

Council,  
September 30, 1971

George Dixon Centre

Alderman LeBlanc referred to recent trouble that had occurred at the George Dixon Centre and asked that a report be submitted on means to eliminate such problems in the future, and if these problems have occurred as a result of non-residents of the City. He also asked for consideration of the control of the Centre being referred to a voluntary group of persons who live in the immediate area and are most often using the centre, so that the root of the trouble could be found.

The City Manager said he had already instigated a discussion of this subject, and hoped that a report might be ready for next Wednesday's meeting.

Alderman MacKeen suggested that the City Manager discuss the matter with the Chairman of the Playgrounds Committee.

Rejection of Provincial Planning Appeal Board of Hotel on the Park Project

Alderman LeBlanc said he was disturbed by the fact that a decision reached by elected representatives after a very thorough examination of the matter in which there was citizen involvement, should have been reversed by a group of appointed persons, some of whom do not even live in the City. He felt that Council should review the matter immediately to see if there could be some means for appealing such a decision. He said the right should be restored back to the elected Council to make decisions deciding the future of the City.

Alderman McGuire said he agreed with the foregoing remarks and although he agreed with the appeal process, he found it very difficult to accept the decision of the Board in this case. He said that in no place in their submission did they refer to views expressed in the matter by the elected representatives of the City.

Aldermen MacKeen and Sullivan also voiced their support of Alderman LeBlanc's remarks.

Council agreed that the City Solicitor should submit a written report as to whether in his understanding of the law, the Appeal Board acted within the guide lines provided by the law for their consideration.

His Worship the Mayor said that if the Solicitor replied that the Board was within the law, rather than submit a protest to the Appeal Board itself it might be preferable to make a request to the Province for a change in legislation governing this situation. On the other hand, he said, if the Solicitor felt the Board

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acted outside of its guidelines, Council would have a course of action open to it on this particular item.

Alderman MacKeen asked that the Solicitor also comment on the appropriateness of the Appeal Board's remarks in referring to an action by City Council, an elected body, as being "unreasonable".

#### Naming of a Playground

Alderman Hogan referred to a playground in the Bridgeview area, which had been started by a former County Councillor, Mr. Don Butler, who had since passed away.

Alderman Hogan MOVED, seconded by Alderman McGuire, that the playground in Bridgeview be named the Donald Butler Playground. Motion passed.

9:20 P.M. - Council adjourned for a short recess.

It was decided that the last sentence in the first paragraph should be removed.

It was suggested that the words starting in the eighth line of (c) and reading "a board is frequently" be taken out and replaced by the words "a board, in a sense, resembles a".

Page 75

The reference to actual figures was to be deleted.

The first part of the first sentence under (e) to be deleted, and the sentence to start with "The".

Page 76

It was agreed to delete the last paragraph under (e).

Alderman McGuire suggested that some reference should be made to the fact that in any new development in the administration of education there should be some possibility for local involvement in the programme.

Page 80

It was agreed to leave out the words "social planning" in the answer to Question 47.

Considerable discussion ensued with respect to the answer to Question 49 and it was felt by some members of Council that the answer should be qualified.

10:15 p.m. Alderman Ivany retires.

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9:30 p.m. Council reconvened, the following persons being present:

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

Consideration of Draft Brief to the Royal Commission on Education, Public Service and Provincial-Municipal Relations

His Worship the Mayor suggested that Council complete the first run through of the Brief, starting at Page 73 and then review the changed pages that have been distributed.

Page 73

It was agreed that the actual figure of 30,000 pupil enrolment should be deleted.

Page 74

It was decided that the last sentence in the first paragraph should be reworded.

It was suggested that the words starting in the eighth line of (c) and reading "a board is frequently a" be taken out and replaced by the words "a board, in a sense, resembles a".

Page 75

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The first part of the first sentence under (e) to be deleted, and the sentence to start with "The".

Page 76

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Page 80

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Considerable discussion ensued with respect to the answer to Question 49 and it was felt by some members of Council that the answer should be qualified.

10:15 p.m. Alderman Ivany retires.

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After further discussion, it was MOVED by Alderman McGuire, seconded by Alderman Hogan that the answer to Question 49, as written in the draft Brief stands.

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

For:	Aldermen Stanbury, Hogan, McGuire and Allen	4
Against:	Aldermen MacKeen, LeBlanc and Sullivan	3

Page 82

Reference was made to section (e) at the top of Page 82 and it was MOVED by Alderman MacKeen, seconded by Alderman LeBlanc that the whole section be deleted.

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

For:	Aldermen MacKeen, LeBlanc and Sullivan	3
Against:	Aldermen Stanbury, Hogan, McGuire and Allen	4

Council reviewed the amended pages. The City Manager explained the changes that had been made and outlined briefly other changes that he felt were important.

It was suggested that a statement be included saying that the City of Halifax feels that the redistribution of the seats in the Legislature should be on a "rep by pop" basis.

Page 84

In the last paragraph of the answer to Question 54 it was suggested that the word "initiating" be substituted for the words "dedicated to" in the last line.

It was felt that some revision to the paragraph in answer to Question 55 is necessary.

No other changes were suggested and the City Manager said that Staff would go right ahead with the amendments made at this meeting and with the typing of the final Brief.

11:03 p.m. Council adjourned.

HEADLINES

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Tentative Approval - Lots 16-30 Inclusive and Lots 50-63, Incl. Bayview Road, Beechwood Park Subdivision .....	582
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SPECIAL CITY COUNCIL

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Naming of a Playground in BRidgeview .....	591
Consideration of Draft Brief to the Royal Commission on Education Public Service and Provincial-Municipal Relations - Pages 73 to 84 .....	592

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

Present: ALLAN O'BRIEN Mayor, Chairman; and Aldermen Abbott, St. CHAIRMAN AND MAYOR, LeBlanc, McGuire, Meagher, Allen, and Sullivan.

R.H. STODDARD Also present: City Manager, City  
CITY CLERK City Clerk, and other staff members.

The City Clerk advised that the Special meeting had been called to consider the following matters:

- 1 - Public Hearing: Confirmation of Official Street Lines - Alma Crescent, Dutch Village Road (Section 28 of Official City Plan).
- 2 - Public Hearing: Alter and confirm official Street Lines - Quinpool Road and Robie Street (Section 15-2 of Official City Plan).
- 3 - Schedule of Taxi Fares - Roll of Taxi Industry.

Council agreed to add:

- 4 - Halifax Waterfront Buildings
- 5 - Bond Resolution

PUBLIC HEARING - CONFIRMATION OF OFFICIAL STREET LINES - ALMA CRESCENT, DUTCH VILLAGE ROAD (SECTION 28 OF OFFICIAL CITY PLAN)

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

There being no persons present wishing to speak for or against the proposed street lines, the matter was placed before Council for decision.

The City engineer outlined the reasons for the proposed laying down of said street lines as advertised.

MOVED by Alderman Abbott, seconded by Alderman McGuire approval be given to the following:

SPECIAL CITY COUNCIL  
MEETING

Council Chamber,  
City Hall,  
Halifax, N.S.  
October 6, 1971  
5:40 P.M.

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

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

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

The City Clerk advised that the Special meeting had been called to consider the following matters:

- 1 - Public Hearing: Confirmation of Official Street Lines - Alma Crescent, Dutch Village Road (Section 9K of Official City Plan).
- 2 - Public Hearing: Alter and confirm official Street Line Quinpool Road and Robie Street (Section 15-G of Official City Plan).
- 3 - Schedule of Taxi Fares - Poll of Taxi Industry

Council agreed to add:

- 4 - Halifax Waterfront Buildings
- 5 - Bond Resolution

PUBLIC HEARING - CONFIRMATION OF OFFICIAL STREET LINES -  
ALMA CRESCENT, DUTCH VILLAGE ROAD (SECTION 9K OF OFFICIAL CITY  
PLAN)

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

There being no persons present wishing to speak for or against the proposed street lines, the matter was placed before Council for decision.

The City Engineer outlined the reasons for the proposed laying down of official street lines as advertised.

MOVED by Alderman Abbott, seconded by Alderman McGuire approval be given to the following:

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"Confirmation of the northern official street line of Alma Crescent from a point approximately 98' from the intersection of Alma Crescent and Titus Street, to 461.3' eastwardly;

"Confirmation of the eastern and southern official street line of Alma Crescent from Dutch Village Road to Dutch Village Road;

"Alteration and confirmation of the northern official street line of Dutch Village Road from Alma Crescent to Alma Crescent;"

as shown on Section 9K of the Official City Plan. Motion passed.

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

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

PUBLIC HEARING: RE - ALTERATION AND CONFIRMATION OF OFFICIAL STREET LINES QUINPOOL ROAD AND ROBIE STREETS (SECTION 15-G OF OFFICIAL CITY PLAN:

A Public Hearing was held at this time to consider the subject matter.

There being no one present wishing to speak for or against the proposal, the matter was placed before Council for decision.

The City Engineer outlined the details of the proposal.

MOVED by Alderman Abbott, seconded by Alderman McGuire, that approval be given to the following:

"alteration and confirmation of the southwestern official street line of Quinpool Road and Robie Street having a radius of one hundred seven feet and three tenths of a foot and an arc distance of one hundred sixty-six feet and twenty-four hundredths of a foot"

as shown on Section 15-G of the Official City Plan. Motion passed.

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

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

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REVISED SCHEDULE OF TAXI FARES

MOVED by Alderman Abbott, seconded by Alderman Allen that, as recommended by the Safety Committee, the Schedule of Fares to Ordinance No. 116 be amended to read as follows:

- .50¢ for the first 1/4 Mile
  - .05¢ for each additional 1/8 Mile
  - .10¢ for each additional passenger
  - .05¢ for each 53 seconds of waiting time
  - Five minutes of grace to be allowed on pick-ups
  - \$5.00 Hourly Driving Rate, by arrangement between Driver and Passenger, without meter.
  - .50¢ for each trunk
  - .25¢ for each piece of hand luggage
  - .10¢ for each parcel or bag of groceries.
- Children under five years of age shall be carried FREE when accompanied by an adult.
- Special Rates for the conveyance of children to or from school may be made by private arrangement with the owner or driver of the motor vehicle.

Motion passed, Alderman Meagher against.

Alderman Meagher expressed hope that the future Council would take another look at these rates after they had been in effect for six months to see if they were working out satisfactorily.

ACCEPTANCE OF RESTORATION PROPOSAL - HALIFAX WATERFRONT BUILDINGS

MOVED by Alderman Ivany, seconded by Alderman Abbott that, as recommended by the Committee on Works, Council accept the Stevens and Fiske Proposal for the restoration of the Waterfront Buildings, subject to satisfactory negotiations being completed with the Developer and with the Department of Indian Affairs and Northern Development, Historic Sites Branch. Motion passed.

MOVED by Alderman LeBlanc, seconded by Alderman McGuire that, as recommended by the Committee on Works, Council express its appreciation to both developers for their submissions, and particularly to Harbourside 1850 for their interest in an area so far removed physically from them. Motion passed.

MOVED by Alderman Abbott, seconded by Alderman Sullivan that Council express its thanks to the Landmarks Commission, the members of which had spent a great deal of time at personal sacrifice to bring about the restoration of the waterfront historic buildings. Motion passed.

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AMENDING BOND RESOLUTION

An Issuing Resolution amending the \$5,000,000.00 debenture resolution approved by Council on September 8, 1971 was submitted.

MOVED by Alderman Abbott, seconded by Alderman Ivany that the Amendment to the Resolution passed by Council on September 8, 1971 for the issuance and sale of debentures in the amount of Five Million Dollars for general purposes, as submitted, be approved and signed by the City's signing Officers. Motion passed.

6:00 P.M. - Meeting adjourned.

HEADLINES

Public Hearing - Confirmation of Official Street Lines Alma Crescent, Dutch Village Road (Section 9K) .....	596
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ALLAN O'BRIEN  
MAYOR AND CHAIRMAN

R.H. STODDARD  
CITY CLERK

CITY COUNCIL MEETING  
MINUTES

*Record*

Council Chamber,  
City Hall,  
Halifax, N.S.  
October 14, 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: Deputy Mayor Ivany, Chairman; and Aldermen Abbott, MacKeen, Stanbury, LeBlanc, McGuire, Meagher, and Sullivan.

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

MINUTES

MOVED by Alderman Abbott, seconded by Alderman Sullivan, that the Council minutes for meetings held September 30 and October 6, 1971, be approved. Motion passed.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

Council agreed to the following additions to the agenda:

- 20 (a) - Claim against City and M.J.E. Sheflin
- 20 (b) - Tender Call and Cost Sharing for Sewer Construction in Easement between Glenforest Drive and Dunbrack Street, Clayton Park.

and the following deletion:

- 16 (b) - Motion - Alderman MacKeen Re: Amendment to Ordinance Number 131, respecting "Buildings and the Adoption of the National Building Code" - FIRST READING.

WELCOME TO GROUP FROM THE ATLANTIC SCHOOL OF THEOLOGY

Alderman LeBlanc called Council's attention to the presence of a group of students from the Atlantic School of Theology and said it was encouraging to note the Church's interest in the area of civic government.

The Chairman asked the group to stand and welcomed them on behalf of the Council.

PETITION - RESIDENTS OF 1688 PRESTON STREET - PROTEST AGAINST PAVING PRESTON STREET FROM JUBILEE ROAD TO PAYZANT AVENUE

The City Clerk read a petition signed by Barbara B. Shaw and W. Stanley Shaw of 1688 Preston Street

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objecting to the City's proposed paving of Preston Street from Jubilee Road to Payzant Avenue, at an assessment to property owners of \$7.28 a foot. The petition read in part as follows:

"We believe that the maintenance of streets is an obligation of the City to its residents. If the city, in its present financial straits, cannot give priority to such an essential service as street paving we wish to point out that Jubilee Road has recently been "patched" at no cost to residents. We see no reason why Preston Street cannot be surfaced in the same manner if this is all the City can afford."

MOVED by Alderman Abbott, seconded by Alderman Stanbury, that the petition be referred to staff who will report back to Council, and that in the meantime no action be taken regarding the proposed paving. Motion passed.

PETITION - DELAY ACCEPTANCE OF THE PROPOSAL FOR DEVELOPMENT OF THE CITY PRISON LANDS

The City Clerk read a letter dated October 14 from Mrs. Hazel C. Harlow addressed to the City Council, to which was attached a petition signed by 252 persons which read as follows:

"We, the undersigned, residents of Halifax, hereby petition the Halifax City Council to delay the acceptance of the proposal, now before Council, for the development of the prison lands in the north end of Halifax."

8:10 P.M. - Alderman Hogan arrived.

Since the petition dealt with item 15 (g) on the agenda, Council agreed to bring that item up on the agenda for discussion at this time.

CALL FOR PROPOSALS - CITY PRISON LANDS

MOVED by Alderman Abbott, seconded by Alderman McGuire that, as recommended by the City Planning Committee, the proposal submitted by Convoy Projects Limited for the development of the City Prison Lands, as amended by Alternative (A) attached to the staff report dated October 5, 1971, be accepted subject to negotiation of a satisfactory agreement between the Company and the City and that the City and the Developers jointly convene a meeting at the earliest possible date with the residents of the area to acquaint them with the content of the proposal.

Alderman McGuire said that in seconding the motion he wished to point out that the recommendation from the Planning Committee called for the City and Developer to jointly convene a meeting with the residents of the area to acquaint them with the contents of the approval.

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Alderman Sullivan asked for confirmation that the motion as worded meant that the proposal would not be proceeded with until negotiations had taken place with the residents of the area.

The Chairman said that was the way he read the motion.

Alderman Hogan said he felt any delaying tactic was contrary to the cry that was continually being voiced about the lack of housing. He said the matter of single family dwellings as opposed to row housing was strictly one of economics and the City would have to be satisfied with what it could afford.

However, after further discussion, it was MOVED by Alderman LeBlanc, seconded by Alderman Meagher, that the matter be deferred until such time as the meeting with the citizens has been held, such meeting to take place within thirty days.

The motion to defer was put and passed, five voting for the same and three against, as follows:

For - Aldermen Stanbury, Hogan, LeBlanc,  
Meagher, and Sullivan ..... 5

Against- Aldermen Abbott, MacKeen, and McGuire.. 3

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on October 6, 1971 with respect to the following items:

Application for use of City Crest:

MOVED by Alderman Meagher, seconded by Alderman LeBlanc, that the request of the Capitol Tobacco and Gifts Limited to use the City Crest on souvenir merchandise be denied. Motion passed.

Additional Borrowing - \$14,000 - Sale of Land Account, Expropriation Fleming Park

MOVED by Alderman Abbott, seconded by Alderman MacKeen that, as recommended by the Finance and Executive Committee, an additional borrowing of \$14,000 from the Sale of Land Account for the purpose of consolidating the most intensively used portion of Sir Sandford Fleming Park in the City of Halifax, be approved. Motion passed.

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

Council,  
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MOVED by Alderman MacKeen, seconded by Alderman Sullivan that the formal resolution, as submitted, be approved. Motion passed.

Council Policy - Taxation of Universities

The recommendation of the Finance and Executive Committee read as follows:

"It is recommended that the Universities be taxed on the same basis as applies for private property, i.e., at the residential rate on property used for residential purposes and the business rate for all other uses."

Alderman McGuire said that before dealing with this recommendation, Council should discuss the implications of a letter dated October 8 from the Deputy Minister of Municipal Affairs stating that the Minister was not able to approve the by-law passed by Council on July 14, 1971 amending Ordinance 128 "Tax Exemptions" which, amongst other amendments, called for Universities to be subject to full taxation. He said he found this conclusion reached by the Minister to be disappointing, and said that possibly the timing might have been bad due to the Royal Commission being held. In any event, he added, the City should continue to press the matter before the Royal Commission so that at a future date the Minister might feel differently on this subject.

Alderman MacKeen referred to the briefness of the Minister's letter and MOVED, seconded by Alderman McGuire, that Council request the Minister to supply it with more details as to why its requested amendment to Ordinance No. 128 was not approved, and also give the City some indication of what it was going to do for increased taxes if it had to wait two years for the Royal Commission to complete its report; and finally, what the Province was prepared to do in the way of grants. Motion passed.

Alderman McGuire said this would serve to indicate how difficult it was for the City to try and broaden its tax base.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on October 6, 1971 with respect to the following matters:

Control of Private Incinerators

The recommendation of the Works Committee read as follows:

"It is recommended that all private incinerators be prohibited by Ordinance with the exception of units with a capacity of 1,000 pounds of refuse per day which meet the requirements of the City."

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MOVED by Alderman McGuire, seconded by Alderman Stanbury that the recommendation of the Works Committee be approved, and that the following wording be added to it -

"and if required, legislation be sought to give effect to our intention."

Alderman McGuire read a circular which had been distributed by a firm called Southern Realities which set forth some undesirable results that would result from the passage of such a regulation, such as loss of parking space to build storage sheds, inconvenience to tenants taking garbage to sheds and danger of rat infestation from accumulated garbage. However, he said, the Building Inspector would check on such matters as these.

Alderman LeBlanc felt that more consideration should be given to the effects of such a regulation before it is passed. For one thing, he said, it could mean an increase in rents to cover the additional costs involved for the owners of the building.

After further discussion the motion was put and passed with Aldermen Hogan and LeBlanc against.

Temporary Banking Facilities - Mount Saint Vincent University

MOVED by Alderman Meagher, seconded by Alderman Abbott that, as recommended by the Committee on Works a mobile home type of structure for use as bank premises by the Royal Bank of Canada on a temporary basis from October 1, 1971 to June 1, 1972 be permitted on Mount Saint Vincent University Campus as indicated on Sketch No. 1050. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on October 6, 1971 with respect to the following matters:

Rezoning from I-Industrial to R-4 Residential - Lot A-1 Vimy Ave.

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

1. the rezoning of Lot "A-1" Vimy Avenue from I-Industrial to R-4 Residential, as shown on Plan No. P200/4665 of Case No. 2468, be approved, subject to the outcome of a Public Hearing;
2. a date for a Public Hearing be set;
3. the area outlined on a plan attached to the staff report be designated as the area within which persons should be notified of the Public Hearing.

Motion passed.

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The City Clerk set the date of November 17, 1971 for the Public Hearing.

Rezoning from C-1 Local Business to C-2 General Business -  
Civic Nos. 5680-90 Duffus Street

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

1. the rezoning of Civic Nos. 5680-90 Duffus Street from C-1 Local Business to C-2 General Business, as shown on Plan No. P200/4706 of Case No. 2482, be approved by City Council, subject to the outcome of a Public Hearing;
2. a date be set for a Public Hearing;
3. The area outlined on a plan attached to the staff report be designated as the area within which persons should be notified of the Public Hearing.

Motion passed.

The City Clerk set November 17, 1971 as the date for the Public Hearing.

Zoning to C-2 General Business - Lands Formerly Sullivan Street  
and Presently Owned by Olands Breweries (1971) Limited

MOVED by Alderman MacKeen, seconded by Alderman Meagher that, as recommended by the City Planning Committee:

1. the zoning of the former section of Sullivan Street between Isleville Street and Agricola Street and presently in the ownership of Olands Breweries (1971) Ltd. to C-2 General Business, as shown on Plan No. P200/4719 of Case No. 2489, be approved by City Council, subject to the outcome of a Public Hearing;
2. a date for a Public Hearing be set;
3. the area outlined on a plan attached to the staff report be designated as the area within which persons should be notified of the Public Hearing.

Motion passed.

The City Clerk set the date of November 17, 1971 for the Public Hearing.

Final Subdivision Approval - Block B, Parmbelle Lane and Lacewood  
Drive

MOVED by Alderman MacKeen, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application for final approval of Block B,

into Lots B1 to B4 inclusive, on Parmbelle Lane and Lacewood Drive in Clayton Park, as shown on Plan No. P200/4782 of Case No. 2411, be approved. Motion passed.

Resubdivision, Extension to a Non-Conforming Building and Modification of the Lot Frontage and Lot Area Requirements - Civic No. 5668 (Lots 35 and 36) Victoria Road

MOVED by Alderman LeBlanc, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the resubdivision of Lots 35 and 36 forming new Lot "A" and the extension to a non-conforming building and modification of the lot frontage and lot area requirement, to permit the relocation of a second dwelling to the rear of an existing rooming house at Civic No. 5668 Victoria Road, as shown on Plan No. P200/4727 of Case No. 2491, be refused. Motion passed.

Public Housing

MOVED by Alderman McGuire, seconded by Alderman Meagher that, as recommended by the City Planning Committee:

1. Council approve in principle the proposal of Centennial Properties Limited of a senior citizens public housing project on the block bounded by Cornwallis, Maynard, Cunard and Creighton Streets on condition that:

- a) in the event that the proposal is accepted by the Federal/Provincial Partnership as a project under Section 35A of the National Housing Act, the City would be prepared to sell approximately 22,000 square feet of City-owned land to the Developer (or Partnership) at a price of \$3.50 per square foot. (\$3.50 per square foot is considered to be reasonable market value for this land.)
- b) a final decision on the leasing of the areas proposed for social services activities is subject to more detailed negotiations between the Partnership and the City, the Province and interested private agencies.
- c) Council request the Minister in Charge of Housing to use all possible haste in bringing the matter to fruition and not to wait for a Call for Proposals.

2. The Nova Scotia Housing Commission be requested to proceed with a Call for Proposals immediately subject to:

- a) Developers being informed through the Call for Proposals documents that it will be necessary for them to obtain prior approval of the Public Service Commission and the Nova Scotia Water Resources Commission as to the proposed sites.
- b) Developers being informed that the Partnership will consider any submissions relating to family and senior citizens accommodation.

Motion passed with Alderman Sullivan against.

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MOTIONS

Motion - Alderman Allen Re: Ordinance No. 153, respecting  
"A Sewer Development Charge" - FIRST READING

MOVED by Alderman Hogan, seconded by  
Alderman Abbott that Ordinance No. 153, respecting  
"A Sewer Development Charge" be read and passed a First  
Time. Motion passed.

MISCELLANEOUS BUSINESS

Accounts Over \$5,000'

The City Clerk advised that he had  
no accounts over \$5,000 for approval of Council.

Appeal Against Refusal of Development Officer to Approve Minor  
Modifications - Case No. 2508 - No. 2566 Kline Street

The City Clerk read a letter dated October  
8th, 1971 addressed to City Council by Mrs. Joan Fotis and  
Andy Fotis regarding refusal by the Development Officer to  
approve modifications to permit an enclosed front porch to  
be built on the property at 2566 Kline Street.

A staff report dated October 13, 1971  
was submitted setting forth the reasons for staff refusing  
the application for a variance from the Zoning By-law, and  
the Building Inspector elaborated further on the matter.

Alderman Meagher and Sullivan both  
expressed their views that the modifications were of such  
a minor nature they should be allowed, Alderman Sullivan  
referring to the fact that even with the proposed construction,  
the lot coverage of the building would be below the permitted  
35%.

After further discussion, it was MOVED  
by Alderman Meagher, seconded by Alderman Sullivan, that the  
matter not be decided until staff had determined the views  
of the residents on either side of the property under question  
concerning the proposed extension. Motion passed.

Council,  
October 14, 1971

QUESTIONS

Question Alderman LeBlanc Re: City's Position With Respect  
to the Provincial Planning Appeal Board's Decision

Alderman LeBlanc asked if the City Solicitor has had an opportunity yet to consider the City's position with respect to the decision of the Provincial Planning Appeal Board relating to the Hotel on the Park.

The City Solicitor advised that he hopes to report at the next meeting of the Committee of the Whole Council.

Question Alderman Sullivan Re: Dilapidated Condition of  
St. Joseph's Hall

Alderman Sullivan referred to a matter he had asked about previously, that of the deplorable condition of the old St. Joseph's Hall that he understands is now owned by the Children's Aid Society. He said that many residents of the area are greatly concerned about the appearance and safety of the building.

The Building Inspector advised that on inspection of the building, it is generally structurally sound except for a small portion of the main floor, but he said that he could report to Council on the basis that the building is "detrimental to the amenities of the neighbourhood".

Alderman LeBlanc felt that perhaps if the owner of the building was informed of the concern expressed by the adjacent residents, some improvements might be made.

Question Alderman McGuire Re: Conflict in Saturday Parking

Alderman McGuire referred to a matter he had raised sometime ago relating to an apparent conflict where persons are required to pay for parking meter parking on Saturdays but are permitted to park in loading zones on Saturdays for nothing. He said that the automobiles parked in the loading zones are causing some difficulty to certain businesses and he asked the Traffic Authority to investigate this situation again. He said that he would be prepared to give the names of the businesses who have expressed great concern to the Traffic Authority privately.

Question Alderman McGuire Re: Taxis Stopping in Front of  
Scotia Square

Alderman McGuire referred to a question raised some time previously by Alderman Stanbury and which related to the difficulty taxis have in being allowed to drop and pick-up passengers along the Duke Street frontage of Scotia Square and he wondered if any answer had been received to the question.

Alderman Stanbury advised that she has received a letter stating that taxis have been given permission to stop at Scotia Square in a designated area.

Council,  
October 14, 1971

Question Alderman McGuire Re: Abolition of Train Whistles -  
City's Position

Alderman McGuire asked if the City Solicitor has anything further to report on the long procedures the City has taken to abolish train whistles in the City.

The City Solicitor advised that he has had a letter from the Department of Transport relating to the Ordinance which lists 13 crossings, informing him that the Department can only agree, at this time, to 11 of the 13. It now means, he said, that the Ordinance must be re-written to include the 11 only and when the Ordinance is prepared a Notice of Motion can be given. He added that the Department has advised that at a later date, when certain mechanical warning devices have been installed on the other two crossings, the Department would agree to an amendment to the Ordinance to include them.

Question Alderman Hogan Re: Delays in Receiving Building  
Permit

Alderman Hogan referred to a situation where a man applied some two months ago to build a house but which application required a resubdivision to join two lots. He said that the application was approved by Council at its last meeting and the applicant was advised that he cannot receive a building permit until after the expiry of a 14 day waiting period. He asked if there is anything the City can do to speed up the process.

The City Solicitor pointed out that the 14 day waiting period is one of the provisions of the Provincial Planning Act and there is nothing that can be done unless the Legislature amends the Planning Act.

Question Alderman Stanbury Re: Vacant Land Near Corner of  
Livingstone and Robie Street

Alderman Stanbury asked if Staff could look at the possibility of developing an area of vacant land near the corner of Livingstone and Robie Street into a tot lot for the use of children in the area. She realized that the land might be required for other purposes, but if not could her suggestion be considered.

Question Alderman Stanbury Re: House at Corner of Windsor  
Street and Oxford Street Extension

Alderman Stanbury asked what the situation is with respect to the joining of the two houses at the above location.

The City Manager advised that Staff had ascertained that work had stopped at present but that an investigation is under way and Staff are attempting to have the work proceed immediately.

Council,  
October 14, 1971

Question Alderman MacKeen Re: Retroactive Pay

Alderman MacKeen asked if it is the usual practice for the City to pay retroactive pay by separate cheques and if it is included on one cheque does this increase the tax.

The Director of Finance advised that whether the money was paid on one cheque or on separate cheques the tax is the same and is in accordance with a separate tax deduction table for retroactive pay set by Federal law.

Question Alderman MacKeen Re: Sewage Problems on Dresden Row

Alderman MacKeen asked the City Manager if he has received a report from Staff yet on the sewage problems on Dresden Row.

The City Manager advised that he has not yet received a report.

Question Alderman Abbott Re: Questionnaires to Residents in University Area

Alderman Abbott asked if any response has been received by Staff to the questionnaire that was sent to residents in the University areas relating to parking.

The City Manager advised that some response has been received but until such time as an overall majority position can be ascertained Staff cannot make recommendations.

Question Alderman LeBlanc Re: Purchase of Edmonds Grounds

Alderman LeBlanc referred to the fact that the Edmonds Grounds is up for sale and he asked if Staff have considered the possibility of its purchase for development by the City either for housing or recreation purposes.

The City Manager said that the City is restricted in that an amount of only \$25,000 has been included in the Capital Budget for any such purchase. He said that there are two other areas that the City has considered acquiring for recreation use along the Arm shore.

Alderman McGuire suggested that the City Manager report confidentially to Council on the other two areas that the City has considered acquiring and also on other lands owned by the City which might be put up for sale in an attempt to fatten the Sale of Land Account sufficiently to consider the purchase of the Edmonds Grounds which would be a great asset to the City.

Alderman Stanbury agreed that every effort should be made if at all possible to acquire the Edmonds Grounds.

NOTICE OF MOTION

Council,  
October 14, 1971

Question Alderman Sullivan Re: Petition from Residents of Normandy Drive

Alderman Sullivan asked if any report has been prepared yet with respect to the petition submitted from the residents of Normandy Drive relating to street paving.

The City Manager advised that he had said earlier in the meeting that a report is in preparation relating to this petition and one other.

Question Alderman Meagher Re: Examination of Parking Signs

Alderman Meagher asked the Traffic Authority to examine the situation with respect to the parking signs that were recently erected on Duncan Street and other streets in that area. He said that he has heard some complaints about the situation.

Question Alderman Abbott Re: Excavation Work on South Park Street and Spillage from Trucks

Alderman Abbott asked if there is anything that can be done about the spillage of material from trucks hauling from the excavation site on South Park Street.

The City Manager said that the only thing that he could think to do would be to shame the contractor into cleaning up the street.

Reference was made to a traffic island which is under construction and a question was asked with respect to the cost.

Claim against City and M.J.E. Shefflin

A staff report dated October 14, 1971 was submitted concerning an action commenced by Charles T. Winship against the City of Halifax and M.J.E. Shefflin, Director of Engineering and Works, as Defendants. The case contained in a letter sent by the Defendants, dated 15th of June, 1971, directed to numerous persons in the City and County of Halifax, Province of Nova Scotia.

After some questions of the City Solicitor as to the nature of the claim, it was MOVED by Alderman Abbott, seconded by Alderman Stanbury that permission be granted to the Solicitor's Department to enter an Appearance on behalf of the City of Halifax and M.J.E. Shefflin, and to represent them in this action. Motion passed.

NOTICE OF MOTION

Notice of Motion - Alderman LeBlanc re Rezoning of properties at Nos. 5740-5746 Spring Garden Road and Nos. 1462-1488 Tower Road from R-3 to C-2 Zone

Alderman LeBlanc gave Notice that at the next regular meeting of City Council he would move the following resolution:

"Be it resolved that the City Council of Halifax do hereby re-zone the properties known as Civic Nos. 5740-5746 Spring Garden Road, and Civic Nos. 1462-1488 Tower Road from R-3 Zone to C-2 Zone, and that a Public Hearing be waived in this case."

Alderman LeBlanc also requested that this matter be placed on the agenda of the next regular meeting of the City Planning Committee.

Notice of Motion - Alderman LeBlanc re an Amendment to Ordinance No. 116, the "Taxi Ordinance"

Alderman LeBlanc gave Notice that at the next regular meeting of City Council he would introduce an amendment to Ordinance Number 116, the Taxi Ordinance; the purpose of the amendment being to repeal the present Third Schedule to the Ordinance and enact a new Schedule of Fares, as approved by the Safety Committee on October 6, 1971.

Notice of Motion - Alderman McGuire re: Introduction of Ordinance No. 126 Respecting the Sounding of Train Whistles in the City

Alderman McGuire gave Notice that at the next regular meeting of Council to be held on October 28, 1971 he would introduce an Ordinance regarding the sounding of train whistles in the City to remedy a noise pollution problem, by prohibiting the sounding of train whistles in the City.

ADDED ITEMS

Claim against City and M.J.E. Sheflin

A staff report dated October 14, 1971 was submitted concerning an action commenced by Charles T. Winship against the City of Halifax and M.J.E. Sheflin, Director of Engineering and Works, as Defendants, for "damages contained in a letter sent by the Defendants, dated 18th of June, 1971, directed to numerous persons in the City and County of Halifax, Province of Nova Scotia.

After some questioning of the City Solicitor as to the nature of the claim, it was MOVED by Alderman Abbott, seconded by Alderman Stanbury that permission be granted to the Solicitor's Department to enter an Appearance on behalf of the City of Halifax and M.J.E. Sheflin, and to represent them in this action. Motion passed.

Tender Call and Cost-Sharing for Sewer Construction in Easement between Glenforest Drive and Dunbrack Street, Clayton Park

A staff report dated October 13, 1971 was submitted tabulating tenders received for the subject sewer construction.

MOVED by Alderman Meagher, seconded by Alderman Sullivan that:

1. Council agree to an award of tender by Clayton Developments to L.W. Allen Ltd. in the amount of \$88,052.70 for sewer construction in easement between Glenforest Drive and Dunbrack Street Clayton Park.
2. The contribution by the City will not exceed \$27,000.
3. The City and Clayton Developments enter into an agreement to cost share on this project.

Motion passed.

9:30 P.M. - Meeting Adjourned.

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A M E N D E D

Council,  
October 14, 1971

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H.G. IVANY  
DEPUTY MAYOR AND CHAIRMAN

R.H. STODDARD,  
CITY CLERK

SPECIAL CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, N. S.  
October 21, 1971  
8:00 P.M.

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

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

Present: Deputy Mayor Ivany, Chairman; Aldermen Stanbury, MacKeen, LeBlanc, Allen, and Sullivan.

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:

1. Rezoning of Lots 134 and 136 Yale Street from R-2 Residential to C-2 General Business; and
2. Amendments to the Zoning By-law, Sections 20, 25, 39, 46, 53, and 57.

REZONING OF LOTS 134 AND 136 YALE STREET FROM R-2 RESIDENTIAL TO C-2 GENERAL BUSINESS (PUBLIC HEARING)

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

There being no persons present wishing to speak for or against the rezoning, the matter was placed before Council for a decision.

MOVED by Alderman MacKeen, seconded by Alderman LeBlanc that the rezoning of Lots 134 and 136 Yale Street from R-2 Residential to C-2 General Business as shown in Case No. 2355 on Plan No. P200/4364-4365 and P200/4392 be approved by City Council.

Motion passed.

A Formal Resolution was submitted giving effect to the foregoing motion of Council.

MOVED by Alderman MacKeen, seconded by Alderman LeBlanc that the Formal Resolution, as submitted, be approved.  
Motion passed.

PUBLIC HEARING - AMENDMENTS TO THE ZONING BY-LAW, SECTIONS 20, 25, 39, 46, 53, AND 57

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

There being no persons present wishing to speak for or against the rezoning, the matter was placed before Council for a decision.

Special Council  
October 21, 1971

MOVED by Alderman LeBlanc, seconded by Alderman Allen that amendments to the Zoning By-law be approved as follows:

R-1 ZONE (SINGLE FAMILY DWELLING)

1. Section 20 Clause (a) be amended to read as follows:  
Lot Frontage Minimum 50 ft. except, when a lot faces on the outer side of a curve in the street, in which case the minimum frontage may be reduced to 30 ft.
2. Section 20 Clause (b) be amended to read as follows:  
(a) Lot area Minimum 5000 Square feet.

R-2 ZONE (TWO FAMILY DWELLING)

3. Section 25 Clause (a) be amended to read as follows:  
(a) Lot Frontage Minimum 50 ft., except when a lot faces on the outer side of a curve in the street, in which case the minimum frontage may be reduced to 30 ft.
4. Section 25 Clause (b) be amended to read as follows:  
(b) Lot area minimum 5000 Square feet.

C-1 (LOCAL BUSINESS ZONE)

5. Section 39 Clauses (a) and (b) be repealed and clauses (c) (d), (e), and (f) be relettered (a), (b), (c), and (d).

C-2 ZONE (GENERAL BUSINESS ZONE)

6. Section 46 Clauses (a) and (b) be repealed and clauses (c) and (d) be relettered (a) and (b).

I-1 ZONE (GENERAL INDUSTRIAL ZONE)

7. Section 53 Clauses (a) and (b) be repealed and Clause (c) be relettered (a).

I-2 ZONE (RADIO TRANSMITTER ZONE)

8. Section 53 Clauses (a) and (b) be repealed and Clause (c) be relettered (a).

P ZONE (PARK AND INSTITUTIONAL ZONE)

9. Section 57 Clauses (a) and (b) be repealed and Clauses (c), (d), and (e) be relettered (a), (b), and (c).

The letter (c) in the first line of the existing Section 57 Clause (d) be changed to (a).

10. Section 2 Clause (q) Definition, be amended to read as follows:  
Duplex dwelling means the whole of a dwelling that is divided horizontally into two separate dwelling units each of which has an independent entrance.