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Council,  
June 17, 1971

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ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R. H. STODDARD  
CITY CLERK

*Revenue*

|                |             |                          |   |                                |   |
|----------------|-------------|--------------------------|---|--------------------------------|---|
| ACCOUNT NUMBER | DESCRIPTION | APPROVED BY CITY COUNCIL | APPROVED BY MINISTER OF MUNICIPAL AFFAIRS | AMOUNT OF BORROWING RESOLUTION | AMOUNT OF BORROWING AUTHORIZATION TO BE REVOKED |
|----------------|-------------|--------------------------|---|--------------------------------|---|

|       |                           |                |               |              |           |
|-------|---------------------------|----------------|---------------|--------------|-----------|
| 52-1  | Improving Street Lighting | Sept. 27, 1966 | Dec. 15, 1966 | \$ 65,000.00 | 4,140.31  |
| 52-2  | Traffic Lights            | Nov. 9, 1966   | Dec. 15, 1966 | 88,000.00    | 35,863.10 |
| 52-11 | Purchase Two Pumps        | Feb. 14, 1967  | July 6, 1967  | 76,000.00    | 2,607.23  |
| 52-16 | Rockingham Fire Station   | May 15, 1969   | June 23, 1969 | 20,000.00    | 1,860.00  |
| 52-17 | Tank Trucks               | May 15, 1969   | June 23, 1969 | 50,000.00    | 1,622.10  |

|       |                                      |                |               |            |            |
|-------|--------------------------------------|----------------|---------------|------------|------------|
| 53-1  | Sidewalks                            | May 30, 1968   | July 2, 1968  | 345,000.00 |            |
|       |                                      | May 15, 1969   | June 23, 1969 | 180,000.00 |            |
|       |                                      | May 15, 1969   | June 23, 1969 | 163,000.00 |            |
| 53-3  | Street Widening                      | May 30, 1968   | July 2, 1968  | 215,000.00 | 342,015.18 |
|       |                                      | May 15, 1969   | June 23, 1969 | 212,000.00 | 241,038.64 |
| 53-5  | Paving Renewals                      | May 15, 1969   | June 23, 1969 | 254,000.00 | 230,548.67 |
| 53-14 | Traffic Improvement                  | May 30, 1968   | July 2, 1968  | 121,000.00 |            |
|       |                                      | May 15, 1969   | June 23, 1969 | 165,000.00 |            |
|       |                                      | May 18, 1954   | May 21, 1954  | 20,000.00  |            |
| 53-16 | Parking Meters                       | May 16, 1957   | June 5, 1967  | 12,150.00  | 265,462.50 |
|       |                                      | May 14, 1959   | June 9, 1959  | 19,700.00  |            |
| 53-17 | Motor Equipment                      | July 16, 1964  | July 30, 1964 | 192,087.98 | 51,850.00  |
| 53-25 | Snow Plow Blades                     | Oct. 29, 1964  | Dec. 16, 1964 | 13,000.00  | 20,274.62  |
| 53-37 | Control Survey System                | Sept. 16, 1965 | Oct. 21, 1965 | 6,650.00   | 13,000.00  |
| 53-43 | North West Arm Walkway               | May 15, 1969   | June 23, 1969 | 40,000.00  | 247.31     |
| 53-46 | Sidewalk, Curb & Gutter (Downs Ave.) | Dec. 29, 1969  | Jan. 5, 1970  | 40,000.00  | 40,000.00  |
|       |                                      | June 25, 1970  | July 6, 1970  | 12,000.00  | 3,593.35   |
| 54-1  | Sewers                               | May 15, 1969   | June 23, 1969 | 1,000.00   | 1,000.00   |
| 54-2  | Sewer Rehabilitation                 | May 30, 1968   | July 2, 1968  | 289,000.00 | 275,428.84 |
|       |                                      | May 15, 1969   | June 23, 1969 | 88,000.00  | 27,301.30  |
|       |                                      | May 15, 1969   | June 23, 1969 | 60,000.00  | 30,506.83  |
| 54-9  | Miscellaneous Const. Incinerator     | Feb. 14, 1967  | May 4, 1967   | 19,000.00  | 17,418.41  |
| 54-22 | Storm Sewer (Vernon & Watt Sts.)     | Sept. 15, 1966 | Dec. 15, 1966 | 33,380.00  | 32.00      |
| 54-23 | Automatic Sprinklers - Incinerator   | May 30, 1968   | July 2, 1968  | 7,000.00   | 7,000.00   |
| 54-26 | Whimsical Lake Pumping Station       | May 15, 1969   | June 23, 1969 | 150,000.00 | 95,298.42  |
| 54-27 | Sewers - Narrows Bridge Approach     | June 19, 1969  | July 10, 1969 | 75,000.00  | 19,000.00  |
| 55-8  | Laundry Equip. Hfx. Mental Hosp.     | Apr. 16, 1964  | May 5, 1964   | 7,000.00   | 7,000.00   |
| 55-13 | Home for Special Care                | Feb. 14, 1967  | May 4, 1967   |            |            |

|       |  |                 |                |              |              |
|-------|--|-----------------|----------------|--------------|--------------|
| (amc) |  | - Aug. 31, 1967 | Sept. 15, 1967 | 300,000.00   |              |
|       |  | May 30, 1968    | July 2, 1968   | 2,911,000.00 |              |
|       |  |                 |                |              | 3,109,150.68 |

| No.   | Desc.                              | Council        | M.M.A.        | Amount     | Revoke     |
|-------|------------------------------------|----------------|---------------|------------|------------|
| 57-13 | Portable Tennis Court              | July 16, 1964  | July 30, 1964 | 2,300.00   | 2,300.00   |
| 57-17 | Halifax Civic Youth Band           | Aug. 25, 1966  | Oct. 20, 1966 | 6,000.00   | 6,000.00   |
| 57-26 | Recreation Building - Fort Needham | May 30, 1968   | July 2, 1968  | 25,000.00  | 25,000.00  |
| 57-28 | Field and Court Facilities         | May 15, 1969   | June 23, 1969 | 145,000.00 | 70,651.80  |
| 57-29 | Construction 6 Wading Pools        | May 15, 1969   | June 23, 1969 | 90,000.00  | 90,000.00  |
| 58-4  | Chain Link Fence - Fort Needham    | May 30, 1968   | July 2, 1968  | 8,000.00   | 674.28     |
| 58-13 | North End Library                  | May 27, 1965   | June 7, 1965  | 175,000.00 | 186.17     |
| 59-3  | Redevelopment (Jacob St.)          | Jan. 11, 1962  | Jan. 23, 1962 | 500,000.00 | 8,783.23   |
| 59-25 | Waterfront Development             | Sept. 12, 1963 | Dec. 18, 1963 | 100,000.00 | 12,408.60  |
| 59-26 | Low Cost Housing Uniacke Square    | Feb. 14, 1967  | July 6, 1967  | 225,000.00 | 104,539.15 |
| 61-4  | Paving School Yards                | Feb. 14, 1967  | July 6, 1967  | 36,000.00  | 2,160.68   |
| 61-7  | Addition to St. Andrews School     | Apr. 15, 1961  | May 24, 1961  | 418,000.00 | 274.00     |
| 61-17 | St. Patrick's High School (Lab.)   | July 12, 1962  | Oct. 4, 1962  | 12,500.00  | 685.63     |
| 61-29 | Industrial Art School              | Oct. 14, 1965  | Nov. 4, 1965  | 118,785.00 | 962.16     |
| 61-31 | School Sprinkler Systems           | Oct. 29, 1964  | Dec. 16, 1964 | 30,000.00  | 541.26     |
| 61-33 | new Joseph Howe School             | Apr. 1, 1966   | Apr. 7, 1966  | 426,000.00 | 5,266.46   |
| 62-1  | Purchase of 1880 Stock             | Nov. 5, 1956   | Nov. 27, 1956 | 532,450.00 | 40,625.00  |
| 63-14 | Halifax International Airport      | Mar. 17, 1955  | Apr. 12, 1955 | 100,000.00 | 36,000.00  |
| 63-18 | Maritime Museum                    | Sept. 12, 1963 | Dec. 18, 1963 | 100,000.00 | 100,000.00 |
| 63-28 | Tourist Bureau                     | Mar. 11, 1965  | Apr. 1, 1965  | 35,000.00  |            |
|       |                                    | May 15, 1969   | June 23, 1969 | 41,000.00  | 76,000.00  |

TOTAL -----

\$5,426,317.91

SPECIAL CITY COUNCIL MEETING  
MINUTES

Council Chamber,  
City Hall,  
Halifax, N.S.  
June 22, 1971  
9:15 A.M.

A Special 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, Stanbury, Hogan, Ivany, Meagher, and Allen.

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

The City Clerk advised that the special Council meeting had been called to discuss:

- 1 - Report entitled "Halifax-Dartmouth Development Program, 1971-1972" dated March 2, 1971, prepared by Core Organization.
- 2 - Capital Budget.

Council agreed that the Capital Budget discussions should take place at the end of this series of meetings and that they would today discuss, in addition to Item 1, -

Implementation of the MacLaren Report on Sewage Works and Drainage - Trunk Sewer Policy

OVERALL DEVELOPMENT GOAL (PAGE 13)

There was a discussion on what the population goal of the metropolitan area should be. His Worship the Mayor said that there was a theory that the metropolitan area of an economic area should represent 35 to 50% of the total population of the area, so that taking Halifax as the centre of the Maritime area you could come up with a figure of 3/4 million population. Also, he said, the theory was that when a City reached a population of 700,000, it became self-perpetuating, but below that figure it required a basic industry and basic resources. His Worship the Mayor felt the Council should reject the 3/4 million figure since the city could not afford to grow at a rate where it could not supply the necessary municipal services.

9.40 A.M. - Alderman McGuire arrived

Special Council,  
June 22, 1971

Considerable discussion followed regarding the question of population growth as a goal, the City Manager stating there were two alternatives, to stay as the City was with its advantages in the style of life, along with the existing handicaps, or to try and overcome these handicaps and in so doing accept other disadvantages. He said that if it were agreed that a substantial growth should be a goal, it would require a fairly aggressive promotion program, which would fail unless the community were behind it and unless there were substantial resources from other levels of Government to trigger the economic processes necessary if the growth of population is to take place.

The discussion then centred on the means of bringing about an economic and population growth, but His Worship suggested that Council first dispose of the question of what the population goal should be, and whether Council accepted the half-million figure (to which the original 750,000 figure had been reduced) on which the report was based.

Alderman McGuire spoke on the desirability of providing fast and economic train commuting service so that people could work in the area but live in smaller communities where they could enjoy single family dwelling, something which was becoming beyond the ordinary man's goal in the metropolitan area. He felt the overall development plan stated in the report emphasized the dollars and cents aspects without reference to more humanistic values.

The City Manager said that the various patterns of growth possible had been examined, such as urban core, continued sprawl of development off the roads leading into the City (both of which had been rejected), modified high density program, or a continued suburban type of development, but it was not felt necessary at this time to concentrate on any one direction.

His Worship the Mayor said that some time ago at a MAPCE meeting he had drawn up an alternative statement of goals, which he now read to the Council:

"To develop the metropolitan area of Halifax-Dartmouth toward a condition in which:

- (a) a full variety of life styles is possible;
- (b) the social environment assures the right of citizens to enjoy self-respect, free expression, individual development, and a sense of community;
- (c) the protection and enhancement of the physical environment is assured;
- (d) the economic base is developed to support the foregoing and to reduce the dependence of the region on the rest of Canada."

He said he found the above goals preferable to those as outlined in the report under consideration.

STRATEGY FOR DEVELOPMENT (Page 15)

Council agreed that the order of action outlined on Page 15 should be changed so that number 3 dealing with "social environment" became number 1, and 1, 2, and 4, dealing with economic growth, physical environment and government became 2, 3, and 4 respectively.

10:00 P.M. - Alderman Allen left meeting.

PROGRAM REPORT (APPENDIX B) (Page 21)

The first item under this section dealt with "The Port", and set forth the long run objectives, relationship to other programmes, strategy, and proposed 1971-1972 activities and priorities.

Although the Council agreed there could be no question about agreeing with the report in this concern, there was still considerable questioning as to exactly what benefits the City would accrue from the continued expansion of the containerization operation in the port. It was agreed that the real benefits would have to result from the spin-off with regard to establishment of industries, although there was no agreement on how exactly this could be achieved.

Concerning the remainder of this section, Alderman Ivany felt the Council should have some experts on the matter before them to discuss the matters raised. and it was agreed the City would try and get the Consultants who are working on the industrial area to be present at the next meeting, a week from today.

URBAN CORE (PAGE 23)

His Worship the Mayor asked that the members look at this section very carefully. He said that in effect Council had already ignored the philosophy contained in the report with respect to its decision in the matters of the Maritime Life Building and the Hotel on the Park.

It was agreed that in order to implement the CORE idea which would restrict commercial development to a certain designated area, would require acquisition of land in the area, which brought up the question of whether the City could afford it. His Worship the Mayor agreed that it would be more difficult to carry out the CORE concept without involving acquisitions, but said the City still had at its disposal certain planning tools to carry out the job, such as the zoning by-law.

Alderman McGuire said that the developers had no confidence in the zoning by-law as it existed as it did not allow for economic development. His Worship the Mayor said that the developer's interest, although important, might be different than the public's interest. He cited the City of Los Angeles as an example of what can happen if the concepts of the urban core are not adhered to.

Special Council,  
June 22, 1971

Alderman Meagher raised the question of how effective the Town Planning Board could be in regulating the growth of the City in view of the powers of the Planning Appeal Board, but His Worship suggested that he bring this question up at a Committee of the Whole meeting.

After further discussion the Chairman noted the time and the fact that Council still had the report on the Implementation of the MacLaren Report to deal with, and suggested that Council continue with the subject after the Public Hearing to be held the following evening. He asked the City Clerk to advise any Aldermen not present today to bring their report with them tomorrow evening.

Staff was requested to have a map of the CORE area available when the matter next came up for discussion.

IMPLEMENTATION OF THE MACLAREN REPORT ON SEWAGE WORKS AND DRAINAGE TRUNK SEWER POLICY

A staff report dated June 11, 1971 was submitted, having been deferred from the previous regular Council meeting, which dealt with the intention of Council to bring into effect on July 1, 1971, new charges to be levied on the owners of properties benefitting by sewage and drainage works required to be undertaken in order to alleviate and/or prevent very serious flooding and pollution problems.

The City Manager said that due to pressure of other matters, staff had not refined the process as well as it would like, and the recommendations were submitted as an interim measure to have something effective by July 1, and would be subject to refinement in the following months.

The recommendation in the report read as follows:

"That in respect of areas of new development, in developed but unserviced areas and in areas served with sanitary sewers only:

1. Trunk sewer local improvement projects and phases thereof be defined as applicable to and benefiting specific drainage areas, the boundaries of which are to be stated at the time of approval of the project by City Council.
2. The owners of all property within the drainage area be required to pay a local improvement trunk sewer charge in accordance with Table "A" attached, as approved by Council December 30, 1970, where both storm and sanitary sewers are to be installed, or \$250 per single family lot (or equivalent) for storm sewers only. Owners of vacant land should be given the choice of deferring payment with compound interest until the time of development (Table "A" refers to other than single family dwellings, the trunk charge for that class of building, \$500, being approved by Council on July 8, 1970).



- "3. The charges be imposed at the time of commencement of the trunk sewer project on all properties in the drainage area (or if as of July 1, 1971, a portion of the drainage area is already served, then the charge to be levied on properties in the remainder of the drainage area to be served).
- 4. Undeveloped land be charged on the basis of a presumed subdivision if none exists.
- 5. In the event that an undeveloped area shall be subdivided in a manner or developed to a density different from that assumed, the local improvement trunk sewer charges shall be adjusted in accordance with Table "A" attached.
- 6. An account be maintained by the City Treasurer in respect of trunk sewers into which the proceeds of trunk sewer local improvement charges shall be deposited and used either in direct payment for works in connection with the trunk sewer project, or in retirement of debentures issued in connection therewith."

Alderman McGuire referred to a statement made by the City Manager that UDI could see no alternative way of covering the costs, and he felt there was an alternative with regard to alleviating the cost between the benefitting property owner insofar as determining the breakdown of sharing the cost between the public treasury and the owner. He felt in order to determine this breakdown it was necessary to know at the same time what other charges will follow.

The City Manager said there was no hope of getting federal help in installing local sewers, unless related to the growth of the community.

Very considerable discussion followed and both Alderman Hogan and McGuire stated that even assuming the proposed charges were fair, there remained the question of whether or not the majority of the home owners could raise the necessary money.

His Worship the Mayor said that Council should at least come to a decision on the matter of trunk sewer charges as outlined in the staff report; however, the matter was deferred for discussion following the Public Hearing being held the following evening, if time permitted.

12:10 P.M. - Meeting adjourned.

HEADLINES

Halifax-Dartmouth Development Program 1971-1972 - Report dated March 2, 1971, prepared by CORE organization ..... 382  
 Implementation of the MacLaren Report on Sewage Works and Drainage Trunk Sewer Policy ..... 385

ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

CITY COUNCIL  
SPECIAL MEETING  
M I N U T E S

Special Council,  
June 23, 1971

Council Chamber,  
City Hall,  
Halifax, N. S.,  
June 23, 1971  
8:15 p.m.

A Special Meeting of the 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, Aldermen MacKeen, Stanbury, Hogan, Ivany, Meagher and Allen.

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

The City Clerk advised that the meeting was called as a Public Hearing to consider:

Zoning and Rezoning - Prince's Lodge and  
Kearney Lake Areas - Development Guide

The City Clerk also advised that an item should be added relating to the use of the Nova Scotia Technical College as a Transient Youth Hostel this summer.

His Worship the Mayor hoped that Council might be able to continue with consideration of the MAPC report at the conclusion of the Public Hearing.

Use of Nova Scotia Technical College Gymnasium as Transient Youth Hostel

MOVED by Alderm MacKeen, seconded by Alderman Hogan that, as recommended by the Committee of the Whole Council, Council approve the offer of the Nova Scotia Technical College to make available its gymnasium and second floor facilities as a site for a transient youth hostel to be operated by the Y.M.C.A. and that the Federal Authorities concerned be so notified. Motion passed.

Alderman MacKeen felt that the Technical College should be congratulated for recognizing the need for such a facility and making it available.

His Worship the Mayor thought that congratulations should also be extended to the Y.M.C.A. for staying with the problem and pushing it to its conclusion.

Zoning and Rezoning - Prince's Lodge and Kearney Lake Areas -  
Development Guide - PUBLIC HEARING

A Public Hearing was held at this time into the above matter.

The City Clerk advised that the matter had been duly advertised and that two communications were received both indicating that the writers wished to address Council on the proposal.

Staff displayed maps showing the areas for which zoning and rezoning is proposed and explained the reasons behind the proposal.

Mr. Jack Napier addressed Council on behalf of Mr. Charles McGinn expressing opposition to the zoning to R-2 of land some 300 feet from the Bedford Highway. He submitted an original plan of subdivision dated 1893 which showed that the lots fronting the Bedford Highway extend to varying depths between 900 feet and 1000 feet. He contended that zoning to R-2 of an area back from an arbitrary line of 300 feet would cause the existing lots to be of multiple zoning, thus requiring replotting at a later date.

In reply to a question, Mr. Napier advised that he does have some interest in a development which is proposed for some of the lots in the area.

Mr. Napier was asked to indicate the lots involved in the development proposed to members of Staff, so that a plan can be prepared for submission to Council showing those lots that would be adversely affected by a zoning from an arbitrary 300 ft. line.

Mr. Hugh K. Smith addressed Council on behalf of Mr. & Mrs. Thibeault, owners of the Prince's Lodge Motel, in opposition to the zoning. He said that the arbitrary 300 ft. line would pass right through the motel, a portion of which would then be non-conforming. He said that arrangements are proceeding relating to the sale of the motel to another party who plans to extend the facility and who might run into some difficulty when trying to extend a non-conforming use.

Mr. Smith was asked to advise Staff of the Lots involved in the motel property so that they can be included on the plan to be prepared.

Mr. Charles McGinn addressed Council in opposition to the zoning, stating that he presently owns Lots 92, 93 and 94. He said that nearly all the lots extend to a depth of 985 feet from the Bedford Highway. He said that the General Business zoning on the front 300 feet of land facing the Bedford Highway was imposed to preclude Mobile Home and Trailer parking in the area by the County Planning Board some years ago.

Mr. Nugent addressed Council in favour of the zoning and rezoning saying that it is about time the residents of the area received some protection. He felt that the area would be pleasant when developed for residential use but that at present industries and other commercial enterprises could locate in the area.

Mr. Thompson addressed Council in favour of the zoning and rezoning as owner of a parcel of land in the area and opposing any extension of the commercial development which fronts the Bedford Highway. He said that he is a fairly new resident of the City, having relocated here from Montreal within the last two or three months and he stated that he has seen in other places the extent of waterfront spoilage when commercial enterprises are permitted to locate and expand. He contended that he has always enjoyed driving along the Bedford Highway into the City of Halifax as it is at present, but would not like to see any extension of the present commercial uses.

His Worship the Mayor welcomed Mr. Thompson to the community and thanked him for his remarks.

Mr. Robert Craig, a resident of Fernleigh Park area, addressed Council in favour of the zoning and rezoning stating that any extension of commercial uses or influx of industrial uses to the presently unzoned area would detract significantly from the pleasant residential areas surrounding it.

Mr. George Parkinson, resident of the Kearney Lake area, spoke in favour of the rezoning of the area stating that the residents do not wish to see any expansion of the present quarrying and construction businesses in the Kearney Lake area and would appreciate the protection that R-2 zoning would afford.

No other person indicating a wish to address the Council, His Worship the Mayor said that the public hearing is concluded and the matter before Council for decision.

Alderman Hogan spoke strongly in favour of the zoning and rezoning saying that the residents of the area deserve the protection such action would give them. He felt that if the area is not zoned and rezoned an influx of unacceptable uses would result.

After a short discussion, it was MOVED by Alderman Allen, seconded by Alderman Ivany that City Council defer a decision on the matter to the meeting of City Council to be held on July 15, 1971 in order for Staff to prepare the additional information requested. Motion passed.

9:20 p.m. Council adjourned.

#### HEADLINES

|   |     |
|---|-----|
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| Zoning and Rezoning - Prince's Lodge and Kearney<br>Lake Areas - Development Guide - PUBLIC HEARING | 387 |

ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R. H. STODDARD  
CITY CLERK

CITY COUNCIL  
SPECIAL MEETING  
M I N U T E S

Special Council,  
June 29, 1971

Council Chamber,  
City Hall,  
Halifax, N. S.,  
June 29, 1971  
9:15 a.m.

A Special Meeting of the 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, Aldermen Abbott, MacKeen, Stanbury, Hogan, Meagher and Allen.

Also Present: City Manager, City Clerk, Director of Development, Director of Planning, Director of Finance, Director of Works and Engineering and other Staff members.

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

1. MAPC Reports
2. Capital Budget

He further advised that an item is to be added relating to the Collective Bargaining Agreement for Local 143.

Council agreed to add the item.

Collective Bargaining Agreement - Local 143

A report was submitted from Staff setting out the proposed changes included in the Collective Bargaining Agreement with Local 143 (C.U.P.E.) Clerical and Technical Employees.

After some discussion, it was MOVED by Alderman Abbott, seconded by Alderman Allen that His Worship the Mayor and the City Clerk be authorized to sign the Collective Bargaining Agreement which has been negotiated between the City and Local 143, (C.U.P.E.) on behalf of the City of Halifax. Motion passed.

His Worship the Mayor said that the City Manager wishes to meet privately with members of Council to discuss guidelines for dealing with the non-union salary increases and he suggested that members of Council meet with the Manager later this morning.

MAPC Report - Urban Core

Considerable discussion ensued on the definition of the Urban Core of the City and whether it is the same as the Metro Centre.

Both the Director of Planning and the Director of

Special Council,  
June 29, 1971

Development expressed the views of Staff and answered many questions from members of Council.

Maps were displayed of the "urban core" area as outlined in the Hoffman Report.

9:40 a.m. Deputy Mayor Ivany arrives.

Staff explained the need for the inclusion of cultural and restaurant type facilities in the "urban core" since it cannot exist on a 9:00 to 5:00 basis and needs to draw people back at night.

Discussion followed on two points (a) appropriate location for major hotels; and (b) desirability of including the hospital and university area in the "urban core".

The City Manager pointed out the need for grouping of major hotels so that they would be more attractive for convention use.

Reference was made as to whether or not an "urban core" should include high rise apartment development.

Staff said that they do not envisage the "urban core" as extending any farther south than Spring Garden Road.

It was pointed out that major redevelopment in any area is inclined to encourage further development and that an "urban core" cannot function adequately if it only includes high rise office accommodation.

Alderman Ivany felt that any discussion of the "urban core" should include discussion on improvement of access to the urban core.

His Worship the Mayor advised that the Interim Downtown Committee, appointed in accordance with a resolution of Council, will be holding its first meeting next Wednesday afternoon.

His Worship the Mayor went on to say that Council must decide whether it accepts the principle of an "urban core" before the boundaries are drawn, and whether or not Council feels that certain uses should be included in that "core".

The City Manager, in explaining a point, said that it is possible that Halifax might receive proposals for as many as five new major hotels and Council must consider very carefully the appropriate location for them.

After further discussion, Staff was requested to draw a map showing the extent of the "urban core" as seen by them together with an idea of the location and grouping of the necessary uses to make a viable and attractive "core".

His Worship the Mayor suggested that Staff come up with some alternatives so that a full discussion can take

place.

At this time, His Worship the Mayor suggested that members of Council meet privately with the City Manager for a short time, then come back and tackle the Implementation of the MacLaren Report.

10:40 a.m. Council adjourned and did not reconvene to discuss any other business.

HEADLINES

|   |     |
|---|-----|
| Collective Bargaining Agreement - Local 143 | 390 |
| MAPC Report - Urban Core                    | 390 |

ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R. H. STODDARD  
CITY CLERK

APPROVAL OF MINUTE OF BUSINESS, AGENDA AND RESOLUTIONS

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

- 20 (a) - Amendment to Administrative Order No. 4 (FIRST MEETING)
- 20 (b) - Constructive Agreement No. 13 - Old Sidars Road.
- 20 (c) - Williams Lake Pumping Station (William Sulliver contract).
- 20 (d) - Underground Utilities - Narrow Right-of-Way - (Windsor Street at Kempt Road - City Council 20)
- 20 (e) - Street Encroachment, Barrington Street - (City Council 20)
- 20 (f) - Source of Funds Re: Recommendations from the Finance, Audit & Grants Committee.
- 20 (g) - DREX Project #11 - Bloomfield - (City Council 20)

and

- 14 (b) - Implementation of the MacLaren Report on Sewer Works and Drainage.

MOVED by Alderman MacKeen that the agenda, as amended, be approved. Motion passed.

CITY COUNCIL MEETING  
MINUTES

Council Chamber,  
City Hall,  
Halifax, N.S.  
June 30, 1971  
8:00 P.M.

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

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

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

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

MINUTES

Minutes of meetings held on June 10, 17, 22 and 23, 1971 were approved on motion of Alderman Ivany, seconded by Alderman LeBlanc.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 20 (a) - Amendment to Administrative Order No. 6 (FIRST READING)
  - 20 (b) - Construction Ageement No. 13 - Old Sambro Road.
  - 20 (c) - Williams Lake Pumping Station (Alderman Sullivan against).
  - 20 (d) - Underground Utilities - Narrows Bridge Complex - (Windsor Street at Kempt Road & Lady Hammond Rd.)
  - 20 (e) - Street Encroachment, Barrington Street Housing Development
  - 20 (f) - Source of Funds Re: Recommendation from Tax Concessions & Grants Committee.
  - 20 (g) - DREE Project #31 - Bloomfield Elementary Junior High School Extension.
- and
- 14 (b) - Implementation of the MacLaren Report on Sewage Works and Drainage.

MOVED by Alderman McGuire, seconded by Alderman MacKeen that the agenda, as amended, be approved. Motion passed.



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DEFERRED ITEMS

MOTION - ALDERMAN MCGUIRE RE: ORDINANCE REGULATING THE USE OF PRIVATE INCINERATORS IN THE CITY OF HALIFAX - (FIRST READING)

Alderman McGuire said that the Building Inspector was still awaiting copies of similar legislation from other cities, and MOVED, seconded by Alderman Abbott, that the matter be deferred until the Building Inspector is in possession of the necessary information.

Alderman McGuire said his personal opinion was that incinerators should be banned in all new construction, particularly of a residential nature, and a period of time be allowed for existing private incinerators to be phased out between six to twelve months. In so stating, he said, he was not unaware of the difficulties involved, but still felt it was the only action to take.

The motion to defer was put and passed.

HOLLIS STREET - SOUTH EXTENSION - CANADIAN NATIONAL RAILWAYS PROPERTY

Council agreed to a further two week's deferral.

ORDINANCE NUMBER 152, RESPECTING "BILL POSTERS & THE POSTING OF BILLS (SECOND READING)"

Council agreed to refer this matter to the next meeting of the Committee of the Whole.

WATER SUPPLY - CITY OF HALIFAX

His Worship the Mayor said that there was nothing further to report on this matter, but that a MAPC meeting was being held the following week.

Council agreed to defer the matter for two weeks.

ELECTION OF SCHOOL BOARD MEMBERS (COUNCIL TO REVIEW QUESTIONNAIRE FROM ROYAL COMMISSION)

Council agreed to remove this matter as a separate item and discuss it in conjunction with Item 10 (k) on the agenda "Report on Royal Commission on Education Submission".

MOTION - ALDERMAN MACKEN RE: EMPLOYMENT OF LOCAL CONSTRUCTION WORKERS

Alderman MacKeen said that a problem existed for local construction workers due to the high percentage of work being carried on by outside firms which brought in labour

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from outside the City and the Province. The Alderman said he was well aware of the many problems involved in enforcing a regulation that a contractor hire his labour locally, but was seeking at this time Council's agreement with the principle involved and authority to try and work out its implementation, which implementation would require Council's approval.

MOVED by Alderman MacKeen, seconded by Alderman Meagher, that in view of the high unemployment situation in this area, that Council agree in principle that in all construction contracts to which the City is a party, either directly or indirectly through its Boards and Commissions, such contracts include a clause requiring the contractor or construction company party to the contract, to employ a specified percentage of construction workers who are residents of the Halifax area, subject to further information being submitted to Council with regard to implementation of such a requirement. Motion passed.

#### PUBLIC HEARINGS AND HEARINGS

Hearing - Mr. Herman Newman Re: Refusal of Building Inspector to issue a Building Permit - Frederick Street Project

A Hearing was held at this time concerning the refusal of the Building Inspector to issue a building permit to Mr. Herman Newman, on behalf of Clarendon Development Limited, to permit construction of a 97-unit apartment building on a parcel of land to the east of the playground located in the block bounded by Frederick Avenue, Willet Street, Coronation Avenue, and Hillcrest Street.

A staff report dated June 29, 1971 was submitted outlining the history of the application, which went back prior to annexation.

The Building Inspector addressed the Council stating that the essential point in refusing the permit was the policy laid down by City Council in November, 1970 prohibiting development which would exceed the limit of 20 persons per acre, the proposal involving a density considerably higher than that figure.

Alderman McGuire said it was his understanding that the policy of the Council referred only to applications which involved a rezoning, and he wanted to know if that interpretation had since been broadened.

The City Manager replied that while the resolution itself referred only to rezonings, he had interpreted it as including proposals involving resubdivision. Furthermore he said the matter would have to come before the Council in connection with the sewer conditions since it involved a group of units in excess of 25.

His Worship the Mayor suggested that the Committee of the Whole at its next meeting have placed before the Committee the various points on which City action is required and

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where some judgment may be exercised. He said the present case involved neither rezoning nor resubdivision, and he wondered about the legal implications since the matter related to the Building Inspector's authority.

With regard to Council's powers in the matter the City Solicitor stated that while the issuing or non-issuing of a building permit was an administrative act dependent on whether or not the application met the requirements of the law, because of the circumstances involved in the present application, which would not be in the City's interest to discuss publicly, he felt there was an option available to the Council.

Mr. Newman then addressed the Council stating that the permit which had been issued by the County had been extended by the City's Building Inspector to April 20, 1970 and during that period he had developed the necessary plans for construction and would have started construction had he not been approached by the City about their purchasing the land, which negotiations had not been successful. Mr. Newman said that during this period of negotiations he had received a letter from the Building Inspector stating that any new application would be accepted as quickly as possible, so that with this understanding he had been prepared to continue negotiations with the City for their purchasing the land until August of 1970, at which time the City terminated the talks stating they were not prepared to purchase the land. Upon applying for the building permit, he said, he was advised that there had been a change of policy with regard to development in the annexed areas.

After further discussion it was MOVED by Alderman Abbott, seconded by Alderman Hogan, that a Building Permit be issued, subject to the plans for construction adhering to the existing zoning by-laws and building regulations. Motion passed.

#### PETITIONS AND DELEGATIONS

Letter - Dr. R. Ravindra Re: Application for Extension to House on Umlah's Road

A letter dated June 18, 1971 was received by the City Clerk from Dr. Ravindra requesting an opportunity to address the City Council concerning refusal of his application to build an extension to his home, on the grounds that it was a non-conforming use of a building.

Mr. Ravindra addressed the Council, restating the points brought out in his letter.

The City Solicitor was asked what powers Council had in the matter, since the application was not acceptable under the terms of the new Planning Act. Mr. Murphy replied there were two courses of action open:

1. To seek a private bill at the legislature exempting the applicant from the requirements of the law, or

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2. An amendment to the Zoning By-law which would permit extension of buildings in situations similar to those present in Dr. Ravindra's case, although Mr. Murphy said he was not prepared to say how this could be done. Amendment of the Zoning By-law, he said, would involve Ministerial approval.

MOVED by Alderman Allen, seconded by Alderman LeBlanc that staff be instructed to submit as soon as possible to the Committee of the Whole, a draft amendment to the Zoning By-law which would permit persons in Dr. Ravindra's position to make extensions to their homes, which is presently not possible due to it being an extension to a non-conforming use of a building.

Dr. Ravindra spoke of his desire to complete the work before winter and it was agreed that a Notice of Motion could be given at a special Council meeting being held on the following Tuesday.

The motion was put and passed.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on June 23, 1971 with respect to the following matters:

Resolution - City of St. John's, Newfoundland - Passenger Ferry and Increase

MOVED by Alderman Abbott, seconded by Alderman Allen that, as recommended by the Finance and Executive Committee, City Council support the portion of the resolution relating to Passenger Ferry and Increase submitted from the City of St. John's, Newfoundland, asking that at least 12 months notice be given of any further increase and that St. John's Municipal Council be notified accordingly. Motion passed.

#### Re-organization of the Recreation and Playgrounds Commission

MOVED by Alderman MacKeen, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, an Interim Advisory Committee on Recreation be formed as of July 1, 1971 and that the present appointments to the Recreation and Playgrounds Commission be considered to continue for the Interim Advisory Committee on Recreation as of that date. Motion passed.

Possible Acquisition - 47 Withrod Drive, Kline Heights - Part Taking

MOVED by Alderman Stanbury, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the sum of \$134.50 be paid to the owners of the land designated as Lot #60B on Plan TT-14-18966, Jeremiah P. and

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Theлма F. Landry, as compensation for settlement of all claims arising from the acquisition of the property by the City for the purpose of the installation of facilities and the establishment of a 50-ft. wide right-of-way on Withrod Drive; funds to be made available from Account 54-33. Motion passed.

Possible Acquisition of 1961 Gottingen Street

MOVED by Alderman Hogan, seconded by Alderman McGuire that, as recommended by the Finance and Executive Committee, the sum of \$240,000 be paid to the Irving Oil Company, represented by Mr. L.F. Daley of Daley, Black, Moreira and Piercey, P.O. Box 355, 1646 Barrington Street, Halifax as settlement in full for all claims arising from the acquisition by the City of the property known as 1961 Gottingen Street, required for the future widening of Cogswell Street and as part of the site of the new Police Station; funds to be drawn from both the Cogswell Street Widening Account (\$49,500) and the Police Station Account (\$190,500). Motion passed.

Possible Expropriation - 60 Withrod Drive

MOVED by Alderman Ivany, seconded by Alderman LeBlanc that, as recommended by the Finance and Executive Committee:

1. The property of Dorothy M. Marriott, shown as Lots 83A and 83B on Plan No. TT-14-18963, and all improvements thereon be expropriated with a recommended compensation of \$9,000 to be paid to the owner in full settlement for all claims;
2. In accordance with the requirements of the Provincial Act respecting Expropriation of Land Procedures, City Council authorize the payment of an amount equal to one-half of the recommended compensation; funds to be made available from Account No. 54-33.

Motion passed.

Possible Expropriation - 62 Withrod Drive

MOVED by Alderman LeBlanc, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee,

1. The property of Donald L. Lutz, shown as Lots No. 84A and 84B on Plan No. TT-14-18965 and all improvements thereon be expropriated with a recommended compensation of \$13,000 to be paid to the owner as settlement in full for all claims;
2. In accordance with the requirements of the new Provincial Act respecting Expropriation of Land Procedure, City Council authorize the payment of an amount equal to one-half of the recommended compensation; funds to be made available from Account No. 54-33.

Motion passed.

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Possible Expropriation - 54-56 Withrod Drive

MOVED by Alderman McGuire, seconded by Alderman MacKeen, that as recommended by the Finance and Executive Committee:

1. the property of Dorothy M. Marriott, shown as Lots #81A and 81B on Plan No. TT-14-18958 and all improvements thereon be expropriated with a recommended compensation of \$15,300 to be paid to the owner as settlement in full for all claims;
2. in accordance with the Provincial Act respecting Expropriation of Land Procedure, City Council authorize the payment of an amount equal to one-half of the recommended compensation; funds to be made available from Account No. 54-33.

Motion passed.

Possible Expropriation - 64 Withrod Drive

MOVED by Alderman Meagher, seconded by Alderman Stanbury that, as recommended by the Finance and Executive Committee:

1. the property of Elizabeth Marriott, shown as Lots 85A and 85B on Plan No. TT-14-18964 and all improvements thereon be expropriated with a recommended compensation of \$11,500.00 to be paid to the owner as settlement in full for all claims;
2. in accordance with the requirements of the new Provincial Act respecting Expropriation of Land Procedure, City Council authorize the payment of an amount equal to one-half the recommended compensation; funds to be made available from Account No. 54-33.

Motion passed.

Possible Expropriation - 36 Margaret Road

MOVED by Alderman Allen, seconded by Alderman Hogan that, as recommended by the Finance and Executive Committee:

1. the property of Elizabeth M. Jenkins, shown as Lots No. 30 A and 30 B on Plan No. TT-13-18887 and all improvements thereon be expropriated with a recommended compensation of \$6,500 to be paid to the owner as settlement in full for all claims;
2. in accordance with the requirements of the Provincial Act respecting Expropriation of Land Procedure, City Council authorize the payment of an amount equal to one-half of the recommended compensation; funds to be made available from Account No. 54-33.

Motion passed.

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Sewer Easement Over Central Victualling Depot

MOVED by Alderman Sullivan, seconded by Alderman Ivany that, as recommended by the Finance and Executive Committee, staff be authorized to enter into a formal agreement for a sewer easement over land formerly comprising the Central Victualling Depot and over land to be exchanged with the Department of National Defence for an indefinite period, subject to termination by either party on three months' written notice at an annual rental of \$500; all normal terms and conditions covering this type of arrangement, such as indemnification, restoration and tax clauses to apply and the easement to commence from the date the City's land is exchanged with that of the Department of National Defence. Motion passed.

Report on Royal Commission on Education - Submission

MOVED by Alderman Ivany, seconded by Alderman LeBlanc that as recommended by the Finance and Executive Committee, the Royal Commission on Education, Public Services and Provincial-Municipal Relations be notified of the intention of City Council to make a submission and that a Committee be formed to prepare the written submission for consideration by City Council. Motion passed.

Council agreed to His Worship the Mayor's nomination of Aldermen McGuire and Meagher and himself to form the Committee to prepare the written submission.

His Worship said he would endeavour to arrange an early meeting of the Committee, perhaps by the middle of July, and he requested the Aldermen to submit their Questionnaire forms to the Mayor's office by July 15th.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on June 23, 1971 with respect to the following matter:

Encroaching Canopy - 5173 South Street

MOVED by Alderman Meagher, seconded by Alderman MacKeen that as recommended by the Committee on Works:

1. Permission be granted to Mr. Pino Vacca of the Gondola Restaurant, 5173 South Street, Halifax, to erect an encroaching canopy in front of his premises measuring 8'7" wide and 10'2" long; such canopy to have a clear height of 8 feet and no portion to be any closer than 18 inches to the curb face;
2. As a condition of the approval, the owner must sign an agreement protecting the City against any damage to the structure, particularly from snow clearance operations;

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3. The requirements of Ordinance No. 112 (Street Encroachment) apply, involving an initial fee of \$25.00 plus 25 cents per square foot of encroachment per year as a rental fee; the annual fee being \$21.75.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS AND COMMISSIONS

Ordinance No. 153, Respecting "A Sewer Development Charge" (SECOND READING);

- and -

Implementation of the MacLaren Report on Sewage Works and Drainage

In addition to Ordinance Number 153, Council had before it for consideration two staff reports:

- 1 - Staff report dated June 11, 1971 entitled - Implementation of the MacLaren Report on Sewage Works and Drainage - Trunk Sewer Policy; and
- 2 - Staff report dated June 23, 1971 entitled " Implementation of the MacLaren Report - Contribution to Trunk Sewer Costs as a Condition of Subdivision Approval.

The City Manager outlined the problems staff had encountered in coming up with the recommendations contained in the reports. He said it was particularly difficult to come up with the rights answers with regard to the subject matter of the June 11, 1971 report.

Alderman Allen said that the recommendations in the June 11th report represented a departure from the recommendations already accepted in principle by Council with regard to implementation of the MacLaren Report, and he felt that the matter required more study before a decision was made.

MOVED by Alderman Allen, seconded by Alderman Abbott, that a Committee of three Alderman be named by His Worship the Mayor, together with members of staff to be named by the City Manager, for the purpose of studying the subject matter of the staff report dated June 11, 1971 entitled "Implementation of the MacLaren Report on Sewage Works and Drainage - Trunk Sewer Policy", insofar as those matters are concerned on which Council takes no action evening, and reports its recommendations back to City Council. Motion passed.

His Worship the Mayor named Aldermen Allen, Hogan, and Ivany to serve on the special Committee.

Council then discussed Ordinance Number 153 "Sewer Development Charge Ordinance". The City Solicitor stated that it would be necessary to start over again with a new Notice of Motion, as the new Proclamation came down after first reading of the present draft so that the section under which the City was operating was inoperative at the time. The implications of Section (d) were questioned by Alderman Allen.