

Dartmouth, N. S.

March 3/87.

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

Present - Mayor Savage

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

City Solicitor, S. Hood
Acting City Administrator, Bruce S. Smith.

SIGNING OF MEMO
OF AGREEMENT:
AFFIRMATIVE
ACTION PROGRAM

Following the Invocation, Mayor Savage welcomed to Council, the Hon. Laird Stirling, Minister in charge of the Human Rights Act, who was present for the official signing of the Affirmative Action Memo of Agreement for the City, approved by Council at the Feb. 24th meeting. Dr. Tony Johnson of the Human Rights Commission was also present in the gallery and was welcomed by the Mayor. Participating in the signing, with Mayor Savage and the Minister, were Mrs. Carolyn Thomas of the Human Rights Commission and Mr. Muzzin, the City's Personnel & Labour Relations Officer.

The Minister addressed Council, expressing his appreciation for the action of Mayor Savage and Council in accepting an Affirmative Action Program for Dartmouth. He referred to the signing of the Memorandum of Agreement as a significant event for the City and he encouraged similar action by other municipalities.

Following the signing ceremony, Ald. McCluskey rose on a point of privilege to request that congratulations be offered to the Nova Scotia athletes who recently took part in the Canada Winter Games, both from Dartmouth and from other parts of the Province.

Ald. Withers then requested permission to add a motion to the agenda, pertaining to an island in Little Albro Lake, asking to have Council deal with the motion at this meeting and to waive notice of motion. Ald. McCluskey asked that a decision on this matter not be made without first hearing from area residents, and

when a vote was taken to add the motion, the necessary two-thirds majority was not received to do so.

Council did agree to a request from Ald. Hawley for permission to move up on the agenda, his motion dealing with Stop signs in the Montebello Subdivision. A number of residents concerned were present for this item.

MINUTES

Ald. Hetherington and MacFarlane moved the adoption of the minutes of meetings held on Feb. 3rd, 17th and 24th.

Ald. Hetherington referred to a request made by him at the Feb. 3rd meeting for information from Doane Raymond on monies paid over the last ten years to the legal firm of Drury, Heustis (Anderson, Heustis & Jones). He asked why this information has not yet been provided, and questioned a point about Mr. Moir's authorization to request a report from Doane Raymond. The Solicitor advised that Mr. Moir has authorization for expenditures of up to \$1,000. Ald. Hetherington felt the information he asked for on Feb. 3rd should be made available by Doane Raymond and not internally by City staff.

Ald. Hetherington then questioned a report from the Solicitor, entitled "Planning Process", dated Jan. 6/87, noting that there was no request from Council for such a report from the meeting of Oct. 14/86, as Mr. Moreash has alluded to in the opening sentence of the report. Ald. Hetherington asked to be advised as to who authorized that report, and to be provided with an itemized bill for the cost involved to prepare it. The Mayor said an effort will be made to have this information for the Alderman by next week.

The vote was taken on the motion to approve the minutes and it carried.

Ald. Woods raised a point about statements made in the press to the effect that children of armed forces personnel may be more prone to child abuse, and he asked

to have such statements clarified by the Mayor, due to the concern they have caused among citizens who are in the armed forces and who make up a large segment of the City's population. The Mayor agreed to contact Mr. Harold Beals, the Director of Child Protection for his opinion on this matter. Ald. Woods will be informed of the response.

Ald. Levandier indicated that the report he requested from Mr. Moir, in connection with the Atlantic Wholesalers building permit application, did not address all of the necessary questions. He proceeded to list specifically the questions he wished to have answered; they are as follows:

- 1) Question for Mr. Moreash: When you received Mr. Peter McDonough's letter on Jan. 27/87, when and to whom did you circulate the information that the developer did not intend to extend the water?
- 2) Why was Portland Estates not informed?
- 3) Question for Mr. Bayer: As Council understood from the October public hearing, the road and services were to be extended to the Portland Estates boundary. Why was your decision to accept the reduced water main based on 1973 servicing policies?
- 4) Question to Mr. Moir: Your memo states it is the intention of the developer to subdivide the property. Quote: "Of course it is the intention of the developer to subdivide his property and, after Eisner Drive is built to the City specifications, it will be deeded to the City". Why did you not feel it necessary that Loblaws meet the subdivision regulations?
- 5) To Mr. Moir: Please circulate all or any correspondence that Acres had with the City of Dartmouth, and in particular, with the Planning Dept.

One additional question was raised by Ald. MacFarlane as well for inclusion: Was Steve's Honda required to extend service to their boundary, and if so, how was this requirement different from Atlantic Wholesalers and the requirement for their property?

PETITIONS

Ald. Billard presented two petitions dealing with parking problems, one from residents of Eaton Ave., and the second from residents of Elliott Street. He asked to have both referred to the T.M.G. for their

consideration, and Ald. MacFarlane requested that they be given some priority by the T.M.G.

MOTION: ALD. HAWLEY

Having received permission to move his motion up on the agenda, Ald. Hawley proceeded to introduce it at this point. Notice of motion was previously given by him. The motion was seconded by Ald. Greenough and reads as follows:

BE IT RESOLVED that the City of Dartmouth provide a three-way Stop at the intersection of Montebello and Caledonia Road, and also, that the City of Dartmouth provide a four-way Stop at the intersection of Colonna Place and Venice Court.

Using the overhead screen to show the location of these various streets and intersections, Ald. Hawley explained to Council why the Stop signs are needed for the protection of children who are walking on the streets and crossing them at the points referred to in the motion. There is considerable truck traffic on the routes he outlined, as a result of development taking place further up in the subdivision, and this truck traffic, plus the regular flow of traffic through Montebello, is creating a dangerous situation for pedestrians, particularly the children going to and from school.

Mr. Connors, the Traffic Coordinator, was asked to comment on the need for Stop signs at the locations requested, and he advised that the warrants on which such decisions are based, are not in sufficient number to require Stop signs. He explained the criteria on which the warrants are based. Ald. Greenough said that Council has an obligation to make decisions that are in the best interests of the community, and it is obvious that protection is required for pedestrians in this situation, especially in view of the fact that there are no sidewalks and children therefore have to walk on the street. Ald. Withers asked if any action could be taken to prevent the truck traffic through the subdivision, but it did not appear this would be possible. The Solicitor agreed to check on the Motor Vehicle Act to see if any provision there would be applicable.

Members of Council were willing to support the motion and it carried. The Mayor suggested that staff should take a look at the criteria on which warrants are based for Stop sign decisions; he said that perhaps the criteria are in need of review.

MOTION: Moved by Ald. Hawley & Greenough: three and four-way Stop signs at the intersections designated in the Montebello Subdivision. Text of motion on page 4 of these minutes.

A two-thirds majority vote of Council was indicated for a second motion proposed by Ald. Hawley, dealing with other intersections in the same subdivision. His motion called for a four-way Stop where Viscaya and Ancona intersect with Colonna Place, but after Council heard from Mr. Bob Mann of 61 Colonna Place, the motion was changed to comply with the request of the residents, which is for two Stop signs, one at each of the intersections mentioned. The motion would therefore read: 'That Stop signs be provided on Viscaya Place at Colonna Place, and on Ancona Place at Colonna Place'. The motion was moved by Ald. Hawley, seconded by Ald. Greenough, and it carried.

Ald. Greenough asked if something could be done to expedite the link-up of the Caledonia Road Extension with San Remo Way, so that truck traffic could follow that route, thereby taking it off the route through the Montebello Subdivision. The Mayor agreed to make this request, and he also asked for a report from the T.M.G. on the criteria for warrants, referred to in the first paragraph of page 5. This report could come to Council, he said, later in the year when there is more time to deal with it.

MOTION: Moved by Ald. Hawley & Greenough that Stop signs be provided on Viscaya Pl. at Colonna Place, and on Ancona Place at Colonna Place.

RESOLUTION:
MUN. OF LUNENBURG

COMMUNICATION:
TEXACO CANADA
RESOURCES LTD.

Council has been asked to endorse a resolution from the Municipality of the District of Lunenburg, relating to oil and gas-drilling on Georges Bank, A communication received from Texaco Canada Resources

Ltd. in this connection, was considered in conjunction with the resolution. In their communication, Texaco has indicated their willingness to meet with Council to respond to any questions and to provide further information on their proposed exploratory drilling program on Georges Bank.

Ald. Levandier considered this matter to be under Provincial and Federal jurisdictions and not an item of municipal jurisdiction. He therefore moved that both pieces of correspondence be received and filed. Other members who spoke, were of the opinion that to receive and file would be an inappropriate way to deal with a resolution from another municipality. Ald. Woods said a decision should be deferred until Council has an opportunity to hear from the Texaco people. He moved deferral of the item for this purpose. The motion to defer was seconded by Ald. Hawley and it carried.

MOTION: Moved by Ald. Woods and Hawley that a decision on the resolution received from the Municipality of Lunenburg, be deferred until Council has the opportunity to hear from Texaco representatives, who are willing to meet with Council and respond to any questions.

DEVELOPMENT
DARTMOUTH

Members of Council have received copies of a submission on the subject of the Development Dartmouth proposal, prepared in response to a request that originated with the Industrial Commission.

Mayor Savage made the introductory remarks, describing the submission as a white paper, and noting that it has been approved by the Industrial Commission, for recommendation to Council. Mr. Rath presented the paper, explaining the proposed coordination of economic development for the entire City, including the areas of industrial development, tourism and development in the downtown core. Under the proposed structure, the Industrial Commission, the Tourist Commission, and the Downtown Development Corp. would come under the one umbrella of Development Dartmouth, a body that

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would be comprised of representatives from all three groups, plus the Mayor and seven Aldermen, plus a representative from the Chamber of Commerce. Also proposed is the preparation of an Economic Development Strategy for the City, following six steps that have been detailed in the paper, beginning on page 12.

Ald. Levandier suggested that the paper should be deferred until after the results of the U.M.A. study of the downtown are made known. He moved deferral until the U.M.A. study results have been received; the motion was seconded by Ald. Pye. Mr. Rath advised that there have been discussions with the U.M.A. consultants, and they are supportive of the proposal, indicating that it is not in conflict with what they will be recommending.

Most members who spoke on the motion tended to feel that deferral will provide an opportunity for response from the existing bodies that would be coordinated by Development Dartmouth, these being the Tourist Commission and the Downtown Development Corp. (A response in favour has already been received from the Industrial Commission.) The basic idea of an overall coordination of economic activities for the City as a whole, appeared to be well-received, but some members did not want to see special emphasis directed at any single area such as the downtown, preferring to have all areas of the City treated equally.

Ald. Connors suggested that the sub-committee who worked on the Development Dartmouth concept, could be asked to make sure that responses are received from the various interested groups wishing to have input, and the comments and ideas from the groups would then be compiled for the information of Council. The Mayor agreed with this suggestion for coordinating input and response from interested groups, including the Tourist Commission and the Downtown Dartmouth Corp.

The vote was taken on the motion to defer and it carried. The Mayor commended Mr. Rath for the work he has put into this project and for preparing the paper on Development Dartmouth.

MOTION : Moved by Ald. Levandier and Pye that the Development Dartmouth submission be deferred, to give the Tourist Commission, the Downtown Development Corp., and other interested groups, an opportunity for input and response. In the meantime, results of the U.M.A. study are likely to be available as well.

TENDERS:
HYDRAULIC
HAMMER

Tenders have been received as follows for the purchase of one hydraulic hammer:

Wajax Industries Ltd.	\$15,800.
Coastal Rentals Sales & Service	19,312.
W.N. White & Co. Ltd.	23,295.
N.S. Tractors & Equipment Ltd.	26,440.
LaHave Equipment Ltd.	27,625.

The recommendation of the Fleet Manager is to accept the quotation from W.N. White & Co. Ltd., in view of the fact that both the lower quotations do not meet the required specifications. While the quotation recommended still does not meet all the requirements, it is considered to be acceptable to the Works Dept. for the type of work for which it will be used.

Ald. Thompson and Bregante moved that the tender be awarded, as recommended, but Ald. Hetherington felt the tender should be completely recalled, and he was concerned about the two bids being passed over in favour of the third highest bid. He did not consider the specifications to have been correctly drawn up in the first place, and moved referral back to staff for additional information on the entire tender. The motion to refer was seconded by Ald. Withers and it carried.

MOTION: Moved by Ald. Hetherington and Withers that the item: Tenders - Hydraulic Hammer be referred back to staff for additional information.

COMMUNITY
HOUSING PROJECT

Council agreed to deal next with the Community Housing item, for which Ms. Sharon Chisholm was present.

The Dartmouth Housing Committee has made the following recommendations to Council:

- 1) that the Heritage Non-Profit Housing Cooperative Assn. be awarded funding for the construction of an additional three units of family housing, subject to the terms of its Project Agreement - Management & Operations.

- 2) that W. Williams Non-Profit Housing Assn. be awarded funding for the acquisition of four units of family housing, subject to the terms of their Project Agreement - Management & Operations.

Ald. MacFarlane and Bregante moved the adoption of these recommendations, and presentation of the report to Council was made by Ms. Chisholm.

Ald. Levandier said he could support the concept of buying existing housing units, but he was not in favour of constructing new ones when the housing situation appears to have eased considerably in Dartmouth during recent months. Ald. Woods, Bregante and McCluskey all supported the motion, including the proposed new housing units, which will be built in the Highfield Park development. Ald. Thompson felt that a priority should be given to the accommodation of Dartmouth citizens in Dartmouth units. Questions were raised about the number of people waiting for housing accommodation in the City; Ms. Chisholm advised that there are presently 80 families on the Dartmouth waiting list. Ald. Billard asked why the co-op group did not ask for 11 units in the first place, and Mr. Ted Ross of Access Housing Services responded by advising that their original request was for 25 to 30 units.

Other questions from Council, raised and discussed in connection with this item, pertained to maintenance provisions for the housing units and the adequacy of these provisions. Ald. Bregante pointed out that existing Non-Profit Housing units have been consistently well maintained and their upkeep is monitored on a regular basis.

The vote was taken on the motion and it carried, with Ald. Levandier voting against.

MOTION: Moved by Ald. MacFarlane & Bregante that the two recommendations of the Dartmouth Housing Committee, as set out at the top of this page and at the bottom of page 8, be adopted by Council.

FIRE STATION
LOCATION

In a report to Council, Mr. Moir has reviewed some of the points that have come out to date in staff discussions relating to the Fire Station Location Report, referred from Council with a request for report back from staff by January of this year. Mr. Moir advises that staff have not had sufficient time to address all of the points the Fire Station Report raises, and he requests that additional time be given for the staff review of this subject. It is hoped that the requirements of Council for a staff report can be met by the end of April, 1987.

Council approved the request for an extension, on motion of Ald. Levandier and MacFarlane.

At this point in the meeting, the Mayor acknowledged the attendance of the new Fire Chief, Gary Greene, and welcomed him to Council in his new position. Members of Council joined with the Mayor in welcoming him.

MOTION: Moved by Ald. Levandier and MacFarlane that Council approve Mr. Moir's request for an extension in the time permitted to prepare a staff report in response to the Fire Station Location Report, previously before Council and referred to staff.

COMPUTERIZED
TRAFFIC CONTROL

Members of Council have received a report from Mr. Moir, with attached letter from the Minister of Development and a report from the Traffic Coordinator for the City, on the proposed computerized traffic control system, in which the City has been requested to participate.

Mr. Moir has recommended that the Minister be advised that the City is prepared to participate in this system, and in 1988 and 1989 will commit \$250,000. capital toward the cost of implementing the system. Ald. McCluskey and Withers moved the adoption of the recommendation. Mr. Connors was present to answer several question that came up in connection with this item, specifically about cost-savings and about implementation. The vote was then taken on the motion and it carried unanimously.

MOTION: Moved by Ald. McCluskey and Withers that Council approve Mr. Moir's recommendation on the City's participation in the proposed computerized traffic control system, with capital provision to be made in 1988 and 1989 for the \$250,000. requested.

13-15 WINDMILL RD.

A report from Mr. Moir was considered on the City-owned building at 13-15 Windmill Road, which has been vacant since the senior citizens' service club moved out of it. A number of applications for its use from various interested groups have been discussed, and in recent months, Ald. Woods has been working with a group known as the U-Need-A Social Club, to determine what repairs would be required to put the building in useable condition for their purposes.

Mr. Moir has now recommended the building be leased to the U-Need-A Social Club for \$1. per year. The Club will carry out the repairs listed in a letter from Ald. Woods, dated Feb. 10/87, and will be responsible for the full operating cost of the building, including lights, heat, insurance, etc. The lease will be on a year-to-year basis, with a termination provision of three months' notice by either party.

The recommendation on the use of 13-15 Windmill Road was adopted by Council, on motion of Ald. Pye and Woods.

MOTION: Moved by Ald. Pye and Woods that Council adopt the recommendation made by Mr. Moir on the use of the City-owned building at 13-15 Windmill Road, details of which have been noted above.

AUDIT
TENDERING
POLICY

At the request of Council, the Finance & Program Review Committee has been studying for some time, the question of public tendering for auditing services for the City. Copies of minutes, reports and documentation on the subject have been circulated, with accompanying recommendations from the Committee that the City tender for auditing services, and secondly, that a proposed procurement policy for auditing services be approved.

Ald. Greenough, Chairman of the Committee, acknowledged the work that Mr. Corrigan has done in

assembling and putting together the information on which the recommendations of the Committee have been based. He proceeded to move the adoption of the recommendations from the Committee, seconded by Ald. MacFarlane.

Ald. Connors supported the motion, but felt there should be an amendment to the eligibility section of the Procurement Policy report. He moved in amendment, the deletion of the sentence that reads: "Additional consideration will also be given to those firms with an established office in the City of Dartmouth." The amendment was seconded by Ald. Pye.

Ald. McCluskey asked about the composition of the Selection Committee referred to in the Procurement Policy statement. Ald. Greenough said it is being suggested that the Finance & Program Review Committee would act as the Selection Committee. Ald. McCluskey said she also had some problems with the interview process and what criteria will be established for the questions that will be posed to the candidates. She felt this point should receive further attention.

Ald. Pye's inquiry was about the implementation of the tendering process and just when it will take place. Ald. Greenough advised that it could not come into effect until 1988. Ald. Pye said that when the policy is actually implemented, he would want to see a letter go to the Doane-Raymond firm, expressing to them the City's appreciation for their years of service as City auditors.

Ald. Woods had questions about the cost of auditing services the City receives, and savings we might hope to achieve as a result of going to tender. Mr. Corrigan pointed out that a 25% cost decrease could not be guaranteed, although it may be realized.

Other questions directed to Mr. Corrigan had to do with the implications of tendering for the several City Boards and Commissions that require auditing services.

He advised that they will be informed of the decision on tendering and it is expected that there will be some response to that information and its relevance for their auditing requirements.

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

Ald. Connors then proposed a second amendment - in this case, to the final paragraph of the Selection Criteria section of the Policy statement. He moved in amendment that the wording be changed to read: "The Committee will select at least two audit proposals for presentation to, and approval of, City Council." The amendment was seconded by Ald. McCluskey.

Ald. Connors asked if an Audit Committee has been discussed by the Finance & Program Review Committee, and Ald. Greenough replied that the Committee does not have any final recommendation they are prepared to make on this subject at present; he recognized that there is some merit in having such a committee, however.

When the vote was taken on the second amendment, it carried. The amended motion carried with Ald. Withers voting against.

MOTION: Moved by Ald. Greenough & MacFarlane that Council adopt the recommendations of the Finance & Program Review Committee on tendering for auditing services for the City, and to adopt the proposed procurement policy for auditing services.

AMENDMENTS:(1) Moved in amendment by Ald. Connors and Pye that the eligibility section of the Procurement Policy statement be amended by deleting the sentence: "Additional consideration will also be given to those firms with an established office in the City of Dartmouth."

(2) Moved in amendment by Ald. Connors and McCluskey that the final paragraph of the Selection Criteria section of the Policy statement, be changed to read: "The Committee will select at least two audit proposals for presentation to , and approval of, City Council."

APPLICATION TO
AMEND LAND USE
BY-LAW: YORKSHIRE
AVE. EXTENSION

A rezoning application has been received from Mount Royal Developments Ltd. for approx. 8 acres of land located on a site surrounded by the McKay Bridge

approach road system, a 250-foot-wide N.S.P.C. easement, and along properties on Windmill Road. The request is to rezone the land from the present C-3 Zone to R-3 Zone.

There was opposition to the project proposed for the land, at the neighborhood information meeting, and the Planning Dept. has recommended against the rezoning request, indicating in their report to Council that the application does not comply with the provisions of the Municipal Planning Strategy.

Ald. MacFarlane and Levandier moved that Council set April 14/87 as the date for public hearing of this application. Members in favour of the motion took the position that the application should at least be permitted to go to the point of a public hearing, and in fact, Council has a certain obligation to hear all the facts from both the applicant and the area residents. Ald. Billard said that with further discussion and possible dialogue between both groups, there may be areas of modification and compromise that cannot be foreseen at this time.

Ald. Thompson asked about the right of appeal to the Municipal Board, if Council does not agree to proceed with a public hearing. The Solicitor pointed out that either way, the applicant has a right to appeal, but she was unable to give a firm opinion as to whether the case of the City would be strengthened or not, by allowing the public hearing to proceed.

Members opposed to the motion felt it is pointless to proceed with an application that has already been opposed by area residents and is not recommended by the City's own Planning Dept.

The vote was taken on the motion and it carried by a vote of 7 to 6 with Ald. Hetherington, Woods, Pye, Bregante, Levandier and Hawley voting against.

MOTION: Moved by Ald. MacFarlane & Levandier that April 14/87 be set by Council as the date for public hearing of an application to rezone lands in the north end of Dartmouth (Yorkshire Ave. Ext.), submitted by Mount Royal Developments Ltd.

OIL SPILL & DOMESTIC
SEWAGE OVERFLOW:
SULLIVAN'S POND

The Board of Health has considered a report from the Environmental Health Engineer on a recent oil spill in Sullivan's Pond and the occasional discharge of domestic sewage, through an outfall, into Sullivan's Pond. The Board has recommended to Council that the Engineering Dept. be instructed to make plans to rebuild the overflow manhole on Crichton Ave. in 1987, to prevent the recurrence of this problem.

The recommendation of the Board was adopted, on motion of Ald. Thompson and Hetherington.

MOTION: Moved by Ald. Thompson & Hetherington that Council adopt the recommendation of the Board of Health, on the rebuilding of the overflow manhole on Crichton Ave. in 1987, to prevent recurrence of a sewage overflow problem at Sullivan's Pond.

NAMING OF PARK:
NIVENS AVE. &
WINDMILL RD.

At the request of Council, the Recreation Advisory Board has looked into the matter of appropriate names for consideration, for the new playground located at the corner of Nivens Ave. & Windmill Road. The two names put forward by the Board are 'Yetter Park' (after Edward Yetter), and 'Turtle Grove' (a name given to the area in the early 1900's).

On motion of Ald. McCluskey and Bregante, Council gave the playground the name 'Yetter Park', one of the two suggestions received from the Recreation Advisory Board.

MOTION: Moved by Ald. McCluskey and Bregante that Council give the name 'Yetter Park' to the playground, located at the corner of Nivens Ave. and Windmill Road.

APPLICATION:
VIDEO RETAIL
OUTLET
402 WINDMILL RD.

A video retail outlet application was before Council for premises at the Harbour Activity Centre, 402 Windmill Road. Members had questions about the use of videos at this location, about the use of premises for the category of 'Other', and whether the reference to 'Concerts' refers to rock concerts or not. They wanted to have these points clarified before taking any action on the application, and referred it back to staff for further information, on motion of Ald. Greenough and Hetherington.

MOTION: Moved by Ald. Greenough & Hetherington that Council refer an application for a video retail outlet at 402 Windmill Road, back to staff, for additional information, as noted at the bottom of page 15 of these minutes.

NOTICES OF MOTION:

The following notices of motion were given for

ALD. WITHERS

next week's Council meeting:

1) Ald. Withers

That staff be authorized to instruct the contractor, L. J. Casavechia & Co., presently engaged in the restoration of Little Albro Lake, to proceed with construction of an island in such lake; an amount of \$5,300. for such project to be included in the 1987 Capital Budget.

ALD. CONNORS

2) Ald. Connors

Recognizing the importance of Greenvale School to the heritage of Dartmouth, and the need to preserve its structure;

And considering that the Dartmouth Regional Library wishes to use the Greenvale site for the new regional library, and to incorporate the present Greenvale School building as part of that proposed facility;

And being aware that it is the sole responsibility of the Dartmouth District School Board to determine if Greenvale School is presently surplus to the needs of the School Board;

IT IS THEREFORE RESOLVED that if the School Board declares Greenvale School surplus to the needs of the School Board, it is the intention of this Council that the Greenvale School building not be demolished, but rather be incorporated as a part of the new library building.

ALD. PYE

3) Ald. Pye

WHEREAS the report on the need for a crosswalk guard: Re Brule Street and the overhead bridge, has been received by all members of Council;

AND WHEREAS the report suggests a crosswalk guard for this area;

THEREFORE BE IT RESOLVED that the City, through its Police Dept., provide a crosswalk guard for the Brule Street and overhead bridge.

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

ALD. CONNORS

1) Ald. Connors

(a) In light of the fact that it has been over a year since Council was presented with the Vaughn Transportation Study;

And considering that Section 9.1.4, entitled "Pleasant Street, Maple Street, Victoria Rd., Portland Street", and Section 9.1.5.1, entitled "Victoria Rd. in the Vicinity of Nantucket Ave. and Thistle Street", calls for dramatic changes in traffic volumes and patterns in that area of the City;

And as those proposals have been soundly rejected by residents attending the public meetings last spring;

IT IS THEREFORE RESOLVED that the recommendations of the Vaughn Study, as contained in Sections 9.1.4 and 9.1.5.1 are rejected and shall not be considered part of the policy of the City of Dartmouth with respect to transportation.

- 1) (b) It is moved that the recommendations contained in the Austenville Traffic Study be adopted as policy of the City, and that the various measures contained therein be implemented within one year of the date of acceptance of this motion.

ALD. LEVANDIER

- 2) Ald. Levandier

In an effort to encourage development in the Downtown Core,
BE IT RESOLVED that the City consider facilitating the building of a multi-level parking garage, and that the spaces be made available for sale to owners of small parcels of land in the downtown core, thus enabling them to reduce their on-site parking requirements, and enabling them to maximize their lots for building purposes, and to encourage in-fill development.

ALD. MACFARLANE

- 3) Ald. MacFarlane

WHEREAS Lorne Ave. Extension will in time be developed for single-unit dwelling, in keeping with R-1 zoning;

AND WHEREAS this portion of the street will be opened when the area is developed;

AND WHEREAS a connection between the existing portion of the street known as Lorne Ave. and the street known as Beckfoot, would create traffic complications through residential areas and Portland Street;

BE IT RESOLVED that Lorne Ave. remain a cul-de-sac, with the incomplete portion to become a cul-de-sac, under a new street name at the time of its development.

ALD. BREGANTE

- 4) Ald. Bregante

WHEREAS it has come to our attention that the landfill site is coming to capacity at a very fast rate;

THEREFORE BE IT RESOLVED that City staff and our Legal Dept. look at the cost factor, as well as the legal factor, of amending our refuse-collection by-law so that our residents will have to separate their garbage, so that our paper can be re-cycled.

ALD. MCCLUSKEY

- 5) Ald. McCluskey

WHEREAS the present policy of the City of Dartmouth is that a certain sum of money is designated to send Aldermen and the Mayor to the F.C.M. Conference;

AND WHEREAS it is recognized that certain knowledge and information emanates from the F.C.M.;

AND WHEREAS that information can be passed

on to all Aldermen by the attending Aldermen;
THEREFORE BE IT RESOLVED that a maximum of three Aldermen and the Mayor be permitted to attend the F.C.M. Conference, at the City's expense, each year.

ALD. THOMPSON

6) Ald. Thompson

WHEREAS pollution and environmental protection is the concern of great numbers of citizens;

AND WHEREAS there is untreated sewage going into Halifax harbour;

THEREFORE BE IT RESOLVED that staff look into the feasibility of an Environmnet & Pollution Control Fund, to assist with the clean-up of this great environment problem.

AND BE IT FURTHER RESOLVED that consideration be given to funding the project from Water Dept. users.

INQUIRIES:

ALD. HETHERINGTON

Ald. Hetherington made the following inquiries, to which he requested answers:

- 1) Has the procedure followed by the City regarding the issuance of building permits for lakefront lots, differed from the procedure for issuing building permits on other lots?
- 2) If there has been a different procedure followed by the City, would you please explain.
- 3) If there has been a different procedure followed, whereby extra stipulations or bonding has been required to issue building permits for lakefront lots, on what authority is there in the by-laws to make these additional conditions?
- 4) Is there, in fact, a separate by-law or a portion of a by-law, directed to the issuance of building permits for lakefront lots?
- 5) If the City has added stipulations or requested bonding before the issuance of building permits on lakefront lots, would you please give us written examples of such conditions and/or bonding, and also, specifically mention the lots in question.
- 6) If certain lakefront lots required certain additional stipulations or bonding, have any permits been issued on lakefront lots without such conditions or bonding?

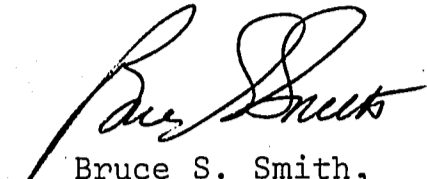
ALD. MCCLUSKEY

Ald. McCluskey's inquiry concerned the notification of appointees to the Wyse Road/Windill Road Committee, and why the notification did not come from Mr. Brady's office, which is the usual practice followed. She asked for further information on her inquiry.

On motion of Ald. Thompson and MacFarlane, Council adjourned to meet in camera as Committee-of-the Whole.

After meeting in camera, Council reconvened in open meeting and the action taken in camera was ratified, on motion of Ald. Hetherington and Hawley.

Meeting adjourned.



Bruce S. Smith,
Acting City Administrator.

City Council, March 3/87

ITEMS:

- 1) Signing of Memorandum of Agreement: Affirmative Action Program, page 1.
- 2) Petitions, page 3.
- 3) Motion: Ald. Hawley, page 4 & 5.
- 4) Resolution: Mun. of Lunenburg)page 5.
Communication: Texaco Resources Ltd.
- 5) Development Dartmouth, page 6 & 7.
- 6) Tenders: Hydraulic Hammer, page 8.
- 7) Community Housing Project, page 8 & 9.
- 8) Fire Station location, page 10.
- 9) Computerized Traffic Control, page 10.
- 10) 13-15 Windmill Rd., page 11.
- 11) Audit tendering policy, page 11 to 13.
- 12) Application to amend Land Use By-law: Yorkshire Ave. Ext., page 13
- 13) Oil spill & domestic sewage overflow: Sullivan's Pond, page 15.
- 14) Naming of Park: Nivens Ave. & Windmill Rd., page 15.
- 15) Application: Video retail outlet, 402 Windmill Rd., page 15.
- 16) Notices of Motion: Ald. Withers) page 16.
(For March 10/87) Connors
Pye
- 17) Notices of Motion: Ald. Connors
Levandier)
MacFarlane) page 17.
Bregante)
McCluskey
Thompson page 18
- 18) Inquiries, page 18.

Dartmouth, N. S.

March 9/87.

Regularly called meeting of City Council
held this date at 5:30 p.m.

Present - Mayor Savage

Ald. Sarto	Thompson
Billard	MacFarlane
Connors	Levandier
Withers	McCluskey
Pye	Woods
Hawley	Greenough
Bregante	Hetherington
City Solicitor, M. Moreash	
Acting City Administrator, Bruce S. Smith.	

This meeting of Council was called to consider the 1986 Financial Statements, and if time permitted, Council was willing to begin the Capital Budget discussions. Mr. Rollie Jamieson and Mr. John Mallowney were present for the Auditors, Doane Raymond.

Council agreed to an adjournment time of 10:00 p.m. The Mayor proposed four dates to Council for future budget meetings: March 25th, April 2, 8, 15. Mr. Smith advised that after April 16th, there will be a loss in interest income if a tax rate has not been set by that date, because tax billings will be late. Several members were concerned about this happening and felt that budget meetings should be completed before the date Mr. Smith has indicated. Ald. Hawley suggested a week of budget meetings, during which other meetings would be cancelled to give the budget priority.

A vote was taken to determine those members in favour of a budget meeting during the week of the March break. Six members were in favour of a meeting during that week. The Mayor said he would look at the calendar again and try to come up with some other acceptable dates he will give to Council at the March 10th meeting.

1986 FINANCIAL
STATEMENTS

Mr. Jamieson then proceeded with the presentation of the Financial Statements. A series of overhead transparencies were projected during the presentation, and members of Council received copies of these, in the form of notes /in addition to their copies of the Financial Statements, previously circulated.

Additional notes have been provided this year in conjunction with the Financial Statements, and Mr. Jamieson referred to these regularly throughout his presentation, as they related to specific items about which he was speaking. Members acknowledged the assistance provided through this additional information, requested by Council previously.

Further to the additional notes on Contingencies, item 4(E), page 7 of the supplement circulated, Ald. McCluskey felt that next year, Council should be made aware of this kind of information in advance of dealing with the Financial Statements. Mr. Jamieson had indicated to Council that specific cases in the process of coming before the courts, could not be given as information in open Council, but such information could be provided if Council were to go in camera for the purpose.

Items that received special attention and discussion on the part of Council, from the main body of the presentation, were as follows:

- 1) Deed Transfer Tax: Ald. McCluskey was concerned that the City is losing a substantial amount of revenue because of the fact that we do not actually know what is on properties where new construction is taking place. She said that someone from the City should be checking on the affidavits, and Mr. Smith agreed to respond to
** this question, with a report on what would be involved to do what Ald. McCluskey has requested.
- 2) Reconciliation of figures from budget and those in the Financial Statements: Ald. Billard asked why figures that appear in the Financial Statements differ from corresponding items in the operating budget. Mr. Jamieson and Mr. Smith explained some of the difficulties in producing figures that correspond exactly in both documents, taking into consideration that the requirements of the Municipal Reporting Manual have to be complied with as well. Ald. Billard requested that efforts be continued by staff to reconcile the categories and figures in the budget with those of the Financial Statements so that in future, it is possible to cross-reference from
** both documents. Mr. Smith agreed to provide additional information on some of the difficulties

inherent in attempting to comply with this request.

3) Valuation allowances: Ald. Connors had concerns about the valuation allowance requirements, and asked several questions about outstanding receivables, which presently total \$1,231,544. Mr. Smith gave a breakdown of this figure, and provided additional information on uncollected taxes, which have been analyzed and identified with respect to those applicable to real property and to business occupancy. He commented on the efforts that have been made to collect outstanding tax accounts, in both categories, and he advised Council that ten of the largest accounts represent \$800,000. of the total amount owed to the City. Ald. Connors suggested that perhaps

** staff should report later on the specifics of these individual accounts.

Ald. Connors asked if there is some way that Council could be advised on a regular basis during the year, of changes in the valuation account, and Mr. Smith said it would be possible to provide Council with this information throughout the year as requested.

There was further discussion relating to collection problems, especially in cases where companies go into bankruptcy and then reorganize and are established again under different names. In many of these instances, there is nothing for the City to attach, and in the case of business occupancy taxes owing^{to} the City, where companies have failed, the City just goes on the list with other creditors.

Ald. McCluskey said it is time the Assessment Act is changed so there is some method for the City to collect unpaid Business Occupancy taxes. She suggested that consideration be given to an occupancy permit system, similar to the one in effect in the City of Halifax. Mr. Smith noted that this idea was included in the ' . . . 20% or' report as a recommendation, but was rejected by Council in 1978. Ald. McCluskey

** asked to have the item brought back for further consideration, and Mr. Smith agreed to have staff review it first before coming to Council with it. Mr. Mallowney made a suggestion about an arrangement with Maritime Tel & Tel, whereby information on new phone numbers could be provided to the City. The Mayor felt this possibility

** is worth looking into as well.

Ald. Connors commented again on the money that is owed the City by other municipalities, noting that discussions must take place with the Province, in an effort to achieve a more equitable arrangement for sharing this financial burden.

Ald. Greenough objected to what he considered to be an unrealistic expectation for 100% allowance to be maintained by the City for uncollected taxes. He asked if any representations have been made to have this requirement reduced. Mr. Smith advised that the response to our concerns about this requirement has not been sympathetic, and it does not seem likely the Province will change what they consider to be a necessary source of working capital for the municipalities.

(Ald. Withers left the meeting at a point in the presentation where the items noted were being discussed.)

4) Items of Over-expenditure: Ald. Hetherington indicated his concerns about the two major areas of budget over-expenditure, namely, in Social Services and in the Works Dept. estimates. Since most of the Works Dept. costs were associated with snow removal and ice control, he suggested that management control may be needed to cut down on the amount of overtime involved, and prevent a recurrence of the same situation with the 1987 budget. Mr. Fougere was asked to respond for the Works Dept., and he advised Council that the snow removal program is continually monitored all winter. There are constant demands for service, however, when storms are in progress and afterward. Asked about his budget for snow removal for 1987, Mr. Fougere said it has been projected for less than was actually spent in the year past. However, a large portion of the 1987 budget for snow removal has already been spent since the first of the year.

Ald. MacFarlane said the message has to be given to all departments that they are to stay within their budgets in 1987. Comments were made by other members about the expectations of Council in this regard and requests that are made for services, on behalf of constituents.

Ald. MacFarlane inquired about the formula on which unconditional transfers from the Province are based. Mr. Smith explained the basic details of the formula, pointing out that over time, the grants have decreased as our ability to pay increases. Ald. MacFarlane said that faced with this prospect, Council has no alternative but to increase property taxes just to maintain existing levels of service. Mr. Smith referred to a ^{staff} analysis of revenue growth, relevant to transfers from other government levels, and the Mayor asked if the results of this analysis could be circulated to members of Council. Mr. Smith made a note of the request.

** There were related questions as well about grants in lieu of taxes for federal government properties in the City, and the fact that the Government of Canada has not yet approved assessments on its property in the City for 1984, 1985 and 1986. Ald. Thompson questioned the adequacy of taxation being received from Maritime Tel & Tel for their property in the City, suggesting the figure should be reviewed.

5) Debenture Debt: Ald. Connors had a number of questions about the City's present level of debenture debt and our debt service charges relative to our operating revenue. Mr. Smith provided some percentage figures that tend to be accepted, which indicate that annual debt services should not be more than 10 to 15% of operating revenue. In 1986, Dartmouth's percentage was 17%. He was willing to give Council some further information on this subject at a later date.

** There was a general discussion about the funding of capital projects that have been completed, and funding still outstanding for projects commenced but not yet completed, such as the improvements to Main Street. Council was advised during this discussion, that 6.493 million dollars will be retired in the year 1987.

When Mr. Jamieson got into the part of the Financial Statements dealing with surpluses in various accounts, a question raised earlier in the meeting by Ald. Levandier, about the District School Board surplus, was again brought up, and Ald. Connors, Chairman of the Board, advised that the surplus is to be discussed by

the Board, with a view to determining the best disposition of these funds.

Ald. Connors questioned the practice of borrowing money at a rate higher than the rate of interest received from surplus funds we have available for investment. He suggested that instead, consideration should be given to the use of funds not required, as being preferable to borrowing money.

Ald. Levandier and Thompson moved that the 1986 Financial Statements be approved by Council, as presented. Members had a further opportunity to ask additional questions of the Auditors, and to make general statements about the financial position of the City. Concerns were again re-stated about the impact of the operating deficit and the fact that the City's operating surplus has now been reduced to \$54,000. Also, about the valuation allowance requirements and the need to maintain vigorous collection practices, and to look at some of the suggestions put forward during the meeting for possibly tightening up on procedures.

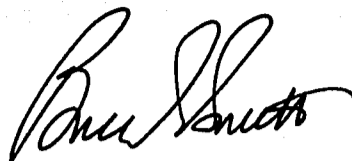
(Ald. MacFarlane was ill and left the meeting during the debate on the motion.)

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

MOTION: Moved by Ald. Levandier & Thompson that Council approve the 1986 Financial Statements, as presented.

Since there were now a number of Council members not present, it was decided that consideration of the 1987 Capital Budget would be delayed until March 10th, when Council will meet at 6:30 p.m., an hour early, to begin the budget discussions. Ald. Greenough and Hetherington moved that Council meet at 6:30 p.m. on March 10th, to begin the Capital Budget discussions. The motion carried with Ald. Billard and Levandier voting against.

The meeting then adjourned



Bruce S. Smith,
Acting City Administrator.

City Council, March 9/87

ITEM:

1986 Financial Statements, page 1 to 6 incl.

Dartmouth, N. S.

March 10/87

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

Present - Mayor Savage

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

Acting City Administrator, Bruce S. Smith.

1987 CAPITAL
BUDGET

Council met one hour prior to the regular meeting called for this date, to begin the 1986 Capital Budget discussions.

The Mayor suggested three dates after the March break, for operating budget sessions with department heads. The dates proposed were March 23rd, March 26th and April 2nd, at 7:00 p.m. Members were asked to make a note of these dates, and others will be selected by the Mayor as required for budget debate.

Ald. Hawley brought to Council's attention, the action taken on May 12/86 in allocating one million dollars for a new library, leaving a decision on a second commitment of one million dollars to an unspecified time. In the meantime, the Province has agreed to funding in the amount of one million dollars, apparently to be spread over a three-year period, and Ald. Hawley felt a further commitment on the part of Council should be made at this time, so the library can proceed, as planned when it was chosen as the City's 25th Anniversary project.

He therefore moved, seconded by Ald. Greenough, that Council commit the second one-million-dollars to the 1988 Capital Budget at this time, for a new regional library.

Ald. Billard and Levandier were opposed to the motion in principle, for reasons they indicated to Council. Ald. Greenough and Connors pointed out that Council, in fact, decided last year to make the library commitment, and gave it a priority as a capital item for the City. They were both willing to support the motion.

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

MOTION: Moved by Ald. Hawley and Greenough that Council commit the second one-million-dollars to the 1988 Capital Budget at this time, for a new regional library.

Council then proceeded to the 1987 Capital Budget estimates, beginning with Section 3, for which Mr. Fougere and Mr. Purdy were present.

Ald. Pye was concerned that the sidewalks he has requested for Farrell Street (motion adopted on Jan. 6/87), are not included in the list of street construction items, and Ald. Woods considered there has been a discrimination against Ward 5 in the list altogether. Questions were raised about the inclusion of a street like Linden Lea, to the exclusion of other streets considered to be more important. Mr. Fougere noted that the street construction program has not been prepared according to wards, but in an attempt to complete a program started some time ago and including streets taken over by the City, such as Linden Lea.

Ald. Greenough and Hawley moved the approval of the street construction estimates, later revised to encompass the approval of Section 3 of the capital budget.

Ald. Withers was disappointed that Hester Street has not been included as a street from Ward 4 that requires attention, and Ald. McCluskey also wanted to have Hester Street on the list. She also referred to a section of Crichton Ave. where sidewalks are required (Oakdale Ave.), an item she raised previously at Council.

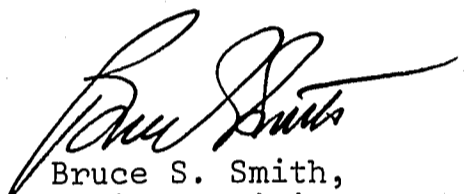
Ald. Billard objected to the fact that the section of Prince Albert Road (Nowlan St. to Glenwood Ave.) is not shown in the 1987 capital budget, but in 1988. He referred to the importance of this street section to traffic movement, and felt the project should have received priority for this reason. Ald. Billard had a number of questions about capital funds already committed for projects that have either not been started or are only now underway, from previous years. He commented

on the impact of these (approx. 15 million dollars altogether), in addition to the existing capital debt, which totals about 51 million dollars.

Ald. Woods said he would not support the motion until there was some equality among the wards in the list of projects.

Having reached the hour of 7:30 p.m., the time for the regular Council meeting, the capital budget session was adjourned until March 23rd, at which time the motion on the floor will be presented for further debate and the vote.

MOTION ON THE FLOOR AT ADJOURNMENT: To approve Section 3 of the Capital Budget, moved by Ald. Greenough and Hawley. (Subsequently moved in the revised form, by Ald. Levandier and Hawley.)


Bruce S. Smith,
Acting City Administrator.

City Council, March 10/87

ITEM:

1987 Capital Budget, page 1 to 3 incl.

Dartmouth, N. S.

March 10/87.

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

Present - Mayor Savage

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

City Solicitor, M. Moreash
Acting City Administrator, Bruce S. Smith.

The first item on this agenda was to have been the tax concession request from Halifax-Dartmouth Industries Ltd., but there was no representative in attendance from H.D.I.L., as expected. Council therefore agreed to move on to the next item on the agenda.

(Ald. Levandier later asked if the company was contacted about their request being scheduled for hearing on this date; the Mayor said he would be checking to make sure they were contacted.)

TOURISM STRATEGY

Mr. Bill McArthur of McArthur & Associates Ltd. proceeded with a presentation on tourism, the result of initiatives that began with the Tourist Commission, when a request was made to Council some time ago for additional funding in 1987 to undertake a tourism strategy for the City. A Tourism Symposium took place in the fall of 1986, and from the ideas and opinions that came out of the symposium, the Commission and the organizing sub-committee have subsequently proposed a strategy that Mr. McArthur has helped to prepare.

Mr. McArthur began with an assessment of the main points that came out of the symposium, and he explained the importance of tying what we do in with the Provincial tourism program. He outlined the things that visitors are looking for when they come here; these are:

- 1) unique experience with comfort.
- 2) core attractions with ancillary services.
- 3) packaging: the sum greater than the parts.

He listed attributes the City has already, as identified by the symposium, such as room capacity,

good transportation links, competitive pricing, dining & entertainment facilities. Then he went on to explain the following marketing management objectives:

- 1) this is a tourism development strategy and not just marketing.
- 2) a visitor-based perspective is necessary.
- 3) the strategy must be simple and in its simplicity, be powerful and durable.

Based on a general concensus from the symposium and from the discussions that have followed since, it is felt that a tourism theme centered on the lakes has not been successful, and therefore a change in direction is being proposed in conjunction with the new strategy. Attention would instead be concentrated on the City waterfront and the proximity of Dartmouth to the Atlantic Ocean. This allows for a closer tie-in with the Provincial theme of Nova Scotia as Canada's Ocean Playground, There's So Much to Sea, etc. Mr. McArthur showed a number of sample graphics his firm has prepared to illustrate the type of promotional program this new emphasis could take. The slogans and artwork are all directed toward this concentration on existing attractions on the waterfront, such as the entrance to the Canal, the Coast Guard facility, and future possibilities such as a marina, a heritage village and so on. Mr. McArthur pointed out that this initiative, once it has been commenced, can continue on into the future as councils change, thereby provding the durability for the strategy, he referred to earlier. He also noted that it is possible to start in a small way with the strategy in 1987, and he then presented budget figures that would make it possible to accomplish a start on promotion this year. The figure being recommended by the Tourist Commission is \$80,000., plus a management study, estimated to cost between \$15,000. and \$30,000. The Chairman of the Commission, Mr. Squires, has determined that assistance under the DRIE sub-agreement would be available for the study.

Ald. Bregante and McCluskey moved that Council approve the additional \$80,000. amount that has been

recommended by the Tourist Commission, but after discussion with Mr. Rath, who was present for this item, the Mayor suggested that it would be preferable to approve the blueprint for a new tourism strategy in principle, and have staff proceed with the necessary budgetary refinements, to come back to Council at or before budget-time. A motion to this effect, moved by Ald. Levandier and Connors, carried unanimously.

Ald. Hawley suggested that consideration should be given to including the Highlands Car Rally as an event that would be funded through this tourism budget addition.

MOTION: Moved by Ald. Levandier and Connors that Council approve in principle, the blueprint for a new tourism strategy for the City, and have staff proceed with the necessary budgetary refinements, to come back to Council at or before budget-time.

TENDER: MAITLAND
ST. BUS GARAGE

Tenders have been received for the roof replacement on the Maitland Street bus garage, and acceptance of the low bid, received from Citadel Roofing Contractors Ltd., in the amount of \$101,000., has been recommended.

Ald. Sarto and Thompson moved that the tender be awarded, as recommended. Ald. Hetherington asked if there is a guarantee on the roof and Mr. Ledaire, the Architect, advised that there is a five-year warranty on materials and workmanship. Ald. Hetherington requested information on the guarantee the City received for the ferry terminal roof, and Mr. Fougere agreed to make this information available to Council.

Ald. Connors felt the outcome of the U.M.A. study should be known before any final decision on this building is made, and before committing a capital expenditure of this amount to its improvement. Asked about the question of Provincial cost-sharing in the school bus operation, involving a portion of the building, Ald. Connors advised that a joint sub-committee (City and School Board) is trying to get the Province to assume what is considered to be a fairer share of responsibility for the building.

However, these discussions are just starting and will take some time to resolve.

Ald. Woods had questions about repairs to the roof instead of replacing it. Mr. Ledaire pointed out that this would again be a temporary measure, similar to the last time it was repaired. Mr. Rix provided information on the repairs to the roof that were carried out several years ago, and he noted that the roof is now twenty-five years old. Mr. Ledaire made the point that the roof is not draining properly and this fact is adding to its deterioration. The drainage would be improved if the roof is replaced.

Ald. Woods recommended to Council that the possibility of repairing the roof be pursued further, and he did not support the motion for that reason. Ald. Thompson and McCluskey were in favour of proceeding with the tender and replacing the roof. Ald. Levandier preferred to have some of the questions about the possibility of repairs and a cost-saving, looked at by staff, and he moved referral to staff for this purpose. The motion to refer was seconded by Ald. Connors and it carried with Ald. Thompson and Pye voting against.

MOTION: Moved by Ald. Levandier and Connors that the tender for the roof replacement on the Maitland St. bus garage, be referred back to staff, for consideration of the questions raised about the possibility of making repairs instead and cost-saving to the City.

BURNSIDE INN
& MARINA:
681 WINDMILL RD.

RESOLUTIONS

87-05
87-06
87-07

A report from the Solicitor was before Council on City property at 681 Windmill Road, authorized for sale to Burnside Inn & Marina Ltd. (now called Burnside). The Engineering Dept. want to retain a strip of land along Windmill Road, comprising 3,650 sq. ft. of the property, to permit an adjustment to the street line at that location. Resolutions have therefore been prepared for conveyance of the land being purchased by Burnside and the City acquisition of land that is needed for the street alignment. Mr. Moreash has

recommended that Council approve the following resolutions, attached to his report:

- 1) Resolution 87-05: sale of Parcel C to Burnside Inn & Marina Ltd. for \$249,050., subject to the Repurchase Agreement, also attached.
- 2) Resolution 87-06: sale of Parcel G to Burnside Inn & Marina Ltd., subject to the street closure procedure, for the sum of \$945.00.
- 3) Resolution 87-07: purchase from Pat King Group Ltd. of Parcels E & F at a purchase price of \$1,485. for addition to Windmill Rd.

Ald. Sarto and Greenough moved the adoption of Resolutions 87-05, 87-06 and 87-07, as recommended by the Solicitor. The vote was taken on the motion and it carried.

Ald. McCluskey indicated her opposition to the purchase price for the property, based on a 1985 appraisal instead of one that has been updated, and she therefore gave notice of reconsideration, seconded by Ald. Connors.

Ald. Greenough and Levandier expressed their concerns about undue delay in a major development project, as a result of reconsideration. The Solicitor was asked for an opinion and advised that notice of reconsideration is in order.

MOTION: Moved by Ald. Sarto and Greenough that Council approve Resolutions 87-05, 87-06, and 87-07: City lands conveyed at 681 Windmill Road.

RECONSIDERATION: Notice of reconsideration given by Ald. McCluskey, seconded by Ald. Connors.

An application for a two-storey addition to the convention centre at the Holiday Inn, 99 Wyse Road, was before Council, having been recommended for approval. Estimated value of construction is \$1,250,000.

Ald. Connors declared a conflict of interest on this item, due to the fact that his law firm represents the developer. He withdrew from his place on Council.

Ald. Sarto and Bregante moved that the building permit be granted, subject to compliance with the City requirements outlined in the staff report of March 5/87. The motion carried.

NOTICE OF
RECONSIDERATION

PERMIT TO BUILD:
99 WYSE ROAD

CONFLICT OF
INTEREST

MOTION: Moved by Ald. Sarto and Bregante that an application for permit to build be approved for the Holiday Inn, 99 Wyse Road (two-storey addition), subject to compliance with the City requirements outlined in the staff report of March 5/87.

INTERNAL
AUDITOR

Members of Council have received reports and related information on the subject of establishing an Internal Audit Dept. for the City. This matter has been under consideration by the Finance & Program Review Committee for some time, at the request of Council. Following their study, the Committee has recommended to Council that an Internal Audit Dept. not be established in the City at this point in time.

Ald. Levandier and Sarto moved that the reports and information be received and filed. Ald. Greenough acknowledged the work that has gone into preparing the information, on the part of Mr. Corrigan, the Deputy City Treasurer.

Ald. Connors did not support the motion. He urged Council to proceed with the hiring of an internal auditor, pointing out that it is not necessary to set up a whole department to achieve the benefits of an internal audit system. Ald. Connors moved referral of the item back to the Finance & Program Review Committee, to meet with representatives of the Nova Scotia Assn. of Internal Auditors for discussion, and so that options for beginning internal audit services on a small scale can be considered. A further report from the Committee to come back to Council. The motion to refer was seconded by Ald. McCluskey, but it did not receive the general support of Council.

Ald. Levandier felt the new City Administrator should have a chance to make such management decisions after he takes over the job, and other members who spoke against referral, noted that a motion to receive and file does not preclude the possibility of dealing with the item again at any time. Ald. McCluskey and Sarto were in favour of referral. When the vote was

taken on the motion to refer, it was defeated.

The main motion carried with Ald. Pye, McCluskey, Connors and Woods against.

MOTION: Moved by Ald. Levandier and Sarto that the reports and information on the establishment of an Internal Audit Dept., be received and filed.

SENIOR CITIZEN
PROPERTY TAX
EXEMPTIONS

Another item that has been under study by the Finance & Program Review Committee, is the proposed introduction of a partial tax exemption for qualifying applicants with a total household annual income of less than \$14,000., originating at Council with a motion presented by Ald. Sarto and then referred to the Committee.

The Committee has now reported to Council, with accompanying documentation, reaffirming recommendations from a report from Mr. Corrigan on this subject, dated April 4/85, and further recommending to Council, that as of next year, the income level for exemption be increased from \$11,000. to \$14,000.

The recommendations referred to, from Mr. Corrigan's report, are as follows:

- 1) that a program of specific tax exemptions not be adopted, due to high cost and lack of effectiveness.
- 2) that an effort be made to better inform taxpayers of the programs that are currently available.
- 3) that the matter be referred to individual social workers in cases where a taxpayer is in danger of losing his personal residence or otherwise in need of social assistance.
- 4) that consideration be given to broadening the present tax deferral by-law to include other groups, such as widows, widowers, and single-parent families.

Ald. Greenough, chairman of the Finance & Program Review Committee, explained the concensus of the Committee that the needs of people requiring assistance with their taxes can be better met through the existing tax deferral program, rather than through tax exemption. He moved the adoption of the recommendations from the Committee, seconded by Ald. Hetherington.

Ald. Sarto circulated copies of newspaper advertisements relative to tax exemption provisions

that exist in the City of Halifax, the Town of Bedford, and the County of Halifax. He felt a similar exemption for Dartmouth would be in keeping with what is being provided in neighboring municipalities, and estimated that the cost involved would not exceed \$75,000. He made the point that at present, very few people in Dartmouth are taking advantage of the tax deferral by-law, although the Mayor noted that efforts will be made to publicize it more widely, this being one of the recommendations from Mr. Corrigan's report.

Ald. Connors said he previously asked that consideration be given to a sliding scale basis for exemption, and he wondered what has happened to his request. Mr. Smith advised that he was not contacted about the request, and Mr. Greene, who was present for the Social Services Dept., said he was not aware of the request either. Mr. Smith agreed to follow up on the inquiry Ald. Connors has made, and Ald. Connors asked for information within the next two weeks as to where this report may be in the system.

When the vote was taken on the motion, it carried with Ald. Pye, Sarto and McCluskey voting against.

MOTION: Moved by Ald. Greenough & Hetherington that Council adopt the recommendations of the Finance & Program Review Committee, on property tax exemptions, as detailed on page 7 of these minutes.

On motion of Ald. Hetherington and Thompson, Council indicated no objection to a video retail application for People's Choice Video, 509 A Main Street.

MOTION: Moved by Ald. Hetherington & Thompson that Council indicate no objection to a video retail application for People's Choice Video, 509 A Main Street.

The regular monthly reports, forwarded to Council without recommendation, were approved as follows:

- 1) Social Services (Feb.): approved on motion of Ald. Hawley and McCluskey.
- 2) Development Officer (Feb.): approved on motion of Ald. McCluskey and Pye.
- 3) Building Inspection (Feb.): approved on motion of Ald. Hetherington & Withers.

APPLICATION:
VIDEO RETAIL
OUTLET
509 A MAIN ST.

MONTHLY REPORTS

4) Building Inspection (1986 Yearly Report): approved on motion of Ald. Hetherington and Sarto.

5) Minimum Standards (Feb.): approved on motion of Ald. Greenough & Hetherington.

Ald. Withers requested an updated report from the Solicitor on the property at 217 Windmill Rd.

6) Fire Chief (Feb.) : approved on motion of Ald. Greenough and Sarto.

There were several questions to the Fire Chief about the continuing problem with alarm systems, and he explained what the department is doing in the way of inspections and education to improve this situation. Ald. Hetherington requested a report from the Fire Chief and the Solicitor on the subject of this overall problem, and what further steps can be taken to address the problem. The Mayor suggested that it might be worthwhile finding out what other municipalities across the country, with similar problems, are doing. Chief Greene noted the request for a report.

7) Dog Control (Feb.): approved on motion of Ald. Sarto and Hetherington.

8) Tourism Director (1986 Tour Bus Statistics): approved on motion of Ald. Hetherington & Sarto.

(see note below)

MOTIONS: To approve monthly reports, as noted above and on page 8 of these minutes.

MOTIONS:

ALD. LEVANDIER
(DEFERRED)

ALD. WITHERS

At the request of Ald. Levandier, Council agreed to defer his motion until the next regular Council meeting.

Motions were presented as follows, notice having been duly given at the March 3rd meeting:

1) Ald. Withers moved, seconded by Ald.

Hetherington:

That staff be authorized to instruct the contractor, L. J. Casavechia & Co., presently engaged in the restoration of Little Albrow Lake, to proceed with construction of an island in such lake; an amount of \$5,300. for such project to be included in the 1987 Capital Budget.

Council was provided with copies of petitions both for and against the concept of an island in the lake, along with other relevant information included in a submission circulated by Ald. Withers.

Ald. Billard and McCluskey moved that the motion be deferred until the results of a properly-advertised and well-attended public hearing are available to Council. Ald. Billard said it would be impossible

*** ~~Ald. Connors requested regular Statements of Revenue & Expenditures, to be included with the monthly reports.~~

for Council to deal with the item effectively, when in a number of instances, the petitions for and against have been signed by the same people.

Mr. Fougere and Mr. Mark Bernard were asked about the effect of deferral, and from the response they gave, it was indicated that a deferral for any length of time would result in additional cost to carry out the project, since the contractor is expected to finish working within a week-and-a-half. The price quoted was based on the assumption that the island would be constructed at the time that rocks are being put in place in the lake at a point where they will improve the water circulation. This deflection of the water flow is favoured by the Lakes Advisory Board, whether the island is created in the lake or not. Ald. McCluskey was concerned that copies of the Board's minutes, where this item was discussed, have been distributed in a draft form before they received the approval of the Board. She said that if money is available , it would be spent to better advantage on improvements to the access roadways to the lake, instead of creating an island that most residents in the area do not want. She referred to the petition she has circulated to members of Council in this connection.

In the presentation made by Ald. Withers, he explained how the concept of an island for the lake came about, and the steps he has taken in following up on the suggestion, made to him by a resident, Mr. Wm. Oakley. He referred to the results of residents polled in the area by him, indicating a majority in favour of the island, and said he did not intend to enter into the debate either for or against the main motion, in view of political implications that have arisen since the idea of an island was first put forward.

Members who spoke on the deferral motion

were mainly in favour of coming to a decision at this meeting, in view of the fact that the Albro Lake project is nearly completed and additional cost can be expected if the contractor has to come back later on to construct the island. Ald. Pye was concerned that the City could be taking on some legal liabilities for an island constructed by the City, and the Solicitor agreed with this opinion. Several members speaking against deferral for a public hearing, also spoke against the main motion at the same time, and the general response was not in favour of either motion. Ald. Woods said better access to the lake is required and he would rather see the Parks & Recreation Dept. spend money for that purpose, rather than spending money on an island.

The vote was taken on the motion to defer and it was defeated. The main motion was also defeated.

ALD. CONNORS

2) Ald. Connors moved, seconded by Ald. Thompson, that:

Recognizing the importance of Greenvale School to the heritage of Dartmouth, and the need to preserve its structure;

And considering that the Dartmouth Regional Library wishes to use the Greenvale site for the new regional library, and to incorporate the present Greenvale School building as part of that proposed facility;

And being aware that it is the sole responsibility of the Dartmouth District School Board to determine if Greenvale School is presently surplus to the needs of the School Board;

IT IS THEREFORE RESOLVED that if the School Board declares Greenvale School surplus to the needs of the School Board, it is the intention of this Council that the Greenvale School building not be demolished, but rather be incorporated as a part of the new regional library.

There was some concern among the members that the motion might appear as an interference on the part of Council with a School Board decision, but Ald. Connors further clarified the intent of his motion, explaining that there is no wish to influence the decision of the School Board inherent in it.

(On motion of Ald. Hetherington and Pye, Council agreed to continue meeting beyond the hour of 11:00 p.m.)

Having been made aware of Ald. Connors' intent, members were more responsive to the motion as the debate went on. Ald. Hawley supported the motion, which he described as being honest and sincere in its intent. He said that Council cannot continue to delay a decision on the new library, because the situation in the present building has become unacceptable to people who use the library and especially to the staff who have to work in the crowded conditions there.

Ald. Withers pointed out that it is still hoped that the new library will be the City's 25th Anniversary project, even though the year designated to mark our anniversary is nearly at an end. He favoured the site selected by the Selection Committee, which is now the Greenvale School site.

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

MOTION: To designate the Greenvale School site for the new library: Moved by Ald. Connors and Thompson. Text of motion on page 10 of these minutes.

ALD PYE

3) Ald. Pye moved, seconded by Ald. Hetherington, that:

WHEREAS the report on the need for a crosswalk guard: re Brule Street and the overhead bridge, has been received by all members of Council

AND WHEREAS the report suggests a crosswalk guard for this area;

THEREFORE BE IT RESOLVED that the City, through its Police Dept., provide a crosswalk guard for the Brule Street and overhead bridge.

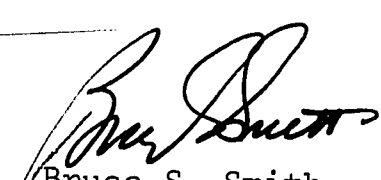
The motion carried.

MOTION: Moved by Ald. Pye & Hetherington: text of motion above.

On motion of Ald. Sarto and Pye, Council adjourned to meet in camera as Committee-of-the-Whole.

Council later reconvened in open meeting, and the action taken in camera was ratified, on motion of Ald. Hawley and Thompson.

Meeting adjourned.


Bruce S. Smith,
Acting City Administrator.

City Council, March 10/87

ITEMS:

- 1) Tourism Strategy, page to 3.
- 2) Tender: Maitland St. bus garage, page 3 & 4.
- 3) Burnside Inn & Marina: 681 Windmill Rd., page 4.
Resolutions 87-05 to 87-07 incl.
- 4) Permit to Build: 99 Wyse Rd., page 5.
- 5) Internal Auditor, page 6.
- 6) Property tax exemptions, page 7 & 8.
- 7) Application: Video retail outlet, 509 A Main St., pg. 8.
- 8) Monthly reports, page 8.
- 9) Motions: Ald. Withers, page 9 & 10
 Connors, page 10.
 Pye, page 11.

Dartmouth, N. S.

March 23/87.

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

Present - Mayor Savage

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

City Administrator, C. A. Moir
City Clerk-Treasurer, Bruce S. Smith.

CAPITAL BUDGET

Council met to continue with the Capital Budget discussions, which began at the March 9th meeting, when the motion still outstanding on the floor at adjournment, was to approve Section 3 of the Capital Budget.

At the opening of the meeting, Ald. Withers rose on a point of privilege to address Council on the subject of information relative to the capital budget, from the point of view of the Sportsplex. He raised a number of questions about the banking procedures of the Sportsplex, and reported to Council on the measures he has taken to secure answers to these questions, from the City Comptroller and from Mr. Roland Jamieson of Doane-Raymond. To date, there are several questions to which he has not received satisfactory answers, and he detailed these to Council. He proceeded to move that staff provide information as he has outlined in his submission to Council, and that the information be provided within the next two weeks. A copy of the submission was made available to Mr. Smith and to the Recording Secretary. The motion was seconded by Ald. Hetherington and it carried.

MOTION: Moved by Ald. Withers & Hetherington that staff provide information he has requested on Sportsplex banking procedures and accounts, as outlined in a submission to Council, and that the information be provided within the next two weeks.

Council then proceeded to the motion on the floor from the March 9th meeting, to approve Section 3 of the Capital Budget. Ald. Hetherington raised a point

about the hour of adjournment to be set for this meeting and other budget meetings that begin at 6:30 p.m. He felt it should be 10:00 p.m. and the Mayor took a vote of Council to determine whether a majority of members would want to adjourn at that hour. Only three members were in favour of adjournment at 10:00 p.m. and the majority of Council preferred to continue meeting until 10:30 p.m. for budget discussions. Ald. Connors requested that meetings convene at 7:00 p.m. instead of 6:30 p.m. in future. The hours for budget meetings were therefore set for the hours of 7:00 p.m. to 10:30 p.m.

Mr. Fougere and Mr. Purdy were in attendance to present information and answer questions relating to Section 3 of the Capital Budget.

Mr. Fougere began by explaining the street construction program undertaken in 1973, pointing out that the last of the City-owned streets in that program are on this year's list for completion. He also explained to Council why Linden Lea and Garshan Road have been included. Additional information was also provided on the Parkstone Terrace and Fenwick Street projects. Ald. Hetherington was not in agreement with the Fenwick Street turning circle, and discussed this item at some length with Mr. Fougere. Mr. Fougere suggested that he and Ald. Hetherington meet with the Research Foundation people to discuss the matter further and try to resolve it.

Mr. Fougere then reviewed the street reconstruction estimates and sidewalk construction estimates. Ald. Pye requested that Hilchie Road (\$30,200) indicated as below the line, be included in the 1987 Capital Budget. It was anticipated that other changes may be requested and it was suggested that a list be compiled prioritizing a list of changes under Section III. A motion to amend was moved by Ald. Pye and Ald. Hetherington and carried.

AMENDMENT: Moved by Ald. Pye and Ald. Hetherington to prioritize a list of changes to be added to Section 3.

In addition to Hilchie Road, it was requested that Parkstone Road, \$106,800 and Farrell Street, \$24,100 be added to the list.

Referring to item 3-4, Newcastle Street - Maitland Street to top of hill, \$69,200, Ald. Levandier and Ald. Connors requested that this project be included in the 1987 Capital Budget, while the Alderney Drive & Mill Lane - Interpretative Centre to Canal Street, in the amount of \$89,700 be postponed a year.

Ald. Hetherington expressed concern that work commenced on both Boundary Street and Tupper Street in 1985, but the work wasn't completed due to lack of funds. These two streets do not however appear in the Capital estimates. Mr. Fougere assured Alderman Hetherington that this work will be done in 1987.

Ald. Withers noted that the curb and sidewalk estimate for Thistle Street to Victoria Road to Maple Street is confined to Ward 3 and an adjustment in the percentages and total expenditure for each ward should be made. \$50,000 will be deducted from Ward 4. It was also noted by Ald. Withers that in the past he has brought to Council's attention the need to improve Hester Street and Banook Avenue. It was his intention to move a motion of over-expenditure for these items at a later date. There was some discussion of why this approach would not be appropriate. (refer page 6)

Concern was expressed by Ald. MacFarlane that a sidewalk for Peddar's Way, Oathill Crescent was deleted. Mr. Fougere indicated that this was an oversight and the item should have been transferred to the 1988 Capital Budget. Some discussion followed as to whether it was staff's role to make adjustments. Ald. MacFarlane did not believe it was Council's intention to handle the matter in this fashion. Mr. Moir explained that due to financial policies adopted by Council, some items have to be deferred a year, if others requested by Council are to proceed.

Ald. MacFarlane also expressed concern about the deterioration of Murray Hill Drive. He suggested that work on Berwick Street & Medford Street be postponed a year, so that work can commence on Murray Hill Drive. The estimated cost of each of these projects is \$139,000 and although Mr. Fougere did not know what the reconstruction costs would be for Murray Hill Drive, he noted that \$63,000 for curb and sidewalk is included in the estimates for 1987. If it is the wish of aldermen for that ward to drop the above-noted streets, priority will be given to Murray Hill Drive, Mr. Fougere confirmed.

A breakdown of the allocation of the Engineering budget for the years 1982 to 1987 by wards, was circulated by Ald. Woods. Concern had been expressed at an earlier meeting by Ald. Pye and Woods that Ward 5 was being discriminated against. Following discussions with staff re this matter, it was evident that there is a need for the City to acquire privately owned streets, so they can in turn be paved. In order for this to be accomplished, money will be required for the surveying and legal work involved. Mayor Savage cautioned that although such work could be completed in 1987, it was doubtful that any construction could proceed this year. Bearing the above in mind, it was suggested by Ald. Woods and Pye that the following streets be surveyed in 1987 with the view of them being taken over by the City and included in the 1988 estimates for paving:-

Elwood
Lovetts
Pinewood Drive
Tidewater Lane
Gibson

Mr. Fougere indicated that the Engineering Dept. would require assistance in conducting the necessary surveying and he estimated the cost would be \$50,000. This amount was added to the list of priorities.

The aldermen also requested that \$80,000 be added to the list for sidewalks in Ward 5, the locations of which will be selected at a later date.

Reference was made by Ald. Connors to the second to last paragraph of Mr. Moir's letter accompanying the estimates, which refers to a change in policy of the Dept. of Municipal Affairs re capital project carry-overs. Under the circumstances, he wondered what will happen to the uncompleted 1986 projects. Mr. Moir indicated that they will proceed in 1987 and be given priority. Mr. Moir did not feel this policy change will affect this year's budget however. Ald. Connors requested an update of the memo circulated in the fall re the status of street and sidewalk projects for 1986. Mr. Fougere will provide this update.

Ald. Hetherington questioned the logic of overlaying paving on Marvin Street, if curbs and gutters are not done. He felt a proper job could not be done under these circumstances. He also expressed dismay that three-quarters of a Pleasant Street project was finished with concrete curbs and gutters, but the last 100 feet of the project were done with asphalt due to lack of funds. In conclusion, Ald. Hetherington stressed that if Engineering is going to do a street, it should be done properly, thus saving money in the long-run.

Ald. Levandier noted that \$269,800 of additions have been proposed to section 3 this evening. He felt that this was not the proper way to proceed and the estimates should be sent back to Mr. Fougere for redrafting. He therefore moved deferral of Section 3 and this motion was seconded by Ald. Connors. This motion was debated and subsequently defeated, with Ald. Levandier voting for it.

Referring to Mr. Moir's February 27th memorandum, Ald. Billard wondered when the Provincial Government will announce the amount of its grant. Mr. Moir anticipates word will be received tomorrow on the provincial cost sharing of municipal capital and operating expenditures.

In answer to an enquiry by Ald. Billard, both Mr. Smith and Mr. Moir elaborated on Council's established policy of restricting net capital expenditures to the level of the current year's principal debt repayment.

As discussed earlier on page 3 of the minutes, i.e. the need for improvements to Banook Avenue and Hester Street, Mr. Fougere indicated that curbs for these streets will be added to the 1988 list.

Ald. Connors stressed that Council has to consider the total amount of money to be expended and if individual aldermen request additions, they do so at the expense of those projects above the line. He felt the bottom line should not be changed significantly.

Ald. Greenough expressed support of Ald. Connors comments and felt it made good sense not to increase the City debt load by limiting net capital expenditures to the amount of the year's principal debt repayment. He concluded that the list of additional projects be established and this list be considered at the end of the review or these items be deferred until next year. He recalled this was the practice used last year.

In conclusion, it was moved by Ald. Hetherington and Ald. McCluskey the deferral of the sum total \$269,800 to the end of deliberations on the Capital Budget. The motion carried. Mr. Moir confirmed that the Newcastle expenditure is included in this total.

MOTION: Moved by Ald. Hetherington and Ald. McCluskey deferral of the sum total \$269,800 to the end of deliberations on the Capital Budget.

A vote was subsequently taken on the motion to approve Section 3 of the Capital Budget, previously moved by Ald. Greenough and Hawley at the March 10th meeting. The motion carried.

MOTION: Moved by Ald. Greenough and Hawley that Section 3 of the Capital Budget be approved.

SECTION 2

Ald. Hetherington and Ald. Greenough moved the approval of Section 2 of the Capital Budget, Equipment and Vehicles.

Ald. Billard expressed reservations about spending \$230,000 this year on two trucks. He wondered if there was some way these purchases could be postponed or at least defer one of them. Messrs. Lalonde and Fougere described the condition of the two vehicles requiring replacement. Ald. Connors suggested that leasing or rental of vehicles be considered.

Ald. Hetherington requested that Council be provided with a list of employees who take City owned vehicles home and how far they live from the City.

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

MOTION: Moved by Ald. Hetherington and Ald. Greenough that Section 2 of the Capital Budget be approved.

SECTION 4

Ald. Hetherington and Ald. Bregante moved the approval of Section 4 of the Capital Budget, Traffic Improvements, Signals and Crosswalk Lights.

Referring to page 4-14, Ald. Billard wondered if the crosswalk lights at Prince Albert and Lakeview Point were included in the five locations. Mr. Moir will check with Traffic Management about the locations. Ald. Billard asked for a list of the five locations and Mr. Moir noted that they will come back to City Council for approval.

Ald. McCluskey requested that a crosswalk light be installed at Woodland Avenue and Pinecrest Drive, in the vicinity of Frederick Street. Mr. Moir will pass on this request to the Traffic Management Group.

Ald. Connor expressed concern that some of the items projected in the capital estimates reflect recommendations of the Vaughan Transportation Study. The residents were assured that no action would be taken on these recommendations until the whole study was dealt with.

Mr. Moir agreed that this was an oversight and these projections should not have been included. Ald. Connors requested that a copy of last year's motion on the matter be attached to the estimates, to clarify the situation for the citizens. When the final budget is printed, these items will have been deleted.

Ald. Woods wondered if all the locations listed on page 4-15 will be provided with pedestrian activated lights this year. He was advised that this is a two year program and if there are ones that the aldermen would like to have included in the first year, they should contact the Traffic Management Group.

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

MOTION: Moved by Ald. Hetherington and Ald. Bregante that Section 4 of the Capital Budget be approved.

SECTION 5

Ald. Hawley and Ald. McCluskey moved the approval of Section 5 of the Capital Budget, Sanitary Sewers. The motion carried.

MOTION: Moved by Ald. Hawley and Ald. McCluskey that Section 5 of the Capital Budget be approved.

SECTION 6

Ald. Withers and Ald. Thompson moved the approval of Section 6 of the Capital Budget, Drainage. The motion carried.

MOTION: Moved by Ald. Withers and Ald. Thompson that Section 6 of the Capital Budget be approved.

SECTION 7

Ald. Hetherington and Ald. MacFarlane moved the approval of Section 7 of the Capital Budget, Buildings.

Ald. Levandier and Ald. Connors moved an amendment^{that} \$200,000 for the Housing Program, page 7-4 should be deleted. Ald. Levandier expressed concern that Council has not been kept abreast of the Housing Program todate. He is concerned about ongoing maintainence of the buildings and the possibility of the City becoming tomorrow's slum landlords. He did not feel there is still a housing crisis and a reevaluation should be done of housing needs.

He was also of the impression that exceptionally high prices were being paid for properties. He felt this was another level of bureaucracy being created, while there has been no consultation with the Dartmouth Housing Authority. He did not feel that any equity will be built up for the City in these units and referred to the fact that the Chamber of Commerce is studying alternatives such as rent subsidization. There are a number of vacancies in the City.

It was Ald. Connors view that such sums of money could be more effectively used in conjunction with a different approach to the housing situation. He recognized the need for additional affordable housing, but felt tax incentives or changes in zoning to promote multi-dwellings might have an end result of benefiting more individuals. He felt the City will never meet the demand for affordable housing, if it focuses all its efforts into this one program.

Ald. Hetherington also felt this sum of money should be deleted, but he suggested it be transferred to the Police Department for renovations to other buildings in the City to meet their needs, since a new Police Department isn't planned in the near future.

Ald. Pye, McCluskey, Bregante and Hawley spoke in defence of retaining \$200,000 for the Housing Program. Ald. McCluskey disputed the claim that too high a price is being paid for properties. Ald. Bregante supported this argument by citing prices being paid by Dartmouth Non-Profit Housing Society for units under the Demonstration Project.

Mr. Moir reminded Council that the City and the Housing Committee have purchased no properties, only the organizations participating in the Demonstration Project.

Ms. Chisholm defended the program by citing the size of the waiting lists for affordable housing and noting that 4,800 Dartmouth households or 30% of families are residing in less than adequate housing.

She felt that if Council approved this sum, the Federal and Provincial governments will be encouraged to direct more funds for housing to Dartmouth.

Both Ald. Pye and Hawley argued in support of the expenditure, noting the positive social aspects of expanding this program. Ald. Hawley noted that these units will be paying taxes to the City and maintenance for the units will be covered by the rents charged.

When the vote was taken to delete the \$200,000 from Section 7, it was defeated 7 to 6.

The vote on the motion on the floor carried.

MOTION: Moved by Ald. Hetherington and Ald. MacFarlane that Section 7 of the Capital Budget be approved.

SECTION 8

Ald. Greenough and Ald. McCluskey moved the approval of Section 8 of the Capital Budget, Parks and Recreation.

Ald. Connors noted that there was money in last year's budget for landscaping of the Park School site, however due to the debate on the Commons land was deferred. Mr. Atkinson confirmed there was \$13,000 in last year's budget for this purpose. It was suggested by Ald. Connors and Ald. Levandier that \$13,000 be added to the estimates to upgrade the Park School site. (see page 11)

Ald. Woods referred to page 8-15, Landscaping of Undeveloped Lands and page 8-19, Trees. It was suggested he discuss his preferences for sites with Mr. Atkinson.

Ald. Thompson noted that he receives many requests for additional soccer fields or upgrading of existing ones, but no funding is indicated in the estimates. Mr. Atkinson outlined discussions he has had with the Dartmouth District Soccer Association and noted that soccer fields will be addressed in Recreation's Master Plan. Mr. Atkinson assured Ald. Thompson that funds for minor renovations have been included in the budget. Problems associated with soccer fields will be addressed further at a later date.

Ald. MacFarlane noted that Penhorn Lake - Park Development, page 8-17 was below the line. This park has been the subject of considerable discussion by area residents for some time and it was agreed following discussions with Parks and Recreation that it would be included in the 1987 estimates. Ald. MacFarlane therefore requested that this item in the amount of \$41,500 be brought forward to the 1987 budget.

Referring to the recent debates on funding affordable housing, sidewalk construction, etc., Ald. Billard wondered how Council can authorize sums of money such as \$42,000 for trees, \$110,000 to enlarge an existing play area, etc. for a total of over \$500,000 for Recreation. In conclusion, he indicated that he could not support item 8.

Ald. McCluskey indicated that she could not support the removal of recreation equipment from the budget and expressed support of Ald. MacFarlane's request that the Penhorn Lake area be cleaned up. She indicated that she could not however support any more money being spent on the Shubie Park Campground and she made reference to the rates being charged as being inadequate for the service provided.

Ald. Pye noted that no money is estimated for renovations to ball fields. He expressed the desire to see an area adjacent the Boys and Girls Club in Ward 5, prepared for T-ball. No fencing would be required. Mr. Atkinson assured him that items such of this can be dealt with under provisions in the Operating Budget.

Ald. Connor suggested that money to upgrade the Park School site could be obtained if the Dartmouth Gardens Walkways, \$15,000 was deferred for a year.

Ald. Connors also expressed the opinion that instead of spending \$1.8 million on the Sportsplex to expand this one facility, it would be better spent upgrading various facilities.

Concern was also expressed about the condition of cemeteries. Mr. Atkinson advised that the city has applied for a grant under the Summer Works Program.

Ald. Withers had several queries re the Mt. Hermon Cemetery and its fencing. Mr. Moir noted that a delay in completing the fencing resulted from recommendations made in the Traffic Study. Council will also be required to make some decisions on street alignments in the area to allow for modifications to the cemetery. Mayor Savage cautioned that the area in question is considered part of the Commons. These matters are on hold until Council deals with the Transportation Study.

Ald. Hawley wondered if the Department of Recreation has pursued all avenues for Provincial cost sharing of projects. Mr. Atkinson assured him that they are continuing to pursue cost-sharing, noting the \$44,000 obtained for the Beazley Field Renovations.

Ald. Billard felt that a number of the projects listed for the Recreation Department could be covered under the Operating Budget and therefore suggested the deferral of capital expenditures for Parks and Recreation for one year, thereby saving \$584,000 which could be better spent elsewhere on truly capital projects.

When the motion to approve Section 8 was voted on, it carried with Ald. Billard voting against.

MOTION: Moved by Ald. Greenough and Ald. McCluskey that Section 8 of the Capital Budget be approved.

SECTION 11

Ald. Bregante and Ald. Levandier moved the approval of Section 11 of the Capital Budget, Data Processing Equipment.

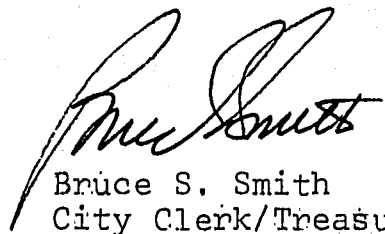
Ald. McCluskey felt that the \$150,000 for a vehicle tracking system should appear above the line. However, Ald. Greenough noted the great strides made in the overall system this year and he wasn't disturbed by the one year delay.

Ald. Hawley felt it would be desirable for the Police Department to acquire a computerized system under the Neighbourhood Watch Program. Deputy Chief Cole indicated the Police Department is aware of the system referred to and indicated that there is a possibility that a service club may cost share or fund one.

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

MOTION: Moved by Ald. Bregante and Ald. Levandier that Section 11 of the Capital Budget be approved.

Meeting adjourned.


Bruce S. Smith
City Clerk/Treasurer

City Council, March 23/87.

ITEM:

1987 Capital Budget, page 1 to 13 incl.

Dartmouth, N. S.

March 24/87.

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

Present - Mayor Savage

Ald. Sarto	Thompson
Billard	MacFarlane
Connors	Bregante
Withers	McCluskey
Pye	Woods
Hawley	Greenough
City Solicitor, S. Hood	
City Administrator, C. A. Moir	
Deputy City Clerk, G. D. Brady	

At the opening of the meeting, the Mayor advised Council of a financial appeal being launched to assist John Hughes of Dartmouth, who is taking part in the BOC sailing race around the world and is presently in the Falklands Islands for mast repairs. The Mayor described this appeal as a gesture of financial and moral support, and he opened the campaign for funds by pledging \$1,000. on the part of the City. Donations will be received by any Bank of Nova Scotia branches. Council concurred with this action.

NOTICE OF
RECONSIDERATION:
ALD. MCCLUSKEY

Notice of reconsideration has been given by Ald. McCluskey in connection with the action of Council in approving Resolutions 85-05, 87-06 and 87-07, covering the conveyance of land to Burnside Inn & Marina Ltd., and from Pat King Group Ltd. to the City to permit a street line adjustment that is required.

Ald. McCluskey proceeded to explain why she objected to this land sale in the first place, when it was first approved by Council on Feb. 4/86, based as it was on a 1985 appraisal figure. She maintained at that time that an updated appraisal should have been carried out before a price was agreed to for the land, and she considered this point to be even more relevant in 1987, when the land sale has not been finalized. She noted that to this date, no deposit has been paid by the developer and there is still no agreement of purchase. She took exception to the fact that at

the Feb. 4/86 meeting, Mr. Pat King, one of the principals of the development, indicated to Council the urgency of an immediate decision on the land transaction, which she felt placed some pressure on Council for a decision, but since that time, no start has been made on the project and it has not advanced any further, although plans have been changed in the meantime.

She referred to a number of documents that have been provided in the way of information, giving chronological details of negotiations that have been going on for some time now between the City and the developers. She did not feel that the delay in concluding the land sale is the fault of the City, and she questioned several of the information items that Mr. King has provided in his letter of explanation. Ald. McCluskey also referred to discussions she has had with members of the Planning and Engineering Dept. staff to determine exactly what procedures were followed by the City.

Ald. McCluskey made the point that land sold by the City has to be conveyed at fair market value, in accordance with the requirements of the City Charter. She did not consider this requirement to have been met in the case of the Burnside Marina transaction, and she maintained that the only way to determine fair market value at this point in time, would be to seek an updated appraisal.

At the conclusion of her presentation, Ald. McCluskey moved reconsideration of the action taken by Council in approving Resolutions 87-05, 87-06 and 87-07. The motion to reconsider was seconded by Ald. Connors and it carried by a vote of 7 to 4. Debate on the motion then resumed, after the Mayor had read the exact wording of the motion adopted on March 10/87, that is, the details of the three resolutions adopted.

Ald. Connors inquired further about the point raised about fair market value for the property, and the delay in concluding this land transaction. The Solicitor

made the point that an exchange of correspondence has been going back and forth between the City and the developer for two years, and there is ample evidence that a sale and purchase of the land was intended on the part of both parties involved over that time. She did not consider the delay to be the fault of either party, because there were a lot of details to be ironed out and land surveys had to be completed. Ald. Connors was concerned that the City lost money as a result of the delay, both in terms of interest on the money we should have received and in terms of lost taxation revenue. Other members indicated similar concerns about the loss in revenue to the City, and about the fact that a deposit has never been paid for the land. Mr. Moir noted that the deposit requirements applicable to lands in the Burnside Park, set by policy, do not apply in the same way to other City lands that may be under negotiation for sale.

Members speaking in support of the motion wanted to see the project go ahead without any further delay and Ald. Greenough said that any loss to this point, in revenue, will be more than realized when the fifteen-million-dollar development is completed and the City begins to receive taxation from that development.

Mr. Grude, one of the principals for the development, was present and he responded to questions from members during the debate. He gave assurance to Council that the developers do not have financial problems, this cause having been suggested as one of the reasons for the delay in concluding the land transaction. He said there was a delay in securing a mortgage, caused by the fact that clear title could not be secured to some of the lands involved in the transaction. He commented on other City requirements for a piece of land on which a bus shelter is located, and for a 300-foot strip of land the City needed for street alignment. All of these changes contributed to the overall delay, he said.

Asked why there is no agreement of sale yet, Mr. Grude said an agreement could^{not} be finalized until the company knew exactly what lands they would be buying.

Mr. Fougere also answered questions about the survey work that had to be done and the date of its completion. He noted that the work was completed by the February date when Council approved the sale of the property. He pointed out there were actually two separate land transactions involved, the second, basically a land conveyance that did not require the amount of survey work the first one did.

Ald. Billard asked Mr. Grude if the company would be willing to pay a higher price for the land, based on a new appraisal. Mr. Grude said that while an agreement has not been signed with the City, there was a gentleman's agreement on a purchase price that would be paid by the company for the land; he felt this commitment should stand. Some members who spoke on this point shared the opinion that the City cannot back down from a decision that was already made on the cost of the land, and there is an obligation to follow through on that decision. Ald. Billard asked if any such legal obligation exists for the City. The Solicitor said that she could give an opinion in response to this question, but she would prefer to do so in camera.

Mr. Grude's position was that the company has acted in good faith up to this point in time, and the delay in concluding the land purchase is not the fault of either the City or the developers. Ald. McCluskey did not consider the City to be under any obligation to the developers, especially in view of the fact that there has been no deposit paid on the land and there is no agreement to purchase signed by either party yet.

Ald. Hawley stated his objections to the fact that the concept plan for the development has changed and to the fact that it did not proceed immediately after Council approved the land sale, as indicated to Council at the time. Mr. Grude gave assurance that

everything is now in place to proceed, and the developers will sign an agreement as soon as the City has it ready. This assurance did not satisfy Ald. Hawley and he preferred to have a performance bond of \$25,000. posted with the City, to insure that the project is started within six months time. Mr. Grude pointed out that \$500,000. has already been spent on the project, and this gives Council assurance of the company's sincerity. The Mayor felt that in making this statement to Council, Mr. Grude is in fact, giving a performance commitment, such as Ald. Hawley is seeking. The Solicitor indicated to Council the provision for re-purchase of the land if development does not proceed, and the conditions that development must be commenced within a twelve-month period and completed within 24 months. Ald. MacFarlane asked that in any such circumstances in the future, where there is undue delay with a development, involving lands being sold by the City, Council be informed and made aware of the situation, so we do not have a recurrence of this problem again. The Mayor said this is a good point raised by Ald. MacFarlane.

Debate continued for some period of time, along the lines that have been noted, those members in favour wanting to see the development go ahead without any further delay, and those opposed, favouring an updated appraisal of the land and a reassessment of what should be paid for in in 1987. When the vote was taken on the motion, it carried with Ald. Bregante, McCluskey, Woods, Billard and Connors voting against.

MOTION: Reconsidered: to approve Resolutions 87-05, 87-06, and 87-07, as previously recorded in the minutes of the March 10th meeting.

PUBLIC HEARING:
DEVELOPMENT OF
ALBRO LAKE LANDS

This meeting of Council constituted the public hearing for a request from the Dept. of Housing to rezone part of the D.N.D. Radio Station lands at Albro Lake from H Zone to R-1 Zone, R-2 Zone, R-3 Zone, TH Zone and P Zone. These changes would permit a development proposal for 324 housing units (47 acres),

with the remaining acreage being retained as parkland (59 acres).

A point of contention when this development proposal and rezoning last came to Council, namely, the at-grade intersection required at Woodland Ave. and MicMac Blvd., has been resolved in the new plan, but a second issue involving both traffic patterns and transit services, has been brought to Council's attention in the Planning Dept. report on the rezoning application. The T.M.G. is opposed to the termination of Albro Lake Road, as it has been proposed in the latest plan, for the various reasons indicated on page 3 of the Planning Dept. report, which also sets out the adverse impact on transit service if Albro Lake Road is not extended through into the new development.

These traffic and transit considerations aside, the Planning Dept. has recommended in favour of the rezoning request. Relevant documentation, including a letter from a resident opposed to the extension of Albro Lake Road, has been circulated with the agenda for this meeting. Council also received at this time, copies of petitions from area residents who want to have Albro Lake Road extended through to the new development.

CONFLICT OF
INTEREST

Ald. Withers rose to indicate that due to an alleged conflict of interest on his part, due to his position with the Provincial Government, he would withdraw from participation in the debate and from any vote on the rezoning. He withdrew from his place on Council to sit in the gallery. Ald. Pye, Levandier, and Hetherington, who were absent for the public hearing, were also ruled by the Mayor as being not eligible to debate the issue or to vote on it. Ald. Pye arrived for the meeting at a later point and sat in the gallery until the rezoning item was completed.

The Planning Dept. presentation to Council was made by Mr. Bayer. A plan of the lands included for rezoning was shown to Council and proposed street patterns for the development were explained. Mr. Bayer commented on the adequacy of existing services to accommodate the development, also, the availability of school facilities. He went on to indicate the traffic and transit issues associated with the proposed termination of Albro Lake Road, the recommendation of his department and the T.M.G. being that it should be connected with the new development to provide a second access route into the area and out of it; also, to permit freer traffic movements and to facilitate transit service, considered to be particularly important in the case of senior citizens who will be living in the senior citizen complex planned as one element of the proposal.

In conclusion, he advised Council that the project complies with the policies of the Municipal Planning Strategy, and he therefore recommended approval of the rezoning application, as requested.

The Dept. of Housing presentation was made by Mr. Harold Dillon, Coordinator of Planning for the Department. He provided further details of the development proposal, identifying a new street, Lancaster Drive, as the main collector street for the development. This collector street connects to a new at-grade intersection on Woodland Ave. and is the only route in and out of the development, as shown in the present plan. Mr. Dillon noted that an erosion and siltation prevention plan, for the protection of Albro Lake, will be worked out with the Lakes Advisory Board.

At the conclusion of Mr. Dillon's presentation, the Mayor called for speakers from the gallery in favour of the rezoning application.

Council heard Mrs. Marilyn Worth, who supported the development as it is proposed, with the termination of Albro Lake Road and no connection through from

existing streets to the new development area. She explained the concerns of some area residents that a direct thoroughfare route will be created right from Burnside Park to the MicMac Mall, if street connections with Highfield Park on one end, and the Albro Lake lands development on the other, are permitted.

The Mayor called twice more for any further representations in favour of the rezoning, and hearing none, he called for speakers opposed to the rezoning.

Council heard the following speakers:

1) Judy Palmer, 5 Cannon Crescent: opposed to the closure of Albro Lake Road because of the bottle-neck effect it will have on traffic. Also, traffic will be forced onto existing residential streets such as Limardo Drive, Laurier Street, etc., as people try to get around this bottle-neck. She presented a petition signed by 55 residents of Cannon Cres. opposed to the closure of Albro Lake Road, on the basis that it will restrict traffic movements and create traffic problems that can be avoided with a street connection.

2) Dennis Rogers, representing the Ward 4 Residents Association and residents who have signed a petition bearing 78 names of citizens who oppose the termination of Albro Lake Road for reasons similar to those presented in the Cannon Cres. petition.

Mr. Rogers contended that the concern is not just for this development, but for traffic considerations associated with other remaining undeveloped lands that can be expected to produce additional traffic volumes in time, which will contribute to the overall accessibility problems, with only one route in and out of a major development area.

He maintained that twice the existing traffic pressures will be placed on the lower part of Albro Lake Road (and on residential streets off Albro Lake Rd.) with the present plan to terminate this street at the point shown

3) Robert Fraser: not opposed to the rezoning or the development as such, and pleased to see the connection with the Woodland Ave./MicMac Blvd. intersection, but he did not agree that Albro Lake Road should be terminated. He referred to a plan he proposed which would extend MicMac Blvd., to cross Albro Lake Road and carry on through to Burnside Drive. He considered this to be a preferable alternative.

4) David Pauley: had a number of questions for Mr. Dillon about parking in conjunction with the parklands, allocation of the lots in the new development, completion requirements for homes, etc. He favoured the connection of Albro Lake Road through to the development, suggesting that the walking distance for small

children will be particularly difficult in the winter-time and walkways will not be plowed for their use, travelling to and from school.

(Ald. Pye was present from this point in the meeting and being ineligible to take part in the rezoning debate, sat in the gallery.)

Mr. Bob Burns and one other speaker addressed Council briefly, after which the Mayor called three more times for speakers opposed to the rezoning. There were no further speakers to be heard and therefore, the Mayor declared the public hearing to be closed.

BY-LAW C-597

Proposed By-law C-597 has been prepared to accomplish the requested rezoning of the Albro Lake lands, and was before Council.

It was moved by Ald. Greenough and Thompson and carried that leave be given to introduce the said By-law C-597 and that it now be read a first time.

It was moved by Ald. MacFarlane and Bregante that By-law C-597 be read a second time.

Ald. Hawley questioned the process of going ahead with the rezoning, in light of the opposition to street patterns planned for this development. The Solicitor pointed out that the rezoning is applicable to parcels of land, and the subdivision process is the point at which street alignment considerations are determined. This point arose several times during debate on the motion, due to concerns that members had about approving the rezoning and then not being able to do anything about the street alignments, since plans of subdivision do not have to come to Council for approval.

The Solicitor also pointed out, in response to further questions from Ald. Hawley, that street patterns and configurations are not criteria within the compliance requirements of the Municipal Planning Strategy, as a basis for Council refusing a rezoning application.

The particular difficulty created for Council was in not being able to deny the application, on the basis of a street pattern alignment that is unacceptable

to many area residents and is not recommended by the City's own Traffic Management Group and Planning Dept.

Members who spoke on second reading had questions for Mr. Dillon about the decision to end Albro Lake Road in a cul-de-sac, despite an obvious opposition to this decision by a large percentage of the residents who live in the area and will be affected by it. Mr. Dillon said there was a mixed reaction indicated at the several information meetings that have been held in the area over a period of time, and in preparing the development plan, the closure of Albro Lake Road was seen as a compromise between the wishes of those in favour and those opposed. Ald. McCluskey said she was not satisfied with the reasons Mr. Dillon presented to Council for terminating Albro Lake Road in the plan, and she asked why the Housing Dept. has persisted in going against the wishes of area residents each time a new plan is presented. These plans also disregard recommendations from the City's Planning Dept. and the Traffic Management Group, which should receive more serious consideration than they have to date. This time, there is also a transit consideration, involving a level of transit service that would not be up to standard without a proper street connection into the new development. Ald. McCluskey's other concern was about the impact that the termination of Albro Lake Road will have on existing residential streets in Ward 4, where there are enough problems already with traffic.

Throughout the debate, the same concerns were expressed about ^{the} problem of separating the traffic issue from the rezoning application itself, which members were willing to support if the Albro Lake Road issue could be resolved. Both Mr. Bayer and the Solicitor were consulted again about possible options that Council could consider, in order to give approval to the rezoning, but have the plan changed to address the matter of Albro Lake Road. All of the members who spoke on second reading were in favour of having this

street extended and did not agree with the plan for its termination. Reference was made to other instances such as the Bel Ayr subdivision, where decisions to terminate streets have caused problems and these problems only had to be dealt with later.

Ald. Greenough proposed a deferral of any decision for a two-week period, to give Housing Dept. representatives time to meet with Planning Dept. staff, to see if some resolution to the Albro Lake Road issue can be found, so that the application can proceed to a satisfactory conclusion. The Solicitor advised that it would depend on what alterations would be required in the parcels of land designated for rezoning, as to whether or not this particular application could be continued, or whether a new rezoning would be required altogether.

Ald. Greenough and Hawley proceeded to move a two-week deferral on the item, for negotiation between Planning Dept. staff and the Housing Dept. representatives, to see if the matter of Albro Lake Road and its extension, can be resolved. Ald. Woods and Sarto spoke against deferral, but when the vote was taken, the motion to defer carried (Ald. Woods and Billard voting against).

MOTION: Moved by Ald. Greenough and Hawley that the rezoning item (Albro Lake lands) be deferred for two weeks, to give the Planning Dept. staff time to consult with Housing Dept. representatives, to see if the matter of Albro Lake Road and its extension, can be resolved.

Ald. Connors and Billard left the meeting at this point, and Ald, Pye and Withers resumed their seats for the rest of the meeting.

RESOLUTION 87-11:
DATE FOR SETTING
TAX RATE

On motion of Ald. Greenough and Withers, Council approved Resolution 87-11, extending the date for setting this year's tax rate to April 15/87.

MOTION: Moved by Ald. Greenough and Withers that Council approve Resolution 87-11, extending the date for setting the tax rate to April 15/87.

PRE-DESIGN STUDY:
WATER TREATMENT
PLANT

Mr. Fougere has submitted a report to Council on proposals received from Consulting Engineering firms for the Pre-Design Study for a water treatment plant for the City.

He has recommended that appointment of UMA Engineering Ltd. as the firm to carry out the Pre-Design Study for the proposed new treatment plant, and this recommendation was approved by Council, on motion of Ald. Greenough and Woods.

MOTION: Moved by Ald. Greenough and Woods that Council approve the appointment of UMA Engineering Ltd., as the firm to carry out the Pre-Design Study for City's proposed new treatment plant, as recommended in Mr. Fougere's report of March 17/87.

RESOLUTION 87-12:
EXTENSION OF SERVICE
THOMAS B. BOWSER

On motion of Ald. MacFarlane and Thompson, Council approved Resolution 87-12, which permits a minimum of 12 months extension of service with the City, to Thomas Byrne Bowser, beyond the age of 65 years. Mr. Bowser is with the School bus operation, and Mr. Moir has recommended the extension, noting that Mr. Bowser has an excellent employment record.

MOTION: Moved by Ald. MacFarlane & Thompson that Council approve Resolution 87-12, extending the length of service for Mr. Thomas B. Bowser for a minimum of 12 months, beyond the age of 65 years.

FERRY REPORT:
JANUARY

On motion of Ald. Sarto and Greenough, Council approved the ferry operations report for the month of January, 1987, recommended by the Transit Advisory Board.

MOTION: Moved by Ald. Sarto & Greenough that Council adopt the Ferry Operations report for January, 1987.

MPS SUB-COMMITTEE
ADDITIONS AND
RESIGNATIONS


On motion of Ald. Pye and Thompson, Council approved a number of M.P.S. Sub-committee additions and resignations, as listed in a report from Roger Wells, dated March 13/87, to Council.

MOTION: Moved by Ald. Pye & Thompson that Council approve a number of M.P.S. Sub-committee additions and resignations, as recommended by the M.P.S. Review Committee.

On motion of Ald. Greenough and Woods, Council agreed to meet in camera to deal with two additional items of business.

After reconvening in open Council, the action taken in camera was ratified, on motion of Ald. Pye and Thompson.

Meeting adjourned.



G. D. Brady,
Deputy City Clerk.

City Council, March 24/87

ITEMS:

- 1) Notice of Reconsideration: Ald. McCluskey, page 1 to 5.
- 2) Public hearing: Development of Albro Lake lands,
page 5 to 11 incl.
By-law C-597, page 9.
- 3) Resolution 87-11: Date for setting tax rate, pg. 11.
- 4) Pre-Design Study: Water Treatment Plant, pg. 12.
- 5) Resolution 87-12: Extension of service, T.B. Bowser,
page 12.
- 6) Ferry report: Jan., page 12.
- 7) MPS Sub-committee additions/resignations, pg. 12.

Dartmouth, N.S.

March 25/87.

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

Present - Mayor Savage

Ald. Sarto	McCluskey
Bregante	Woods
MacFarlane	Pye
Billard	Hawley
Levandier	Greenough
Hetherington	
City Administrator, C.A. Moir	

1987 CAPITAL
BUDGET

Council met to continue with the 1987 Capital Budget discussions. First portion of meeting chaired by Ald. Hawley.

An announcement was made Tuesday by the Province on the capital and operating grants for 1987. A percentage change of plus 2.3% was announced for Capital Grants and a percentage decrease of 24.8% for Operating Grants. Mr. Smith circulated an information memorandum dated March 25th to which were attached details used to calculate the Operating and Capital Grants for the City, plus a summary of the same provincial grants to the City from 1984 through 1987.

Ald. McCluskey and Greenough both expressed surprise that the City of Halifax experienced an increase in Operating Grants as opposed to Dartmouth. Mr. Moir will supply figures on how all Nova Scotia municipalities fared, as soon as possible. It was explained by Mr. Moir that the amount of operating grants paid to each municipality is based on a formula which considers industrial and commercial growth, as well as residential. Dartmouth's assessment in the commercial sector was greater proportionally than Halifax's, while it did not have as large an expansion of its residential sector.

Mr. Smith anticipates some relief in the form of education funding, however. Revenue statements should be available within a week.

Council was also provided with a prioritization list of Capital Budget changes, as requested at the previous meeting, reflecting additions of \$267,800.

Ald. Hetherington noted that he has not yet received a list of capital projects uncompleted from 1986. He wondered

if the projects on this list would be given priority over 1987 projects. Mr. Purdy advised that the 1986 projects will be tendered before the 1987 projects. Ald. Hetherington also suggested that the contractors be instructed to complete the older jobs before they start new ones and priority be given to the completion of residential projects. Mr. Purdy will keep a close check to see that the contractors follow these guidelines.

In addition to those projects listed on the prioritization list, Ald. MacFarlane noted that Penhorn Beach improvements, discussed at the March 23rd meeting were not included. A motion to include \$41,500 for this project was made by Ald. MacFarlane and seconded by Ald. Hetherington. The motion carried.

MOTION: Moved by Ald. MacFarlane and Ald. Hetherington that \$41,500 for Penhorn Beach be added to the prioritization list.

Ald. Sarto referred to the increased traffic on Brigadoon Avenue and the need for this project to be moved up from 1988 to 1987. A motion to add \$63,500 for sidewalks to Brigadoon Avenue was moved by Ald. Sarto and Ald. Woods. The motion carried.

MOTION: Moved by Ald. Sarto and Ald. Woods that \$63,500 for sidewalks on Brigadoon Avenue be added to the prioritization list.

Section 9 was adopted by Council on motion of Ald. Greenough and Ald. Woods. Mr. Moir noted that the Sportsplex Board has approved the \$34,200 estimate and a list of the six items comprising this sum was distributed to the members.

MOTION: Section 9, Sportsplex was approved on motion of Ald. Greenough and Ald. Woods.

Ald. Hetherington and Bregante moved the approval of Section 10, Land Development.

Ald. Levandier questioned item 10-4, involving Twilight Lane and Rocklin Drive, in the amount of \$257,500. Mr. Moir noted that the policy for the takeover of streets had been previously sent out and this policy was adopted by Council in 1973 and amended March 26th, 1985. Ald. Levandier noted that he had not seen this street included on a previous list, however Mr. Moir explained that this had been an oversight.

The formula used to arrive at the cost sharing percentages was discussed. In essence the City would look after frontage of the existing lots, which amounts to 46% of the street construction costs. It was stressed that this is the first time the policy has been used, but it is anticipated the streets in Ward 5 will be using it also in 1988. Mr. Fougere also explained the rationale behind having these streets in category II, which eventually resulted in the developer approaching the City and a cost savings to the City being realized.

On a cautionary note, Ald. Hetherington noted that the curb and paving should not go in until the residents have an opportunity to hookup to the sewer.

In conclusion, Ald. Greenough referred to the length of time these residents have been waiting for servicing and street construction and the fact that the developer will be paying his fair share, over half the money required for the improvements.

The motion to approve Section 10 carried.

MOTION: Section 10, Land Development, was approved on motion of Ald. Hetherington and Bregante.

Ald. Hetherington and Bregante moved the approval of Section 12, Water Services Lines, Mains, etc.

An amendment to this motion was moved by Ald. Woods and seconded by Ald. McCluskey that water to Greenbank Court be moved above the line. It was suggested by Mr. Moir and agreed to by the mover and seconder that this be on the understanding that the amount of \$101,800, represents the amount required if the City can negotiate a deal to service the area from the water system servicing National Gypsum.

Ald. Pye noted that negotiations with National Gypsum have previously taken place to no avail and he hoped the process could be speeded up to permit a hookup in 1987. Mr. Fougere noted that National Gypsum have requested some additional information from the City in their last letter and once Mr. Purdy replies, he is hopeful a positive response will result.

Although not against people having water, Ald. Levandier was concerned about more additions to the budget. He felt there are too many variables regarding the successful completion of the project and any preliminary work should have been done prior to budget time. He did not feel it made sense to put in water but no sewer lines and wondered if the homeowners were aware of the additional costs they will be responsible for. He wondered how much longer these homes will be there and perhaps it would be more sensible to consolidate these lands for Industrial use, similar to the consolidation of the Kuhn Road properties.

Mr. Moir stressed that the water revenue will not be sufficient to support the expenditure of \$101,800, thus another capital expenditure is being added to the budget.

Ald. Greenough indicated his intention of supporting the motion, if the City applies to the Province, under its Capital Grant Special Assistance Program. He would be prepared to proceed with the project if this funding is made available. This Program was used to provide similar services to Ward 6. A further amendment was thus made to the motion that the City apply to the Municipal Affairs Department for funding, under the Capital Grants Assistance Program. In the event it was not granted, the project would come back to City Council. General agreement was expressed for this amendment. The Engineering Department will submit an application immediately. It is anticipated that a positive response will be received from the Province, due to the contamination of the residents' shallow wells.

Referring to the suggestion that the lands be purchased by the City for consolidation, Ald. Pye wondered if Mr. Rath foresaw the need for industrial development of this area in the next 10 years. Mr. Rath felt the possibility to be remote unless there is an upswing in offshore activity or demand for industrial waterfront land. When the vote was taken on the amendment, it carried. The vote on the motion also carried, with Ald. Levandier voting against.

MOTION: Moved by Ald. Hetherington and Bregante approval of Section 12.

AMENDMENT: Moved by Ald. Woods and McCluskey that water to Greenbank Court be moved above the line, estimated cost \$101,800, on the understanding that the amount represents the estimated costs if the City can negotiate a deal to service the area from the water system servicing National Gypsum and the City apply to the Municipal Affairs Department for funding, under the Capital Grants Assistance Program. In the event the funding isn't granted, the project would come back to City Council.

Referring to the previous evenings discussions re Marvin and Chadwick, Ald. Hetherington indicated that he has spoken to staff about the inclusion of some curbs, as well as overlay paving on Marvin Street. It is estimated for an additional cost of \$15,000, 500 feet of curbs could be installed in the vicinity of the playground area for protection. He requested that \$15,000 be added to the prioritization list.

He also noted that \$168,500 is indicated under 1989 in the estimates for Development Plan and Construction of Phase I, park lands Portland Estates. Referring to the number of residents already residing in the area, Ald. Hetherington requested that \$100,000 be added to the 1987 budget for this project and \$68,500 to the 1988 estimates. Mr. Atkinson estimated that \$40,000 to \$50,000 will be required for the design work.

Also referred to at the previous meeting was the reconstruction of Murray Hill Drive, instead of Medford Street and Berwick Street. Mr. Purdy indicated that \$324,000 will be required for the reconstruction of this street. The Construction Engineer confirmed that this street is about the worst one he came across. It was noted that \$63,000 is in the 1987 budget for curbs and sidewalks for the street, so a total reconstruction would cost an additional \$261,000. It is Ald. MacFarlane's desire to see this street done instead of Medford Street and Berwick Street, with an overall \$17,000 cost saving. He requested that these two streets be placed in the 1988 estimates. There was general agreement with this suggestion.

Ald. MacFarlane expressed concern that priority has been given to new street construction at the expense of reconstruction of the older streets. Mayor Savage referred to a conference he attended which highlighted the amount of infrastructure needing mending nationally. Mr. Fougere will recirculate a list of streets requiring mending. Mayor Savage noted that the Provincial Government has shown support to the municipalities for such projects but the Federal Government hasn't. Mr. Moir noted that the provincial assistance criteria is well known, but isn't beneficial to street construction.

With these latest additions, the Capital Budget was approximately \$200,000 over the estimates submitted for a total of \$6,635,283.00.

Ald. McCluskey expressed concern about how the list for sidewalk reconstruction was arrived at. Mr. Purdy explained that they were not allocated by ward, but the older sidewalks were surveyed and then analyzed to develop the list. She noted that several sidewalks in Ward 4 were in desperate need of repair and cited examples. She requested that at least one side of Chappel Street be reconstructed. Mr. Fougere stressed the need for the aldermen to advise Engineering of their priorities earlier in the year.

In conclusion, it was moved by Ald. Greenough and seconded by Ald. Hetherington that approval be given to the Capital Budget, including 'wish' list as discussed and presented this evening.

It was noted by the Mayor that \$200,000 represents about 3% and he wondered what the effect would be to the operating budget. Mr. Smith noted that if all the projects were approved, completed and debentures issued, in addition to the basic commitment, there would be an additional \$29,000 to the first years operating budget, \$28,000 to the second years, etc.

Ald. Levandier felt that the budget should be referred back to staff and an attempt made to reduce it by \$200,000. He felt Council was straying from its previously held policy. He noted that a decision on this matter doesn't affect the tax

rate, so there was no need to be hasty. Ald. Billard felt similarly and suggested that the additional funding from the Province should be used to reduce the City's expenditures. Ald. Greenough shared the concerns expressed but felt a portion of the budget will not be used in any case, citing the Kuhn Road land assembly as an example. Ald. Hawley also supported Ald. Greenough argument and in addition noted that inflation is at more than 3%. Also speaking in favour of the motion were Ald. MacFarlane and Ald. Hetherington, stressing that the items brought forward were at the request of citizens. When the motion was taken it carried, with Ald. Levandier and Billard voting against.

MOTION: Moved by Ald. Greenough and Ald. Hetherington that approval be given to the Capital Budget including 'wish' list, as discussed and presented this evening, for a total of \$6,635,283.00.

POLICY
TAKEOVER OF
PRIVATE STREETS

Ald. Greenough felt it important to establish a policy for the takeover of the so called private streets. He noted that the existing policy has been to do these streets as time permits Engineering to do surveying, etc. Ald. Greenough felt that since the City has completed paving on all City owned streets, it is now appropriate for Council to establish a policy and treat as a priority, the takeover of these "so called" private streets. He felt the policy should be established based on the following criteria:-

- number of houses on the street concerned
- condition of street, i.e. length, width, etc.
- volume of traffic that the street serves
- annual maintenance costs, i.e. difficulty of keeping street in good repair.
- have homes on street received City services, i.e. sewer and water?
- are there problems re drainage and water runoff which need correcting?
- is there need to provide for an improved level of safety?

Ald. Greenough moved a motion, seconded by Ald. Sarto that Council request the Engineering Department to establish

a program and set a priority list for the takeover of these private streets and provide for paving over the next five years.

Mayor Savage expressed concern about the timing and suggested it may be best to bring the motion forward in May. He also felt it important for the aldermen for the five wards effected to sit-down with staff to discuss the above.

Ald. Greenough had no difficult with the deferral of this motion, if Council agreed that it was worthy and therefore its deferral was moved by him and Ald. Hetherington. In conclusion, it was decided to treat it as a Notice of Motion for May.

Ald. Billard referred to several forms he received from Municipal Affairs re the Capital Budget. He felt the information to be detailed on these forms would be fairly useful. He requested the opinion of the City Administrator on their usefulness. He recognized that the city provides this information but in a different form. He felt this approach might emphasis the relationship of the Capital Budget to the Operating Budget. Mayor Savage suggested that Ald. Billard make an appointment with Mr. Moir to discuss the above. Copies of the forms in question were given to Mr. Moir.

OPERATING
BUDGET

Having completed discussions of the Capital Budget, Council commenced a review of the Operating Budget for 1987. The first section of the budget to be addressed was Section 5, Engineering Department.

Mr. Fougere gave a general reveiw of the budget, paying particular attention to the fact that a 7% increase will be required in the estimates to allow for an increase in snow and ice removal. The sidewalk plowing, C-5-51, Street plowing, C-5-52 and snow removal, C-5-33 sections are already substantially overbudget for this year due to the heavy snowfalls. Messrs. Purdy and Murray and Ms. Foster, Operations Accountant were present to answer questions.

It was requested by Mr. Fougere that the 1987 amount budgeted for Sidewalk Plowing be increased from \$175,000 to \$245,000. \$230,000 have been spent to date. Page C-5-52, Street Plowing, the budgeted amount of \$645,300 for 1987 should be revised to \$760,000, as \$580,000 has been spent to date. Page C-5-53, \$262,800 estimated for 1987 for Snow Removal should be changed to \$600,000, as \$570,000 has been spent to date. \$484,000 has been used of the \$636,300 budget estimate for ice control and no revision was thus requested.

Mayor Savage wondered if Mr. Fougere or Mr. Murray had any suggestions to make on ways to reduce the expenditures. Mayor Savage noted that 1987 is proving to be a worse year for snow than 1986 and that year resulted in an overexpenditure of \$600,000. It is projected that 61 cm. are yet to come in 1987, requiring \$600,000 for removal and control. It was moved by Ald. Greenough and Ald. McCluskey that \$521,800 be added to the Engineering Budget, as an amendment, to cover additional sidewalk plowing, street plowing and snow removal for 1987.

Ald. Hawley noted that the City is doing a fantastic job in this area, but perhaps this was a luxury service, the City can't afford. Mr. Moir suggested that after the budget deliberations, Council might wish to establish a different policy for street plowing, etc.

Mr. Murray outlined the economies which could result if the City did more of the work versus contracting out. He referred to the efficiency and effectiveness of the City's own snow removal and plowing efforts. Contractors cost \$2,100 per hour versus \$1,700 per hour for the City. To enable more work to be done by City staff, there is a requirement for more equipment. He noted that the work force is developing nicely.

Ald. Hetherington expressed concern that he has had reports of plows doing side streets three or four times a night. This should not be required and Mr. Murray will look into it.

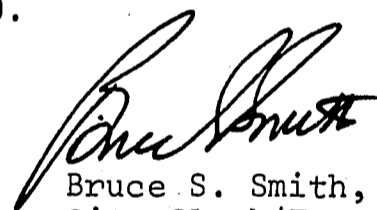
Both Ald. Levandier and Ald. McCluskey indicated that they are not prepared to see a reduction in the level of service, as more accidents and flooding would result.

Ald. MacFarlane expressed concern that the City's sidewalk clearing program is becoming a luxury, but due to its safety implications for children and seniors in particular, the expenditure seemed justified.

Mr. Murray stressed that he felt reductions could be made in the program by the City becoming more involved in the snow and ice removal programs, as opposed to contracting out.

Ald. Woods questioned the present policy for the storage of ice and snow. Although the City's main dumping site is at the foot of Lyle Street, with the permission of Parks and Recreation, other areas have been used. Ald. Woods suggested that the Lakes Advisory Board be advised of this practice and asked if the lakes are being adversely affected. Mayor Savage will bring the matter to the Board's attention and request their reply for June.

Meeting adjourned at 10:30.


Bruce S. Smith,
City Clerk/Treasurer

City Council, March 25, 1987

ITEMS:

- 1) 1987 Capital Budget, pages to 7.
- 2) Policy for the takeover of privately owned streets, pages 7 & 8.
- 3) 1987 Operating Budget, pages 8 to 10.

Dartmouth, N. S.

March 26/87.

Regularly called meeting of City Council
held this date at 7:00 p.m.

Present - Mayor Savage

Ald. Sarto	Levandier
Billard	MacFarlane
Pye	Woods
Withers	McCluskey
Bregante	Greenough
City Administrator, C. A. Moir	
City Clerk-Treasurer, Bruce S. Smith.	

1987 OPERATING
ESTIMATES

SECTION 5:
ENGINEERING
DEPT.

Council met to continue with the 1987 Operating Estimates. Consideration of the operating budget began at the March 25th meeting with Section 5, the Engineering Dept. At the point of adjournment on March 25th, a motion was on the floor to amend the Engineering estimates by adding a total amount of \$521,800. for snow and ice control, broken down as follows:

Sidewalk Plowing (C-5-51): Increase of \$69,900.

Street Plowing (C-5-52): Increase of \$114,700.

Snow removal (C-5-53): Increase of \$337,200.

Before beginning with the budget discussions, Ald. Levandier raised a point about the closure of a day care centre at 49 Hastings Drive. The Mayor advised that he has this matter under advisement.

Ald. Levandier also questioned the procedure that is to be followed from this point in dealing with the budget. The Mayor explained it was intended to go through the estimates on a departmental basis. Then, any major items of concern, such as the cost of snow and ice control, could receive specific attention and any such items of major expenditure (or any new programs) would be earmarked for Council's discussion. Mr. Moir noted that by next Monday, staff will be able to start finalizing revenue figures, after which the complete financial position will be assessed and provided to Council.

Debate resumed on the motion on the floor. Ald. Greenough said it is important for crews to get out as early as possible after winter storms start, since

that is the time when accidents can occur and roads are in the worst condition for driving. Ald. McCluskey's opinion was that overtime for snow removal is justified and she would not want to see the City's overall snow and ice control program changed.

The Mayor suggested that Council might want to give consideration to the establishment of a contingency fund, in which any surplus for snow and ice control would be retained from good winters when all of the funding provided is not required, to offset winters such as the one just past, when costs are over-budget in these areas. Ald. Billard did not support the idea, but most members, by a show of hands, indicated to the Mayor they would be willing to have Mr. Moir discuss the suggestion further with staff, and also, seek a response from the Dept. of Municipal Affairs. Then a report can be made to Council for further consideration at a later date.

The vote was taken on the motion to add \$521,800. to the Engineering budget, as detailed on page 1 of these minutes, and the motion carried.

MOTION: Moved by Ald. Greenough & McCluskey that \$521,800. be added to the Engineering Dept. budget, for snow & ice control, as per the figures detailed on page 1 of these minutes.

Ald. Levandier and Withers moved that Section 5 of the operating budget be approved as presented.

Items that received specific attention in the general review of Section 5 were as follows:

- 1) Position of Environmental Inspector, requested for 1987, but not provided for in these estimates. Mr. Moir advised that this position is being assessed, and a recommendation will come to Council before the tax rate is established.

(Ald. MacFarlane was present from this point in the meeting.)

- 2) Sidewalk Repairs (C-5-35): There were concerns about the percentage of this budget item that is required for the maintenance of downtown brickwork, to the exclusion of other sidewalk repairs that are badly needed elsewhere throughout the City. Members felt it is unfair for the City to continue bearing costs for this brickwork, when we did not want it in the first place and concerns about maintenance problems were expressed to W.D.C. from the start.

The Mayor referred to the efforts being made by the FCM to secure funding from the Federal level of government for the major infra-structure work that is needed in municipalities throughout the country, estimated to cost billions of dollars. He suggested that Council support the FCM in bringing pressure to bear on the Federal Government in this area.

- 3) Solid Waste (Street Cleaning) (C-5-21):
Ald. MacFarlane questioned the low ranking given for the 'Keep Dartmouth a Clean City' project, which Council approved and to which there was a favourable community response. He moved in amendment that the \$69,000. estimate for this project be included for approval (ie. that Council approve level 3 for funding). The amendment was seconded by Ald. Pye, but it was defeated.
- 4) Solid Waste Disposal (Regional Transfer Station) (C-5-18): Mr. Fougere responded to questions about the per tonnage charge for garbage and the actual number of tons we are being charged for by the Metro. Authority. He advised that problems in this area have been resolved by Mr. Moir, in discussions with Mort Jackson, and a better understanding has been reached on the Dartmouth tonnage figures.

The vote was taken on Section 5 and it carried.

MOTION: Moved by Ald. Levandier and Withers that Section 5 of the operating budget be approved (with the addition of \$521,800. as previously recorded in these minutes).

SECTION 4:
POLICE DEPT.

Police Chief Trider and Inspector Wright were present for the Police Dept. estimates.

Ald. Levandier and Pye moved the approval of Section 4 of the operating budget.

Chief Trider commented on the request for level 3 funding under Administration (C-4-2), an additional cost of \$10,000., to cover costs associated with bringing suspects to court for their first appearance, previously paid for by the Province.

Ald. Pye and Withers moved in amendment that level 3 be approved for funding, as requested. The amendment carried.

AMENDMENT: Moved by Ald. Pye and Withers that level 3, Administration (C-4-2) be approved for funding, adding \$10,000. to this item.

Chief Trider noted that 93% of his budget is for salary and fringe benefits, union contract requirements.

Items that received particular attention in the general review of Section 4 were as follows:

- 1) Adult School Crossing Guards (C-4-18): There were several questions about the cost of crosswalk guard services, and Mr. Moir noted that the idea of contracting out these services still has to be looked at further. He suggested that perhaps there should be a reassessment of the various locations where there are crosswalk guards, to determine if all of them are necessary. Referring to the successful contracting out of lake protection services (C-4-23), Ald. Billard, felt that a similar success could be achieved with crosswalk guard services as well. He asked that a report come back to Council on this item in 1987.
- 2) Personnel Training & Equipment (C-4-14): There were also questions to Chief Trider about the training courses attended by police officers in both P.E.I. and Ottawa. He explained why officers go to both locations, depending on where there are spaces available at a given time. There is no significant cost difference involved for the City.
- 3) Another item of concern was the cost of overtime in the Police Dept. Chief Trider pointed out that he has no control over the time required for court appearances, and he also commented on overtime required for special events. He provided an overtime comparison between 1986 (\$212,900. and the projection for 1987 (\$195,900.), indicating the effort being made to reduce overtime costs where possible.

When the vote to approve Section 4 was taken, the motion, as amended, carried.

MOTION: Moved by Ald. Levandier and Pye that Section 4 of the operating budget be approved, as amended.

AMENDMENT: Approval of level 3 (C-4-2), as noted on page 3.

SECTION 9:
OTHER SERVICES

In the time remaining, Council agreed to begin the review of Section 9, Other Services.

It was moved by Ald. Pye and McCluskey that Section 9 of the budget be approved.

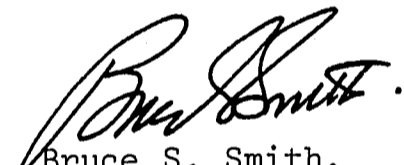
Ald. Withers questioned the final figure shown for expenditures in conjunction with the 25th Anniversary program, and asked for clarification of it from staff.

Ald. Woods requested information on the proposal call for a lighting study (C-9-8), and Mr. Moir said he would check on this inquiry with Mr. Fougere.

Ald. Pye asked about the additional funding proposed for tourism development in 1987, and whether provision for this is still intended (funding level 3, (C-9-21)). Mr. Rath advised that a report on the tourist budget revision should be back to Council before the budget discussions are completed.

Ald. Withers had some questions about the Natal Day budget (C-9-12), why it was over-spent in 1986 and why a budget increase is proposed for 1987. He requested additional information from staff.

In view of the fact that members of staff who would normally have been in attendance for Section 9 of the budget, were not present to respond to questions and provide information, it was agreed that further discussion and the vote on the motion should be deferred until the next budget meeting. The meeting therefore adjourned with the motion to approve Section 9 still on the floor.


Bruce S. Smith,
City Clerk-Treasurer.

City Council, March 26/87

ITEMS:

- 1) 1987 Operating Estimates, page 1 to 5 incl.
- 2) Section 5: Engineering Dept., page 1 to 3.
- 3) Section 4: Police Dept., page 3 & 4.
- 4) Section 9: Other Services, page 4 & 5.

Dartmouth, N. S.

March 31/87.

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

Present - Mayor Savage

Ald. Billard	MacFarlane
Connors	Levandier
Withers	Thompson
Pye	Woods
Hawley	Greenough
Hetherington	
City Solicitor, S. Hood	
Deputy City Clerk, G. D. Brady.	

At the opening of the meeting, Ald. Hetherington rose on a point of privilege to recognize the fact that the Dartmouth Heritage Motors team has won the Old Timers World Cup Hockey trophy. He asked that letters of congratulations go out to the team members, and Council concurred in this recognition of the team.

Ald. Hetherington then received congratulations from a group of friends present, on the occasion of his 40th birthday. He was presented with a lighted birthday cake to mark the occasion, and received best wishes from members of Council and the Mayor. Ald. Hetherington responded with thanks.

PUBLIC HEARING:
APPLICATION TO
AMEND LAND USE
BY-LAW
HIGHFIELD PARK
PHASE II

Council has set this date for public hearing of a joint application from Sonco Property Development & Services Co. Inc. and the Ward 5 Community Social Action Committee, to rezone certain parcels of land within Phase II of the Highfield Park development. The application covers the following zoning change:

- 1) the 3.3 acre area zoned Park, located at the intersection of Highfield Park Drive and Victoria Road, would become C-2, basically an extension to the existing adjacent commercial area.
- 2) a 1.62 acre portion of the existing R-3 area, immediately adjacent to the 4.8 acre City-owned park, would become P Zone, and be added to the park. The resident group feels this would be a more desirable location for a playground.

This joint request has evolved through meetings of the developer with citizen representatives, as Council had requested at the conclusion of the public hearing when Phase II of Highfield Park was rezoned.

The rezoning application has received the support of both the City Recreation Dept. and the Recreation Advisory Board. Approval of the request has been recommended by the Planning Dept., since it complies with the policies of the Municipal Planning Strategy, and the amount of land the City will receive for park purposes is still far in excess of the requirement for this development, as called for in the Subdivision Regulations.

Relevant documentation on the application has been circulated with the agenda for this meeting of Council, and members also received at this time, copies of a submission from the Ward 5 Community Social Action Committee, presented at a later point during the the public hearing.

CONFLICT OF
INTEREST

Ald. Connors declared a conflict of interest due to the fact that one of his law partners represents one of the applicants, and he withdrew from his place on Council to sit in the gallery.

Members of Council present were noted for the record; those members absent were: Ald. McCluskey, Bregante and Sarto.

The Planning Dept. presentation was made by Mr. L'Esperance. He showed on an overhead map, the sections of land proposed for rezoning, recommending in favour of the changes and of By-law C-612, which will accomplish the rezoning, if it is adopted.

The Mayor then called for speakers in favour of the application. Mr. John Young, representing the developer, indicated to Council that Sonco is pleased with the successful resolution of what had been a controversial issue when the rezoning of Phase II of Highfield Park took place. He expressed satisfaction that the matter was resolved in this way, in compliance with the assurance given Council at the conclusion of the previous public hearing.

Council also heard Mr. Larry Worten, who spoke

on behalf of the Ward 5 Community Social Action Committee, and also expressed the satisfaction of area residents with the rezoning agreement arrived at with the Sonco interests. The change proposed meets with the wishes of the residents and is considered to be a preferable location for the parkland reserve. As one of the joint applicants in this request, the Social Action Committee thanked Sonco Developments for responding to the concerns of the residents and for meeting with them to resolve the parkland issue.

The Mayor called three more times for speakers in favour and hearing none, he called three times for any representations against the application.

There were no further speakers wishing to be heard, and the public hearing was therefore closed, on motion of Ald. Levandier and Hetherington.

BY-LAW C-612

Council proceeded with the approval of By-law C-612, which will rezone the lands designated.

It was moved by Ald. Levandier and Thompson and carried that leave be given to introduce the said By-law C-612 and that it now be read a first time.

It was moved by Ald. Hetherington and MacFarlane that By-law C-612 be read a second time.

Ald. Pye and MacFarlane commended the cooperation that has been shown between developer and residents in this situation; they considered it to be an example of what can be achieved through such cooperative efforts.

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. Hetherington and Withers and carried that By-law C-612 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: Three readings given to By-law C-612.
(Ald. Connors resumed his place for the next item.)

PUBLIC HEARING:
DAY NURSERIES &
UNDERSIZED LOTS

This date was also set by Council for public hearing in connection with proposed Development Agreements for Day Nurseries and Undersized Lots. A Development Agreement was formerly referred to as Contract Zoning, and is entered into between an applicant and the City, with the approval of Council, and is registered on the title of the property. At this time, the M.P.S. allows only neighbourhood convenience stores and medical clinics to be considered for Development Agreement, and what is being proposed now, is to broaden the categories to include day nurseries and undersized lots.

The Planning Dept. presentation was made by Ms. Patricia Richards, first for day nurseries. She explained the Development Agreement concept, pointing out that an application for a Development Agreement would have to go through the same process as any rezoning application. The recommendation is that the M.P.S. and the Land Use By-law be amended to permit day nurseries, by Development Agreement, in areas designated residential and in the urban core areas designated on the Generalized Land Use Map. Presently, day nurseries can only be permitted as home occupations in residential areas, and they are permitted also in commercial, industrial and institutional areas.

Reports and related information, including letters received from citizens, have been previously circulated, along with proposed By-laws C-617 and C-618, which would establish the policy for Development Agreements in both the day nursery and undersized lot categories. By-law C-617 applies to the M.P.S. amendment required to permit these changes, and By-law C-618 applies to the Land Use By-law amendment.

It was decided to have the public hearing take place in two parts, the first dealing with day nurseries, and the second, with undersized lots. This was to avoid confusion between speakers interested in addressing only one of the two categories, and was

the procedure followed at the public information meeting. Ald. Levandier questioned this procedure and did not consider it to be in order, but the Solicitor indicated it would be a proper way to proceed, and based on the opinion given by her, the Mayor ruled that the hearing would proceed on the basis of two separate categories.

He called for speakers in favour of the proposed Development Agreements for day nurseries.

Mr. Colin May of Dahlia Street, President of the Downtown Residents Assn., said he did not want to speak either for or against the proposal, but he had questions about the procedures being followed in conducting public hearings such as this one. He felt there is not an adequate opportunity being given for speakers who are neither for or against an application before Council, and he felt there should be more formality observed in connection with public hearings and less haste in the process generally. He suggested the public should be provided with brochures explaining how public hearings are going to be conducted, and there should be clarification as to whether questions can be addressed to a developer, this point having come up during the course of the public hearing of the Albro Lake lands application on March 24th.

Ald. Hetherington expressed the opinion at this point that the public has been given every possible opportunity to speak in the past, where rezoning applications are concerned, both at public hearings and at the public information meetings held prior to public hearings. He suggested that if Mr. May has a problem with the procedures followed, he could take the matter up at the Municipal Board, and could challenge the decision of Council on the hearing process at that level. Ald. Greenough agreed that every effort has been made to provide for public input, and the Mayor noted that he has never prevented anyone from speaking, even if they did not take a position that was either for or

against an application. He suggested that Mr. May pursue his concerns about the public hearing process at a later time, if he wishes to do so.

Members of Council wished to have the public hearing proceed and agreed with the Mayor's suggestion.

The Mayor called for speakers in favour of Development Agreements for day nurseries.

Mrs. Horner, a Ward 7 resident, addressed Council, stating her support for day nurseries in the community generally and for the proposal that would permit them by Development Agreement in the areas that have been defined, both residential and the urban core. A second speaker, Mrs. Fran Gabel, also spoke in favour, pointing out that day nursery facilities provide good supervised care for children while parents are working, and they are particularly important in those cases where mothers have to go out to work.

The Mayor called three more times for speakers in favour and hearing none, he called for speakers opposed to day nurseries by Development Agreement.

A Chappell Street resident was opposed to day nurseries in residential areas; he felt that in fact, they constitute businesses being operated within residential zones.

The Mayor called three more times for speakers against, but no one else came forward to speak on day nurseries.

There were a number of questions from members of Council at this point, dealing with:

- 1) property ownership and the transfer of a property where a day nursery is being operated. It was noted again that the agreement runs with the land, and requirements that were applicable when the agreement was approved, would continue to apply. If the agreement were breached in any way, there are remedy provisions, the most drastic being to terminate the agreement altogether.
- 2) signage that would be permitted in conjunction with day nursery operations. The Solicitor noted that this is covered in paragraph 2 of Policy M-8, set out in the Planning Dept. report. This paragraph will be incorporated at the appropriate place in By-law C-617.

- 3) the number of day nurseries that would be permitted. This would be up to Council since each of the applications would be considered separately, and Council could determine how many are acceptable in a given area.
- 4) what restriction would there be on the size of signs (referred to in question #2)? The Solicitor noted that this item would be covered in the site plan required, which would have to come to Council in conjunction with the application. (Policy M-8, Planning Dept. report.)
- 5) how would problems be dealt with if they arose in connection with a day nursery operation? The operation would have to be assessed in the light of criteria approved for it. Recourse is something that should be addressed up front and spelled out clearly from the start in the development agreement.

Ms. Richards proceeded with the Planning Dept. presentation on Development Agreements for undersized lots. She explained the two situations provided for by Agreement as being (1) to permit the re-subdivision of undersized lots in order to allow for proper angling of buildings on such lots, and (2) to permit semi-detached and duplex units to be put on R-2 lots by Development Agreement.

The Mayor opened the hearing to speakers in favour of the proposed Development Agreements for undersized lots. Council heard from the following citizens:

- 1) Gary Dumas, Chadwick Street: He referred to a petition, dated Nov. 30/86, from residents of the area where he lives, concerning problems being experienced with the development of undersized lots in Woodside and the resulting deterioration of neighborhoods. He described some of the property conditions, where 'over-under' duplex units have been built on these undersized lots, then rooms in the basement level of the building have been rented out as well, the end result being a number of tenants in one duplex building, with inadequate parking provisions, sideyard allowances, no landscaping, etc. In other words, a general erosion of the quality of residential buildings in the community.
- 2) Bryan Tapper, Chadwick Street: He said that Woodside residents are not opposed to development, but to the kind of development that is being allowed to take place on undersized lots at present. Neighborhoods have no protection from these developers and there are no design controls or parking requirements to protect homeowners living next to these lots.

- 3) Mrs. Horner, Ward 7: She agreed that single-family dwellings are being crowded out in some cases by development that is taking place on undersized lots, and like the two speakers before her, she favoured the Development Agreement proposal, as it applies to lots in this category.
- 4) Ms. Linda Forbes, representing the Austenville Residents Assn.: The concerns of this group of residents were similar to those of the Ward 7 people. Where undersized lots exist, there is the same worry about development that is not acceptable and ends up becoming an unsightly situation in an otherwise attractive neighborhood. She also devoted part of her presentation to the need for an interaction process, with resident involvement at an early point in development plans for any such undersized lots.
- 5) Brian Ridgeway, speaking on behalf of Belmont and Carleton Street residents: He described development presently taking place on undersized lots as 'over-sized houses being built on under-sized lots'. He was concerned with the close proximity of these buildings to each other and to abutting R-1 buildings, in terms of the potential fire hazard they represent if a fire were to break out in any one of them.
- 6) Mr. Colin May had a question about conversion of a basement in an owner-occupied dwelling located on an undersized lot. He was advised that in such situations, the owner would have to go through the Development Agreement process, in accordance with the intent of the policy as it was advertised for public hearing

The Mayor called three more times for any other speakers in favorr, and since there were none, he opened the hearing to speakers opposed to Development Agreements for undersized lots.

Mr. Dan MacArthur asked if the Development Agreements would be applicable to every undersized lot with less than a fifty-foot frontage or less than the 5,000 sq. ft. requirement. Ms. Richards answered that either of those conditions would be applicable.

Mrs. Mildred Smith of Pine Street spoke against the Development Agreement category for undersized lots. She said there has been chaos in the section of the City where she lives, caused by development on an undersized lot, and she wanted to see the core area of the City protected completely, especially where the important heritage properties are located.

Mr. Terry MacPherson was concerned about the rights of individual property owners who have paid taxes over the years on their properties and, with the new Development Agreement requirement, will be unable to go ahead with development plans unless they apply to the City and go through the complete application process. The process will then cost the property owner \$1,500. and take the required four to six weeks for an approval, which may or may not be granted in the end. He had a number of subsequent questions about the procedure that has to be followed and about the status of his own request, which was made prior to this public hearing, but within the time period designated for a freeze on approvals when a public hearing is being advertised.

The Mayor permitted other questions to be asked by Mr. Greg Rogers of Ward 7, Mr. Malloy of Renfrew St., and again, by Mr. Dan MacArthur. All of these people, plus Mr. MacPherson, and Mr. May, were allowed to ask questions several times and received response to their questions from the Solicitor and/or from Ms. Richards.

Since the questions pertained mainly to the individual situations affecting the speakers themselves, and the Development Agreement requirements as they apply to them personally, Ald. Connors sought further clarification from the Solicitor on the point about basement apartment units and whether the definition contained in the zoning by-law covers this present two-family provision being proposed for the Development Agreements for under-sized lots. Members agreed, at this point, to a brief recess in the proceedings, during which time the Solicitor was asked to clarify the points that have been raised about basement units, in relation to this present Development Agreement proposal.

After Council had reconvened, the Solicitor proposed the addition of wording to convey the intention that basement units in single-family dwellings were to be included in Policy IP-4 of the by-law.

Mr. Colin May did not consider that this intention was conveyed in the advertisement for the public hearing, but the Solicitor's opinion was that the reference in the advertisement was broad enough to include semi-detached, duplex, and single family units with basements, all of which equate to the point at issue, that is, two families in one building.

The Mayor continued to allow further questions from people in the gallery, mainly with reference to their own particular circumstances, and seeking clarification as to whether or not Development Agreements would be required in their own individual cases. When there were no further speakers wanting to ask questions or address Council, the Mayor declared the public hearing to be over, on motion of Ald. Hetherington and Levandier.

BY-LAW C-617

Council then proceeded with proposed By-law C-617, applicable to both day nurseries and undersized lots, with respect to Development Agreements.

It was moved by Ald. Pye and Hetherington and carried that leave be given to introduce the said By-law C-617 and that it now be read a first time.

It was moved by Ald. Hetherington and Pye that By-law C-617 be read a second time.

The Solicitor made reference to the section of Policy M-8 (Planning Dept. report) that will be included in the by-law with respect to day nurseries. The section referred to reads: "It shall be the intention of City Council to allow only non-illuminated fascia signs on lands used for day nurseries." This point was raised earlier and has been previously noted on page 7 of these minutes.

Speaking on second reading, Ald. Hetherington described to Council some of the problems occurring in Ward 7 with development on undersized lots, and the adverse impact on the homes and properties of area residents. He said the City must have some way of

implementing control over these developments and he favoured the by-law that will put controls in place.

Ald. Levandier said he had some concerns about that part of the by-law that applies to undersized lots. He noted that there are avenues of appeal open to decisions of Council, once they are made, and he felt this overall process will only tend to keep neighborhoods in a turmoil, with applications and appeal procedures going on over periods of time. He said the best plan for undersized lots would be to have the City acquire them under a capital purchase program. Then, they could be turned into local tot lots and playgrounds for neighbourhood use.

Ald. Connors was not convinced that the by-law will completely insure that buildings on these lots will be strictly for two families alone; it would still be possible for one of the families to have lodgers and there would be nothing to prevent them from doing so. He felt this particular area of control should be looked at further and some means of tightening up the by-law proposed to Council in the future.

He had two other concerns, one being the \$1500. cost for the Development Agreement process, in the case of individual homeowners wishing to create basement apartments. He asked if there would be some way of combining a number of these applications so the overall cost could be shared among several applicants.

The second concern was about local citizen involvement in the planning process, when development is being proposed for one of these undersized lots. This was a concern of Ald. Woods as well, and he wanted to see a provision included in the by-law, that would specify citizen consultation and involvement in the beginning stages of an application. The Mayor said he could not allow the introduction of such an amendment, based on an opinion given by the Solicitor, but a separate motion would be in order after the by-law has been dealt with in its entirety.

Ald. Connors later gave notice of motion which was accepted for the next regular Council meeting.

Ald. Hawley spoke in favour of the Development Agreements, especially in relation to day nurseries which he considers to be an important and badly-needed service in the City. Ald. Pye also supported the motion, his interest being more in the undersized lot category; Ward 5 suffers from problems similar to those in Ward 7, and Ald. Pye referred to situations at 6 and 8 Courtney Road as examples.

(On motion of Ald. Hetherington and Hawley, Council agreed to continue meeting beyond 11:00 p.m.)

Ald. Greenough was another member speaking in favour, but Ald. Thompson had reservations about the day nursery aspect of the by-law; he felt it will cause problems and he noted that there is already opposition on the part of residents to a nursery operating on Spring Ave. Ald. MacFarlane said that Aldermen themselves will make sure their residents have ample opportunity for hearing when Development Agreement applications come forward.

Council was asked to make the following amendment to Policy IP-4 of By-law C-617: after the words 'duplex dwelling', the following wording is inserted ". . . or a basement apartment added to a single-family dwelling so that each building contains only two families". The amendment was moved by Ald. Hetherington and Withers. Ald. Levandier spoke against the amendment, which carried (Ald. Levandier, Connors, and Thompson voting against).

The amended motion for second reading carried with Ald. Thompson and Levandier voting against.

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

It was moved by Ald. Hetherington and Pye and carried that By-law C-617 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: Three readings given to By-law C-617.

AMENDMENT: In Policy IP-4 (undersized lots) of the by-law, the following wording is inserted: ". . . or a basement apartment added to a single-family dwelling so that each building contains only two families."

BY-LAW C-618

By-law C-618, which amends the Land Use By-law with respect to the Development Agreements for day nurseries and undersized lots, was also before Council and required approval as well, since By-law C-617 dealt only with the M.P.S. amendment.

It was moved by Ald. Hetherington and Hawley and carried that leave be given to introduce the said By-law C-618 and that it now be read a first time.

It was moved by Ald. Greenough and Withers and carried that By-law C-618 be read a second time.

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

It was moved by Ald. Hetherington and Pye and carried that By-law C-618 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: Three readings given to By-law C-618: to amend the Land Use By-law with respect to Development Agreements for day nurseries and undersized lots.

NOTICE OF MOTION:
ALD. CONNORS

At this point, Ald. Connors was permitted to give the following notice of motion for the next regular meeting of Council:

That Planning Dept., with respect to applications for Development Agreements, adopt a policy whereby upon receipt of such an application, staff, in consultation with the area Aldermen, shall organize a meeting between area Aldermen, staff, the applicant and interested members of the affected neighbourhood, for the purpose of attempting to negotiate a Development Agreement which meets community concerns.

CLOSURE OF
GREENVALE SCHOOL

On motion of Ald. Greenough and Withers, Council received and filed a letter from the Dartmouth District School Board, advising Council of the motion

adopted on the closure of Greenvale School, effective June 30/87; this school will now be returned to the City.

MOTION: Moved by Ald. Greenough & Withers that Council receive and file the letter from the Dartmouth District School Board, advising of the closure of Greenvale School, and its return to the City.

AWARD TENDERS:
MODIFICATIONS
TO HFX. FERRY
TERMINAL

MODIFICATION:
SIGNAGE FOR
FERRY TERMINALS

Tenders have been received for modifications to the Halifax ferry terminal to accommodate the Woodside ferry service, and for information signs for the Halifax and Dartmouth ferry terminals and directional signs for the Halifax terminal.

It has been recommended to Council that the tender for modifications to the Halifax ferry terminal be awarded to Kirkmount Builders, with a bid price of \$22,731.; funds for this project will come from the Ferry Surplus account.

With respect to the signage modifications, acceptance of the tender submitted by Young Signs Ltd., in the amount of \$19,780., has been recommended, funds to carry out the modifications to come from the Ferry Surplus account.

Council awarded both tenders, as recommended, on motion of Ald. Withers and Hetherington.

MOTION: Moved by Ald. Withers & Hetherington that tenders for (a) modifications to the Halifax ferry terminal, and (b) information signs for the ferry terminals, be awarded as recommended. Details of these tenders are as noted above.

BY-LAW C-616:
BUILDING CODE ACT

Council was asked to deal with By-law C-616, in order to meet the deadline for the Provincial Building Code Act which takes effect as of April 1/87.

It was moved by Ald. Greenough and Withers and carried that leave be given to introduce the said By-law C-616 and that it now be read a first time.

It was moved by Ald. Hawley and Thompson that By-law C-616 be read a second time.

Ald. Woods had a number of questions about individual sections of the by-law, beginning with Section 4.2 (b), and the liability of the City in the case of construction work being inspected and approved by our own Building Inspectors. The Solicitor suggested that in the interest of time, it would be advisable for Council to approve the by-law in its present form, since it is a Provincial requirement, and to have the various points and questions discussed at a later meeting when there is more time for them. Members were willing to proceed on this basis.

The vote was therefore taken on second reading and it carried with Ald. Levandier voting against.

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

It was moved by Ald. Greenough and Thompson and carried that By-law C-616 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: Three readings given to By-law C-616: Provincial Building Code Act.


Council was also required to appoint inspectors to enforce the Building Code Act, and the following list of names received approval, on motion of Ald. Hetherington and Pye:

Hawley Turner
Robert Misener
John O'Toole
Ivan Truen
Dan Yerxa
Ken Reeves
Douglas Rigby

MOTION: To approve inspectors to enforce the Building Code Act, as listed above.

Ald. Withers requested deferral of the Pollution and Emissions By-law for a month; Council agreed to the request for deferral.

Meeting adjourned.



G. D. Brady,
Deputy City Clerk.

City Council, March 31/87

ITEMS:

- 1) Public hearing: Application to amend Land Use
By-law, Highfield Park, Phase II, page 1 to 3.
By-law C-612, page 3.
- 2) Public hearing: Day nurseries & Undersized lots,
page 4 to 13 incl.
By-law C-617, page 10.
By-law C-618, page 13.
- 3) Notice of Motion: Ald. Connors, page 13.
- 4) Closure of Greenvale School, page 13.
- 5) Award tenders: Modifications to Hfx. Ferry Term.
& Ferry Terminal signage, page 14.
- 6) By-law C-616: Building Code Act, page 14 & 15.