

Council,
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Abbott that the firm of Graham, Napier and Hebert be appointed architects for the new Halifax Police Station. Motion passed.

The City Manager advised that the only question presently remaining outstanding is whether or not the R.C.M.P. would be interested in locating in or adjacent to the new Police Station building. He said that any decision made on this matter will be communicated to the architects before they start work.

Alderman Ivany expressed the hope that the appointed architects will make use of the bid depository system to make sure that no money is wasted.

Alderman McGuire asked whether there would be any merit in using a critical path method of approach to the construction and planning of the building so that a definite date can be set for the completion of the building.

Alderman LeBlanc referred to the appointment of an Advisory Committee, which had been discussed, who would liaise with the architects.

The Deputy Mayor advised that His Worship the Mayor had discussed this before he left the City and had suggested waiting until Alderman Connolly is better since he is Chairman of the Committee considering the establishment of a Police Commission.

MOVED by Alderman LeBlanc, seconded by Alderman Ivany that the firm of MacFawn and Rogers be appointed architects for the new Visitors and Convention Bureau. Motion passed.

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Expropriation Resolution - 5218 Proctor Street and 236-240
Upper Water Street

A Formal Expropriation Resolution was submitted relating to the above noted properties.

MOVED by Alderman Abbott, seconded by Alderman McGuire that the Formal Expropriation Resolution, as submitted, be approved. Motion passed.

Office Space - Scotia Square

MOVED by Alderman Abbott, seconded by Alderman McGuire that approval be given to a lease proposal as outlined in a Staff Report dated August 28, 1969 and marked Private and Confidential and that City Staff be authorized to:

- (a) Formalize the agreement with Halifax Developments Limited on the general terms and conditions outlined above;
- (b) Be authorized to call tenders immediately for the work necessary to prepare the offices for occupation;
- (c) Be authorized to terminate by due notice, as necessary, existing agreements on existing office space leases which will become redundant in due course;
- (d) Be authorized to pay from Account 316C rent for November and December, 1969 of \$35,080.70 including the 20¢ per square foot standard charge for electricity. Further be authorized to include in the 1970 Budget estimates the sums of:
 1. \$80,000 for alterations and lessee's improvements;
 2. Rent for the full year of 1970 of \$210,484.20 including 20¢ per square foot standard electricity charge.

subject to negotiation of a Formal Lease.

Alderman Abbott spoke to his motion but felt that

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the City should not be required to pay for parking spaces for employees.

Alderman LeBlanc vehemently opposed the motion contending that the cost of leasing office space in Scotia Square at \$210,000 a year over a ten year period would amount to \$2,100,000 practically sufficient to construct a new City Hall complex. He maintained that the rental was excessive and that a similar amount of space rented in say the Cragg Building, would be much cheaper. He suggested that an arrangement might be made with a private entrepreneur to construct a new City Hall building on a lease back basis. He felt that the decision which now has to be made is a panic decision and he deplored that fact. If increased efficiency is required, he said, there are many other methods rather than the rental of grandiose space.

Alderman Ivany also spoke against the motion and suggested that the lease should run for a period of three or five years rather than ten years and consideration be given immediately to the construction of a new City Hall complex. He referred to the fact that he had heard on the radio that the Chief Planner has resigned and expressed his concern that within the past two years some well qualified planners have left the City's employ. He felt that the lack of adequate office space was not the complete reason why such persons did not stay with the City and he suggested that a thorough examination should be made of the situation. He suggested that a location should be found for a new City Hall complex between Scotia Square and Morris Street and below Barrington

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Street. He expressed a wish to see the commitment given by the City to Halifax Developments Limited relating to the 20,000 square feet of office space.

Alderman Abbott said that the rental that Staff have negotiated for the office space is reasonable. He felt that the City Manager must be supported in his recommendation because obviously he feels that it will contribute greatly towards the efficiency of the City administration. He said that he was quite sure that any office space in the Cragg Building, as suggested by Alderman LeBlanc, would cost the City just as much money.

Alderman LeBlanc again said that Council should exercise extreme caution in the matter.

In reply to a question from Alderman Hogan, the City Manager replied that the City is required to agree to a 10 year lease. He went on to say that the 39,000 square feet of space for which Staff has negotiated is all on one floor and is much better space than the original 20,000 square feet for which the City was committed. He said that efficiency cannot be measured in dollars and cents but that many employees are working in City Hall with a severe handicap. He said that Staff have negotiated the best price possible for the office space. Halifax Developments Ltd. were asking for \$5.30 per square foot and have agreed to lease the space to the City for \$5.10 per square foot. In reply to a question, he advised that the original commitment made by the City was for 20,000 square feet of office space at \$4.90 per square foot.

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Alderman Meagher felt that Halifax Developments Limited should have agreed to lease 20,000 square feet of office space to the City for \$4.90 per square foot and Staff could negotiate for the other approximately 20,000 square feet.

Alderman McGuire spoke in favour of the motion and said that because he was in agreement, it did not mean that he was in favour of high taxes. He commented on the conditions under which some City employees have to work and referred to the Engineering and Planning Divisions in particular.

In reply to a question, the City Manager advised that the City has to let Halifax Developments Limited know tomorrow whether or not the City is going to take the office space and that there are several other details to be worked out in the lease. He again advised that Staff have negotiated the lowest price for the office space possible.

Alderman Meagher asked the Chairman if he would accept an Amendment to the motion to the effect that Staff should negotiate a lease for office space with Halifax Developments Limited at \$4.90 per square foot for 20,000 square feet of space and the remainder required at \$5.10 per square foot.

The Development Officer advised that in effect Staff have negotiated and have gone as far as they can go and the result is that 20,000 square feet of the office space will be leased at \$4.90 per square foot and the remainder at \$5.30 per

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square foot. In reply to a question, he said that if the space required is split with 20,000 square feet on the second floor and 19,000 square feet on the third floor it does not divide itself suitably for any combination of departments. He advised that if any portion of the 39,000 square feet is leased it would probably be divided between the two floors.

It was then MOVED by Alderman McGuire, seconded by Alderman Abbott that the question be put.

Alderman Meagher rose to a point of order and said that he had asked whether an Amendment to the motion would be acceptable and had not received a reply.

The City Solicitor ruled that there was no doubt that the Amendment was legal but if it was approved it would have the effect of defeating the original motion. He said that Halifax Developments Limited have to be informed tomorrow on the space that the City will lease and negotiations then started on the Formal Lease arrangements. In reply to a question, the City Solicitor advised that he did not recollect any instructions from Council stating that Staff should re-negotiate for additional office space in Scotia Square but that it was a recommendation from Staff, which would significantly effect the operations at City Hall, which Council has the option to accept or reject.

The Chairman ruled that he would accept the Amendment of Alderman Meagher.

It was then MOVED in Amendment by Alderman Meagher that Staff negotiate a lease for office space in Scotia Square at a price of \$4.90 per square foot for 20,000 square feet and

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at a price of \$5.10 per square foot for the remainder.

There was no seconder to the Amendment.

Some discussion ensued with respect to the 11:00 p.m. curfew and the Chairman ruled that there should be no debate on a Motion that the question be put.

The Motion that the question be put was put and lost.

It was then MOVED by Alderman Abbott, seconded by Alderman McGuire that Council adjourn until 4:00 p.m. tomorrow afternoon.

The motion was put and lost.

The Chairman advised that the original motion is now before Council.

Alderman LeBlanc suggested that tenders might be called for the office space.

Alderman Ivany referred to the Staff Report on Office Space and questioned the recommendation that the top and bottom floors of City Hall should not be used. He referred to the office space of some architects in the City, which is no better, and which does not appear to hamper their production. He again remarked that consideration should be given to the construction of a new City Hall complex immediately which could contain a great deal more space than 40,000 square feet.

Alderman McGuire agreed that some of the suggestions put forward by Alderman Ivany make sense but he did not see a new City Hall complex being constructed immediately since a lot of discussion would be required.

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and lost. It was then MOVED in Amendment by Alderman Hogan, seconded by Alderman Meagher that Staff negotiate with Halifax Developments Limited for 30,000 square feet of office space at an approximate cost of \$5.10 per square foot on the third floor.

The City Manager advised that this would give the City just about enough space for its present needs but would not allow for any expansion and within a short period of time the departments could again be spread around the City in other buildings. He said that if at first the entire 39,000 square feet is not all used, a portion of it could be sub-let until such time as it is required.

Alderman LeBlanc noted that the Staff Report anticipated an increase of 78 employees within the 10 year period of the lease and he was concerned that if the space was available they would be hired before the need arose.

Alderman Abbott said that the discussion did not appear to be proceeding too far and he contended that it is the City Manager's responsibility to ensure that the civic administration is efficient and if he recommends the leasing of additional office space in Scotia Square, Council should adopt his recommendation. He commented on the remarks of the City Manager relating to the fact that it is extremely hard to recruit Staff to fill vacant positions and if employees are to be located in little cupboards with no windows, it makes the job that much more difficult.

After further discussion, the Amendment was put

Staff/Sergeant 785
of Commissionaires 785
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and lost, three voting for the same and five against it as follows:

For: Aldermen MacKeen, Hogan and Meagher 3
Against: Aldermen Abbott, Ivany, LeBlanc, McGuire and Sullivan 5

The Motion was then put and resulted in a tie vote as follows:

For: Aldermen Abbott, Hogan, McGuire and Meagher 4
Against: Aldermen MacKeen, Ivany, LeBlanc and Sullivan 4

The Chairman cast his vote in favour of the motion and declared the same passed.

MOVED by Alderman Abbott, seconded by Alderman McGuire that Council adjourn until 4:00 p.m. tomorrow afternoon.

The Chairman asked which members of Council would be able to attend such meeting.

After a show of hands, it appeared that there would not be sufficient members of Council to constitute a quorum.

Alderman Abbott, with the approval of his seconder, withdrew his motion.

It was then MOVED by Alderman Abbott, seconded by Alderman McGuire that Council adjourn until 2:00 p.m. Wednesday, September 17, 1969. Motion passed.

11:30 p.m. Council adjourned until 2:00 p.m.
Wednesday, September 17, 1969.

HEADLINES

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HEADLINES

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ALLAN O'BRIEN
MAYOR AND CHAIRMAN

JOY P. LAMB
ACTING CITY CLERK

CITY COUNCIL
ADJOURNED MEETING
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
September 17, 1969
2:00 p.m.

An Adjourned Meeting of City Council was held on the above date to consider the items remaining on the Order of Business from the regular City Council meeting held on September 10, 1969.

Present: His Worship the Mayor, Chairman, Aldermen Abbott, MacKeen, Hogan, Ivany, McGuire and Allen.

Also Present: City Manager, City Clerk, Assistant Solicitor and other Staff members.

At this time, Alderman Abbott asked members of Council to consider adding an item to the Order of Business as 20(e) entitled Tax Agreement - Halifax Senior Citizens Housing Corporation Limited.

In accordance with the Rules of Order of City Council, it was agreed unanimously to add the item.

Permission Re: Water Line - Saraguay Club

The following report was submitted from Staff and read by the City Clerk:

"The Water Resources and Health Department of the Nova Scotia Water Resources Commission have approved a request by the Saraguay Club for the installation of a water supply system to be located on the shoulder of the Purcell's Cove Road to service the Saraguay Club.

Staff has no objections to the installation of the water supply system to be buried on the shoulder of the Purcell's Cove Road as approved by the Nova Scotia Water Resources Commission and recommends to City Council the approval of the same with an annual license fee of \$1.00."

MOVED by Alderman Abbott, seconded by Alderman McGuire

that the Staff Report be approved. Motion passed.

QUESTIONS

Question Alderman Ivany Re: Supplying Milk to School Children

Alderman Ivany asked if any consideration has recently been given to the supplying of milk to school children in the City of Halifax.

The City Manager advised that he understood Dr. Fogo was going to look into this matter but with the change over of the Health Department to the Province it may have been overlooked. He said he would contact Dr. Fogo to see if anything has been done.

His Worship the Mayor suggested that since health matters are now the responsibility of the Provincial Government and education a matter for the School Board, it might not now be within the realm of Council's responsibility.

Alderman Ivany said that he intends to give a notice of motion on this matter.

Question Alderman MacKeen Re: 5425 Portland Place

Alderman MacKeen referred to a question he had asked at a previous Council meeting relating to the above address and he said that he had received an answer from Staff which did not tell him anything he didn't know in the first place and he asked the three questions again:

1. Have any permits been issued for conversions to this building?
2. If this is a Rooming House, as defined, why is it that stoves and fridges are in various rooms that are rented?
3. Would the rents that are being charged for those rooms be subject, because of their high rate, to review by the Rental Authority?

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NOTICE OF MOTION

Notice of Motion - Alderman Ivany - Milk for School Children

Alderman Ivany gave notice that at the next regular meeting of City Council he would move that an allowance be made for the supply of milk to school children in the City of Halifax in accordance with the City Manager's letter of December 20, 1967.

His Worship the Mayor asked the City Solicitor to examine the notice of motion before the next regular Council meeting and advise whether it is within the competence of Council to take action on the matter.

ADDED ITEMS

Renaming of Sunset Avenue, Spryfield, Nova Scotia

The following report was submitted from Staff:

"Since there were two Sunset Avenues in the annexed area, Council appointed a Committee to recommend a new street name for the Sunset Avenue in Spryfield. The residents of the area did not agree with the recommendation of the Committee but instead submitted a list of alternate choices. The Committee, appreciative of the interest of the residents, have reviewed the list of alternate names with Staff, and recommend the name of Mansion Avenue to replace Sunset Avenue, Spryfield. Mansion Avenue is a logical name in consideration of the fact that Sunset Avenue is in actuality an extension of Mansion Avenue. This would be less confusing to service men making deliveries.

It is, therefore, recommended that Sunset Avenue, Spryfield, be renamed Mansion Avenue."

MOVED by Alderman Allen, seconded by Alderman McGuire that the recommendation as contained in the Staff Report, be approved. Motion passed.

Lease - Halifax Developments Limited, Stage 5, Scotia Square

The following report was submitted from Staff:

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"Under the agreement, dated the 31st August, 1966, made between the City of Halifax and Central Mortgage & Housing Corporation and Halifax Developments Limited, subject to certain conditions, the Partnership (the City and C.M.H.C.) agreed to lease to the Company that part of the lands of the Central Redevelopment Area designated in the agreement as Stage 5, for a period of ninety-nine years.

The Company has now met the conditions set out in the original agreement and has requested a lease of the lands, for the purpose of erecting an apartment building on the site.

The Legal Department of the City has prepared a lease, in the form as set out in the original agreement, and the lease has been approved by C.M.H.C. and by the Company. It is for a term of 99 years, commencing the 1st day of May, 1969, and the annual rental for the first twenty-five year period is \$5,306.87. At the end of the first twenty-five year period, the rental for the remainder of the term will be the greater of the rental paid during the first twenty-five year period or six and one-half percent of the value of the land comprised in the Stage 5.

The area to be leased is shown on City of Halifax Plan #TT-10-17664, dated August 12, 1969, and covers 39,118 square feet. Therefore the annual rental for the first twenty-five year period is \$5,306.87.

The lease also contains an Option to Purchase clause, which is exercisable at any time during the period from the 1st day of April, 1970 to the 30th day of September, 1982. The purchase price as of April 1st, 1970 is \$105,466.92, and on the 1st day of April in each succeeding year of the option period, the purchase price of the lands shall be increased at the rate of 5% of the purchase price of the said lands as at March 30, 1970.

It is therefore requested that City Council authorize the Mayor and the City Clerk to execute the lease on behalf of the City of Halifax."

Moved by Alderman Abbott, seconded by Alderman Ivany that His Worship the Mayor and the City Clerk be authorized to execute the lease between the Partnership and Halifax Developments Limited for Stage 5, Scotia Square. Motion passed.

Totem Pole

Alderman Ivany expressed his concern about the Totem Pole that was presented to the Canada Games Society and which is presently, he understood, lying in the City of Dartmouth

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workshops. He suggested that a location be found quickly and felt that Citadel Hill was perhaps the best one, although he said he didn't mind whether it was in Halifax or Dartmouth as long as it was given its proper place.

His Worship the Mayor thought that perhaps discussion on the matter should be deferred until the views of the Canada Games Society were known. He said that the Chairman of the Ceremonies and Protocol Committee of the Games Society has suggested it be placed at the Halifax International Airport.

2:10 p.m. Alderman Sullivan arrives.

Alderman Ivany suggested that the Canada Games Society be asked to consider locating the Totem Pole on Citadel Hill.

Alderman Abbott felt that perhaps the Society should be asked to suggest a permanent location for the Totem Pole.

Alderman McGuire suggested that Staff consider the matter and recommend a desirable location from the City's point of view, which recommendation can be communicated to the Canada Games Society.

After further discussion, it was MOVED by Alderman Sullivan, seconded by Alderman Abbott that Alderman Ivany be appointed representative of Council to meet with a representative from Dartmouth City Council and the Canada Games Society to discuss and decide on a permanent location for the Totem Pole. Motion passed.

Crosswalks

Alderman McGuire advised that he had requested that this item be added to the Order of Business to permit him to

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ask the Traffic Engineer if any steps are being taken to implement that section of the Staff Report on Crosswalks relating to the lighting and overhead signing of crosswalks so that they can be seen at a distance. He referred to the fact that it appears to be a risky situation at the moment to cross on a crosswalk since the motorists are not giving any consideration to pedestrians. He referred to one instance when a pedestrian timidly raised his hand to indicate that he was going to cross the street and nearly lost his whole body not just his arm.

The Traffic Engineer advised that every day signs are being erected at crosswalks as they become available and Staff are continually working on methods whereby the crosswalks can be identified by overhead signs. He referred to some methods which have been instituted in other Canadian cities.

2:20 p.m. Alderman LeBlanc arrives.

He said that the main problem at the moment is education for both motorists and pedestrians and he advised that the pamphlets that were distributed before are being reprinted for distribution to all school children in the City.

In reply to a question, the Traffic Engineer said that his Department is working closely with the Halifax Safety Council in an attempt to obtain some voluntary assistance in the education programme.

Alderman MacKeen referred to an acute situation on Gottingen Street in the vicinity of Uniacke Square where, as yet, signs are not erected indicating crosswalks and he asked when they will be erected.

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The Traffic Engineer said he would check into the matter and report to the Alderman later.

Alderman Sullivan referred to a situation on Gottingen Street north of Young Street, commonly known as "Death Row", where crosswalks are urgently required to be installed and where there have been a number of fatalities over the past few years. He asked Staff to consider this area.

Alderman Hogan referred to the difficulties encountered by motorists travelling from one City to another in Canada where crosswalks are identified in different ways. He felt that some consideration should be given to uniformity of signing so that throughout the Country, crosswalks could be identified in the same manner. He referred to the "Belisha Beacon" in the United Kingdom which is erected at all zebra crosswalks and which works quite satisfactorily.

The Traffic Engineer advised that one of the functions of the Traffic Engineers' organization is to bring in uniformity of traffic signs across the Country and consideration is being given to this matter at the present time. He said that he did not want to move too quickly on the lighting and overhead signing of crosswalks until a decision has been made by the Traffic Engineering Institute with respect to the uniformity of such signs. He felt that if the City went ahead and installed a certain type of lighting for the crosswalks at considerable expense and later a decision is made for a different type of signing which would require the initial installations to be removed, a great deal of time and money would have been wasted.

Some discussion ensued with respect to the right-of-way on crosswalks for pedestrians crossing against the lights and possible solutions for such situations as exist at the Willow Tree Intersection. A suggestion was made that a pedestrian phase be inserted into the traffic lights.

The Traffic Engineer said that if any time was taken away from the traffic on the lights at the Willow Tree, because of the volumes of traffic passing through the intersection, vehicles would be backed up along each of the five approaching streets and cause very considerable delay and congestion.

Tax Agreement - Halifax Senior Citizens Housing Corporation Limited

MOVED by Alderman Abbott, seconded by Alderman McGuire that, as recommended by the Tax Concession and Grants Committee:

1. the City of Halifax enter into a tax agreement with the Halifax Senior Citizens Housing Corporation for a three (3) year period dating from January 1, 1970 as per application dated September 16, 1969 which would result in the following taxation:

160 self-contained units @ 42.00 per year - 60,000 square feet (47%)	\$ 6,720.00
Hostel 280 people - 68,000 square feet (53%)	7,573.00
	<u>\$14,293.00</u>

FIRE PROTECTION RATES (EXTRA)

2. the agreement be reviewed at the end of three (3) years and thereafter annually with a view to implementing the policy statement of the Corporation as follows:

"THAT the new building should ultimately aim towards paying full taxation to the City of Halifax."

Motion passed with Alderman Ivany abstaining.

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Street Paving, Sidewalks, Curbs and Gutters - Draft Report

The City Manager advised that a draft report has been prepared by Staff respecting Street Paving, Sidewalks, Curbs and Gutters and he suggested that a small committee of Council be appointed to sit down with Staff and discuss the report before it is made final.

Alderman LeBlanc felt that the draft report should be circulated to all members of Council before a group sit down to discuss it in detail.

His Worship the Mayor understood that the appointment of a small committee would not preclude all members of Council from receiving a copy of the Staff Report.

After a short discussion, it was agreed that the Draft Report be circulated to all members of Council and a small committee consisting of Aldermen Allen, LeBlanc, McGuire and Hogan convene a meeting to discuss it with Staff.

Notice of Motion - Alderman Sullivan - Watershed Land for Housing

Alderman Sullivan gave notice that at the next regular meeting of Council he will move the following resolution:

WHEREAS it has been forecast that 1279 housing units will be required in Halifax by December, 1968;

AND WHEREAS it has been also forecast that 4,640 housing units will be required by 1973;

AND WHEREAS as a result of a Housing Committee Meeting on the 26th September, 1968 it was forecast by two Universities that 753 housing units would be required by 1970;

AND WHEREAS at the same Meeting on 26th September 1968 it was also forecast that 1111 housing units would be required by 1971;

THEREFORE BE IT RESOLVED THAT this Council go on record as being in favor of obtaining under Section 35A of the National Housing Act 250 acres of Watershed land to provide 2000 building lots;

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AND BE IT FURTHER RESOLVED THAT the Nova Scotia Housing Commission in conjunction with Central Mortgage and Housing Corporation and the Corporation of the City of Halifax instigate immediate action with a view to commencing a massive housing development when these 250 acres have been obtained.

2:45 p.m. Meeting adjourned.

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ALLAN O'BRIEN
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

APPROVAL OF ORDINANCES, RESOLUTIONS, AND MOTIONS

The City Council of the following...

additions to the agenda:

- 20 (a) - Extension to a non-conforming Building and Redesignation of Front and Side Yard Requirements - a Footpath Road.

8:02 p.m. Alderman ... arrives.

CITY COUNCIL,
MINUTES

Council,
September 24, 1969

Council Chamber,
City Hall,
September 24, 1969
8:00 p.m.

A meeting of the City Council was held on the above date.

After the meeting was called to order, the members of City Council attending, led by the City Clerk, joined in reciting the Lord's Prayer.

Present were: His Worship the Mayor, Chairman; and Aldermen Abbott, MacKeen, Hogan, Ivany, LeBlanc, McGuire, Sullivan, and Allen.

Also present: City Manager, City Solicitor, City Clerk, and other staff members.

Before commencing the agenda, His Worship the Mayor, asked the Honourable Lloyd Carins, a Member of the Legislative Council of Tasmania, who was present in the gallery to rise. His Worship the Mayor said that Mr. Carins was interested in observing how the City Council/Manager system operated.

MINUTES

Minutes of Council meeting of September 10, and adjourned Council of September 17, 1969, were approved on motion of Alderman Abbott, seconded by Alderman Hogan.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS, AND DELETIONS

The City Clerk advised of the following two additions to the agenda:

- 20 (a) - Extension to a Non-Conforming Building and Modification of Front and Side Yard Requirements - 4 Fairmount Road.

8:02 p.m. Alderman Meagher arrives.

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20 (b) - Expropriation - 2325 Maitland Street.

Alderman LeBlanc asked to have the following added:

20 (c) - Staff Establishment, Morale, and Structure.

His Worship the Mayor asked that the Aldermen meet with the City Manager and himself in the City Manager's office following adjournment of tonight's Council, at which time it was hoped a date could be set for a conference with the Manager on at least some of the matters covered by Alderman LeBlanc's added item. The present proposal, he said, was that a meeting would be called for the following week.

Alderman Ivany asked for the addition to the agenda of the following:

20 (d) - A Call by Constituents to their Alderman

The agenda, as amended, was approved.

DEFERRED ITEMS

Motion - Alderman Abbott re: Amendment to City Charter for the Establishment of Assistant City Manager and permissive delegation of power by the City Manager to the Assistant City Manager

The following motion had been put at the August 13th meeting of City Council:

"MOVED by Alderman Abbott, seconded by Alderman McGuire, that the City seek legislation to amend the City Charter to provide for the establishment of the position of Assistant City Manager and for the permissive delegation of power by the City Manager to the Assistant City Manager."

Alderman Abbott said that since moving the motion, no meeting had been convened to discuss the matter, and he therefore MOVED, seconded by Alderman Meagher, that the matter be deferred further until the next regular meeting of City Council.

The motion to defer was put and passed, five

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voting for the same, and four against it, as follows:

For	-	Aldermen Abbott, MacKeen, Hogan, Ivany, and Meagher	5
Against	-	Aldermen LeBlanc, McGuire, Sullivan, and Allen	4

Alderman Ivany Re: Additional Powers of Authority to be given to
the City Manager

The following motion had been put at the
August 13th meeting of City Council:

"MOVED by Alderman Ivany, seconded by Alderman Abbott, that
the City Manager of Halifax be given authority for the
following:

1. To engage and dismiss Department Heads;
2. To move Department Heads from one Department to
another and take what action is necessary in the
interest of the City of Halifax;
3. That should a dismissal take place a period of 15 days
be allowed for an appeal to be made in private to the
City Council;
4. The City Manager submit an Annual Report to City Council."

Alderman Ivany said that although he had moved
the motion at the August 13th meeting of Council, he was not
satisfied that in the meantime the matter had been given the
necessary in-depth study to enable Council to decide the matter
this evening, and he was therefore questioning whether the matter
should be deferred, or even removed entirely from the agenda.
He said he had contacted several large firms in the area to
check out their policies in this regard, and he felt there were
areas where the heads of departments must be protected.

MOVED by Alderman Meagher, seconded by Alderman
Abbott, that the matter be further deferred until the next
regular meeting of City Council.

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Alderman LeBlanc said he felt Council had raised an issue which it now did not know how to handle, even though at the time the matter was first raised it had received a clear majority.

Alderman Ivany, however, said he was not sorry he had moved the original motion, and at that time, he added, there was considerable concern about the City's administration. However, he said, from the beginning he had felt that considerable in-depth study would be required so that Council would have all information at its disposal before making a decision, and it was this aspect of the matter which he now questioned.

After further discussion it was MOVED by Alderman McGuire, seconded by Alderman Abbott, that the motion embodying Items 1 and 2 of the motion moved by Alderman Ivany at the August 13, 1969 meeting of Council, and as set forth above, be deferred until the next regular meeting of City Council. Motion passed with Alderman LeBlanc against.

MOVED by Alderman McGuire, seconded by Alderman Meagher that the motion embodying items 3 and 4 of the motion moved by Alderman Ivany at the August 13, 1969 meeting of Council, and as set forth above, be deferred until the next regular meeting of City Council. Motion passed with Alderman LeBlanc against.

PUBLIC HEARINGS AND HEARINGS

Public Hearing - Amendments to Halifax Zoning By-law, Part I, II, VI

A Public Hearing was held at this time into proposed amendments to the Halifax Zoning By-law, in Section I, II, and VI.

The Chief Planner requested permission to speak before the Public Hearing was opened, such permission being granted.

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He said that presently there were not appropriate regulations for group-type accommodation; all the parking, open-space, densities, etc., he said, were based on self-contained units. Also, he said, there were loop-holes in the present By-law which some developers had taken advantage of, and it was to correct this situation that the proposed amendments had been introduced.

Also, Mr. Lubka said, since the amendments were first drawn up, staff had received some good arguments against the amendments pertaining to hotels, and he had to agree with them. He therefore requested that the word "hotel" be deleted from the proposed amendment as it appeared in Part II, Sections 8(1) and 8(3).

The City Solicitor was asked if in the light of having advertised the amendment in one form, would it be legal to change it in any way without deferring the Public Hearing.

The City Solicitor felt the change was not substantial and would not have an adverse effect on anybody, and there it would be in order to approve the requested deletion of the word "hotel" as it appeared in two places in the amendment. Actually, he added, the persons affected, the hotel operators, would gain by the deletion, since it would afford staff more time to study the matter, and in the meantime the hotel operators could continue as they do at present.

At this point the Chief Planner pointed out that, in any event, the proposed amendment would not affect existing hotels, but only apply to ones built in the future. One problem had come up, he said, because staff had been using

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the figure of 125 sq. ft. as an average for a hotel room, whereas the figure was closer to 200 sq. ft. in new buildings, which could result in a requirement of two parking spaces for one occupant.

MOVED by Alderman Abbott, seconded by Alderman Ivany, that the word "hotel" be deleted from Part II, Sections 8(1) and 8(3) of the proposed amendment to the Halifax Zoning By-law. Motion passed.

His Worship the Mayor then asked if there was anyone present who opposed the amendment, as advertised and amended this evening, and a Mr. E.L. Roach came forward.

Mr. Roach said his concern with the amendment had to do with how it would affect future projects for the aged. He wanted to be assured, he said, that the amendment would not do away with the present policy which provided for 25% parking space for a senior citizens project. He referred to a letter from the Ontario Department of Welfare and Housing, which stated that experience in that Province with regard to senior citizens housing had shown that parking provision of 25% was entirely adequate.

Mr. Roach said it was his understanding with regard to future hostel projects, that there would be a requirement of one car space for every three hostel units, and he contended that if the 25% provision was adequate for self-contained accommodation for the elderly, then the 1 in 3 ratio was extremely high for hostels, where, he felt, the requirements should even be less than 25%. Mr. Roach said he was very concerned with the danger of present schemes for the aged being abandoned unless a revision in the by-law were post-poned.

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The City Solicitor stated that there were special sections of the By-law which related solely to senior citizen projects, which set forth the parking requirements, and such requirements would take precedence over any amendment in the zoning By-law.

Mr. Roach asked if this applied also to hostel accommodations for the aged, and the City Solicitor said he would have to check further, and would report later in the meeting.

Alderman Meagher asked Mr. Roach if he had a definite recommendation to make with regard to parking requirements for hostels, and he replied he had not prepared anything, but repeated his statement that if 25% space was considered more than adequate for self-contained units, it was certainly more than adequate for hostels, but in any event 25% would be the maximum figure acceptable.

Mr. Peter Spencer from Centennial Properties spoke next, stating that he concurred in everything that Mr. Roach had said. He said his Company's experience had been that the 1/4 ratio was more than adequate under section 8(3), so they could not go along with the proposed amendment to that section of the By-law, and he felt the change might well put this type of housing beyond the reach of non-profit organizations. He referred to several new proposals still on the drawing boards which had not yet been before Council, which were planned on the 1/4 ratio, and would be severally prejudiced by a change to 1/3.

His Worship the Mayor asked Mr. Spencer, supposing that the 1/3 ratio were maintained for hostels, if he had any

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ideas whether this would be adequate for lodging or rooming houses. Mr. Spencer answered that his own feelings were that dormitory type lodging was pretty much in the same classification as senior citizens category, although he qualified this statement by saying that each case had to be determined on its own merits and he did not feel they could all be covered by a blanket statement.

The City Solicitor reported back regarding the regulations for hostels designed for senior citizens, and stated that the requirement called for one parking space for each five units, so that in effect the parking figure was 20%. This requirement, he added, would take precedence over any amendments in the By-Law.

Alderman Meagher asked if University residences came under this ruling, and the City Solicitor replied that was the purpose of the amendment, to define types of group dwellings, so that, in effect, University residences were not covered at the moment, but they would be if Council adopted the proposed amendment to the By-law.

Alderman McGuire asked Mr. Spencer for a rough calculation as to parking space costs, and Mr. Spencer replied about \$1200.00, although he felt that might be a little low. He then expressed concern about the affects of the amended zoning By-law on projects under consideration but which had not yet reached the stage where the developers had applied for a building permit.

His Worship the Mayor said there was an indication that certain developers had been told they could proceed on certain projects by using the loop-holes in the By-law, and it was