

Adjourned Council,  
November 27, 1969

Alderman MacKeen suggested that the City purchase some type of hand meters which measure sound. He understood that they would cost approximately \$12.00 each.

Alderman McGuire questioned the hours included in the proposed legislation and said that noise can create a nuisance to people all through the day.

The City Solicitor said that his Department had not received any specific direction in the preparation of the legislation and he agreed that Alderman McGuire has made a valid criticism. He said that the legislation can be changed on that point.

Alderman Allen referred to the noise created by "shade tree" mechanics who repair their own cars in their back yards and he stated that the engine warm ups to which such cars are subjected can be a great cause of annoyance to adjoining residents.

After further discussion, it was MOVED by Alderman Allen, seconded by Alderman McGuire that the proposed legislation be referred back to City Staff for redrafting, to incorporate the amendments suggested in the discussion, and that it be brought back in two weeks to Council.

Further reference was made to the purchase of sound meters by the City and it was pointed out that they would have to be used in the same way that the radar equipment is used at present. It was understood that Police Officers would be equipped with the machines and would be able to check at any time of day when complaints were received.

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After further discussion, the motion was put and passed.

MISCELLANEOUS BUSINESS

Accounts Over \$5000.00

MOVED by Alderman Abbott, seconded by Alderman McGuire that the City Manager be authorized to pay the following accounts over \$5000.00:

<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Canadian General Electric	Traffic Signals	\$17,920.00
Workmen's Compensation Board of Nova Scotia	Annual Premium	18,781.99
		<u>\$36,701.99</u>

Motion passed.

Appointment - Deputy Mayor

MOVED by Alderman McGuire, seconded by Alderman Ivany that Alderman Sullivan be appointed Deputy Mayor for the eleven month period beginning December 1, 1969. Motion passed.

Alderman Sullivan expressed his thanks to members of Council for the high honour they have bestowed upon him and he said that he would do all in his power to satisfactorily carry out the duties and responsibilities of the office.

His Worship the Mayor expressed his thanks to the present Deputy Mayor for all his work during the past year and he said that he has appreciated his assistance and that he has carried out the many duties and responsibilities in a most efficient manner.

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MOVED by Alderman LeBlanc, seconded by Alderman McGuire that Council take great pleasure in extending a vote of thanks to Deputy Mayor Allen for the excellent manner in which he performed while holding the office of Deputy Mayor and for the dignity and leadership with which he represented the City at various functions. Motion passed.

Alderman Allen said that he wished to take this opportunity to thank Council for the cooperation he has received during his term as Deputy Mayor and that he has endeavoured to fulfil the obligations of the office in a manner which would bring honour to the City. He said that he would like to say thank-you to his wife and family publicly for their understanding during his term as Deputy Mayor.

#### Appointments

His Worship the Mayor said that he would like to consult with the Aldermen further on certain aspects of the appointments and he suggested that a formal Council session be included during next Wednesday's meeting so that the appointments can be finalized. He suggested that Council meet together after this meeting or early next week to discuss the matter.

Council agreed to His Worship the Mayor's suggestions.

#### Appointment of Architects - New Bloomfield School

The following recommendation was submitted from the Board of School Commissioners:

"At their meeting held Monday, November 10, 1969, the Board selected the firm of Mettam Wright Associates for the design and supervision of the proposed new Bloomfield School, which is to replace the present Bloomfield Junior High School and

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the present Bloomfield Bungalow Buildings. The Board recommends that your Council approve this selection of Mettam Wright Associates so that the firm may be officially appointed for this contract."

Some discussion ensued on the policies which are followed by the School Board when appointing architects for school extensions and constructions.

His Worship the Mayor asked the City Manager to check further to see whether the co-ordinating group of the School Board, Recreation Commission and citizens of the area are still getting together before new schools are constructed. He referred to a large public meeting at the new North End Library held some time ago, where such a decision was made.

It was felt that Council should receive a copy of the five year school construction programme.

His Worship the Mayor suggested that the Minister of Education should be persuaded to tour some of the older schools in the City together with members of the School Board and of City Council some Saturday.

Alderman Connolly agreed that this was a good idea and he said that he would contact Dr. Keating and have him arrange such a tour.

It was then MOVED by Alderman McGuire, seconded by Alderman Ivany that City Council approve the recommendation of the Board of School Commissioners to appoint the firm of Mettam Wright Associates for the design and supervision of the proposed new Bloomfield School, to replace the present Bloomfield Junior High School and the present Bloomfield Bungalow Buildings. Motion passed.

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QUESTIONS

Question Alderman Connolly Re: Increase in Rents of City-owned Housing Units

Alderman Connolly referred to a telephone call he had received and a complaint that the rents of City-owned housing units are going to be increased on either December 1st or January 1st by \$10.00 per month. He asked if this is the situation.

The City Manager advised that it is his understanding that rents are likely to increase over the next few months.

The Supervisor of Real Estate said that at present, City Staff have not formulated specific proposals for rent increases, but are presently working on such a programme. He said that if rental increases are effected and if they were to be done on a blanket basis, such a proposal would be put before City Council for its approval. He advised that rents in most City-owned properties have not increased over the past two or three years and the present labour and maintenance costs have risen considerably.

His Worship the Mayor asked if it is possible that the rents the City charge for the older properties, which in time will be demolished, could compare with those charged in newer construction.

The Supervisor of Real Estate said that the rents the City charges could in no way be compared with those charged in new construction. He went on to say that the rents charged by the City do not cover the expenditures. In reply to a question, he advised that in houses that are occupied by multiple families, the City pays the cost of heating.

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The City Manager said that the responsibility for rents is delegated to the Real Estate Department and it is not generally the practice to increase the rents of tenants presently occupying City-owned housing units. The rents may be increased, he said, if a tenant should move out and a new family move in.

In reply to a question, the Supervisor of Real Estate said that the City-owned properties are subject to Ordinance No. 50 inspections at all times. He informed Council that the point raised by Alderman Connolly about a \$10.00 increase in rents is incorrect, although a member of Staff is presently working on a programme for a possible increase in rents due to increases in assessments and increases in cost of materials and maintenance. He said that such a programme would be presented to Council before it is implemented.

Question Alderman Sullivan Re: Families Displaced through  
Redevelopment Programmes

Alderman Sullivan said that it has come to his attention that approximately 25 families will be displaced by March 1, 1970 from the block bounded by Isleville, Agricola, Young and Sullivan Streets due to a proposed redevelopment programme. He referred to one particular family of a Mother and four small children who are extremely concerned. He asked if the City will be able to assist in any way to find these families alternative accommodation.

His Worship the Mayor said that the City does not have any surplus accommodation, he considered that the Housing Authority should be made aware of the situation but the question

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of priorities still exists. He said he was sure that City Staff would do all it could to help the people being displaced.

Question Alderman LeBlanc Re: Mobile Restaurants and Clearing of Leaves

Alderman LeBlanc asked when he might receive answers to two questions he had raised at the last meeting of the Committee of the Whole Council with respect to the above matters.

The City Manager advised that he has asked Staff to look at the licensing of the mobile restaurants and that the Works Department have started a programme of clearing out the leaves from gutters at night with extra vehicles.

Question Alderman Ivany Re: Subdivisions Related to Dunbrack Street Lines

Alderman Ivany asked, a decision having been made on the Dunbrack Street Lines, whether Central Builders can now proceed with the subdivision of the lands they own.

It was pointed out that part of the Central Builders lands cannot be subdivided until such time as the Dunbrack-Bicentennial Interchange is designed and the street lines laid down, but it is now up to the Company to apply for subdivision of the portion of lands north of the school on Dunbrack Street.

Question Alderman Connolly Re: Partitions in Office Space Scotia Square

Alderman Connolly asked the City Manager if he is aware that the Nova Scotia Power Commission have rented office space in Scotia Square and are not proposing to use partitions but are using other methods of arrangement. He asked Staff to look at the proposed layout and ascertain whether or not partitions are really necessary.

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The City Manager said that the City is committed at present to the partitions but that he would have Staff look at the other methods which might be used in the future.

Question Alderman MacKeen Re: Recreation Space in Barrington Street Housing Project

Alderman MacKeen asked if any provision was made in the Call for Proposals for the Barrington Street Housing for open space to be used for recreation purposes.

The Supervisor of Real Estate advised that during the evaluation of the proposals submitted, the provision of open space will be considered and it is expected that any proposals received will provide an adequate amount of recreation space.

NOTICES OF MOTION

Notice of Motion - Alderman McGuire Re: Amendments to Section II of Ordinance #128, Respecting "Exemption from Real Property Tax on Property Used for Certain Purposes"

Alderman McGuire gave notice, that, at the next regular meeting of City Council, to be held on December 10th, he will move that Ordinance No. 128 Respecting "Exemption from Real Property Tax on Property Used for Certain Purposes" be amended removing from Section II of that Ordinance those institutions of higher education currently receiving financial assistance from the Provincial and Federal Governments. The effect of the amendment will be to remove these institutions from the list of tax exempted properties and make them subject to full taxation in the year 1970, and that under Section 204 of the City Charter, the City make a grant equal to the taxes due from these institutions, and that negotiations begin with the Provincial Government for the gradual reduction of the grant.



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Notice of Motion - Alderman McGuire Re: Introduction of  
Ordinance No. 123 Respecting The Establishment of a Halifax  
Landmarks Commission

Alderman McGuire gave notice that, at the next regular meeting of City Council, to be held on Wednesday, December 10th, he will introduce Ordinance Number 123 Respecting The Establishment of a Halifax Landmarks Commission. The purpose of the Ordinance is to establish a Commission to consider and make recommendations to the City Council with respect to the preservation, restoration, improvement and maintenance of historic sites and landmarks in the City; to manage, operate and control such historic sites and landmarks owned or held by lease by the City; and to employ necessary staff.

Notice of Motion - Alderman Ivany Re: Introduction of Ordinance  
No. 141 Respecting Parking Garages

Alderman Ivany gave notice that, at the next regular meeting of City Council to be held on Wednesday, December 10th, he will introduce Ordinance Number 141, Respecting Parking Garages. The purpose of the Ordinance is to encourage the construction of off-street parking facilities in the City by granting a tax concession on such construction.

Notice of Motion - Alderman Sullivan Re: Repeal of Ordinance  
No. 108 Respecting the City Prison

Alderman Sullivan gave notice that, at the next regular meeting of City Council to be held on Wednesday, December 10th, he will introduce a motion to repeal Ordinance No. 108, Respecting the City Prison. With the opening recently of the new regional jail at Beavertown by the Halifax-Dartmouth Regional Authority, the City Prison ceased to function.

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ADDED ITEMS

Lacewood Drive Sewer Agreement

A proposed Agreement was submitted between the City of Halifax and Clayton Park Developments Limited with respect to the construction of an extension to the sewerage system located on Lacewood Drive in the Clayton Park Development in the City of Halifax.

MOVED by Alderman Allen, seconded by Alderman Abbott that the Agreement, as submitted, be approved. Motion passed.

Spryfield Land Assembly Programme

Alderman Allen said that since this is the first meeting of Council to be held after the announcement respecting the Spryfield Land Assembly scheme, he thought that Council should take this opportunity to commend the Nova Scotia Housing Commission on its action. He asked Staff to prepare a report on the scheme for submission to the next meeting of the Committee of the Whole Council, when the matter can be discussed in greater detail.

The City Manager advised that Staff have scheduled a meeting on the matter for tomorrow morning and he was of the opinion that the discussion at that meeting might determine what steps must be taken. He said that he would prefer to find out the views of Staff before discussing the matter with the Aldermen.

Alderman Allen said that he hoped the City Manager appreciated the importance and urgency of the matter and he asked that it be given top priority.

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HEADLINES (continued)

Modification of Front Yard, Lot Frontage, Lot Area Requirements - 2569 Joseph Street	1066
Extension to a Non-conforming Building, Modification of Lot Frontage and Lot Area Requirements - 6426-28 Seaforth Street	1067
Extension to a Non-conforming Building and Modification of Side Yard Requirements - 74 Coronation Avenue	1067
Modification of Side Yard Requirement - Lot 311 Dipper Crescent	1067
Subdivision Alteration - Thornhill Subdivision, Ardwell Avenue, Spryfield	1068
Subdivision Alteration - Portion of Northcliffe Lane, Clayton Park Subdivision	1068
Motion Alderman Allen Re: Amendment to Ordinance #104 Respecting the Composition and Meetings of Council	1068
Motion Alderman MacKeen Re: Legislation to Reduce Noise in City of Halifax	1069
Accounts Over \$5000.00	1072
Appointment - Deputy Mayor	1072
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Appointment of Architects - New Bloomfield School	1073
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Notice of Motion - Alderman McGuire Re: Introduction of Ordinance No. 123 Respecting The Establishment of a Halifax Landmarks Commission	1079
Notice of Motion - Alderman Ivany Re: Introduction of Ordinance No. 141 Respecting Parking Garages	1079
Notice of Motion - Alderman Sullivan Re: Repeal of Ordinance No. 108 Respecting the City Prison	1079
Lacewood Drive Sewer Agreement	1080
Spryfield Land Assembly Programme	1080

ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R. H. STODDARD  
CITY CLERK

CITY COUNCIL  
SPECIAL MEETING  
M I N U T E S

Special Council,  
December 3, 1969

ARBITRATION COMMITTEE

1. Mayor O'Brien
2. Alderman Abbott
3. Alderman McGuire

City Council,  
City Hall,  
Halifax, N. S.,  
December 3, 1969  
3:48 p.m.

ATHLETIC A Special Meeting of the City Council was held on the above date.

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

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

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

The City Clerk advised that the meeting was called especially to consider:

- (1) Appointments
- (2) Demolition - 1873 Hollis Street

APPOINTMENTS

His Worship the Mayor submitted the following nominations to various Boards, Commissions and Committees of the City:

AREAS OF SPECIAL INTEREST

- |  |                   |
|--|-------------------|
| 1. Recreation (including Forum, Park)              | Alderman MacKeen  |
| 2. Economy (Port, Industrial, Tourism)             | Alderman Hogan    |
| 3. Planning (Regional, Bridge, Transit)            | Alderman LeBlanc  |
| 4. Health & Institutions (Basinview, City, Mental) | Alderman Meagher  |
| 5. Pollution                                       | Alderman Connolly |
| 6. Safety (Police and Fire)                        | Alderman Allen    |
| 7. Housing and Development                         | Alderman Ivany    |
| 8. Finance   | Alderman McGuire  |
| 9. Services (Works)                                | Alderman Abbott   |
| 10. Social Planning                                | Mayor O'Brien     |

Deputy Mayor (Chairman, Committee of Whole) Alderman Sullivan

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ARBITRATION COMMITTEE

1. Mayor O'Brien
2. Alderman Abbott
3. Alderman McGuire

ATHLETIC COMMISSION

1. Alderman MacKeen
2. Mr. D. W. Daye
3. Mr. Gerald Spears

DIRECTORS, ATLANTIC WINTER FAIR

1. Alderman Meagher
2. Mr. Don Oland

BASINVIEW HOME, BOARD OF MANAGEMENT

1. Alderman Sullivan (Oct. 31/72)
2. Alderman Ivany (Oct. 31/72)

BASINVIEW HOME, BOARD OF VISITORS

1. Mr. Herbert Woodley
2. Captain Howard Moore
3. Mrs. Ronald Prime

CIVIC HOSPITAL, BOARD OF MANAGEMENT

1. Alderman Meagher (Oct. 31/72)

CORE COMMITTEE

1. Mr. S. Arnold Ward

COURT HOUSE COMMISSION

1. Mr. H. W. Butler
2. Mr. G. S. Black
3. Miss Sandra Oxner
4. Alderman Abbott

CURFEW COMMITTEE

1. Alderman MacKeen (Chairman)
2. Alderman McGuire
3. Mr. Harold Crowell
4. Chief G. O. Robinson

EMERGENCY MEASURES CONTROL COMMITTEE

1. Mayor O'Brien
2. Mr. S. Arnold Ward (ex officio)
3. Alderman Sullivan
4. Alderman MacKeen

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KIDSTON LAKE COMMITTEE

1. Mayor O'Brien
2. Alderman Allen
3. Alderman LeBlanc

LIBRARY BOARD

1. Judge Nathan Green
2. Miss Eileen Burns
3. Mr. George White
4. Mr. Bryce Merrill
5. Alderman McGuire
6. Mayor O'Brien
- 7.

MENTAL HOSPITAL, BOARD OF MANAGEMENT

1. Mrs. John Graham (Oct. 31/72)
2. Alderman Meagher (Oct. 31/72)

POINT PLEASANT PARK COMMISSIONERS

1. Alderman Sullivan
2. Mr. R. A. Kanigsberg
3. Mr. H. O. Mills
4. Mr. Elliott Spafford

COMMITTEE ON PROPOSED POLICE COMMISSION

1. Alderman Connolly
2. Alderman Allen
3. Mayor O'Brien
4. Chief G. O. Robinson
5. Mr. L. A. Kitz

HALIFAX-DARTMOUTH PORT COMMISSION

1. Alderman Hogan (Oct. 31/70)

HISTORIC BUILDINGS COMMITTEE

1. Mr. L. W. Collins
2. Mr. Allan Duffus
3. Mr. Gilbert Hutton
4. Mr. James Roy
5. Mrs. M. Major
6. Prof. E. Lindgren
7. Prof. P. Waite
8. Alderman McGuire
- 9.
- 10.

1. Alderman McGuire
2. Alderman Abbott
3. Alderman Hogan

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PUBLIC HEALTH COMMITTEE

1. Mayor O'Brien (Chairman)
2. Alderman Meagher
3. Mr. S. Arnold Ward

PUBLIC SERVICE COMMISSION

1. Mayor O'Brien (Oct. 31/71)

REGIONAL AUTHORITY

1. Mayor O'Brien (Oct. 31/71)
2. Alderman Abbott (Oct. 31/71)

REGIONAL PLANNING COMMISSION

1. Mayor O'Brien (Oct. 31/70)
2. Alderman Allen (Oct. 31/70)

RETIREMENT COMMITTEE

1. Mayor O'Brien
  2. Deputy Mayor Sullivan
  3. Alderman MacKeen
  4. Alderman Connolly
  5. Alderman LeBlanc
- (Legislation will be sought to reduce the number of Aldermen to zero, leaving Mayor and Deputy Mayor only)

SCHOOL BOARD

1. Alderman McGuire (Dec. 31/72)
2. Alderman Allen (Dec. 31/72)
3. Alderman Hogan (Dec. 31/72)

SCHOOL WINDOW COMMITTEE

1. Alderman Abbott (Chairman)
2. Deputy Mayor Sullivan
3. Chief G. O. Robinson
4. Dr. M. E. Keating
5. Mr. J. R. McQuinn

STEERING COMMITTEE

1. Mayor O'Brien
2. Alderman Allen

TAX CONCESSIONS & GRANTS COMMITTEE

1. Alderman McGuire
2. Alderman Abbott
3. Alderman Hogan

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TAXI COMMITTEE

1. Alderman LeBlanc (Chairman)
2. Alderman Meagher
3. Mr. R. G. Chaboyer
4. Deputy Chief J. A. Wrin

VISITORS AND CONVENTION BUREAU

1. Mayor O'Brien
2. Alderman Hogan
3. Alderman MacKeen
4. Alderman Ivany
5. Alderman Connolly
6. Mr. E. A. Locke
7. Mr. George D. Lewis
8. Mr. B. Sawyer
9. Mrs. Goldberg
10. Mr. Peter Herschorn

ZONING BY-LAW CONSULTANTS COMMITTEE

1. Mr. Robert Shaw
2. Mr. Kenneth Mounce
3. Mr. Gregory Lambros
4. Mr. John Paton
5. Alderman Abbott
6. Alderman Ivany
7. Mr. John Coe

MOVED by Alderman Abbott, seconded by Alderman Allen that appointments be made to the Boards, Commissions and Committees, as submitted by His Worship the Mayor. Motion passed with Alderman Connolly voting against.

DEMOLITION - 1873 HOLLIS STREET

Council was informed that this matter had been deferred for two weeks from a meeting of City Council held on November 19, 1969 to allow the owners of the building to submit a report concerning a proposal for rehabilitation of the building, and also their plans for maintaining the safety element.

The following report was submitted:



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GEORGE BRANDYS & Associates Consulting Structural Engineers

November 28, 1969

Centennial Properties Ltd.,  
One Sackville Place,  
Halifax.

Report on Fire Damaged Building at 1873 Hollis Street,  
Halifax, (Halifax Glass Works)

Upon the request of Mr. Peter Spencer of Centennial Properties Ltd., inspection of the above building was made on Nov. 28/69, in order to present a method of making this building secure and to eliminate any possible danger to traffic on Hollis St. and to adjacent properties. This may be achieved in two ways, described in alternatives A and B below:

A) By removing the fire damaged section of the building, namely the exterior wall in the third storey at south end - facing Hollis Street, for a length of about 20'-0" (containing three windows) and removing the brick exterior wall in the third storey running along the southern property line and extending above the roof of the adjacent property. Complete removal of present fire damaged roof would be necessary in the southern end of the building. Part of the present roof, where it is not damaged in the north end of the building, could be retained to serve as bracing for the undamaged exterior section of wall facing Hollis St. General cleaning up of all debris inside the building and measures to preserve undamaged parts of the building should be taken, such as protection of exposed masonry against freezing and thawing action and protection of wood framing by waterproof cover.

B) As a second alternative, the damaged exterior wall in the south end of the third storey facing Hollis St. may be re-inforced and braced by filling in of window openings with load bearing concrete block masonry capable of supporting stone facing above, and additional wood post and beam bracing at the inside face of this wall, anchored to interior brick cross walls for lateral stability. All loose stone facing must be chipped off to sound stone or removed where necessary, and joints in stonework repaired soundly with cement mortar, and anchored to new masonry infill in window openings. General cleanup and protection of interior structure shall be as described in alternative A.

Conclusion: The measures briefly outlined above are intended as a temporary method of making the present structure safe. The remedial work should be done under the detailed supervision of a qualified engineer, who should also provide design of all bracing members required.

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At the present time, most of the existing masonry and wood framing in sections not damaged by fire appear to have ample strength to carry normal type of loading, and could be re-

restored to normal use.  
However, the wood framing and exposed brick walls will deteriorate if left unprotected for a long period of time.

Yours very truly,

(Signed) George Brandys, P. Eng.

In reply to a question, the Building Inspector said that he had no further information to present to Council at this time.

Mr. Peter Spencer, addressed Council on behalf of the owners of the building and advised that negotiations are presently under way for the sale of the building to an adjacent land owner. He said that he did not know what the prospective owner plans to do with the building. He stated that if his firm is not able to enter into an agreement of sale for the property by next Monday, the present owners have said that they would demolish the third floor of the building and put in a temporary roof, in accordance with the Building Inspector's report.

In reply to a question, Mr. Spencer said that he did not know what use will be made of the building, or even if it will be used at all and he did not know when the building might be restored.

In reply to a question, the Building Inspector said that either of the two alternatives mentioned in the report from Mr. Brandys would be satisfactory from a safety point of view, but he pointed out that there were two reasons for bringing this matter before Council and the other related to the un-

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sightly appearance of the building. He was concerned that no assurance had been given as to how long the building would remain vacant and boarded up and he was concerned about vandalism. He said that at present there are no windows left in the front of the building and they have been boarded up.

In reply to a question, Mr. Spencer advised that the persons with whom the negotiations for the sale of the building have been conducted are aware that this matter of demolition is before Council and he understood that the prospective owner is prepared to take the necessary steps.

The Building Inspector said that the City Charter provides that Council may order a building demolished or may order the necessary repairs to be made to restore it. In his opinion, the restoration of the building would not be economical.

After further discussion, it was **MOVED** by Alderman Abbott, seconded by Alderman LeBlanc that the building at No. 1873 Hollis Street, Halifax, be ordered demolished within thirty days from the date the order is issued, in accordance with the recommendation of the Building Inspector.

Alderman Ivany felt that perhaps a firm proposal could be submitted for the restoration of the building within thirty days.

The Building Inspector, in reply to a question, said that his recommendation has not changed.

Alderman MacKeen said that since the Building Inspector has said that restoration of the building would be uneconomical and the building is in fact an eyesore, it should be torn down.

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After further discussion, the motion was put and lost, four voting for the same and six against it as follows:

For: Aldermen Abbott, LeBlanc, Sullivan and Allen 4.

Against: Aldermen MacKeen, Connolly, Hogan, Ivany, McGuire and Meagher 6.

Alderman Hogan suggested that action should be deferred for one week.

MOVED by Alderman Ivany, seconded by Alderman Connolly that action be taken in accordance with item A of the report of George Brandys dated November 28, 1969 to make the building at 1873 Hollis Street safe and allow a period of two weeks for a definite proposal.

The Supervisor of Real Estate suggested that Council seek the advice of the City Solicitor in this regard, since the new owner could possibly deny any knowledge of the considerations of Council.

The Building Inspector said that if the motion is approved, the present owner has only agreed to demolish the third floor and that would still leave a vacant, unsightly building.

In reply to a question, the City Solicitor recommended that the present owners of the building, agree to enter into a caveat with the City that could be filed in the Registry of Deeds immediately and the owner or the subsequent purchasers would immediately be aware, upon the purchase of the property, that the building was subject to a demolition order. The owner of the building, would then in law, be presumed to know of the order against the building.

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Mr. Spencer said that that only applies if the building is to be torn down, he asked what happens if the new owner wishes to restore the property.

The City Solicitor said that the caveat could state that the matter has been before Council and a decision is pending and whatever decision the Council would take would depend on the plans of the owner or of the future purchaser.

Alderman Meagher asked if the caveat could also include the fact that if no action has been taken physically on restoration within a month, it would be the intention of Council to order demolition.

It was MOVED in Amendment by Alderman McGuire, seconded by Alderman Ivany that a section be added to the motion as follows:

"that a caveat be filed with the Registrar of Deeds stating:

1. that the matter of demolition has been before Council and a decision is pending and whatever decision the Council would take would depend on the plans of the owner or of the future purchaser;
2. that if no action has been taken physically on restoration of the building within a month, it would be the intention of Council to grant the order for demolition.

The Amendment was then put and passed.

The Motion, as amended, was put and passed.

The Chairman pointed out that it will not be necessary to have a formal Council meeting on December 17, during the next Committee of the Whole meeting.

4:12 p.m. Council adjourned.

ORDER OF BUSINESS

Special Council,  
December 3, 1969

CITY COUNCIL

HEADLINES 1969

8:00 P.M.

Appointments 1083  
Demolition - 1873 Hollis Street 1087

1. Roll Call
2. Minutes: November 19, 26, 27 and December 3, 1969
3. Approval of Order of Business ALLAN O'BRIEN  
MAYOR AND CHAIRMAN
4. Deferred Items:
  - (a) Sidewalks - Wards 7, 8, 9 and 10 - Approval of Capital Works
  - (b) R. H. STODDARD  
CITY CLERK
5. Motions of Rescindation: None
6. Motions of Rescindation: None
7. Public Hearings & Hearings:
  - (a) Alteration to Subdivision - Bloor Drive, Arnsale
8. Petitions & Delegations:
  - (a) Petition - Rail Transit Service - Globe Street & Kencrest Avenue
  - (b) Petition - Rearrangement Building - Young Avenue & Ogilvie Street
9. Report - Finance & Executive Committee:
  - (a) Supplementary Appropriation - 316 "C" - \$351,000.00
  - (b) Street Maintenance Agreement No. 11 - Department of Highways and The City of Halifax
  - (c) Possible Acquisition - 2185 Harrington Street - Filkington Brothers Canada Limited
  - (d) Settlement of Action - Wade vs The City of Halifax
  - (e) Agreements - Underground Sewer Pipe Crossings
  - (f) Renewal of Air Aided Siren Agreements 5, 10, 11, 16, 36 & 37
  - (g) Insurance - Gard's Day Permit - By City Clerk
  - (h) Minor Adjustments - Halifax Housing Authority 1968 Budget
  - (i) Projected 1970 Operating Statement - Halifax Transit Corporation
10. Report - Committee on Works:
  - (a) Tenders for Supplies - Works Department
  - (b) Air Pollution Study - Atlantic Industrial Research Institute
11. Report - Safety Committee:
  - (a) Revision - Parking Rates - Crafton Street Lot
12. Report - Public Health & Welfare Committee:
  - (a) Financing - Neighbourhood Centre - November & December 1969
13. Report - Committee of the Whole Council, Boards & Committees:
  - (a) Ordinance Number 138 Respecting "Tax Certificates" - 1969 Session
  - (b) Amendment - Ordinance Number 104 Respecting the "Composition and Meetings of Council" - 1968 Session
  - (c) Legislation to Protect Lake and Ocean Frontages

ORDER OF BUSINESS

CITY COUNCIL

DECEMBER 10, 1969

8:00 p.m.

1. Lord's Prayer
2. Roll Call
3. Minutes: November 19, 26, 27 and December 3, 1969
4. Approval of Order of Business, Additions & Deletions
5. Deferred Items:
  - (a) Sidewalks - Wards 7, 8, 9 and 10 - Approval of Capital Works
  - (b) Proposed Legislation to Reduce Noise in the City of Halifax
6. Motions of Reconsideration: NONE
7. Motions of Rescission: NONE
8. Public Hearings & Hearings:
  - (a) Alteration to Subdivision - Alton Drive, Armdale
9. Petitions & Delegations:
  - (a) Petition - Re:Transit Service - Glebe Street & Kencrest Avenue
  - (b) Petition - Re:Apartment Building - Young Avenue & Ogilvie Street
10. Report - Finance & Executive Committee:
  - (a) Supplementary Appropriation - 316 "C" - \$351,000.00
  - (b) Street Maintenance Agreement No. 11 - Department of Highways and The City of Halifax
  - (c) Possible Acquisition - 2145 Barrington Street - Pilkington Brothers Canada Limited
  - (d) Settlement of Action - Wade vs The City of Halifax
  - (e) Agreements - Underground Sewer Pipe Crossings
  - (f) Renewal of Air Raid Siren Agreements 5, 10, 11, 16, 26 & 27
  - (g) Issuance - Lord's Day Permit - By City Clerk
  - (h) Minor Adjustments - Halifax Housing Authority 1968 Budget
  - (i) Projected 1970 Operating Statement - Halifax Transit Corporation
11. Report - Committee on Works:
  - (a) Tenders for Supplies - Works Department
  - (b) Air Pollution Study - Atlantic Industrial Research Institute
12. Report - Safety Committee:
  - (a) Revision - Parking Rates - Grafton Street Lot
13. Report - Public Health & Welfare Committee:
  - (a) Financing - Neighbourhood Centre - November & December 1969
14. Report - Committee of the Whole Council, Boards & Commissions:
  - (a) Ordinance Number 138 Respecting "Tax Certificates" - SECOND READING
  - (b) Amendment - Ordinance Number 104 Respecting the "Composition and Meetings of Council" - SECOND READING
  - (c) Legislation to Protect Lake and Ocean Frontages

CITY COUNCIL  
MINUTES

Council,  
December 10, 1969

MOVED by Alderman Hogan, Council Chamber,  
Abbott, that the Agenda, as amended, be City Hall,  
passed. Halifax, N.S.  
December 10, 1969  
8:00 P.M.

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

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

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

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

MINUTES

Minutes of Council meetings held November 19,  
26, 27, and December 3, 1969, were approved on motion of  
Alderman Ivany, seconded by Alderman LeBlanc.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

The City Clerk requested the addition of the  
following items to the agenda:

20 (a) - Boxing Day - December 26, 1969.

20 (b) - Agreement - Central Redevelopment Area - City of  
Halifax and Central Mortgage and Housing Corporation.

20 (c) - Wedgewood Park - Marlborough Park Water System

Alderman Hogan requested the addition of:

20 (d) - Snow Clearance.

Alderman LeBlanc requested the addition of:

20 (e) - Fairey Canada Ltd.

Alderman Connolly requested that Reimbursement -  
Mr. Murray G. Warrington be added as 20(f).



15. Report - Town Planning Board:

- (a) Rezoning - From R-2 Residential Zone to R-3 Residential Zone -  
No. 5676 Duffus Street
- (b) Extension to a Non-conforming Use and an Extension of Time -  
No. 2094 Bauer Street
- (c) Design Work and Approach Roads - North West Arm Bridge
- (d) Housing Development Corporation

16. Motions:

- (a) Alderman McGuire Re: Amendments to Section 2 of Ordinance #128,  
Respecting "Exemption from Real Property Tax on  
Property Used for Certain Purposes"- FIRST READING
- (b) Alderman McGuire Re: Introduction of Ordinance #123, Respecting  
"The Establishment of a Halifax Landmarks Commission"-  
FIRST READING
- (c) Alderman Ivany Re: Introduction of Ordinance No. 141, Respecting  
"Parking Garages" - FIRST READING
- (d) Alderman Sullivan Re: Repeal of Ordinance #108, Respecting  
"The City Prison" - FIRST READING

17. Miscellaneous Business:

- (a) Accounts Over \$5000
- (b) Report - Aldermanic Stipend Committee
- (c) Resignation - Alderman Meagher - From Recreation Commission
- (d) Appointment - Alderman MacKeen - to Recreation Commission
- (e) Conditional Sales Contract Re: Halifax Transit Corporation  
Vehicles
- (f) Date for next Regular Council Meeting - December 29 Suggested
- (g) Amendment - Administrative Order #8
- (h) Resolution - Capital Borrowing

18. QUESTIONS.

19. Notice of Motion.

20. Added Items.

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MOVED by Alderman Hogan, seconded by Alderman Abbott, that the Agenda, as amended, be approved. Motion passed.

DEFERRED ITEMS

SIDEWALKS - WARDS 7, 8, 9 and 10 - APPROVAL OF CAPITAL WORKS

The City Manager advised that there would be a staff report submitted to the December 29, 1969 meeting of the Council.

PROPOSED LEGISLATION TO REDUCE NOISE IN THE CITY OF HALIFAX

Alderman MacKeen, seconded by Alderman Connolly, moved proposed Legislation to reduce noise in the City of Halifax at the November 27th meeting of Council, at which time the proposed legislation was referred back to City staff for redrafting to incorporate some suggestions made at the November 27th Council meeting, with the instruction it be brought back to Council in two weeks time.

Alderman MacKeen said the proposed legislation, as amended, now read as follows:

"1. Section 583 of Chapter 52 of the Acts of 1963, the Halifax City Charter, is amended by deleting in its entirety clause (a) thereof, and is further amended by ungrading clauses (b) to (e) inclusive by one digit.

"2. Said Chapter 52 is further amended by inserting following Section 596 thereof, the following Section:

596A (1) No person shall, in the City, at any time of day or night, operate, conduct, carry on, manage, supervise, participate in, or authorize, either alone or with another or others, any industry, business, trade, vocation, work, fraternity house, club, or operation of any kind whatsoever, which makes or allows to be made in connection with such operation, conduct, carrying on managing, supevising, participation in, or authorization, any noise which unreasonably disturbs or tends to disturb the peace and tranquility of the City or any portion thereof.

Council,  
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" (2) Every person who contravenes or fails to comply with subsection (1) of this Section, shall be liable to a penalty not exceeding five hundred dollars (\$500.00) and in default of payment thereof to imprisonment for a period not exceeding sixty days, and each day that such person contravenes or fails to comply shall be deemed a fresh offence."

Alderman MacKeen said that he would be giving a Notice of Motice later on in the meeting, that related to the foregoing proposed legislation. He referred to a change in the present draft which made it an offence to create a noise disturbance at any time of the day or night, rather than just between the hours of eleven o'clock in the afternoon and seven o'clock in the forenoon of the following day.

MOVED by Alderman MacKeen, seconded by Alderman Allen, that the proposed legislation to reduce noise in the City of Halifax, as amended above, be approved. Motion passed.

#### PUBLIC HEARINGS AND HEARINGS

##### ALTERATION TO SUBDIVISION - ALTON DRIVE, ARMDALE

A Public Hearing was held at this time into the matter of an application for an alteration to a subdivision on Alton Drive for the purpose of adding Lot "X" to Keddy's Nursing Manor property so that an extension may be constructed to the existing Manor.

Alderman LeBlanc asked if the residents in the immediate area of the proposed alteration had been advised of the Public Hearing.

The City Clerk advised that the Public Hearing had been advertised, but that no individual notices had been sent out.

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His Worship the Mayor said that although it was Council policy with regard to Public Hearings involving rezonings to determine the area affected and notify the residents thereof by letter of the Hearing, there was no such clear-cut group affected in the case of a subdivision alteration. He requested a member of staff come forward to explain the issue to the Council, and also asked if there was anyone present at the meeting who wished to speak in connection with the application.

A Mr. Fowlie stood up and identified himself as representing the Armdale Home-Owners Association, and said he might have some opinions to express after he had heard the staff presentation.

The City Clerk advised that he had not received any written objections to the subdivision alteration.

Senior Planner Coe illustrated by means of a sketch the proposed alteration, and stated that staff recommended approval of the application. He pointed out that the staff report also stated that the applicant should be made aware that approval of the subdivision alteration in no way meant simultaneous approval of the plans for building an extension to the Keddy Nursing Manor. However, he added, staff felt the proposed use of the land in question was relevant to the matter of approval of the subdivision alteration.

Alderman LeBlanc stated that staff had advised the Council members previously, that the applicant had no immediate plans for building on the land, but Mr. Keddy had told him that such construction was of the highest priority.

Mr. Keddy confirmed that he had told Alderman LeBlanc such was the case, but stated construction would not

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commence this winter.

At this point Mr. Fowlie said he had no objections to the alteration.

His Worship the Mayor asked if there was anyone else who wished to speak with regard to the proposed subdivision alteration, but there was no response, other than the Solicitor for Mr. Keddy who said he wanted to point out that the two parcels of land involved in the subdivision alteration were of the same zoning, so that the issue did not involve rezoning.

MOVED by Alderman LeBlanc, seconded by Alderman Abbott, that the application for an alteration to a subdivision on Alton Drive for the purpose of adding Lot "X" to Keddy's Nursing Manor property so that an extension may be constructed to the existing Manor, be approved.

Alderman Abbott said he was seconding the motion because he felt this type of nursing establishment was very important to the City in view of the overcrowding which existed in the hospitals.

The motion was put and passed unanimously.

#### PETITIONS AND DELEGATIONS

Petition: Re Transit Service - Glebe Street and Hillcrest Ave.

The City Clerk advised that the following petition, endorsed by Alderman Sullivan, and containing approximately 280 names, had been received:

"We the undersigned hereby petition Halifax City Council to favourably consider our request that transit be extended to provide a route along Glebe Street and Kencrest Avenue from Barrington Street and Duffus Street so that the route will connect with the Gottingen Street route. This area is thickly populated and is badly in need of this service."

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After a brief discussion it was MOVED by Alderman Connolly, seconded by Alderman Allen, that the petition be sent to the Transit Corporation. Motion passed.

PETITION - RE: APARTMENT BUILDING - YOUNG AVENUE AND OGILVIE STREET

The following petition, endorsed by Alderman Abbott, containing approximately 103 signatures, was submitted:

"We, the undersigned, ask the City Council for an opportunity to present before them in detail at their next meeting our objections to the apartment development planned for Young Avenue and Ogilvie Street. We oppose the project on the grounds that it will exert a detrimental influence on a valuable area of the City, and also that the specific site chosen for the building has recently been rendered particularly unsuitable for high rise, high density housing of any kind."

His Worship the Mayor suggested that possibly the matter should be checked out with staff to see what, if anything, Council could do, since it was his understanding that the proposed building was within the zoning and other regulations of the City. However Mr. R.J. Downie, Q.C. was present at the meeting on behalf of the petitioners, and it was MOVED by Alderman Abbott, seconded by Alderman McGuire, that Mr. Downie be heard at this time.

Alderman LeBlanc wanted to know if Mr. Downie was allowed to speak, would the applicant be given an opportunity for a counter presentation, but Alderman Abbott pointed out that this was not a Public Hearing, but that a petition had been submitted and the petitioners had a right to be heard in support of their petition.

His Worship the Mayor ruled that having complied with the regulations in presenting their petition, no motion

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was required to permit Mr. Downie to speak on behalf of the petitioners, and ruled the motion on the floor out of order.

Mr. Downie's submission read as follows:

"Submission in support of Petition by various residents of Young Avenue and Ogilvie Street area re intended construction of 10-storey apartment building"

- "1. A petition signed by various residents of Young Avenue, Ogilvie Street, Point Pleasant Drive, Harbourview Drive and nearby streets has been filed with the City Clerk asking for an opportunity to be heard before City Council in opposition to the construction of the large apartment building as announced.
- "2. Those seeking support for the Petition did not wish to go too far afield geographically but because of anticipated traffic patters thought it appropriate to take in a portion of Tower Road and other affected streets.
- "3. The lands in question are bounded on the west by Young Avenue, on the south by two private residences (Dunsworth and Bell) and Ogilvie Street (to be extended?) on the North by the "extension" of Harbourview Drive and on the East apparently by the storage area for the container facility. Apparently that portion of the land fronting on Young Avenue is zoned R1 and the eastern portion is zoned R3. It has been announced that a 10-storey, 180 unit apartment building is to be constructed, consisting of 60 one-bedroom units and 120 two-bedroom units. It will be sited so that the building will lie within the R-3 zone.
- "4. The Building Inspector, as the result of a request from certain of the residents, has kept them advised of developments and he reported on December 3, 1969, that it is his intention to issue the building permit and he advised further that a permit to excavate and construct foundation was being issued on December 3, 1969. Site clearing appears to be underway.
- "5. The residents who have signed the Petition wish to respectfully make the following submissions to the Mayor and Council:
  - "(a) It is acknowledged that within the limits of the law (including the law dealing with planning and development) an owner should be entitled to use his own lands.
  - "(b) In a built-up urban area the use of land, especially the high density use of land, affects not only the land in question, but the surrounding areas, residents and facilities.