

that the owner has applied for a permit to demolish the building, and that this will be done as soon as the building is vacated. In reply to a question, he said that the owner intends to give Mr. Briand the necessary notice to vacate.

After discussion, His Worship the Mayor suggested that the following words be added to the motion:

"effective as long as the building is occupied as residential premises."

Alderman McGuire, with the approval of his seconder, agreed to amend the motion accordingly.

After further discussion, His Worship the Mayor suggested that the following should be added to the motion:

"but that the advice given by the City Solicitor be taken if the property becomes vacant during the space of time between meetings of City Council."

Alderman McGuire, with the approval of his seconder, agreed to amend the motion accordingly.

The City Clerk then read the motion as follows:

MOVED by Alderman McGuire, seconded by Alderman MacKeen that:

1. the owner of the property at 5529 Cornwallis Street be notified that the City will order the necessary repairs, required under Ordinance No. 135, to be carried out immediately and that he be billed in due course for the same, effective as long as the building is occupied as residential premises;
2. the advice given by the City Solicitor be taken if the property becomes vacant during the space of time between meetings of City Council.

Some discussion ensued on the motion, after which it was put and passed.

The time being 11:00 p.m., it was MOVED by Alderman Meagher, seconded by Alderman Ivany that the Council meeting be extended by one hour.

The motion was put and passed, five voting for the same and four against it as follows:

For: Aldermen Connolly, Ivany, LeBlanc, Meagher and Allen 5

Against: Aldermen MacKeen, Hogan, McGuire and Sullivan 4

It was then MOVED by Alderman LeBlanc, seconded by Alderman Sullivan that Item No. 20(f) - Appointment of

Deputy Mayor be considered at this time.

The motion was put and passed

Appointment of Deputy Mayor

MOVED by Alderman Meagher, seconded by Alderman Sullivan that Alderman Hedley G. Ivany be appointed Deputy Mayor for the year 1970-71 effective as of November 1, 1970. Motion passed unanimously.

Social Assistance Levels of Payment

MOVED by Alderman Allen, seconded by Alderman Sullivan that, as recommended by the Board of Health:

1. Conditional upon a commitment from the Province of Nova Scotia to share in the following expenditures:
  - (i) the proposed food scale based on nutritional adequacy be adopted into use, and if implemented prior to 1971, an additional allocation be provided under Section 316C to cover the added expenditure;
  - (ii) the work incentive allowance be increased to a more realistic amount which, although having the short-term effect of broadening welfare eligibility for subsidization to an increased number of working poor, will, in the long run, combat the disincentive to work which can create chronic and total welfare dependency;
  - (iii) in recognition of the increase in workload created by wider eligibility for social assistance resulting from the increased food allowance and the increased work incentive allowance, City Council approve the allocation of additional funds required for staff and facilities to cope with this demand.
2. The City renew its efforts to influence the Province to remove its present maximum of \$175 to social assistance recipients, in recognition that this ceiling is totally unrealistic.
3. The City of Halifax, through the appropriate channels, make representation to the Province of Nova Scotia to increase present minimum wages to levels that reflect more accurately current living costs in this region.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on October 21, 1970, with



respect to the following matters:

Final Approval - Upper Randall Park Subdivision

MOVED by Alderman LeBlanc, seconded by Alderman Ivany that, as recommended by the City Planning Committee:

1. The application for final approval for Lots 201 to 208 inclusive and Lot 214X (for public use) on Mandaville Court; Lots 209 to 213 inclusive on Main Avenue and Lot Z-2 (for street widening) as shown on Plan No. P200/4023 of Case No. 2045 be approved by City Council.
2. The application for final approval of Lots 149 to 173 inclusive Apollo Court and Lot 174P (Park area) as shown on Plan No. P200/4030 of Case No. 2044 be approved by City Council.
3. The application for final approval of Lots 131 to 134 inclusive Willett Street as shown on Plan No. P200/4031 of Case No. 2043 be approved by City Council.

subject to the following conditions:

- (a) The developer enter into an agreement with the City of Halifax and post a performance bond in the amount of 110% of the cost of completing the services.
  - I. Bringing the road up to the approved subgrade on the following five streets:
    - (i) Main Avenue from Dunbrack Street to the Nova Scotia Light and Power right-of-way
    - (ii) Willett Street from Main Avenue to the Clayton Park boundary
    - (iii) Apollo Court (entire length)
    - (iv) Mandaville Court (entire length)
    - (v) East 60 feet of Dunbrack Street between Main Avenue to the Clayton Park boundary.
  - II. (i) Installation of all storm and sanitary sewers required to serve the subdivision.
- (b) The developer to contribute \$10.00 per foot for additional grading required on Dunbrack Street within the limits of Main Avenue to the Clayton Park boundary.
- (c) The granting of the following easements to the City of Halifax:
  - (i) A 20' wide easement across Lot "204" Mandaville Court.
  - (ii) A 4' wide easement across Lot "161" Apollo Court.

(iii) A 4' wide easement across Lot "160" Apollo Court.

(d) The Conveyance of the following land to the City of Halifax:

(i) Lot "214X" Mandaville Court as a tot lot.

(ii) A 12' wide walkway from Apollo Court to Dunbrack Street.

(iii) Lot "174P" Willett Street as park area.

(iv) A 12' wide walkway from Apollo Court to Lot "174P".

(v) A 12' wide public right-of-way from Mandaville Court to Nova Scotia Light and Power Right-of-way.

M.P.

(vi) Parcel Z-2 Main Avenue for street widening.

Alderman McGuire felt that a full discussion should take place with respect to the policies relating to subdivisions.

The City Manager advised that the new subdivision regulations will be placed before Council for discussion which will include the principles involved shortly, as soon as they have been revised. He said that copies of the proposed subdivision regulations have been forwarded to the Urban Development Institute and other organizations for comment.

The motion was then put and passed.

Extension of a Non-conforming Use - #6088 Coburg Road -  
Date for Hearing

MOVED by Alderman Meagher, seconded by Alderman Ivany that, as recommended by the City Planning Committee, a public hearing be held at the earliest possible date concerning the extension to a non-conforming use at No. 6088 Coburg Road, following which the Council give consideration to the application. Motion passed.

Extension to a Non-conforming Use, Extension to a Non-conforming Building, Modification of the Front Yard Requirement - Civic No. 3678-3680 Robie Street

MOVED by Alderman LeBlanc, seconded by Alderman Ivany that, as recommended by the City Planning Committee, the application for an extension to a non-conforming building, an extension to a non-conforming use and modification of the front yard requirement at Civic No. 3678-3680 Robie Street, to permit the construction of a 6' x 22.5' one-storey addition to the front of the existing store be approved. Motion passed.



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Resubdivision & Subdivision Alteration - Lands of Frank  
Pender - Civic No. 2742 Robie Street

MOVED by Alderman Hogan, seconded by Alderman Meagher that, as recommended by the City Planning Committee, the application for the resubdivision of:

- (1) Lot X, creating Lots P1 and Z;
- (2) An alteration to a subdivision adding Lot P1 to the lands of Acadian Lines Limited creating new Lot A;
- (3) Adding Lot Z to Lot Y creating new Lot P2 at Civic No. 2742 Robie Street;

be approved and a public hearing into the matter be waived.

Motion passed.

Subdivision Application - Preliminary Approval for Lots RC-1  
to RC-14 inclusive - Lands of Whitman Crescent and  
Roseville Cook, River Road

MOVED by Alderman LeBlanc, seconded by Alderman McGuire that, as recommended by the City Planning Committee, the application for preliminary approval for Lots RC-1 to RC-14 inclusive, lands of Whitman Crescent and Roseville Cook, River Road, as shown on Plan No. P200/4071 of Case No. 2224, be approved. Motion passed.

Modification of the Lot Frontage Requirement - Civic No.  
37 Melody Drive

MOVED by Alderman Hogan, seconded by Alderman Ivany that, as recommended by the City Planning Committee, the application for modification of the lot frontage requirement to permit the construction of a single family dwelling at Civic No. 37 Melody Drive, as shown on Plans No. P200/4104-06 of Case No. 2239, be approved. Motion passed.

Alteration to a Subdivision - Lots 8 & 10, Ocean View  
Subdivision, Ocean View Drive

MOVED by Alderman Ivany, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the application for an alteration to a subdivision to combine Lots 8 and 10, Ocean View Subdivision, Ocean View Drive to create Lot 8A, as shown on Plan No. P200/4116 of Case No. 2247 be approved and a public hearing waived. Motion passed.

Kearney Lake - Development Guide & Zoning By-law - Date  
for Hearing

MOVED by Alderman Hogan, seconded by Alderman Sullivan that, as recommended by the City Planning Committee:

1. The Development Guide and Zoning By-law Amendments relating to Kearney Lake, be recommended for approval;
2. A date be set for a public hearing into the matter;
3. The area outlined on a plan attached to the Staff Report dated October 13, 1970 be designated as the area within which people will be notified of the public hearing.

Motion passed.

MOTIONS

Motion - Alderman Meagher Re: Legislation to Amend City Charter, 1963

M.P. MOVED by Alderman Meagher, seconded by Alderman LeBlanc that the City Council request the Nova Scotia Legislature at its 1971 Session to amend the Halifax City Charter, 1963, by repealing Section 181 thereof.

Alderman Meagher advised that this section relates to the rehiring of employees for the City dismissed for cause and spoke at some length to his motion.

M.L. After some discussion on the matter, it was MOVED by Alderman Allen, seconded by Alderman McGuire that the motion be referred to the City Manager for a report to be submitted to the next regular meeting of City Council.

The motion to refer was put and lost

The motion was then put and passed.

Motion - Alderman LeBlanc Re: Progress Report - Relocation of Basinview Home Residents

MOVED by Alderman LeBlanc, seconded by Alderman Sullivan that Council receive by the 15th of each month, commencing on November 15, 1970, a progress report on the relocation of the Basinview Home residents, such report to indicate the number of residents, the number relocated, where relocated and status of the number remaining.

The motion was put and passed.

MISCELLANEOUS BUSINESS

Report - Leiblin Drive Sidewalk Petition

A report was submitted from Staff relating to a petition which had been received from residents in the area of Leiblin Drive requesting that the sidewalk project on this street be not proceeded with. The following points were raised in the petition:



- (1) that future sewer construction will disrupt certain portions of the sidewalk as constructed now; and
- (2) that on each crescent only the two owners which happen to flank on Leiblin Drive will pay for the sidewalk, whereas thirteen to fifteen owners on each crescent will actually benefit.

MOVED by Alderman Allen, seconded by Alderman Ivany that, as recommended in the Staff Report, this project be dropped from the City's proposed construction schedule - without penalty as to its possible subsequent reinstatement - and that the City concentrate its efforts (to the extent the funds are available) towards constructing sidewalks on other major and secondary roads where abutting property owners indicate a greater willingness to participate in sharing the costs. Motion passed.

Report - Project #28 - Duc d'Anville Elementary School Extension

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A report was submitted from Staff relating to the above matter to which was attached a copy of a letter dated October 22, 1970 from the City to the Liaison Committee requesting the Liaison Committee's approval for the calling of tenders on the Duc d'Anville School extension.

After some discussion on the matter and after hearing from the City Manager, it was MOVED by Alderman Ivany, seconded by Alderman McGuire that, as recommended in the Staff Report, the calling of tenders on the Duc d'Anville School extension project be deferred until the financial picture in respect of the 1970 - 1971 DREE programme on schools is completely clear. Motion passed.

Report - DREE Agreement 1970-1971 Sewer & Water - City of Halifax

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A report was submitted from Staff to which was attached a copy of a letter dated October 5, 1970 from the City to Mr. A. G. McDermott of the Office of the Secretariat.

The report requests Council to approve of the actions taken by staff as set out in the letter attached to the Staff report.

MOVED by Alderman Ivany, seconded by Alderman Hogan that, as requested in the Staff Report, City Council approve of the actions taken by City Staff. Motion passed.

Report - New Police Headquarters

A Staff Report was submitted relating to the above matter.

MOVED by Alderman Allen, seconded by Alderman Meagher that City Council instruct the Architects for the New Police Headquarters Building to proceed with the working drawings for the project and direct them to reduce the cost to at least \$1,620,100.00. Motion passed.

Report - #2276 Harvard Street

A report was submitted from the City Manager outlining his views and comments after having visited the above address where an addition is being built on the building converting it into a fourplex dwelling.

MOVED by Alderman Hogan, seconded by Alderman Meagher that the report be accepted. Motion passed.

QUESTIONS

Question Alderman LeBlanc Re: City Prison Lands

Alderman LeBlanc asked what the present situation is with regard to the City Prison Lands and also asked if the Call for Proposals is being delayed to permit a specific developer to prepare a submission.

The City Manager replied that the answer to the second part of the question is no.

The Director of Development and Urban Renewal advised that in discussions held today with the consultants Staff was informed that the Call for Proposals documents will be forwarded to Staff within the next week together with a recommendation as to whether or not the Call should be advertised immediately and if so, whether the Call will be successful.

Question Alderman LeBlanc Re: Letter from Halifax-Dartmouth Bridge Commission

Alderman LeBlanc referred to a letter which has been received from the Halifax-Dartmouth Bridge Commission by His Worship the Mayor, copies of which have been distributed to members of Council, which appears to be rather important and requires discussion and he asked when such discussion might take place.

The City Manager suggested that the letter be dealt with at next Wednesday's Committee of the Whole meeting.

Question Alderman Ivany Re: Meeting with Professor D. M. Cameron Respecting Municipal Government Reform

Alderman Ivany referred to a newspaper report of a talk given by Professor D. M. Cameron to the 29th Municipal Finance Officers Refresher Course held recently at the Hotel Nova Scotian relating to municipal government



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reform and he asked whether it would be of interest to City Council to ask Professor Cameron to meet with the Council to discuss his views and suggestions.

His Worship the Mayor suggested that the matter be discussed at a meeting of the Committee of the Whole Council so that the views of all Council members can be obtained.

Question Alderman Ivany Re: Employees Working in Scotia Square and Space in City Hall

Alderman Ivany asked the City Manager if he would prepare a report advising the number of City Employees working in Scotia Square and advising when the City might expect some rental from the vacant space presently located in the City Hall building.

Question Alderman Hogan Re: Historical Buildings - Water Street

Alderman Hogan asked when a Call for Proposals might be issued with respect to the historical buildings on Water Street which he felt are getting more dilapidated every day.

The City Manager advised that the Call for Proposals is expected to be out by the end of this year or the first of next.

Question Alderman MacKeen Re: Meeting with Professor D. M. Cameron

Alderman MacKeen asked Alderman Ivany why the Committee which he Chairs, supposedly considering the Form of Local Government, does not meet with Professor Cameron to obtain his views rather than the whole Council.

Alderman Ivany was of the opinion that the Committee must first convene a meeting with the City Manager before proceeding further in their discussions.

Question Alderman Sullivan Re: Summary of Staff Report Relating to Amendments to the DREE Agreement - Kline Heights

Alderman Sullivan asked the City Manager if he would summarize the amendments Nos. 5 and 6 to the DREE Agreement respecting Kline Heights, mention of which was made in a Staff Report distributed to members of Council.

The City Manager said that they were some technical amendments in the DREE Agreement so that the work could proceed because the designs were not exactly as originally written into the Agreement. They have, he said, now been clarified and the Tender Call was advertised this week for the First Stage of the First Phase.

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NOTICES OF MOTION

No Notices of Motion were given at this time.

ADDED ITEMS

Appropriation - 316C - Recreation Commission

A report was submitted from Staff to which was attached a copy of a memorandum dated October 27, 1970 from the Chairman of the Recreation Commission requesting an additional appropriation of \$33,000 under Section 316C of the City Charter.

The report goes on to state:

"It is regrettable that request matter has to be brought to Council at this time. The probability of overexpenditures were brought to the attention of the Commission and the Director in July. Corrective action could have been taken in time to make this request unnecessary, or, at least, much less severe. However, subsequent to that time, there were changes in the membership and officers of the Commission.

During the past two months, a great deal of work has been done by Commission members and staff and staff of the City's Finance Department, which have resulted in findings attached to and embodied in the Chairman's memo of October 27, 1970.

In fairness, it should be pointed out that the Commission has been faced with a number of unforeseen expenditures, e.g. repairs due to vandalism and storms - more than \$8,000 and Workmen's Compensation Board costs which it was believed applied only to the outside workers rather than to all but office staff; nearly \$3,000. Also, cash receipts to date from recreational activities are running \$4,000 over those of last year. The \$10,000 increase in School Rentals is, in one sense, a bookkeeping entry that should result in a lower demand for funds from the School Board.

The alternatives are clearly set out and under the circumstances, I can but recommend approval of the Commissioner's request."

MOVED by Alderman Allen, seconded by Alderman McGuire that an appropriation in the amount of \$33,000.00 be approved under the authority of Section 316C of the City Charter to cover the overexpenditures to the end of the year of the Recreation Commission.

Alderman Allen spoke at some length to his motion and reviewed the discussions which took place at the meeting of the Recreation Commission and the information contained in his memorandum to the City Manager.



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Alderman Hogan said that he would support the motion on the condition that there should be a thorough review of the operations of the Recreation Commission.

Alderman McGuire felt that the Chairman of the Recreation Commission should get together with the City Manager and consider the whole set up, he felt that there might be some need for drastic action such as the rescission of the present legislation setting up the Recreation Commission so that it becomes another City Department.

Alderman Ivany said that the request for funds wouldn't seem so bad to him if he could see improvements in some of the recreation facilities and he referred to the Connrose playground where no improvements have been made.

The time being 12:00 Midnight, it was MOVED by Alderman Allen, seconded by Alderman Sullivan that the meeting continue to conclude the discussion on this item and deal with the item Poll Tax Bills. Motion passed.

Alderman Connolly agreed that the Recreation Commission's operations should be reviewed and he contended that the competence of the Director should be investigated.

Alderman LeBlanc said that he would support the motion with reluctance and hoped that the new Commission members would work hard to improve the present situation in the Recreation Commission. He felt that improved direction, co-ordination and leadership is required.

After further discussion, the motion was put and passed.

#### Poll Tax Bills

The following report was submitted from Staff:

All mailing of Poll Tax Notices to individual citizens was completed Friday, October 23. Notices to employers to deduct from their employees at the rate of \$7.50 a month will be forwarded by the end of this week and these Notices prescribe that the first deduction shall take place on November 15.

During a recent meeting of the Committee of the Whole, Alderman Allen questioned the propriety of seeking poll Tax payments during the months of December and January. To not do so, would effect the City's cash position adversely to the extent of \$75,000 to \$100,000 per month. From the taxpayer's standpoint, however, the point raised by Alderman Allen is well appreciated. From the employer's standpoint, there may be some reluctance to make a deduction in November and none in December and January and then

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further deductions in February, March and April.

The other factor which must be borne in mind is that until or unless the legislature repeals the poll tax, we will be sending out lists to employers in the city during the month of January, 1971 requesting that they return them to us listing all employees and their earnings for 1970 in order that we may fulfill the legal requirements of sending out poll tax bills by June of next year. It is the intention that next year Poll Tax Notices would be sent out to employees in the month of April with lists going to employers for deductions in June, July, August and September.

We have had considerable difficulty in developing and proving out the necessary computer programs (on IBM's 1401) for this process during 1970. Council can be assured that staff will be prepared in 1971 to handle poll tax bills in the manner in which they should be handled. Possibly we will not have to issue any poll tax bills in '71 but we will be ready to do so in case the government fails to repeal this legislation and replace the funds that we would lost (an estimated \$500,000). For this year, it is proposed that a supplementary notice along the lines indicated below be included to all employers who have not yet received notices to deduct poll tax payment from their employees. The suggested wording is:

"Due to difficulties encountered with the phasing and proving out of computer programs, the mailing out of all poll tax notices for 1970 has been regretfully delayed. Notwithstanding the attached formal notice, we would ask you to ensure that the amounts due are collected and remitted to the City not later than April 1, 1971. No penalty or interest will be charged prior to that date, however, after that date the 10% penalty plus 12% on the unpaid balance of individual poll taxes will be applied. Your co-operation in this regard will be appreciated."

Council's endorsement of the supplementary notice drafted above is respectfully requested.

MOVED by Alderman McGuire, seconded by Alderman Meagher that the Staff Report be approved.

After a short discussion, the motion was put and passed.

MOVED by Alderman Allen, seconded by Alderman Sullivan that Council adjourn until Wednesday, November 4, 1970 at the conclusion of the meeting of the Committee of the Whole Council. Motion passed.

12:15 a.m. Council adjourned until Wednesday, November 4, 1970.



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ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R. H. STODDARD  
CITY CLERK



*True Chief*

CITY COUNCIL  
SPECIAL MEETING  
M I N U T E S

Cunard Jr. High School,  
Halifax, N. S.,  
November 2, 1970  
8:00 p.m.

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

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

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

The City Clerk advised that the meeting was called as a Public Hearing with respect to a rezoning application for a parcel of land on Carson Street from R-2 Zone to R-4 Zone to permit the construction of a 252 row housing project.

At this time, the Director of Planning described the area of the rezoning application and indicated same on plans displayed. He briefly reviewed the proposal.

The following persons present at the meeting asked questions of Staff and members of Council:

- Mr. Wallace Bishop,
- Mr. John Buchanan, M.L.A.
- Mr. John Stevens,
- Mr. W. Robinson,
- Mr. Wyllie,                      Father Campbell,
- Mr. C. D. Smith.

The concern of the residents of the area included the overloading of the present sewer system, adequacy of the present pumping station, possible applications for more R-4 zoning, traffic problems and the inability of the present school system to accommodate the number of children who might be living in the vicinity.

After hearing from all persons present who wished to speak, the matter was before members of City Council.

Alderman Allen spoke at some length with respect to the school problem saying that it might be necessary with the influx of some 600 schoolchildren to institute part-time classes in some schools during the next school year which is far from satisfactory. He expressed great concern that City Staff had not discussed the proposal with the Board of School Commissioners and suggested that this neglect be rectified as quickly as possible.

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M.P.

After hearing from the developer and from Mr. Hubley of the Nova Scotia Housing Commission, it was MOVED by Alderman Allen, seconded by Alderman Meagher that Staff take cognizance of the views of City Council and the residents of the area as have been expressed and that action on the rezoning be deferred until the Adjourned Council meeting to be held on Wednesday, November 4, 1970 at the conclusion of the meeting of the Committee of the Whole Council.

Alderman Allen spoke to his motion and asked Staff to consult with the Board of School Commissioners to obtain the complete information with respect to the effect such proposal might have on the school situation.

It was pointed out during the discussion which followed that the development could proceed with the present R-2 zoning continuing in effect by means of a negotiated Development Permit.

After hearing further from the developer with respect to the timing of a Council decision, the motion was put and passed.

9:20 p.m. Council adjourned.

ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R. H. STODDARD  
CITY CLERK



File Chief

ADJOURNED CITY COUNCIL  
MINUTES

Council Chamber,  
City Hall,  
Halifax, N.S.  
November 4, 1970  
5:25 P.M.

An adjourned meeting of City Council was held on the above date.

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

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

The City Clerk advised that the meeting had been called to complete the following items from the agenda of the Council meeting held on October 29th, 1970:

- 20 (b) - Case No. 2155 - Staff Report - Approval of Lots A2 to A4 - Kent Park Subdivision - Lodge Drive.
- 20 (d) - Voting Age in Forthcoming By-election.
- 20 (e) - Heart-Shape Pond - Rockingham
- 20 (g) - Conference between newly appointed Members of the Legislative Assembly and the members of Halifax City Council.
- 20 (h) - Chebucto School

Council agreed to add the following items to the agenda of this adjourned meeting:

- 20 (i) - Carson Street Housing Project
- 20 (j) - Narrows Bridge Complex - Windsor Street and Kempt Road and Lady Hammond Road.

AMENDMENT TO COUNCIL POLICY - SUBDIVISION REGULATIONS - SECTION 22(a) - (LOTS A2 TO A4 - KENT PARK SUBDIVISION - LODGE DRIVE)

The staff report dated October 29th dealt specifically with approval of Lots A2 to A-4, Kent Park Subdivision, Lodge Drive, but the recommendation in the report dealt with a general policy concerning subdivision regulations.

MOVED by Alderman McGuire, seconded by Alderman Meagher, that the policy of City Council be modified by changing Section 22A of the Subdivision Regulations to allow for approval of "four additional lots" rather than "one additional lot" in any calendar year, so that the Section reads:

"Notwithstanding the provisions of Section 21 (a) and (b) and Section 22, the Board may approve a subdivision which creates not more than four additional lots in any calendar

Adjourned Council,  
November 4, 1970

"year, without the provision of central water and sewer system, provided that every lot resulting from the subdivision so approved has a minimum area of 15,000 square feet and a minimum frontage of seventy-five (75) feet."

Motion passed.

VOTING AGE IN FORTHCOMING BY-ELECTION

MOVED by Alderman McGuire, seconded by Alderman Allen, that the fall session of the Nova Scotia Legislature be requested to:

1. Amend Section 30(1)(a) of the City Charter to lower the voting age to 19 years; and
2. Amend Section 33(2) of the City Charter to permit the use of Federal or Provincial election lists for a Civic election, provided such lists have been used in a Provincial or Federal election held within the preceding 12 months of the date of the Civic election.

Motion passed.

HEART-SHAPED POND IN THE KEARNEY LAKE AREA

MOVED by Alderman McGuire, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, authority be granted to enter into official negotiations with the owner of the Heart-Shaped Pond and of the surrounding properties, to acquire as much of the lands as is practical, and that such negotiations include members of the Halifax Landmarks Commission who possess substantial information on the subject. Motion passed.

CONFERENCE BETWEEN NEWLY APPOINTED MEMBERS OF THE LEGISLATIVE ASSEMBLY AND THE MEMBERS OF HALIFAX CITY COUNCIL

MOVED by Alderman LeBlanc, seconded by Alderman Meagher, that the City Council of Halifax endeavour to establish on a regular basis, meetings with the Halifax members of the Legislative Assembly, to discuss the needs and aspirations of the City, and any other relevant matters.

His Worship the Mayor asked Alderman LeBlanc if it was his intention that such meetings be held in private or public, and the Alderman replied he had no particular views on this aspect.

The motion was put and passed.

His Worship the Mayor suggested that there ought to be a conference in private of the elected members from the three levels of Government concerning welfare payments, followed by a public meeting to consider proposals we will be working on.



Adjourned Council,  
November 4, 1970

CHEBUCTO SCHOOL

Alderman Meagher said that problems had arisen with the above school because of its age and lack of facilities and he wondered if there would be any possibility of a new school for Chebucto being included in the DREE program for 1971. He also asked if funds could be made available to hire a gymnasium so the children attending the Chebucto School could have gym facilities for the rest of this year.

The City Manager advised that Chebucto School was in the DREE program, but that the establishing of priorities was still a process that had to be gone through, so that there would be no need to pursue this point, but that he could pursue the matter of the gymnasium. However, he added, there were many points that had to be weighed one against the other.

His Worship the Mayor said it was a matter for Council to decide in setting the priorities.

CARSON STREET HOUSING PROJECT -

A staff report dated November 4th, 1970 was submitted to which was attached a memorandum to Doctor Keating Superintendent of Schools setting forth the possible impact of the proposed Carson Street Housing Project in the Spryfield school system.

Alderman McGuire referred to the Special Council meeting held on November 2nd on this matter, and asked whether it had been determined that rezoning was necessary before the housing project could be continued. Both the Acting City Solicitor and the City Manager confirmed that the matter could be handled under the provisions of Section 538(A) of the City Charter, which deals with the issuance of a Development Permit. The City Manager, however, stated that staff was not ready yet to present the details of such a development permit, but that Council might wish them to continue with negotiations to conclude matters so that a three-way agreement could be presented for Council's consideration.

Alderman Allen spoke at great length on the problems that would be created with regard to overcrowding of present schools in the area if such a large housing development was carried out, and quoted figures indicating the classrooms which already had more than thirty pupils. He asked that staff meet with the School Board and come back with a concrete indication to Council of how the problem could be resolved.

Alderman Meagher felt that negotiations should be carried on concerning the road situation in the area, and also what recreational facilities would be provided in the event the project is proceeded with.

After further discussion, it was MOVED by His Worship the Mayor, seconded by Alderman Ivany, that Council approve in principle the proposed Carson Street

Adjourned Council,  
November 4, 1970

Housing project, and that staff be instructed to negotiate a mutually acceptable agreement, which will be brought back to Council for its consideration. Motion passed.

NARROWS BRIDGE COMPLEX - WINDSOR STREET AND KEMPT ROAD AND LADY HAMMOND ROAD

MOVED by Alderman Ivany, seconded by Alderman McGuire that, as recommended by the Finance and Executive Committee, the recommendation of staff be approved, viz;

"That no cost sharing be entered into and that the owner be responsible for 100 per cent of all such utility changes and/or relocations that are not assumed by the Utility companies."

and the Bridge Commission be advised that the City of Halifax requires underground wiring, for which the Bridge Commission is responsible, and that Council expects to have the second approach road to the bridge opened at the earliest possible date. Motion passed with Alderman LeBlanc against.

6:15 P.M. - Meeting adjourned.

HEADLINES

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ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R.H. STODDARD  
CITY CLERK



*G. H. Brundage  
Fire Chief*

SPECIAL COUNCIL MEETING  
MINUTES

South Armdale School,  
Halifax, N.S.  
November 9, 1970  
8:00 P.M.

A Special Council meeting was held on the above date for the purpose of conducting a Public Hearing Re:

Rezoning of land at Cowie Hill to be rezoned from R-1 Residential Zone to R-4 Residential Zone.

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

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

The Director of Planning outlined the proposed use of the approximately 63 acres of land under discussion, which land is located west of Herring Cove Road, between Punch Bowl Drive and Kline Heights. He explained the project would comprise a total of 904 mixed units of housing made up of 446 units of town housing and 458 apartment units, with walk-ways, open spaces, and parking. There would be a Community Centre which would include a day care centre for working mothers, and school and church sites.

Mr. R. Medjuck, on behalf of the developers of the project, Centennial Properties Ltd., then outlined in full detail the plans which had been drawn up for the project. He also fully outlined the financing of the project which involved C.M.H.C. Builder's loans for the townhouses and N.H.A. practises with regard to apartment rentals. Both these latter bodies, he said, had given their approval in principle to the project. Mr. Medjuck said that the developers were seeking two things of Council at this time, an approval in principle of the proposals, and the issuance of a development permit under Section 638(a) of the City Charter. They would also be asking, he said, that building permits be issued in advance of the installation of services, which was contrary to the usual practise. He also mentioned other points which had yet to be agreed upon between staff and the developers. With Council's approval in principle, he said, it would be hoped to start road improvements immediately so that actual construction could begin in March of 1971.

Mr. Medjuck was questioned by the Aldermen and citizens present at the meeting, on some of the points he

had raised in his presentation, following which His Worship the Mayor asked if there were any persons present who wished to express an opinion either for or against the proposed rezoning for the purposes outlined in the presentations by staff and Mr. Medjuck.

A Mr. Levi Drake said that the project could mean an additional 900 cars in the Spryfield/Armdale area, and he could not conceive that many extra cars using the Rotary/Herring Cove route. He also asked if residents of the area neighbouring the construction site would be protected against damage to their homes because of blasting, and Mr. Medjuck assured him that such damages would be covered by insurance.

9:00 P.M. - Alderman Allen arrived.

With regard to traffic problems, Mr. Medjuck said it was hoped that the proposed collector roads for north/south traffic would take a lot of the traffic off the Herring Cove Road, and he felt this proposed project would be an incentive for authorities to push a regional highways system in the City.

Another resident, who did not identify himself, spoke with concern over the lack of recreation facilities which would be provided for a project which would include a very large number of children. He felt there should be a ball park, skating rink, etc. The same gentleman asked what provisions would be made with regard to schools to accommodate all these additional children in the area. Mr. Medjuck said the developer had been in touch with the School Board, who estimated that approximately 35 additional rooms would be required.

9:10 P.M. - Alderman Meagher arrived.

In answer to the question concerning recreational facilities, Mr. Medjuck referred to the green area which the developers had incorporated as part of the project, but admitted that they did not suggest they had solved the problem of providing adequate space for recreation.

Several more citizens stated that they had no objections to the proposed use of the land itself, but were very much concerned about the affect it would have on an already serious traffic problem in the area.

There followed a discussion on the possibilities for solving the traffic problems by means of an Arm Bridge, the widening of Herring Cove Road, as suggested by one of the citizens present at the meeting, or the alternate routes that would be opened once Dunbrack Street was completed. With regard to an Arm Bridge, His Worship stated that Council had adopted a resolution to give top priority to this item.

A Mr. Phillips spoke last, again expressing concern over a lack of recreation facilities for such a large project, and the increased traffic that would be created by it.



Special Council,  
South Armdale School,  
November 9, 1970.

There being no further response from those present at the meeting to make known their views, His Worship the Mayor declared the Public Hearing over and the matter before the Council for decision.

Alderman McGuire questioned the City Manager on the possibility of the City speeding up the construction of some of the arterial roads mentioned which would relieve the traffic congestion. The City Manager said it would depend on the amount of money Council saw fit to allocate for such work, but that the only road he could see for the moment being built within the next few years was Dunbrack Street, and for that to be effective for the area under discussion there would have to be some connectors. However, he noted, to make the necessary connections would involve some present watershed lands, so that this could not be carried out until those lands were freed for development.

Alderman Meagher suggested that some improvements in the transit service from this area to encourage people to use the buses should be investigated, as a means to cut down on the number of cars coming into the downtown section of the City. Mr. Medjuck said the developers would be willing to build a shelter at some pick-up point in the project if this would encourage the use of the buses.

MOVED by Alderman Connolly, seconded by Alderman MacKeen, (1) that the application to rezone land at Cowie Hill from R-1 Residential Zone to R-4 Residential Zone, be approved; (2) that Council approve in principle the proposals for the site; (3) that Staff be instructed to negotiate with the developer the terms of a development permit under Section 538(a) of the City Charter which will be brought back to Council for approval before issuing.

Aldermen McGuire and LeBlanc spoke of the priority which had to be given to providing housing in the City, especially of the type represented by this project, but also accepted the validity of the fears expressed by the citizens concerning problems such a project would create with regard to sewers, schools, traffic, recreational facilities, etc. and hoped that staff could bring in some changes which would alleviate some of these problems.

Alderman Allen spoke at length on the school issue, and noted a remark made by the City Manager that even where funds were available, it took about two year's lead time to get construction of a new school under way. Furthermore he said, it was 1974 before any mention was made of a school in the area under the City's present priorities. He said there was obviously now a need to re-assess these priorities and he would be proposing this to the School Board at a meeting on the following day. Also, he felt the people of the area should know the possible ramifications with regard to the school situation if the project is proceeded with, in that until a new school was constructed it might mean schooling for their children on a part-time basis.

Special Council,  
South Armdale School,  
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The motion was put and passed unanimously.

10:15 P.M. - Meeting adjourned.

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ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R.H. STODDARD  
CITY CLERK



CITY COUNCIL MEETING  
MINUTES

*Jim Ikey*

Council Chamber,  
City Hall,  
Halifax, N.S.  
November 12, 1970  
8:00 P.M.

A 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, and other staff members.

MINUTES

Minutes of Council meetings held on October 29, November 2 and November 4, 1970 were submitted for approval. Alderman Allen pointed to an error on Page 637 of the November 4th meeting which showed His Worship the Mayor moving a motion. The City Clerk advised that the sheet would be amended accordingly.

MOVED by Alderman Abbott, seconded by Alderman Allen that the minutes, as amended, be approved. Motion passed.

APPROVAL: ORDER OF BUSINESS, ADDITIONS & DELETIONS

At the request of the City Clerk, Council agreed to add the following items to the agenda:

20 (a) - Project #19 (a) Kline Heights

20 (b) - Project #30 Gorsebrook Elementary & Junior High School Extension

MOVED by Alderman Ivany, seconded by Alderman Meagher, that the agenda, as amended, be approved. Motion passed.

At the request of Alderman LeBlanc, Council also agreed to add:

20 (d) - Armdale Minor Hockey League

PUBLIC HEARINGS & HEARINGS

PUBLIC HEARING RE: REZONING OF LAND #7170 BAYERS ROAD FROM  
R-2 ZONE TO C-2 ZONE

A Public Hearing was held at this time to consider the rezoning of land at Civic Number 7170 (Lot B) Bayers Road, to be rezoned from R-2 Residential Zone to C-2 General Business Zone, as shown on Plan No. TT-13-18717.

The Director of Planning displayed a plan showing the area involved, stating it was the applicant's intention to remove the dwelling now located on the lot and use it for vehicular parking in connection with the existing Service Station located on the south-east corner of Bayers Road and Dutch Village Road.

His Worship the Mayor asked if there was anyone present who wished to speak either against or in favour of the rezoning, but there was no response from the gallery.

The City Clerk advised he had received one written objection to the proposed rezoning from a Mr. A. F. Fisher of 236 Dutch Village Road, who opposed the rezoning on the grounds that although the applicant at this time intended to use the area for parking, it would allow him at any time he wished in the future to install additional pumps and underground storage tanks, and he felt that any expansion on the lot would add to the already congested traffic situation at the corner.

MOVED by Alderman Abbott, seconded by Alderman Ivany that approval be given to the rezoning of land at Civic Number 7170 (Lot B) Bayers Road, from R-2 Residential Zone to C-2 General Business Zone, as shown on City Plan No. TT-13-18717.

In reply to a question put by Alderman McGuire, the City Engineer said he did not believe the applicant's intended use of the lot would add any confusion to the traffic situation at the corner in question, and actually felt it would clear up some of the problems presently in existence.

The motion was put and passed with Alderman Allen abstaining.

A formal resolution was submitted giving effect to the foregoing resolution of the Council.

MOVED by Alderman Abbott, seconded by Alderman Ivany, that the formal resolution, as submitted, be approved. Motion passed.