneficial to obtain ministerial consent for the entire amount rather than going back repeatedly.

Ald. Levandier spoke against passing the resolution, stating that he felt it was foolish to earmark money for the Demonstration Housing Project when Council has no idea of the location of the units, the annual upkeep, etc. He supported going back to the Minister for approval of withdrawals, as needed.

Mayor Savage warned Council that such an approach might jeopardize some areas of the project and assured Council that as each project comes forward, Council's approval will be required. The intention of the Resolution is for approval of the total amount ultimately, not all at once.

Ald. Connors expressed reservations as the original proposal adopted by Council referred to land plus cash to equal \$1 million. He felt that more cash might be spent this way, if Council got out of touch with what was going on. He would prefer to see a specific proposal before him and understood that there was no urgency in starting the project. Mayor Savage referred to the fact that there are two property purchases on the agenda this evening for the project. He felt approaching the Minister once would be less costly to the City and Council would still retain control. Responding to a question

from Ald. Pye about where the money will be placed when it is withdrawn, Mayor Savage indicated the money would only be taken out as needed.

Ald. Hetherington indicated that he could not support the motion, as although this approach might save a little money, he felt going back repeatedly for approvals from the Minister would provide the delay time necessary to give a second look. Ald. Thompson shared his concern.

Ald. McCluskey was particularly concerned that the wording of the Resolution did not correspond to the explanation given in Mr. Moreash's memorandum. She felt the resolution should be worded to say what will happen, i.e. and be it further resolved that the City withdraw an amount up to \$1,000,000.00 as required from the Capital Reserve Section of the Special Reserve Fund etc.

Ms. Hood attempted to explain why it was decided to word the Resolution as submitted. Mayor Savage suggested passing Resolution 86-48 as worded with a caveat to Mr. Moreash's memorandum that it is understood that money be only withdrawn as needed.

Ald. Greenough suggested that the resolution be worded as suggested by Ald. McCluskey and sent to the Minister. If it is sent back there is time to send another. Ald. McCluskey questioned why the Province's approval is needed in the first place and Mayor Savage noted that this isn't a requirement in other provinces.

When the vote was eventually taken on the motion moved by Ald. Bregante and Ald. Sarto re Resolution 86-48, the motion carried with Ald. Levandier, Thompson, Hetherington and McCluskey voting against.

MOTION: Moved by Ald. Bregante and Ald. Sarto that Resolution 86-48 re the Housing Demonstration project be approved.

A report dated June 24th from Mr. Rath re the repurchase of Site C-106B - Dell Holdings Limited was before Council. The report concludes by recommending that City Council exercise its right under the repurchase agreement and buy back the site for the original purchase price. It is further recommended that once the City has regained possession of the site, it be placed on the market for a price of \$2.50 per square foot.

REPURCHASE OF  
SITE C-106B -  
DELL HOLDINGS  
LIMITED

Ald. Sarto and Ald. Greenough moved adoption of the recommendation by Council.

Ald. Levandier expressed concern that this is the third time the City has repurchased such a site and some costs must be involved for the City. He suggested that these people should be selling the land to another party. Ms. Hood noted that the reason this procedure was chosen was to ensure that developers did not buy land and hold it for speculation. It also ensures that how the land is developed will be controlled by the City. She noted that the owner will only be getting his purchase price back. Offsetting any costs to the City will be interest on the purchase price, taxes since sale and the fact that the market price has risen from \$2.00 per square foot to \$2.50.

The vote on the motion carried unanimously.

MOTION: Moved by Ald. Sarto and Ald. Greenough that City Council exercise its rights under the repurchase agreement and buy back the site for the original purchase price, and once the City has regained possession of the site, it be placed on the market for a price of \$2.50 per square foot.

PROPERTY PURCHASES:

29 PINE STREET &  
154 CHADWICK STREET

It was originally intended that this item be 'In Camera', however this motion moved by Ald. Sarto and Thompson was defeated. Ms. Chisholm agreed that this was a public issue, however she would prefer the capital costs be kept confidential. These details are not something which are made available to the contractor and she would prefer the amounts for contingencies kept confidential. Ms. Hood explained that from the legal side since the agreement was not yet signed, she felt it could be prejudicial to have purchase prices disclosed. Once final agreement is arrived at, there is no need for secrecy. Ald. Hetherington, Levandier and Connors indicated they would prefer not going 'in camera' and Ald. McCluskey felt that if these properties were advertised, no point would be served by going 'in camera'.

Once the decision was made to remain an open session, Ms. Chisholm distributed plans for the two locations. Replying to questions from Ald. McCluskey on the size of the lots, Ms. Chisholm indicated that the Pine Street lot is 30 feet wide by 100 feet deep with an additional jog of 62 feet for a total depth of 162 feet.

The building proposed for the site is 47' x 19'. The lot on Chadwick Street is 33' x 100' and the proposed building 22' x 35'. Other details of the two projects were contained in Ms. Chisholm's report of June 30th.

Ald. McCluskey questioned how the prices were arrived at. Ms. Chisholm explained that they were arrived at by negotiation with the contractor. The contractor owned both pieces of land and he had square footage prices from other buildings he had completed in the area. Normally tenders would be awarded. Ald. McCluskey questioned how adjustments were made to account for differences in materials used from the other projects. Ms. Chisholm assured the members that the buildings would be subject to a market appraisal by C.M.H.C. to approve insurance.

Ald. McCluskey also queried how much of the cost was for the land. Ms. Chisholm indicated that the price of both lots was basically the same, however it was Ald. McCluskey's opinion that land on Pine Street would be assessed higher. Reference was also made to the fact that Pine Street would be slab on grade, while the Chadwick property would have a regular foundation.

Ald. McCluskey would prefer to see a breakdown of the land costs and the costs to construct the respective buildings. She did not like the idea of a price on the total package. She also referred to the fact that she had seen duplexes selling for less than the proposed prices. She questioned whether the demonstration project has to be new housing. Ms. Chisholm indicated that the Department of Housing would prefer to see new construction, thus creating more units of housing for the City.

Ald. Thompson had reservations about the width of the properties. Mr. Fougere confirmed that these are approved lots, which received approval before annexation or under past regulations. Ms. Chisholm indicated to Ald. Thompson that other sites are being looked at, but work could proceed on these quickest. The Agreements to Purchase and Sale were attached, however she referred to one error in Clause 7. The increased deposit of \$10,000.00 should read \$1,000.00. Ms. Chisholm assured him that the overall living space in the units exceeds the requirements set down by C.M.H.C.

Ald. Levandier felt there were too many unanswered questions, such as what kind of income the tenants would have to pay the breakeven rents in the area of \$435 to \$450. He felt that the units at this cost would not address the current housing problem and people who could afford these rents could find housing in the private sector which presently has a glut.

He also felt that the aldermen with units in their wards should have an opportunity to discuss with residents how they feel about having these units constructed in their area. He wanted it defined, who is being helped by this project.

Ald. Hetherington referred to the fact that the Chadwick Street property was once a part of the Allen property which was recently acquired for \$78,000 for the house and \$15,000 for each adjacent lot. He noted that construction on one of the lots turned up two natural brooks running where the foundation was to be located. The forms had to be removed and the building constructed on a slab.

He also felt very uncomfortable that the City would consider involving itself in a project utilizing undersized lots, even if approved. He felt that issues such as who is to maintain the properties require addressing. Whether the City or the Dartmouth Housing Authority should own them hasn't been addressed either.

Referring to the lot size controversy, Ms. Chisholm noted that infilling has been done successfully in other municipalities. She did agree that narrow lots create problems when designing units, but the designs created by the Department of Housing suit the lots and the needs of the tenants.

Ald. Connors although liking some aspects of the proposal also had reservations about the undersized lots. He also felt the \$75.00 a square foot figure to be a high price and suggested emphasizing the rehabilitation option. He expressed confidence that older homes in the same areas could be acquired and renovated for less cost. He also suggested that amortizing the mortgage over 25 years might not be the best option. Referring to the Deed Transfer Tax he noted that by purchasing from the contractor the package,

this figure would be artificially inflated. He would prefer to see the land costs separated from the construction costs, so that it is clear what the square foot price is.

Ald. Bregante, a member of the Housing Committee, also expressed concerns. He indicated that he has received telephone calls from residents in the vicinity of the Carleton Street property expressing concern about building a duplex on an undersized lot. Referring to the full basement proposed for the unit on Carleton Street, he felt the foundation might be adversely affected by the water problems in the neighbourhood.

Referring to the issue of the undersized lots, Ald. Greenough stressed to the members that despite the lots sizes, they are approved lots and the owner has the right to build units on them. By obtaining the lots, the City would at least have some control over what is built. He also noted that since other levels of government will be sharing the costs associated with the project, the City might actually benefit from the higher Deed Transfer Tax on the packages. However, he felt a decision on the purchases should be deferred until some answers to the questions previously raised have been given.

Ald. Thompson questioned what the cost of buying a similar duplex in Montebello would be (square footage cost). He questioned the need to acquire property in the Downtown.

It was moved by Ald. Greenough and seconded by Ald. MacFarlane that the matter be referred to staff to get the clarification needed.

Ald. Hetherington indicated he would like to see full and open discussion of the Demonstration Project and information on who will operate the units, manage and control them.

Ald. McCluskey indicated that she had no problem with a 33 foot lot, but wanted to be assured that the City wasn't paying for a 50 foot lot and therefore required a breakdown of the cost of land and building. She would also like to know where the greatest demand for housing is. It has been previously mentioned that if you can afford \$600 rent a month, there is no housing crisis. She also would like more specifics on the types of building materials which will be used.

Ald. Woods noted that the Province will be putting together



an agreement which will take into account issues such as management, etc.

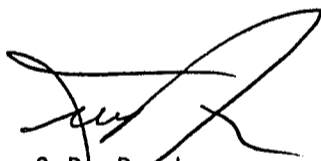
Ms. Chisholm indicated that she has done a small market survey but some of the information requested will take considerable time to gather. She requested an opportunity to bring back these two projects to Council on the 15th. In the interim she will be speaking to the owner. She noted that the owner had originally proposed a 50 foot building on the Carleton Street lot, which would resemble a bowling alley.

Responding to a query from Ald. Sarto as to whether or not the report had been reviewed by the Housing Committee, Ms. Chisholm indicated that it had not. He suggested that in future reports should be presented to the Committee first and then come to Council with the Committee's recommendations.

When the vote was taken on the motion, it carried with Ald. Hetherington voting against.

MOTION: Moved by Ald. Greenough and Ald. MacFarlane that the matter be referred to staff to get the clarification needed.

The meeting adjourned on motion of Ald. Greenough and Ald. MacFarlane.



G.D. Brady,  
Deputy City Clerk

City Council, July 2, 1986

ITEMS:

- 1) Notice of Reconsideration - Campground Rates, page 1.
- 2) Request for Funds - Grace Maternity Hospital, pages 1 & 2.
- 3) Second Approval - Food Assistance - Welfare Recipients, page 2.
- 4) Over-Expenditure - Snow and Ice Control - First Approval, page 3.
- 5) Report from Emergency Control Committee, page 3 & 4.
- 6) Emergency Measures By-law C-593, page 4.
- 7) Appointment to Dartmouth Tourist Commission, page 5.
- 8) Membership of M.P.S. Sub-Committees, page 5.
- 9) Enquiries and Answers, pages 5 to 10.
- 10) Monthly Reports, page 11 & 12.
- 11) Tender for Replacement of Computer Hardware, page 12
- 12) Proposed Amendments to MPS - Development Agreement, pages 12 & 13.
- 13) Application to Amend Land Use Bylaw - 203 Waverley Road, pages 13 & 14.
- 14) Application for Video Rental Outlet - Roland's Grocery, 68 Queen St., page 14.
- 15) Cat Control, page 15.
- 16) Heritage Registration - 79 Crichton Avenue, Edgemere, page 15.
- 17) Traffic Congestion - Ward 4, pages 15 & 16.
- 18) Route 55, Bus Service, page 16.
- 19) Ferry Superintendents Report - April, page 16.
- 20) Bus Shelters - 1987, Capital Budget, pages 16 & 17.
- 21) Bus Service - Dartmouth Natal Day, page 17.
- 22) Land, Oakdale Crescent (Resolution 86-28), page 18.

ITEMS (continued)

- 23) Shubenacadie Canal Commission, page 18.
- 24) Tax Exemption By-law - Farrell Benevolent Society, pages 18 & 19.
- 25) Resolution #86-48 - Funding for Demonstration Project, pages 19 and 20.
- 26) Repurchase of Site C-106B - Dell Holdings Limited, pages 20 & 21.
- 27) Property Purchases: 29 Pine Street & 154 Chadwick Street, pages 21 to 25.

Dartmouth, N.S.

July 8, 1986

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

Present - Mayor Savage

Ald. Sarto	McCluskey
Thompson	Woods
MacFarlane	Pye
Billard	Hawley
Levandier	Greenough
Connors	Hetherington
Withers	Bregante
City Solicitor, M. Moreash	
City Administrator, C.A. Moir	
Deputy City Clerk, G. Brady	

At the opening of the meeting, the Mayor advised Council that there will be four (4) tenders on contract items coming in late July 15th and it will be impossible to get this information to the members before the actual meeting.

The minutes of the June 10, 17 and 24th meetings were adopted on motion of Ald. Greenough and Bregante with the following amendments:

Ald. Levandier noted that he was not in attendance at the June 24th meeting but did attend the June 17th meeting.

Ald. Thompson wished it recorded that he attended the June 24th meeting.

Correspondence from Alison Orr, Provincial Coordinator of the Rick Hansen Nova Scotia Tour was circulated to the members, together with a covering memorandum from the Mayor. Mayor Savage suggested that any members interested in organizing a welcome for him contact Ald. MacFarlane.

On motion of Ald. Greenough and Thompson, Council gave second approval to an over-expenditure in the amount of \$804,000, to cover the cost to date and to carry out the Snow and Ice Control Program in the City during the remainder of 1986. First approval was given at the July 2nd meeting.

MOTION: Moved by Ald. Greenough and Thompson that second approval be given to an over-expenditure in the amount of \$804,000 to cover the cost to date and to carry out the Snow and Ice Control Program in the City during the remainder of 1986, as outlined in the City Engineer's memorandum of June 4th.

On motion of Ald. Hetherington and Sarto, Council gave second approval to an over-expenditure in the amount of \$2,500, for additional transit services on Dartmouth Natal Day.

MINUTES

RICK HANSEN -  
MAN IN MOTION

SECOND APPROVAL:  
OVER-EXPENDITURE  
FOR SNOW AND ICE  
CONTROL

SEC: APPROVAL:  
OVER-EXPENDITURE  
FOR BUS SERVICE -  
DARTMOUTH NATAL  
DAY

First approval for this over-expenditure was given at the July 2nd Council meeting.

MOTION: Moved by Ald. Hetherington and Sarto that second approval be given to an over-expenditure in the amount of \$2,500 for additional transit service on Dartmouth Natal Day.

MONTHLY REPORTS

Monthly reports, forwarded directly to Council without recommendation, were adopted as follows:

- 1) Social Services (June /86): adopted on motion of Ald. Hetherington and Thompson.
- 2) Development Officer (June /86): adopted on motion of Ald. McCluskey and Sarto.

Ald. Bregante had a question to Mr. L'Esperance re H-117, Portland Estates. This item relates to an easement which is part of the proposed sewer system.

Ald. Billard had a question re section F (2), 500 Main Street. Mr. L'Esperance indicated this request would come before Council next Tuesday night.

Ald. Connors referred to the zoning violations at 13 Pelzant Street. He wondered if any legal action had been taken since last week. Mr. Moreash advised that he had spoken to Mr. Horne regarding this matter. Mr. Horne is preparing informations on two charges. The arraignment is on the 28th.

Ald. Connors also raised a question re 37 Dahlia Street, located in an R-2 zone. They had applied for a Building Permit for renovations and apparently proceeded to convert into four (4) units. Mr. L'Esperance indicated that three staff members had visited the property and there were no zoning violations at that time. The owners assured them that he would proceed no further. However, Ald. Connors referred to a letter dated May 23rd from Mr. Bayer indicating that staff had found two existing units and provision for three more under construction. Subsequently seven (7) junction boxes were installed on exterior of the building. Mr. L'Esperance assured Ald. Connors at the time of his visit, two or three weeks ago, the other units were simply not there. Mayor Savage suggested that a written report be prepared on this matter for next Tuesday night.

Ald. Connors suggested that the Section of the City Charter which allows for application for an injunction in face of anticipated breaches in zoning should be looked into.

Ald. Greenough requested additional information re F-279, Andover Street. Mr. L'Esperance advised that an application for a Building Permit will come in next Tuesday night for a 24 unit, three storey building.

Ald. McCluskey requested an update on the Zoning violations at 268 Windmill Road. Apparently there is sufficient evidence and it has been directed to a law firm for prosecution.

Ald. Thompson was advised that G-256, Collins Grove was a simple splitting of an existing duplex for individual ownership.

- 3) Building Inspection (June /86): adopted on motion of MacFarlane and Bregante.

Referring to the apartments being constructed next to Micmac Mall, Ald. Hawley expressed concern that he has not seen reference made in the Building Inspection Department's report.

Mr. Turner explained that they are still awaiting final detailed plans, thus they do not have a Building Permit. The final drawings for the foundation have been received though.

Ald. Pye referred to the apparent decline in revenue from \$44,559 in 1985 to \$19,598 in 1986 for June. It was confirmed that there is a decline in development in the City.

- 4) Minimum Standards (June /86): adopted on motion of Ald. Hetherington and Sarto.

Referring to 28A Albro Lake Road, Ald. Withers wondered if anything further had been done since the last meeting. Mr. Shea advised that the owner was contacted May 14th and the next step will be to send a second registered letter.

Ald. Withers felt there must be some confusion about the 25 Elmwood Avenue item. He thought civic numbers must be confused. Mr. Turner will check into this. Ald. Withers noted the problems in the vicinity of Elmwood and Bedford where a bakery is located. Action needs to be taken by the bakery and the City to clean-up the area.

Ald. Hetherington wondered how the situation at 7 Harbour Drive had been corrected. Apparently a veranda was constructed 1.3 feet from the adjacent property, rather than 3 feet as called for in the Building Code. He wondered if an inspection was done at the time of construction. Mr. Shea indicated that he had been up to this property to view a number of problems and understood they were resolved. There was some difficulty in locating the marker for the property line. He will check into/further. Mayor Savage asked for a report for July 15th.

Referring to the situation at 84 Hawthorne Street, Ald. Billard wondered how many vehicles are permitted per lot. He was informed that there is no limit, the determining factor is apparently the state of disrepair. The owner has been contacted and is supposed to be giving his tenants notice.

Ald. Billard had a further query re the noise from Artic Ice. He was informed that arrangements have been made with the Department of Environment to do some soundings.

Regarding 5 Wadell Street, Ald. Pye was advised that this is a situation which warrants constant attention as it is an ongoing problem.

Ald. Hawley pointed out that Trilium Crescent and Portland Street are not in Ward 6.

Ald. Withers requested an update on 196 Windmill Road. Mr. Turner indicated that they are working with the owners to resolve the problem and will provide an update.

Ald. Withers advised that the wall in Crichton Avenue is not in Ward 4, but 3.

- 5) Fire Department (June /86): adopted on motion of Hawley and Bregante.

Ald. Hetherington expressed concern about the reporting of false alarms. He felt it would be more useful if calls were designated no fire or no cause, in some instances. Mayor Savage recommended that this be discussed further at the senior staff meeting and a report be brought back to Council.

The Fire Chief stressed that the false alarms are not associated with the system installed by the City of Dartmouth in their properties. Problems such as at Churchill are being remedied by the owner. Ald. Hetherington expressed concern about what these false alarms are costing the City.

Ald. Billard pointed out that 20 Micmac Blvd. is not in Ward 2.

- 6) Tourism Report (June /86): adopted on motion of Ald. Greenough and MacFarlane.

- 7) Summary of Revenue & Expenditures (June /86): adopted on motion of Ald. Hawley and Sarto.

WITHDRAWAL FROM SPECIAL  
RESERVE FUND - LIBRARY

A report from the Deputy City Clerk dated June 18th

re Withdrawal from Special Reserve Fund - Library, was before Council. It was moved by Ald. Bregante and seconded by Ald. Sarto that Council approve the Resolution authorizing withdrawal from the Special Reserve Fund in the amount of \$1,000,000 for the purpose of constructing a new Library.

Ald. Levandier noted that the Park School site isn't available for the Library and suggested that the Liquid Carbonic site might be considered. He was informed that this site also falls under the Commons Bill. He stressed that the public must be informed of the dilemma facing the City. Mayor Savage assured him that John Kavanaugh and his Committee are handling the matter and will be coming back to Council with a report. If an amendment to the Act was required, it was noted that the House of Assembly will not be meeting until March or April of 1987.

The vote on the motion carried.

MOTION: Moved by Ald. Bregante and Sarto that Council approve the Resolution authorizing withdrawal from the Special Reserve Fund in the amount of \$1,000,000 for the purpose of constructing a new Library.

14 LOCKS ROAD  
RESOLUTION 86-49

A report from the City Solicitor re 14 Locks Road and attaching Resolution 86-49 was before Council. Mr. Moir's memorandum of April 21st was similarly attached. On motion of Ald. Greenough and Sarto, Council passed Resolution 86-49, the expropriation resolution.

MOTION: Moved by Ald. Greenough and Ald. Sarto that Resolution 86-49, the expropriation resolution for 14 Locks Road be passed.

WILLIAM STREET  
RESOLUTION 86-50

Ms. Hood's memorandum of July 2nd advised that in order to clarify the City's title to lands on Williams Street, it would be necessary to pass Resolution 86-50, an expropriation resolution. It was moved by Ald. Sarto and Bregante that this be done.

Ald. Levandier spoke against this motion. He referred to the fact that this parcel of land is being considered by the Housing Committee for development. He stressed that this vacant lot was considered by the residents to act as a buffer between the commercial uses in the area and the residential neighbourhood. He also expressed concern that once again Ward 3 was being considered for the Demonstration Project. He noted that the rest of the neighbourhood is R-1 while this lot, zoned R-2 is being considered for a two unit building. He noted that consideration was once given to turning this piece of land into a tot lot.

Replying to a question from Ald. Withers, Mr. Bayer outlined the rezoning of this lot and surrounding properties, under the N.I.P. program. The situation regarding the leasing to Comstock was also discussed. Mr. Bayer felt this development would be an excellent use for the lot and if it remains vacant it will revert to a dumping site. At present a bulldozer has been left there. Ald. Hawley also referred to the fact that area residents had requested that this lot be zoned R-2. As part of the North-end Improvement District, numerous areas were down-zoned from Commercial to Residential. Ald. Hawley stressed that Council asked that the Housing Committee be formed and requests for land in all wards will be eventually received. There is no advantage gained by putting the units all in one ward. Ald. Thompson spoke in favour of the motion, as well, noting that the services are already present to this area, and it constitutes only a matter of infilling.

Ald. Hetherington expressed concern that another piece of property is coming before Council relative to the Housing Committee. He felt Council had never dealt with or discussed their Terms of Reference. He thought the Housing Committee was simply instructed to identify lots in the City and come back with recommendations. However, they are coming back with proposals, not recommendations. He stressed that Council agreed to providing 25% of the cost of the Demonstration Project, but

no decision was made on who will manage them, who will own them, etc.

Mayor Savage confirmed that some of the Terms of Reference have not come through from the Department of Housing. He indicated that the General Terms of Reference were outlined in April, debated and passed. He noted that negotiations are currently being conducted with the Non-Profit Housing Society on managing the project.

Ald. Hetherington noted that in the case of the County of Halifax, they intend to provide 25% of the cost, but the Province will manage the units on their behalf. Mayor Savage assured him that a management policy is being developed and the City has six or seven months to get things in place.

Ald. Levandier again raised the issue if there was in fact a housing crisis. Referring to the number of vacant apartments in the City, he suggested it might be cheaper to subsidize rents. He felt that what was meant to help people on the bottom end of the income range has now turned into a project for people earning \$20,000 plus, with buildings located in prime areas of the City. He did not believe the need was being addressed. He felt it important to define what Council is trying to do in terms of housing.

Ald. Bregante, a member of the Housing Committee spoke in defence. He stated that the crisis is affordability, also to have decent accommodations for the citizens. He referred to the 200 people on waiting lists at Non-Profit Housing and referred to a meeting held earlier in the day with the W. Williams Association, second stage housing, who require further units. It was also mentioned at the meeting that Adsum, Collins and Byrony House are at capacity. It is true however that the demand fluctuates. He informed Council that a meeting is scheduled for next Tuesday at noon for all members of Council to discuss their particular concerns with the Housing Committee. This meeting is open to the general public.

Ald. Greanough stressed that passing of the resolution is simply a procedural step and the matter of what will be constructed on the site can be dealt with at a later date. Mr. Bayer confirmed that a 60' x 120' lot is bigger than average for a duplex.

When the vote was taken, it passed, with Ald. Hetherington, Levandier and Connors voting against.



MOTION: Moved by Ald. Sarto and Bregante that Council pass Resolution 86-50, an expropriation resolution, related to a lot on William Street.

APPLICATION FOR  
AMENDMENT TO LAND  
USE BY-LAW - 203  
WAVERLEY ROAD

As requested at the July 2nd meeting, the owners of the lands at 203 Waverley Road were asked to advise Council of a sale price for their property. A letter dated July 7th, from Alderney Consultants was received and circulated to the members, indicating that their client believes the total value of the land to be \$440,000 or \$80,000 a lot.

CONFLICT OF  
INTEREST

Before the matter was discussed Ald. Connors declared a conflict of interest, as his law firm represents the owners and he withdrew to the gallery.

Mr. Jack Osmond, representing Montebello Developments Limited, Mr. Tom Swanson, Alderney Consultants and Mr. John Crace, the architect were present. Mr. Osmond addressed Council and indicated that although Montebello would like to develop the property, they would sell it to the City if the City wished to purchase it. He noted that the application has been in since March and they are anxious to get the process started if the City isn't going to purchase.

Ald. McCluskey had several questions to Mr. Osmond regarding the determination of the price. She questioned the basis of arriving at a price of \$80,000 a lot and \$120,000 for a lot and the existing house, minus garage. Mr. Osmond noted that these figures are based on selling prices of other lakefront lots on the chain lakes, which are selling in excess of \$100,000 albeit they are bigger. Ald. McCluskey was not comfortable with the value being placed on the land, especially if the figures are coming from a real estate person, with nothing to back them up. She felt there was nothing to support the values given.

Ald. Levandier felt it wasn't a good idea for the City to purchase properties to solve disputes and felt it was time for the citizens to decide the matter. He supported holding a public hearing to give Mr. Osmond and his group and the general public, an opportunity to express their views. It was moved by Ald. Levandier and seconded by the Ald. Hetherington that the Planning Department be instructed to carry out necessary neighbourhood information sessions as well as bring it before all City Council in a public hearing form to resolve the dispute and the question of rezoning of lands described in the reports from the Planning Department before us.

MOTION: Moved by Ald. Levandier and Hetherington that the Planning Department be instructed to carry out necessary neighbourhood information sessions as well as bring it before City Council in a public hearing form to resolve the dispute and the question of rezoning of lands described in the reports from the Planning Department.

A memorandum from Ald. Greenough, dated June 20th

U.N.S.M  
REGIONAL  
MEETING

re U.N.S.M. Regional Meeting was before Council. Mayor Savage referred to the fact that he had been nominated to the U.N.S.M but he can't be out of the City July 30th to August 1st, when the Social Service Dialogue is being held in Truro. Ald. Greenough stressed that it was anticipated that there might be a conflict and they were forewarned that a substitute might be sent. Ald. Greenough noted that the City of Halifax had a number of resolutions prepared for the U.N.S.M. in September. The City of Dartmouth did not have any formal resolutions from its Council. They will also require some nominees from Dartmouth. Although the deadline was missed, he felt if resolutions were submitted without delay, they would be acceptable. It is understood that the City can have five (5) voting members. Volunteers were asked for.

On motion of Ald. Greenough and Ald. Bregante, Mayor Savage was nominated to the U.N.S.M. Executive.

MOTION: On motion of Ald. Greenough and Ald. Bregante Mayor Savage was nominated to the U.N.S.M. Executive.

Mayor Savage indicated that he had to leave early as he was leaving for Sydney. Deputy Aldermen Withers assumed the chair.

Council members were instructed that if they had resolutions they could bring them to the August 12th Council meeting. Members interested in being delegates are to leave their names with the Mayor's secretary and Mayor Savage will select five members to attend. Nominations will be made August 12th.

On motion of Ald. Levandier, seconded by Ald. Greenough it was moved to receive and file the report. The motion carried.

MOTION: Moved by Ald. Levandier and Greenough to receive and file the report.

Notice of motion having been duly given, the following motions were introduced at this time for consideration by Council.

1) Ald. McCluskey moved, seconded by Ald. Sarto that:

MOT IS:  
ALD. MCCLUSKEY

WHEREAS Affirmative action is a planning process which helps employers to make the best possible use of their company's human resources;

AND WHEREAS Affirmative Action gives the same chance to everyone in the workplace;

AND WHEREAS Affirmative Action does not benefit target group members by setting up barriers for other workers, but helps to correct the under-employment of this group;

AND WHEREAS the Province of Nova Scotia is an Equal-Opportunity employer, and the Federal Government is in the process of passing such legislation;

THEREFORE, BE IT RESOLVED that the City of Dartmouth become an Equal-Opportunity employer and part of Affirmative Action.

Ald. McCluskey spoke in support of her motion and made reference to statistics from City departments. To implement such a plan an assessment phase, an action phase and implementation phase is required. She stressed that affirmative action to permit equal opportunity did not mean suspension of the merit principle. She noted that the City of Halifax and County have already signed agreements with the Human Rights Commission.

Ald. Pye wondered if Ald. McCluskey had come across statistics on the number of handicapped(physically and mentally) people employed by the City. As far as Ald. McCluskey knew there was only one individual employed as a dispatcher in the Fire Department.

Ald. Greenough commended Ald. McCluskey on her presentation and wondered if additional staff would have to be hired to implement the program. He felt Council needed to know the ramifications, in terms of financial commitment. He suggested referral to the Finance and Program Review Committee. Ald. McCluskey suggested that a coordinator might be found amongst the present City Staff, possibly someone from the target groups earlier referred to.

Ald. Connors supported Ald. McCluskey's motion but wanted to ensure that the job was done properly. He moved, seconded by Ald. Thompson that Council endorse, in principle, the resolution but that its implementation be referred to the Finance and Program Review Committee, for detailed report to Council.

Ald. Hawley wondered what the City Administrator felt about the proposal. Although he had not given it much thought, he felt it might involve additional staff. He referred to the possibility that the Personnel and Labour Relations position might be divided up.

He requested that Ald. McCluskey provide him with any information she might have on Affirmative Action. Mr. Moir would be available to advise the Finance and Program Review Committee and it was suggested that perhaps the Chairman of this Committee might invite Ald. McCluskey to attend their meetings as well. Ald. McCluskey felt the N.S. Human Resources Department would be glad to assist, as well. When the vote was taken on the amended motion, it carried.

MOTION: Moved by Ald. McCluskey and Sarto:  
text on page 9 of the minutes.

AMENDMENT: Moved by Ald. Connors and Thompson that  
the issue be referred to the Finance and  
Program Review Committee.

2) Ald. McCluskey moved, seconded by Ald. Greenough  
that:

WHEREAS the Fraser Commission Report is recommending  
liberalization of the laws on pornography;

AND WHEREAS pornography creates a climate for social  
and sexual desensitization, so that cruelty and violence  
become the norm;

AND WHEREAS pornography is degrading to human beings;

THEREFORE, BE IT RESOLVED that this Council inform the  
Prime Minister of Canada, as well as local Members of  
Parliament, and the Premier of Nova Scotia and his  
Cabinet, that we are not in favour of the Government  
adopting this recommendation of the Fraser Commission.

In discussing her motion, Ald. McCluskey noted that since  
the Notice of Motion, Bill C-114, an act to amend the Criminal  
Code has received second reading. A lot of pressure has been placed  
on the Federal Government that it is too strict. Ald. McCluskey  
discussed the Fraser Report and referred to studies that soft  
pornography, even has a negative effect and studies demonstrating the  
connection between pornography and violence against women. In conclusion,  
she urged Council to support in their letter support of Bill C-114 as well.  
She felt that letter should indicate that Council has reservations about  
the inclusion of 'other sexual activities' included in Bill C-114, however.

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connection between pornography and violence against women. In conclusion,  
she urged Council to support in their letter support of Bill C-114 as well.  
She felt that letter should indicate that Council has reservations about  
the inclusion of 'other sexual activities' included in Bill C-114, however.

Ald. Connors expressed the concern that Council was being asked to take a stand on a matter of Criminal Law. He questioned the Solicitor on what authority Council had to pass this kind of resolution. Mr. Moreash confirmed that the area of Criminal Law is not within the power of Council, however in the past Council has seen it proper to express their views on such matters. He felt there was nothing in the law to prevent Council from expressing their view. Ald. Connors felt the members were elected to deal with municipal issues. Primarily for this reason he could not support the resolution. He also stressed that Council has to be very careful when dealing with the censorship issue and cited examples of abuses in the past. He also had a problem with the motion as it implied support of Bill C-114. He felt there was a lack of consistency and gave an example of the number of sexual crimes committed under the influence of alcohol. Should alcohol thus be banned as well. Ald. Connors noted that 101 recommendations are contained in the Fraser Report and the waste it would be if this report was shelved.

Both Ald. Levandier and Ald. MacFarlane indicated that they were in support of the motion. When the vote on the motion was taken, it passed 7 to 6.

MOTION: Moved by Ald. McCluskey and Greenough:  
text on page 10.

ALD. PYE

Ald. Pye moved, seconded by Ald. Thompson that:

WHEREAS the City of Dartmouth provides amenities such as water and sewer to residents within the City boundaries;

AND WHEREAS the residents of Greenbank Court and Cove Road have been a part of the City of Dartmouth since amalgamation in 1961;

AND WHEREAS amenities are expected by all taxpayers;

THEREFORE BE IT RESOLVED that the City of Dartmouth allocate \$588,000 in the 1987 Capital Projects Budget, as the cost of installing water and sewage to these long-time residents.

In support of his motion, Ald. Pye noted that the report on this area's water quality is well below the standards set by the Provincial Department of the Environment. He noted that some years ago, the City at least transported water in to these residents, but this has since stopped. He acknowledged that the money required to service these 10 homes is very high, but he felt the area might be

further developed if services were installed. Also, last week services were extended along the Waverley Road. He felt it was the right of each citizen to have a safe water supply.

Ald. Woods supported Ald. Pye and referred to the fact that residents of this area receive very little for their tax dollar, especially if they don't have children attending school. He questioned Mr. Fougere about other areas in the City in a similar situation. He also wondered if any options had been considered for providing services to these residents. Ald. Woods suggested that perhaps the City could assist the residents by digging wells, but Mr. Fougere indicated that it is not the City's policy to drill wells. Another suggestion made by Ald. Woods was the establishment of a water reservoir to serve the area.

Ald. Thompson questioned Mr. Bayer on the amount of land in this area which could be further developed for residential purposes. Mr. Bayer indicated that there is at least one vacant lot and a small piece of City owned land. The adjacent area is industrial.

There was some question of how National Gypsum deals with this problem. Mr. Fougere suggested that they might be running some sort of waterline from B.I.O. Mr. Moir suggested that the matter might be referred to staff for further consideration and perhaps emphasis could be placed on providing only water rather than a sewer system. Ald. Thompson moved seconded by Ald. Hetherington that the matter be referred to staff to look at options and report back to Council.

Ald. Hawley referred to the policy adopted by Council in the past when faced with similar situations. The City has purchased the properties with the intention in some instances of offering the whole parcel for development at a future date.

When the vote was taken on the motion it carried with Ald. Pye voting against.

MOTION: Moved by Ald. Pye and Ald. Thompson  
text on page 11.

AMENDMENT: Moved by Ald. Thompson and Ald. Hetherington  
that the matter be referred to staff to look  
at options and report back to Council.

ALD. LEVANDIER

Ald. Levandier moved, seconded by Ald. Hetherington

that:

WHEREAS it is important for the City to grow, from both a population and geographic perspective;

AND WHEREAS population in the City of Dartmouth has been in a state of slight decline for a number of years;

AND WHEREAS there is a large population and commercial base to the eastern boundaries of the City, referred to as Cole Harbour, Forest Hills, Colby Village, and Eastern Passage;

AND WHEREAS it is difficult for the City to initiate long-range planning objectives, because this area is part of another municipality;

THEREFORE BE IT RESOLVED that the City Council instruct the Planning Department to initiate a study (with input from the Department of Municipal Affairs, if possible), outlining the advantages and disadvantages of amalgamating this area, with particular reference being made to any and all costs; and that their findings be presented to Council before the end of 1986.

Speaking in support of his motion, Ald. Levandier referred to the decline in population that Dartmouth has experienced. He referred to the fact that Dartmouth is talking about closing schools, while the adjacent communities require more school facilities. He stressed that his motion has nothing to do with tax dollars, but relates to good planning practices. He wasn't interested in 'grabbing' land but having a study done of the pros and cons, nothing else. A lot of this information would be in the hands of staff already.

Speaking in support of the motion, Ald. Hetherington suggested that even the County might be provided with a copy of this report, so they can determine what there is to gain and what they might lose. This would simply be an attempt to get the facts and figures on behalf of the citizens.

Referring to the cost of education alone (\$1,500 to \$1,600 per child), Ald. Hawley thought the cost of providing education to this area might be phenomenal alone. He suggested that the average property tax for the area would be \$1,500 per home, but as the communities are composed of young families, the number of children would be above average. There is also very little commercial development in the areas. Besides education a number of other services would be required. He wondered what advantage there would be to the City to amalgamate this area, but maybe the study would shed light on this. Replying to a question from Ald. Hawley, as to whether it would be possible to have the study



completed by the end of 1986, Mr. Moir had reservations. He suggested the matter being raised at the Department Heads meeting. Ald. Hawley moved, seconded by Ald. Thompson that the matter be referred to staff so that they can look into feasibility of going through with this study in relation to time, costs and personnel available.

Ald. Greenough expressed support of the referral. Ald. McCluskey indicated her preference of the original motion. Ald. Pye questioned if the referral back to staff, will not in effect cost the City money. Although not having any particular problem with the referral, Ald. MacFarlane was disturbed that the matter was being handled in a rather insular fashion, with no mention being made of the need to consult with representatives of the County.

When the vote was taken, it did not carry being defeated 7 to 6.

Speaking on the main motion, Ald. Greenough felt the City was taking the issue a bit too far. He felt the question should not be studied until some initiative is taken by area residents that they would like to join the City of Dartmouth. Ald. MacFarlane agreed with his comments and perhaps the matter should be informally discussed with municipal officials. In defending his motion, Ald. Levandier emphasized that at some point this study will be done. He supported consulting the people, but felt the City should be prepared with facts and figures as to whether it would be in the best interests of the City of Dartmouth and the residents. When the vote was taken on the main motion it was defeated 8 to 5.

ALD. MACFARLANE

a) Ald. MacFarlane moved, seconded by Ald. Connors that:

WHEREAS the residents of Dartmouth wish to have a clean City;

AND WHEREAS Dartmouth's natural beauty can be considerably improved by keeping City-owned lands, parks and recreation areas, community and private properties, free of litter and debris;

AND WHEREAS this is a task of such magnitude, that participation of every resident, business and City department is required;

THEREFORE BE IT RESOLVED that the City of Dartmouth provide leadership toward an aggressive campaign to improve standards of cleanliness throughout the City;

AND BE IT FURTHER RESOLVED that the City of Dartmouth invite the City of Halifax to participate in a friendly competition, over a six-month period, for the designation of 'Cleanest City', awarded on merit by an impartial body of judges who are not residents of either community, but are in a position to conduct unannounced visits to each City.

Ald. MacFarlane indicated that his motion is meant to encourage initiative in the community. He suggested that a response such as enjoyed on Participaction Day might be aimed at. Ald. McCluskey had reservations about the length of the event, 6 months, which would lead into January. She suggested a three month period might be more appropriate.

Mr. Moir expressed concern about any costs being involved, and who is going to run it. He felt a bit of planning & small budget would be necessary to make it successful. Ald. MacFarlane felt it would be part of the challenge to do this without a budget and if it couldn't be done now, he'd rather drop the subject.

Ald. Thompson suggested approaching the Chamber of Commerce to lend a hand. As an alternative, Mr. Moir suggested that perhaps this event could be done in conjunction with a similar event arranged through Parks and Recreation with the schools in May and June of this year. It was moved by Ald. Greenough and seconded by Ald. Hetherington that Council endorse this particular motion, in principle, with reference to staff to work up a budget for 1987.

Ald. Connors expressed his support of the competition and even presented a slogan: Let's Bash our Trash. This was later modified to "Let's Stash our Trash". He suggested that Ald. MacFarlane might follow this up with the School Board as well. When the votes were taken, the amended motion carried and the vote on the main motion carried.

MOTION: Moved by Ald. MacFarlane and Connors: .  
text page 14.

AMENDMENT: Moved by Ald. Greenough and Ald. Hetherington that Council endorse the above noted motion, in principle, with reference to staff to work up a budget for 1987.

b) Ald. MacFarlane moved, seconded by Ald. McCluskey that:

WHEREAS the residents of Royal View Court are situated on a small cul-de-sac off Joffre and Portland Streets, below the elevation of Portland Street, and abutting City property;

AND WHEREAS this property is in an undeveloped and unmaintained state;

AND WHEREAS this location is not only highly visible to residents, but also to motorists and people passing by;

THEREFORE BE IT RESOLVED that the Parks and Recreation Dept. complete the task of upgrading this location by sodding, at a cost of approximately \$6,000, to achieve a cleaner, more attractive appearance, and to beautify this location.

Ald. MacFarlane thanked the aldermen who visited the site to see first hand the eyesore. Parks and Recreation agree that it is unsightly as well. He felt that perhaps a figure of \$6,000 was a bit high to rectify the problem, however.

Ald. Sarto referred to the fact that in every ward there are parcels of land which are unsightly. He suggested it might be time for Council to consider putting in the budget something for landscaping.

Ald. Hetherington agreed with this suggestion, but suggested that it might be too late to arrange to have this work done and the matter be referred to the 1987 budget. He moved a motion to this effect, which was seconded by Ald. Thompson. Ald. Sarto suggested a figure of \$5,000 to \$10,000 per ward should be placed in the budget for this purpose. He also stressed that it was the responsibility of the City to upgrade such areas. When the vote was taken on this amendment it carried, with Ald. Billard and McCluskey voting against.

MOTION: Moved by Ald. MacFarlane and McCluskey:  
text page 15.

AMENDMENT: Moved by Ald. Hetherington and Ald. Thompson  
that the matter be referred to the 1987 budget.

c) Ald. MacFarlane moved, seconded by Ald. McCluskey that:

WHEREAS Cleary Drive has for many years been a right-of-way for residents in the area;

AND WHEREAS Cleary Drive is serviced by the City of Dartmouth, through snow removal and garbage collection;

AND WHEREAS Cleary Drive is on the list of streets to be taken over by the City;

BE IT RESOLVED that staff complete the necessary surveys and preparations at the earliest possible date, in order that the process of designating Cleary Drive as a City Street, can be completed and present confusion over property boundaries and rights-of-way, effectively eliminated.

While debating this motion, it was indicated that there is a policy on how such streets are taken over, but staff has no instructions as to the order such streets should be taken over in. It was indicated that there are numerous streets such as Cleary Drive throughout the City, but in the opinion of Mr. Fougere this is the one staff is most concerned about because of the continuing controversy surrounding it. It was stressed that Council is not being requested to improve the street, just establish boundaries. There is a need for a policy for fair rotation amongst wards, however. Mr. Moir indicated that he

would like an opportunity to review the policy with Council.

When the vote was taken on the motion, it carried.

MOTION: Moved by Ald. MacFarlane and Ald. McCluskey:  
text page 16.

ALD. CONNORS

Ald. Connors has requested that his third motion re monies being provided in the 1987 Operating Budget for the hiring in 1987 of an internal auditor, be deferred until next month.

a) Ald. Connors moved, seconded by Ald. Levandier that:

WHEREAS Maple Street is presently designated as Collector Street in the City's transportation system, and carries a very large number of vehicles per day, much of it in the peak traffic periods of early morning and mid to late afternoon;

AND WHEREAS Maple Street is in the middle of a large residential neighbourhood who must cross Maple Street during peak traffic periods daily, in order to walk to Bicentennial School;

AND WHEREAS it has been estimated by the Superintendent of Schools that beginning in September, 1986, approximately 62 students will have to cross Maple Street to attend Bicentennial School;

AND WHEREAS there is presently no crosswalk guard stationed anywhere on Maple Street to assist the children in facing this dangerous situation;

BE IT RESOLVED that the expenditure of funds be immediately approved to provide a crosswalk guard to be stationed at the intersection of Maple and Rose Streets, beginning with the opening of school in September 1986.

Cost: \$1250 until December /86.

Ald. Pye questioned whether or not Council had made a policy at budget time to contract out the crosswalk guard service. Mr. Moir indicated that no firm decision was made, but staff was asked to explore this alternative. A report will be coming back to Council on this subject. Ald. Connors indicated that the Chief of Police has sent him a letter endorsing the location and giving the costs involved. When the vote was taken the motion carried.

MOTION: Moved by Ald. Connors and Levandier:  
text above.

b) Ald. Connors moved, seconded by Ald. MacFarlane that:

WHEREAS there exists for school-age pedestrians, a dangerous situation at Five Corners;

AND WHEREAS at present, only one crosswalk guard is on duty at that intersection and alone, is unable to adequately provide for all children using the intersection, particularly those crossing Albert Street.

AND WHEREAS the situation at the intersection has already been studied by various departments of the City, and also, as part of the Transportation Study;

AND WHEREAS the Hawthorne Street Home and School Association have requested that the City either assign a crosswalk guard to cover Albert Street, or that the entrance to Albert Street at Pleasant, be closed off.

BE IT RESOLVED that the expenditure of funds be immediately approved to provide a crosswalk guard for Albert Street, beginning with the opening of School in September 1986.

There was considerable debate as to whether or not one crosswalk guard can do both jobs. Council acknowledged that a very unique situation exists here, however it was suggested that perhaps the second crosswalk guard/could be better utilized, if the children were instructed on the route to follow.

It was moved by Ald. Thompson and seconded by Ald. Sarto that the meeting continue past the hour of 11:00 p.m. The motion carried.

Ald. Hetherington suggested that if a right-hand turn was permitted on the red light not only would this permit a freer flow of traffic from the Downtown but might indirectly help out the crossing guard. Ald. Connors also noted that in the letter from the Chief Police, he suggests that consideration might be given to instructing the children to wait. If the intersection was improved and additional assistance provided by the Police at the commencement of the school year, the problem might be resolved without the addition of another crosswalk guard.

When the vote was taken the motion was defeated, with Ald. Levandier and Connors voting for it.

NOTICE OF MOTION:

The following notices of motion were given for the first August Council meeting:

1) Ald. Levandier:

WHEREAS the City has celebrated 25 years of incorporation as a City;

AND WHEREAS the Charter has not been reviewed in that length of time;

AND WHEREAS the City will have a new City Administrator within the year;

AND WHEREAS it would be appropriate to review the City Charter after 25 years;

THEREFORE BE IT RESOLVED, that City Council completely review the City Charter with particular attention being given to redefining the responsibilities of both the elected and appointed officials and accountability of the latter;

AND BE IT FURTHER RESOLVED, that we attempt to have this study completed before a new City Administrator is appointed.

2) Ald. Thompson:

WHEREAS the City of Dartmouth has only one small "Welcome to Dartmouth Sign" on entrances to our City, route 118;

WHEREAS the Service Clubs requested that a joint project be carried out to identify clubs meetings place and time;

WHEREAS a number of visitors to our city belonging to such organizations may wish to attend these meetings;

THREFORE BE IT RESOLVED that the City of Dartmouth and Service Clubs carry out a phase program to construct and install "Welcome to Dartmouth Sign" at the City entrances.

3) Ald. Hetherington:

WHEREAS citizens are now selling off their undersized lots;

WHEREAS these approved building lots vary in size from 50' down to 25' and are causing difficulties in existing neighbourhoods;

BE IT SO RESOLVED that our City Planning Department investigate the best possible way to integrate development on these properties within the City to fit into the existing communities in which they are located.

4) Ald. McCluskey:

WHEREAS Council spends many hours at budget time familiarizing themselves with City departments and making enquiries of the various City departments as to staff duties and expenditures;

AND WHEREAS these enquiries make it necessary for Council to work many extra hours;

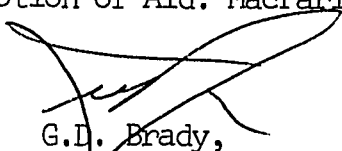
AND WHEREAS these enquiries could be dealt with at an earlier time;

BE IT RESOLVED, that Council meet with each department head prior to budget time and familiarize themselves with duties of staff and the expenditures of each department.

NEXT MEETING

The next Council meeting is scheduled for 6:30, July 15th.

Meeting adjourned on motion of Ald. MacFarlane and Ald. Sarto.

  
G.D. Brady,  
Deputy City Clerk.

City Council, July 8, 1986

ITEMS:

- 1) Minutes, page 1.
- 2) Rick Hansen - Man In Motion, page 1.
- 3) Second Approval: Over-expenditure for snow and ice control, page 1.
- 4) Second Approval: Over-expenditure for bus service - Dartmouth Natal Day, pages 1 & 2.
- 5) Monthly Reports, pages 2 to 4.
- 6) Withdrawal from special reserve fund, Library, page 4.
- 7) 14 Locks Road, Resolution 86-49, page 4.
- 8) William Street, pages 5 to 7. (Resolution 86-50)
- 9) Application for Amendment to Land Use By-law - 203 Waverley Road, page 7. & 8.
- 10) U.N.S.M. Regional Meeting, page 8.

ITEMS:

- 11) Motions, pages 8 to 18.
  - Ald. McCluskey, pg. 8 to 11.
  - Pye, pg. 11 & 12.
  - Levandier, pg. 13 & 14.
  - MacFarlane, pg. 14 to 17.
  - Connors, pg. 17 & 18.
- 12) Notice of Motion, pages 18 and 19.
  - Ald. Levandier, pg. 18.
  - Thompson, pg. 19.
  - Hetherington, pg. 19.
  - McCluskey, pg. 19.
- 13) Next Meeting, page 19.

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JULY 15, 1986

To

MARCH 31, 1987



Dartmouth, N.S.

July 15, 1986

Regularly called meeting of City Council held this date at  
6:30 p.m.

Present - Mayor Savage

Ald. Sarto	Thompson
Billard	MacFarlane
Connors	Levandier
Pye	Woods
Hawley	Greenough
Bregante	Hetherington
McCluskey	Withers

City Solicitor, M. Moreash  
City Administrator, C.A. Moir  
City Clerk/Treasurer, B. Smith

At the opening of the meeting, the Mayor requested the addition of two items to the agenda. They were as follows:

- 1) Dartmouth Book - Sherman Hines
- 2) Nominations to the Shubenacadie Canal Commission

Mayor Savage read to Council a Press Release about the Canadian Association of Municipal Administrators presenting to Mr. Moir the Canadian Association of Municipal Administrators Professional Award.

Ald. Billard raised a concern about the noise pollution problem at the end of ~~Portland~~ Street and requested that staff deal with it as expeditiously as possible. The Mayor referred the matter to the City Administrator to direct City staff to look into the problem and deal with it next week.

In addition to the report entitled "Objectives 1985-86", Mr. Harrison circulated to the members a booklet which contained information about the Dartmouth School system. These quarterly reports were commenced to improve communications between City Council and the Dartmouth District School Board. Mr. Harrison addressed Council on the contents of the report and it was moved by Ald. Greenough and Sarto to receive and file. The motion carried.

Referring to the recent retirements of Ms. Harris and Mr. Hubley, Council wished passed to them their congratulations and best wishes for a successful and quiet retirement.

MOTION: Moved by Ald. Greenough and Sarto that the Quarterly Report from the Dartmouth District School Board be received and filed.

A report was before Council from the City Administrator re tenders for painting the ferries. He recommended to Council that the tender be awarded to the low bidder, Paul Gennette Painting Contractors Limited, for the price of \$16,800.

The higher tender was from Halifax-Dartmouth Industries Ltd.  
- \$20,752.

PRESS RELEASE

NOISE POLLUTION  
PROBLEM, LOWER  
END PORTLAND ST.

DARTMOUTH DISTRICT  
SCHOOL BOARD -  
QUARTERLY REPORT

TENDER - PAINTING  
DARTMOUTH FERRIES

He also suggested that Council have City staff further explore possible changes to the ferries which would make them into a tourist attraction. Several artist renderings were displayed for Council's perusal. It was moved by Ald. Greenough and Sarto that the low bid be accepted and staff be asked to explore the possible changes to the ferries. Both Ald. Thompson and Billard had reservations of whether or not this type of paint job would stand-up as well as the regular one. Ald. Greenough also referred to the additional costs involved, but Mr. Moir suggested the costs might be somewhat reduced if structural changes were not implemented. When the vote was taken the motion carried with Ald. Billard voting against.

MOTION: Moved by Ald. Greenough and Sarto that the tender be awarded to the low bidder, Paul Gennette Painting Contractors Limited, 305 Waverley Road, Dartmouth, for the price of \$16,800 and staff be asked to further explore the possible changes to the ferries to make them useful as a tourist attraction.

#### COMPUTER HARDWARE

A report on new computer acquisitions from the Information Services Steering Committee was before Council. It was recommended by the Committee that the tender be awarded to Gandalf for the Communications Equipment, with a bid of \$76,334 and Digital Equipment for the VAX 8500, software, implementation and training with a bid of \$656,610. A motion to adopt this recommendation was made by Ald. Greenough and Thompson.

D.M.R. representative, Mr. Peter McCully was present to answer questions re the system. Ald. Hawley was particularly concerned about how long this system would be in use. He noted that this is the third computer the City has purchased. It was explained that in the past the computer could not have added capacity, as an option. Despite the potential for added capacity to this unit, Mr. Smith stressed that it is anticipated that this unit will only meet the City's needs for five years, as technology changes and they become more efficient.

Ald. Connors, a member of the Information Services Steering Committee noted that although he did not have reservations about the tender itself, he was still not sure that the City was moving in the right direction. He still wondered if the present equipment was being used at capacity and whether service to citizens will improve with the purchase.

Ald. Levandier moved that this matter be referred back to the Steering Committee and the Committee address some of the concerns raised by Ald. Hawley and Connors. The motion was seconded by Ald. Billard.

Mr. Smith noted that if this tender is not awarded, there will be additional costs associated with putting out another tender and there will be an impact on services provided. There is currently a storage capacity problem and user problem.

The representative of D.M.R. in replying to<sup>a</sup> question from Ald. Connors noted that it isn't practical to use the City's present computer 24 hours a day. He stressed that if another tender is called, a 3% Federal Government tax will now be added and the reason the tenders were so close, was that Council had previously selected the model of computer they desired. Referring to whether or not the City requires the additional 80 to 90 applications, Mr. Moir noted that the cost benefit analysis requested hasn't been done because the present computer does not have the capacity.

Ald. Levandier again raised the question as to whether or not staff reductions have been possible due to computerization. This question has never been answered to his satisfaction.

When the vote on the motion to refer was taken it was defeated, with Ald. Connors, Levandier and Billard voting for it.

The vote on the motion carried, 13 to 11.

MOTION: Moved by Ald. Greenough and Thompson that the tender be awarded to:

- a) Gandalf for the Communications Equipment with a bid of \$76,334
- b) Digital Equipment for the VAX 8500, software, implementation and training, with a bid of \$656,610.

A report on the Morris/Russell Lakes Area Trunk Sewer from Mr. Purdy was before Council. It is recommended that the tender for Contract 86-02, be awarded to the lowest bidder, Municipal Contracting Limited, with a bid price of \$2,456,184.00, but subject to resolution of the following seven (7) items:

- 1) The receipt of payment or security for payment from Portland Estates Limited ;
- 2) The receipt of signed easement documents from all property owners involved ;
- 3) The receipt of title to the Russell Lake Pumping Station;
- 4) The obtaining of title to the island on Russell Lake;
- 5) The grant from the Crown for the permanent causeway across Russell Lake;
- 6) The receipt of Joint Certificate of Approval from the Departments of the Environment and Public Health;
- 7) The receipt of Pipeline licence from CNR for the crossing .

Other tenders from:	Beaver Marine Construction Ltd.	\$2,970,256.50
	W. Eric Whebby Ltd.	2,994,590.00
	Seapert Contractors Ltd.	3,397,140.00
	Woodlawn Construction Ltd.	3,453,104.00

TENDER 86-02  
SOUTH DARTMOUTH  
TRUNK SEWER

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The vote on the motion carried, 13 to 11.

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- 1) The receipt of payment or security for payment from Portland Estates Limited ;
- 2) The receipt of signed easement documents from all property owners involved ;
- 3) The receipt of title to the Russell Lake Pumping Station;
- 4) The obtaining of title to the island on Russell Lake;
- 5) The grant from the Crown for the permanent causeway across Russell Lake;
- 6) The receipt of Joint Certificate of Approval from the Departments of the Environment and Public Health;
- 7) The receipt of Pipeline licence from CNR for the crossing .

Other tenders from:	Beaver Marine Construction Ltd.	\$2,970,256.50
	W. Eric Whebby Ltd.	2,994,590.00
	Seaport Contractors Ltd.	3,397,140.00
	Woodlawn Construction Ltd.	3,453,104.00

TENDER 86-02  
SOUTH DARIMOUTH  
TRUNK SEWER

Ald. Hetherington moved, seconded by Ald. Bregante that the recommendation be adopted.

The report noted that the estimated share of construction costs to be paid by Portland Estates Limited is \$1,800,000. Ald. Connors noted that the budget allocation was \$2,161,000 in the 1984 budget, of which the expected share for Portland Estates was \$1,950,000. He questioned why Portland Estates' share should now be less, when the tender is higher than originally anticipated. Mr. Purdy explained that the figures in the 1984 estimate were very preliminary and did not have the benefit of a detailed design. The estimated share for Portland Estates was done <sup>in</sup> a very preliminary way as well, and was not a fixed fraction.

Mr. Moreash indicated that <sup>when</sup> the contract with Portland Estates was agreed upon, a set figure was not established for the amount to be paid by Portland Estates, but they were to pay for the portion of the system which served their lands. Ald. Connors felt that if the City is to enter into these agreements, the terms should be hammered out better, as the City is paying more than the citizens expected. Replying to a question from Ald. Greenough, Mr. Purdy explained how the figure of \$1,800,000 was arrived at, when the consultants, Acres International, looked at the system to serve the Portland Estates land only, versus servicing of the total acres. They went through concepts of how the land could be serviced, also.

Ald. Withers noted that the developer will also be paying additional costs for engineering, etc. Mr. Slim, representing the Developer, indicated that it is anticipated that \$250,000 will be spent on engineering costs.

Ald. Billards expressed concern about the location of the outfall. It was noted that the area of the existing outfall in Woodside will be used, however it will be larger in size and extend out further into the harbour. Ald. Billard wondered if there will be adjacent land available for a land based sewage treatment plant, when required. He felt the Engineering Department should be considering the availability of such land in all future plans.

When the vote on the motion was taken, it carried.

MOTION: Moved by Ald. Hetherington and Bregante that the tender for Contract 86-02, South Dartmouth Trunk Sewer be awarded to the lowest bidder, Municipal Contracting Limited, with a bid price of \$2,456,184.00, but subject to resolution of the seven (7) items, listed on page 3.

PORTLAND ESTATES  
TEMPORARY SEWER  
CONNECTION

A report was before Council from the City Engineer re the Portland Estates - Temporary Sewer Connection. It was moved by Ald. Hetherington and Levandier that Portland Estates Limited be granted permission to temporarily connect the 139 single family lots in Phase II of their development to the Day-Carver sewage system, until completion of the South Dartmouth Trunk Sewer. The motion carried.

MOTION: Moved by Ald. Hetherington and Levandier that Portland Estates Limited be granted permission to temporarily connect the 139 single family lots in Phase II of their development to the Day-Carver sewage system until completion of the South Dartmouth Trunk Sewer.

APPLICATION TO  
SUBDIVIDE PORTLAND  
ESTATES - PHASE II

Mr. Stockall of Portland Estates was present to give a brief presentation, together with Mr. Martini to present an economic impact study. A report from the Director, Planning & Development, re the Application to subdivide, Portland Estates, Phase II was before Council.

Mr. Stockall referred to plans for a proposed passive recreation park at the north end of Morris Lake, consisting of 9.6 acres, which they are proposing to turn over to the City for recreation. They have budgeted \$75,000 for clearing and seeding the area over the next two years.

Mr. Stockall also had two models for Council to peruse. One of them featured a condominium development proposed for the shores of Lake Russell.

Mr. Martini then proceeded to briefly outline the economic impact of the development on the City and Province. He stressed that for every \$100.00 spent on construction \$54.70 will remain within the province. For every \$100,000 spent, 2.7 jobs were created. The residential construction sector is one of the most productive sectors in the Province. It was noted that all the labour will be Nova Scotian and 43% of the materials will be from the Province, as well. 63.3% of all the money will remain within the Province of N.S. It is anticipated that 900 units will be constructed by the end of 1989, creating 964 man years of work and roughly \$30 million in wages, over three years. The gross product of N.S. would rise by \$65 million. Needless to say, a substantial return will be made to the City of Dartmouth in taxes, Deed Transfer Taxes, etc.

Ald. McCluskey queried Mr. Stockall as to whether or not he was prepared to follow the recommendations set down by the Dartmouth Lakes Advisory Board. These recommendations are listed in the Lakes Advisory Board's memorandum of July 14th. Mr. Stockall referred the questions to Mr. Slim. He noted that preliminary meetings were held

in January with the Board before the plans were prepared. He assured Council that it is the developer's intention to protect the lakes and improve them, if possible. Ald. McCluskey questioned whether they were prepared to draw up a protection agreement agreeable to the Lakes Advisory Board, before they proceed. Mr. Stockall referred to the settling pond which cost the developer \$200,000 to construct. He indicated the Board seemed satisfied with this. An additional \$2,800 was spent to clean up the sediment, as well. Ald. McCluskey stressed that this is not obviously all that the Board wants. They are looking for a plan to be drawn up, agreeable to both parties. Mr. Stockall noted that they have always met with the Board, but Ald. McCluskey noted that they are still asking to meet with the developer to draw up a plan.

Secondly, Ald. McCluskey wanted to know if a provision was being made for a buffer zone around Morris Lake. Mr. Stockall indicated that provision has been made that no house is to be built within 30 to 50 feet of the lake, by increasing the depths of the lots. This measure is meant to protect the lake from siltation and pollution. Mr. Slim indicated 50 feet will be the minimum. This requirement will be written into a deed covenant. This lakefront area will be privately owned however and the public will be restricted from it, except for the 9.6 acre park proposed. Mr. Stockall referred to the 1,080 feet of lake frontage at the park site.

It was moved by Ald. Levandier and seconded by Ald. Thompson that Council give approval in principle, to give staff authority to investigate and negotiate for the overall Master Plan. Mr. Stockall noted that Council has already given approval for the 139 lots. He noted that three years ago, approval in principle was given for phase I by the City.

Mr. Slim noted that the area is presently zoned "H", which permits single family development. The developer was present this evening for approval in principle of the Land Use Plan in front of Council.

Mayor Savage had reservations as to what approval in principle tied Council to. Mr. Stockall indicated, that similar to three years ago, the City would be tied to nothing and the developer will come back to Council about everything presented this evening. All rezoning applications will have to come back.

Referring to the second paragraph of page 1, Ald. Billard noted that the ultimate location of the various components is not finalized at this time. Mr. Slim indicated the boundaries would be defined later on. Making particular reference to the location of the proposed condominiums, Mr. Slim concurred that the density will be high, but the contours and slope of the land made this area unsuitable for single family housing.

Ald. Billard also referred to the fact that there are many individuals who believe strongly that the lake shores should be public domain and will oppose the developments being proposed. Mr. Slim suggested that the Board actually preferred the development of condominiums on this site, as it permitted more control of the shoreline. Ald. Billard felt the issue of access to Russell Lake was far from dead.

Ald. Billard also referred to the 15 acres owned by the City. Mr. Stockall indicated that if approval is received for the first condominium, the developer will spend \$100,000 in this area.

Ald. Hetherington expressed agreement with the motion on the floor, making particular reference to the last paragraph on page 3 of the report. Referring to the controversy about private versus publicly owned land around lakes, he felt that publicly owned lands around lakes end up being a mess, and he would therefore rather see the land in the hands of the home owner. He felt the developer should be encouraged.

Ald. Hawley related the past experiences the City had with the developer, particularly the cooperation between the Lakes Advisory Board and Portland Estates during his time on the Board. He felt the concept was well explained and they should be given the right-of-way.

Ald. McCluskey questioned Mr. Moreash as to whether or not giving approval in principle will jeopardize aldermen in zonings hearings later on. Mr. Moreash indicated that there may be a danger, and he had reservations. The phrase, approval in principle, is not a legal concept. He stressed that Council may be perceived as having pre-judged any rezoning necessary to carry out the plan. His advice was that approval in principle is not an advisable idea. It was noted that Mr. Stockall has conceded that/he is <sup>what</sup> asking for will not oblige the City in any way or bind the City. Mr. Moreash suggested that the following conditions be added to the approval in principle:-



- 1) City not bound or obligated in any way.
- 2) Developer will have to apply for subdivision approval and get all necessary approvals pursuant to City by-laws.
- 3) City Council is not expressing any opinion on the rezoning of any lands which will be necessary for the development and that Council will make its decision on these questions when the time comes and in the normal statutory procedure.

Ald. McCluskey moved seconded by Ald. Connors an amendment.

Approval in principle with these expressed conditions as listed above by Mr. Moreash.

Ald. Greenough referred to the third paragraph, page 1 and suggested that the whole issue might be resolved if City staff was authorized to work with Portland Estates towards finalization of a Master Plan for Portland Estates. He felt the approval in principle, together with the amendment to be a little cumbersome. He recommended that staff be instructed to process the 139 permits for the area which has been serviced and staff be authorized to work with Portland Estates towards finalization of the Portland Estates Master Plan.

Mr. Bayer stated that approval in principle, unless it has a clear definition, doesn't mean much at the staff level. For example, does Council mean that they are approving land use for commercial and land use for condominiums? If there is a side issue such as lakes protection and if proposals include private deed restrictions, they will have to analyse, and come back to Council. Staff have just received the plans for the 139 lots. There are no approvals as yet and the subdivision will be processed in the normal manner.

When the vote was taken on the amendment it passed unanimously. The amended motion also passed unanimously. In closing Mr. Stockall said that Portland Estates will never take the City of Dartmouth to court about this.

MOTION: Moved by Ald. Levandier and Ald. Thompson that Council give approval in principle, to give staff authority to investigate and negotiate for the overall Master Plan.

AMENDMENT: Moved by Ald. McCluskey and Connors that approval in principle be given with the following conditions:

- 1) City not bound or obligated in any way.
- 2) Developer will have to apply for subdivision approval and get all necessary approvals pursuant to City by-laws.
- 3) City Council is not expressing any opinion on the rezoning of any lands which will be necessary for the development and that Council will make its decision on those questions when the time comes and in the normal statutory procedure.

TENDER 86-03 -  
STREET CONSTRUCTION

Tenders have been received as follows for Contract 86-03, Street Construction:

Ocean Contractors Limited	\$777,755.00
Municipal Contracting Limited	813,085.90
Basin Contracting Limited	822,921.25
Steed and Evans Limited	847,130.75
Standard Paving Limited	889,026.00

Acceptance of the low bid, received from Ocean Contractors Limited, has been recommended. It was moved by Ald. Sarto and Greenough that the tender be awarded as recommended. The motion carried.

MOTION: Moved by Ald. Sarto and Greenough that the tender submitted by Ocean Contractors Limited in the amount of \$777,755 be accepted.

STUDY COMPUTERIZATION  
OF TRAFFIC LIGHTS  
AND APPROVAL OF  
EXPENDITURE

The City Administrator in his report of July 14th made two recommendations. The first recommendation was that City Council authorize engaging consultants for the remainder of 1986 at a cost of \$20,000 to \$25,000. In addition \$10,000 in wages for the immediate hiring of a Traffic Technologist should be approved. It was further recommended that the City give serious consideration to the establishment of a Traffic Division, as recommended in the Transportation Study at an estimated cost of \$124,500 (1986 dollars).

With the agreement of Council, it was decided to deal with the two recommendations separately. It was subsequently moved by Ald. Greenough and Ald. Thompson that Council adopt the first recommendation.

Ald. Levandier expressed his opinion that he felt these traffic studies should be done jointly and proposed that there should be one central department for the region. Mr. Moir confirmed that there may be one traffic division or transportation division of the Province of N.S. in the future.

Ald. Billard suggested that the proposed traffic consultant might also be able to provide the information needed and thus save on the hiring of a technologist. Mr. Bayer explained why a separate staff person is needed immediately to take advantage of the system.

Ald. Connors suggested that the Traffic Co-ordinator might be reassigned, but Mr. Bayer indicated that the technologist's time will be spent mostly in Halifax and that would leave no time for the other duties handled by the Traffic Co-ordinator. It is hoped that the project will be ready for implementation by next fall. Ald. Connors expressed strong reservations about the second recommendation and felt

that adding additional staff did not always need to be the solution to problems. He felt reallocation of staff should be considered, as well.

Ald. Thompson and MacFarlane referred to the fact that traffic is a priority of residents and expressed their support of the recommendation. When the vote was taken, it passed, with Ald. Levandier and Billard voting against.

The second recommendation was subsequently moved by Ald. MacFarlane and Sarto. This motion also carried with Ald. Billard and Levandier voting against.

MOTIONS: Moved by Ald. Greenough and Thompson that City Council authorize engaging consultants for the remainder of 1986 at a cost of \$20,000 to \$25,000. In addition, \$10,000 in wages for the immediate hiring of a Traffic Technologist.

Moved by Ald. Thompson and MacFarlane that the City give serious consideration to the establishment of a Traffic Division, as recommended in the Transportation Study, at an estimated cost of \$124,500 (1986 dollars).

Concern was expressed that due to the urgency of the first portion of the motion, there may not be time to wait for second approval of the over-expenditure, as Council will not be meeting until mid August. Staff will have to make their decision, based on the motion passed this evening. Council expressed agreement with this suggestion.

A report on this matter was not available at the time of the meeting, however Mr. Moir explained verbally what had taken place. Apparently it had been originally estimated the cost to provide this service would be \$240,000 <sup>half</sup> / of which the Province had agreed to cost share. The tender received would result in a total cost of \$580,000 <sup>be</sup> and Mr. Moir requested that the matter/deferred and in the interim he will investigate what went wrong. It was moved by Ald. Sarto and Ald. Thompson that the matter be referred to C.A. Moir for investigation. Ald. Greenough noted that there will not be another meeting until August 19th and there is a real need to extend the water supply to this area. He requested that the City Administrator do everything possible to get the project moving. He expressed hope that the Province will provide the additional funding needed from the Municipal Grants Fund. He stressed that many of the problems facing the residents result from the 107 By-pass construction. Mayor Savage indicated that he and Mr. Moir will discuss this situation with the Province. Ald. Greenough indicated that he would like to attend as well.

TENDER 85-15  
PORT WALLACE WATER  
MAIN

Another concern raised by Ald. Hawley was the fact that the Province only agreed to cost share to the foot of Spider Lake Road, not Spider Lake Road itself. He indicated that the worst problems are experienced on Spider Lake Road. He indicated that he would also like to be in/<sup>the</sup>delegation to the Province. He stressed the time factor and noted that the residents have been waiting two years for the matter to be resolved.

Ald. Pye made reference to the concerns he expressed at the previous meeting regarding the supply of water to 10 homes in Ward 5. He suggested that perhaps a few dollars might be acquired from the Province for the problems faced in Ward 5, as well. The motion carried.

MOTION: Moved by Ald. Sarto and Thompson that the tender for the Port Wallace Water Main be referred to the City Administrator for investigation.

A report from the City Administrator, dated July 9th re Pillar-Ad structures was before Council. The report concludes with the following recommendation, that Council approve the installation of these pillar-ad structures and that City staff be authorized to negotiate their exact location at the two sites selected. A model of the structure was circulated to the members, together with some photographs. Ald. Sarto and Withers moved adoption of the recommendation.

Ald. Hawley was opposed to anymore billboard pollution in the City. He also felt the amount of money for rental, i.e. \$850 per annum was an insult.

Ald. Connors also noted that one of the sites suggested is on Common's lands and there is very little chance of such an installation on this property.

Ald. Pye wondered if his proposed amendments to the signage bylaw would effect this particular proposal. Mr. Moreash noted that the company would have to make arrangements to comply with the new bylaw at the time of renewal of the contract. At present they need only comply with the existing bylaw.

It was suggested by Ald. Thompson that such structures might present a problem during our winter months, due to snow.

There were several questions re the attached sample contract, but Mr. Moir assured Ald. McCluskey that staff would negotiate the contract and bring it back to Council for approval.

PILLAR - AD  
STRUCTURES

Ald. Greenough felt there was nothing wrong in investigating the matter further and moved an amendment, seconded by Ald. Thompson that the City Administrator approach Daley Communications and negotiate for two sites to be brought to Council for approval.

When the vote was taken both the amendment and motion were defeated.

TENDERS EQUIPMENT  
PARKS AND RECREATION

Tenders have been received as follows for the supply of lawn maintenance equipment for the City:-

Turf Truckster

E.V.R. Green Atlantic	\$12,500.00
Halifax Seed	13,950.00
D.A. Myers	14,695.00
Coastal Equipment	17,394.00

The Parks and Recreation Department recommend that this item be awarded to Halifax Seed Limited, the second low bidder, as the quotation received from the low bidder, E.V.R. Green Atlantic does not meet the required specifications.

Farm Tractor

Coastal Equipment	9,850.00
Halifax Seed	12,750.00
D.A. Myers	11,813.00

It was the Parks and Recreation Department recommendation that this item be awarded to the third low bidder, Halifax Seed, at a price of \$12,750.00, as neither of the two low bids meet the specifications as layed out.

Gang Mower

D.A. Myers	10,499.00
Halifax Seed	11,668.00
Coastal Equipment	11,950.00

It was the department's recommendation that the item be awarded to the second low bidder, Halifax Seed, at a quoted price of \$11,668.00, as the other two firms equipment were not compatible with the farm tractor indicated above.

Ald. Bregante and Ald. Greenough moved adoption of the three recommendations.

Ald. Billard expressed concern that the tender process appears to have been consistently misinterpreted. Mr. Stevens assured him that this does not happen frequently. In these instances the amount of horsepower was of particular importance. When the vote on the motion was called, it carried.

MOTION: Moved by Ald. Bregante and Ald. Greenough that the bids from Halifax Seed Limited be accepted as recommended to Council. They are as follows:

Turf Truckster	- \$13,950.00	- Halifax Seed
Farm Tractor	- 12,750.00	" "
Gang Mower	- 11,668.00	" "

REPAIRS TO TENNIS  
COURTS

Only one tender was received for repairs to Tennis Courts, Various Locations. Parks and Recreation recommend that this tender be awarded to Maritime Tennis Court Builders & Refinishers for a total bid price of \$38,900.00. It was moved by Ald. Hawley and Sarto that the recommendation be accepted by Council. The motion carried.

MOTION: Moved by Ald. Hawley and Sarto that the tender be awarded to Maritime Tennis Court Builders and Refinishers for a total bid price of \$38,900.00, for repairs to tennis courts in various locations.

7 - 19 KUHN ROAD

In his report of July 12th, Mr. Moir described the situation relating to a property purchase from Mrs. Giles at Kuhn Road. During the search of title, it was discovered that two parcels of lands were owned by the Estate of Jessie Giles and therefore it was recommended by the City Administrator that the City of Dartmouth purchase the additional lands at the same price per square foot, which would result in a total purchase price of \$64,456.00. It was moved by Ald. Hawley and Ald. Sarto that Council approve the recommendation.

Ald. Billard expressed concern that it has been over one year since the original approval was granted. He was concerned that a piece of land such as this could be in limbo for so many years, not collecting taxes, without anyone being aware. Ald. McCluskey suggested that the error might have taken place at the time the records were transferred from the County at the time of annexation.

In answer to a query from Ald. Billard regarding the history of these land transactions on Kuhn Road, it was explained that Council made a policy decision sometime ago to purchase all this land, and money was set aside in a special account for this purpose. Mr. Bayer noted that this decision was made as there were numerous requests to service the area, but it was not felt feasible. It is hoped eventually to acquire all the land for a housing development. Ald. Greenough emphasized that the property owners would have preferred to stay in this location if it could be serviced.

The motion carried.

MOTION: Moved by Ald. Hawley and Ald. Sarto that the City of Dartmouth purchase the additional lands at the same price per square foot which would result in a total purchase price of \$64,456.00. That is, 51,565 sq. ft. at \$1.25 per square foot.

1986 LONG TERM  
DEBT ISSUE

A report was before Council, dated July 10th from the Deputy City Treasurer re the 1986 Debt Issue. City Council at its May 13th meeting had directed staff to proceed with funding of capital projects totaling \$10,175,000. All the necessary arrangements have been made with the Municipal Finance Corporation and approval of the following was requested:-

1. Approval of Temporary Borrowing Resolution #86-01 to 86-05.

This approval was given on motion of Ald. Bregante and Sarto.

2. Approval of the Issuing Resolution #86-A-1.

This approval given on motion of Ald. Connors and MacFarlane.

3. Approval of attached agreement between the City and the Nova Scotia Municipal Finance Corporation.

This approval was given on motion of Ald. Connors and Bregante.

4. Approval for the Mayor and City Clerk to execute the related documents referred to in Mark Gilbert's letter dated July 4, 1986.

This approval given on motion of Ald. Connors and Hetherington.

MOTIONS: Four (4) approvals given by Council as listed above.

CITY OF DARTMOUTH  
MUNICIPAL INVESTMENT  
POLICY

It was suggested by Ald. Connors, Chairman of the Finance Program Review Committee that discussion of the City of Dartmouth Municipal Investment Policy be deferred until the next Council meeting. A motion to this effect was moved by Ald. Connors and seconded by Ald. Hetherington. The motion carried.

MOTION: Moved by Ald. Connors and Hetherington that the discussion of the City of Dartmouth Municipal Investment Policy be deferred until the next Council meeting, August 19th.

TAX EXEMPTION -  
HALIFAX DARTMOUTH  
INDUSTRIES

A report was before Council, from the City Administrator requesting direction on how Council wished him to proceed with the request from HDI for a tax exemption. It was noted that recent amendments to the Municipal Grants Act provide authority for the City to enter into tax concession agreements. It was initially moved by Ald. Hawley and Sarto to receive and file, but this motion was later withdrawn.

Ald. Levandier felt that serious consideration should be given to this request based on the integral role H.D.L. has played in the community and its employment of Dartmouth citizens. Ald. Hawley noted that perhaps the original motion was a harsh way to deal with the matter, but there

had been a number of requests from other industries.

It was moved by Ald. Greenough and Sarto that we regretfully must decline the request from H.D.L. re tax concessions. He felt that if job creation was being considered, it was the senior levels of government who should be providing assistance. The City must endeavour to keep their tax rate at the lowest possible level to remain competitive. If some industries are given tax breaks, a heavier burden is placed on the rest of the industries and residential taxpayers.

Ald. Connors expressed support of the comments previously made and noted that he estimates the total cost to the city would be <sup>million</sup> \$1.3/if this concession was granted. There is no guarantee that it will do any good in the long run. He felt the solution for the shipyard was with the Federal Government. There is a need of a policy to construct and repair ships in Canadian yards.

Ald. Withers suggested that nonetheless it might be a worthwhile exercise to discuss the matter further with H.D.L. officials. He noted that officials of the company came before Council with their request and the matter was deferred pending the Province introducing legislation which would make it possible for the City to grant a tax concession. He noted they are the mainstay of employment in Dartmouth and thought the courtesy of at least sitting down to discuss the situation with them should be extended, with a report back to Council.

Similarly, Ald. Levandier felt each situation should be judged on its own merit. He noted Burnside would not have existed if tax concessions had not been granted. He suggested a reduced rate might also be explored.

Ald. Hawley stressed that H.D.L. has two branches, one in Halifax which is a money loser and the Dartmouth branch which is profitable. He questioned how tax concessions can be given to an industry making a profit. Nevertheless, Ald. McCluskey noted that their profit was in part due to the fact that they have made no capital improvements and the underwater portion is in need of repair.

When the vote was taken, the motion carried with Ald. Levandier and Withers voting against.

MOTION: Moved by Ald. Greenough and Sarto that Council regretfully must decline the request from H.D.L. re tax concessions.



APPLICATION FOR  
AMENDMENT TO LAND  
USE BY-LAW - 500  
MAIN STREET

A report was circulated to Council recommending in favour of a rezoning request from the Dartmouth Housing Committee for the property at 500 Main Street. Staff recommended to Council that they be instructed to proceed with a neighbourhood information meeting. Ald. Levandier moved, seconded by Ald. Bregante that the recommendation be adopted.

Ald. Billard noted that the Planning Department staff appears to be overworked and perhaps since the land is city owned the rezoning application could be withdraw.

When the vote was taken, the motion carried with Ald. Billard voting against.

MOTION: Moved by Ald. Levandier and Bregante that staff be instructed to proceed with a neighbourhood information meeting re the Application for Amendment to Land Use By-law - 500 Main Street.

APPLICATION FOR  
AMENDMENT TO LAND  
USE BY-LAW -  
DARTMOUTH COMMERCIAL  
ESTATES (PORTLAND  
STREET)

A report was before Council recommending in favour of a rezoning request for Dartmouth Commercial Estates. On motion of Ald. Hetherington and Ald. McCluskey staff was instructed to proceed with a neighbourhood information meeting as recommended by Mr. Bayer. The motion carried.

MOTION: Moved by Ald. Hetherington and McCluskey that staff be instructed to proceed with a neighbourhood information meeting on the application to amend land use by-law - Dartmouth Commercial Estates.

APPLICATION TO AMEND  
LAND USE BY-LAW -  
MONTEBELLO SUBDIVISION

CONFLICT OF  
INTEREST

Ald. Connors declared a conflict of interest on this item, by reason of the fact that his law firm represents the developer. He withdrew from his place on Council while the item was being considered.

It was moved by Ald. Hetherington and Bregante that staff be instructed to proceed with a neighbourhood information meeting re the Application to amend Land Use By-law - Montebello Subdivision. The motion carried.

MOTION: Moved by Ald. Hetherington and Bregante that staff be instructed to proceed with a neighbourhood information meeting on the Application to amend Land Use By-law - Montebello Subdivision.

In reply to a question from Ald. McCluskey, Mr. L'Esperance indicated that a date would be set as soon as possible in such instances.

APPLICATION FOR  
AMENDMENT TO LAND  
USE BY-LAW - PHASE II  
HIGHFIELD PARK

It was moved by Ald. Hetherington & Levandier that staff be instructed to proceed with a neighbourhood information meeting re the application to amend the Land Use Bylaw, Highfield Park, Phase 2.

As an amendment to this motion, Ald. Woods asked that the neighbourhood information meeting not be held before the second week in September. This amendment was seconded by Ald. Pye. Mr. L'Esperance indicated that this neighbourhood meeting would normally be held sometime during the last two weeks in August.

Mayor Savage noted that Mr. Novak, representing the developer was present and asked Council if they were agreeable to having him speak. Agreement was expressed by the members. Mr. Novak noted that the developers had first appeared before Council for rezoning of a 100 acre property in November 25, 1983. Subsequent to this meeting and others, substantial changes were made to the plan to conform to the M.P.S. Rezoning of the second phase, however was held up due to sewer requirements. He noted that the first half of the property is under construction and municipal services near completion. In the second phase, sewers are currently under construction. They are doing external sewers at no cost sharing, therefore the reason for withholding the application is no longer there. He stressed that they have commitments with different contractors and they can't wait an additional two weeks. Ald. Hetherington intervened at this point, cautioning that he felt Council was getting close to the point of getting into a public hearing. A number of aldermen indicated that they could not support delaying the information meeting another two weeks. Both Ald. McCluskey and Hetherington supported the amendment, noting that a two week delay isn't going to make that much difference to the developer.

Concern was expressed by Ald. Hetherington that Ald. Billard may have placed himself in a bias position about supporting the amendment to the land use bylaw, during earlier comments. The tape of the proceedings will be checked tomorrow .

It was moved by Ald. Hetherington and Ald. McCluskey that the meeting continue past 11:00 p.m. to finish the balance of the agenda.

Ald. Woods stressed that the Ward 5 Association works through the school system and in order to have as much participation as possible from the residents the meeting needs to be postponed until September.

When the vote was taken on the amendment it was defeated with Ald. Woods, Pye and McCluskey voting for it. The motion carried with Ald. Pye and Woods voting against.

MOTION: Moved by Ald. Hetherington and Levandier that staff be instructed to proceed with a neighbourhood information meeting re the application to amend the Land Use Bylaw, Highfield Park, Phase 2.

Ald. Woods left the meeting.

APPLICATION TO BUILD  
24 UNIT APT. BUILDING  
GRAMAR CONSTRUCTION  
LTD. - ANDOVER STREET

A report was before Council from the Development Officer re a Building Permit for a three storey, 24 unit apartment building on Andover Street. It was moved by Ald. MacFarlane and Thompson that the above building permit application be granted, subject to the submission of a landscaping bond in the amount of \$10,000. The motion carried.

MOTION: Moved by Ald. MacFarlane and Thompson that the Building Permit for Lot W1, Andover Street be granted, subject to the submission of a landscaping bond in the amount of \$10,000.

POSSIBLE ZONING  
VIOLATION - 37  
DAHLIA STREET

Ald. Sarto and Ald. MacFarlane moved receive and file of the report from the Development Officer, dated July 11th updating the situation at 37 Dahlia Street. The matter has now been forwarded to the City Solicitor to commence prosecution.

Although pleased to see the matter is finally being prosecuted, Ald. Levandier could not understand why the matter had to come so far before anything could be done. Ald. Connors suggested that instead of following the present procedures, the City should consider commencing an injunction in face of an anticipated breach of Section 333, which provides that the City can issue an injunction.

Ald. McCluskey wondered that in the case of a known violator of the zoning bylaw, if in future permits can be refused? The Solicitor indicated that this could not be done if the building plans comply. He did not feel it would be feasible to change the regulations to accommodate this suggestion.

Ald. Levandier suggested that if staff knows violations are taking place, could not the Building Permit be revoked? Mr. Moreash cautioned that usually there is not a clear cut situation. The building permit in such cases is usually taken out to make minor changes and you have to find particular evidence that the units will be separate. This matter was left with Mr. Moir to setup a procedure which would be more effective in such instances in the future.

The motion on the floor carried.

MOTION: Moved by Ald. Sarto and MacFarlane that the report on the Possible Zoning Violation - 37 Dahlia Street be received and filed.

DOWNTOWN PLANNING  
DEVELOPMENT STUDY

A report was before Council from the Senior Planner re authorization to call for and review tenders for a Downtown Planning and Development Study. The report will be used/a background paper as for the M.P.S.R. The Province is sharing in half of the cost and the City's portion will be \$55,000. It was moved by Ald. Sarto and Ald. Bregante that staff be authorized to call for and review tenders. Staff would then return to City Council with a recommendation on a selection of a consultant.

Although not objecting to the motion on the floor, Ald. McCluskey did have a problem associated with the Downtown Redevelopment. She felt that the location of two stip joints had taken away from everything that had been accomplished Downtown. Mayor Savage assured her that a meeting has been arranged / with Mr. Moody to discuss the situation. Mr. Lukan noted that the study will be looking at what has been going on.

Ald. Billard suggested an alternative to the hiring of consultants to do the update of the 1978 report. He suggested that the D.D.C. be approached, who in turn could gather the necessary information from professional consultants. Mr. Lukan did not feel the D.D.C. had the time or professional staff to do the study. He felt confident that there were local consultants in the area who could do the report with existing personnel. Ald. Billard still maintained however that the expertise exists in the City, and it should not be necessary to go out to consultants everytime there is a problem.

Ald. Levandier could not support the study. He felt that the Downtown had been studied to death. He felt the recommendations from previous studies should be employed. He suggested that perhaps the Downtown required a coordinator, similar to the one Burnside has, to put things together. Mr. Lukan advised that the last complete study was in 1978 and the other reports referred to were about isolated aspects of the Downtown. This report being proposed would bring them together with guidelines.

Ald. Hawley referred to the symposium held at the Sportsplex about the Downtown and subsequent meeting at the Chamber of Commerce. He felt the whole problem of the Downtown was a result of Council not making a decision on whether it wants a "Downtown Town" or a "Downtown City".

He wondered how the Downtown will ever be developed when development is being continually blocked by view planes, heritage considerations, neighbourhoods, etc. He suggested proposals be called for the vacant lands. He could not see any reason for doing another study. Ald. Billard suggested that a small amount of money be offered to encourage a response and it made obvious that "Dartmouth is open for Business".

Ald. Pye and Ald. MacFarlane expressed support for the study as members of the M.P.S. Review Committee and B.I.D.C. respectively. Ald. MacFarlane indicated that this item has been considered thoroughly by the B.I.D.C. and the conclusion was that despite what has happened in the past, there is a need for a comprehensive plan about where the Downtown is going. Ald. Connors, also a member of the B.I.D.C., noted that the business people feel it is very important that this study be done. He felt confident that the study will bring about specific recommendations about changes to the view planes, for example, and then Council can make decisions.

Ald. Billard felt that perhaps the D.D.C. could be encouraged to hire a coordinator. He will be bringing this matter back in the form of a motion.

When the vote was taken it carried 8 to 5, with Ald. Withers, Levandier, Billard, Hetherington and Hawley voting against.

MOTION: Moved by Ald. Sarto and Bregante that staff be authorized to call for, and review, tenders for the Downtown Planning and Development Study.

A report providing answers to two questions raised at the June 17th re concerns about the development of the K-Mart lands was before Council.

REMAINING LANDS  
OF K-MART MALL

CONFLICT OF INTEREST

Ald. Connors declared a conflict of interest, as his law firm represents the developer and withdrew to the gallery.

It was moved by Ald. Levandier and Ald. Withers that the report be received and filed.

Ald. Greenough thought the developer should be commended about the steps he has taken to accommodate the neighbourhood. The vote on the motion carried.

MOTION: Moved by Ald. Levandier and Withers that the report dated July 9th, 1986 on the Remaining Lands of K-Mart Mall be received and filed.

NOMINATIONS  
 PROVINCIAL  
 SHUBENACADIE  
 CANAL COMMISSION

Mayor Savage called for nominations to the new Provincial Shubenacadie Canal Commission. It was moved by Ald. Sarto and Ald. Pye that Mr. Bernie Hart be nominated. It was moved by Ald. Bregante and Ald. Levandier that Ald. Hawley be similarly nominated.

MOTION: Moved by Ald. Sarto and Pye that Mr. Bernie Hart be nominated to the Shubenacadie Canal Commission.

Moved by Ald. Bregante and Levandier that Ald. Hawley be nominated to the Shubenacadie Canal Commission.

DARTMOUTH BOOK -  
 SHERMAN HINES

Council was in receipt of a memorandum to Mayor Savage from Mr. Rath re the Dartmouth Book - Sherman Hines. Mr. Rath notes that the financial commitment would be initially \$5,000 which may come from the Industrial Commission budget for Trade Shows and receptions, if the Commission decides not to participate in the CORE Show in October. A balance of \$23,000 or \$30,000 would be due in 1987, depending on the number of books ordered. Mayor Savage referred to the concern expressed on occasion that gifts presented from the City of Dartmouth have been less than adequate in the past, and if work is to begin it is important that photographs be taken this month. Ald. Hetherington and McCluskey moved that the City proceed with the project. If approval is given, Mayor Savage will make a request to the Industrial Commission for the basic money, as they have indicated an interest in the project. More information will be passed along as it becomes available.

Ald. Connors had reservations noting that an earlier proposal for a tourist brochure had been turned down. He felt there would be a better return financially on this type of publications than the proposed book.

Mayor Savage noted that the photographs taken for this book will also be available for the new Burnside Park promotional book.

Ald. Hetherington also expressed support for the need of good tourist information and Ald. Billard suggested that if a tourist brochure was done properly, it could serve for gift purposes as well. He felt it would have more general application than a hard-cover book.

When the vote was taken on the motion it carried, with Ald. Billard voting against.

MOTION: Moved by Ald. Hetherington and McCluskey that the City proceed with the Dartmouth Book, Sherman Hines project, with an initial commitment of \$5,000.00.

MEMBERSHIP  
M.P.S.  
SUB-COMMITTEES

In its memorandum of July 3rd, the M.P.S. Review Committee requested the appointment of the following volunteers:

Mr. Mike Kipper to the Energy Sub-Committee  
Ms. Kate Moir " " Open Space and Environment  
Ms. P. Lawrence " " Open Space and Environment

They also recommended acceptance of the resignation of the following individual:

Ms. Henriette Nickerson from the Commercial Sub-Committee

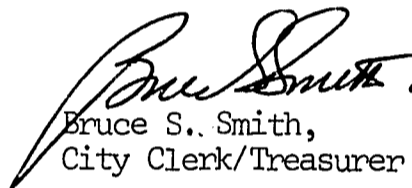
It was moved by Ald. Hetherington and Ald. Pye that the above-noted appointments and resignation be accepted. Motion carried.

MOTION: Moved by Ald. Hetherington and Ald. Pye that the appointments of Mr. Kipper and Ms. Moir & Ms. Lawrence be accepted, together with the resignation of Ms. Nickerson.

Ald. Pye questioned the status of the Trinity Avenue tender. Mayor Savage will try to find out and let him know in the morning.

Meeting adjourned on motion of Ald. MacFarlane and McCluskey.

TRINITY AVENUE  
TENDER

  
Bruce S. Smith,  
City Clerk/Treasurer

CITY COUNCIL, July 15, 1986

ITEMS:

- 1) Press Release, page 1.
- 2) Noise Pollution Problem, Lower End Portland Street, page 1.
- 3) Dartmouth District School Board - Quarterly Report, page 1.
- 4) Tender - Painting of Dartmouth Ferries, pages 1 & 2.
- 5) Computer Hardware, pages 2 & 3.
- 6) Tender 86-02, South Dartmouth Trunk Sewer, pages 3 & 4.
- 7) Portland Estates - Temporary Sewer Connection, page 5.
- 8) Application to Subdivide Portland Estates - Phase II, pages 5 to 8.
- 9) Tender 86-03 - Street Construction, page 9.
- 10) Study Computerization of Traffic Lights, 1st Approval of Over-Expenditure, pages 9 & 10.
- 11) Tender 85-15 Port Wallace Water Main, page 10 & 11.
- 12) Pillar - Ad Structures, pages 11 & 12.
- 13) Tenders Equipment Parks and Recreation, pages 12 & 13.
- 14) Repairs to Tennis Courts, page 13.
- 15) 17 - 19 Kuhn Road, pages 13 & 14.
- 16) 1986 Long Term Debt Issue, page 14.
- 17) City of Dartmouth Municipal Investment Policy, page 14.
- 18) Tax Exemption - Halifax Dartmouth Industries, pages 14 & 15.
- 19) Amendment to Land Use By-law, Application, 500 Main Street, page 16.
- 20) Application for Amendment to Land Use By-law - Dartmouth Commercial Estates (Portland Street), page 16.
- 21) Application to amend Land Use By-law, Montebello Subdivision, page 16.
- 22) Application to amend Land Use By-law, Phase II, Highfield Park, pages 17 and 18.
- 23) Application to build - 24 unit apt. building, Cramar Construction Ltd., Andover Street, page 18.
- 24) Possible Zoning Viloation - 37 Dahlia Street, page 18 & 19.
- 25) Downtown Planning and Development Study, pages 19 & 20.
- 26) Remaining K-Mart Lands, page 20.
- 27) Nominations to Provincial Subenacadie Canal Commission, page 21.
- 28) Book, Sherman Hines, page 21.
- 29) Membership on M.P.S. Review Committee, page 22.
- 30) Trinity Avenue Tender, page 22.