

For: Aldermen Bell, Connolly, MacKeen,
Meagher and Stanbury 5

Against: Aldermen Hogan, Moir, Stapells and
Wentzell 4

At this time His Worship the Mayor nominated
the following to be members of the Traffic Board:

Mr. Floyd Fullerton
Mr. O. E. Ulan
Mr. R. G. Chaboyer

MOVED by Alderman Moir, seconded by Alderman
Wentzell that Mr. Floyd Fullerton, Mr. O. E. Ulan and
Mr. R. G. Chaboyer be appointed to the Traffic Board.

After some discussion, it was MOVED in Amendment
by Alderman Stapells, seconded by Alderman MacKeen that
the name of Mr. R. G. Chaboyer be replaced with the name
of Mr. C. L. Dodge.

The City Manager pointed out that Mr. Dodge is
presently in the role of Acting Traffic Authority and will
assume the duties in any absence of Inspector Flinn.

The Amendment was put and lost.

The motion was then put and passed with Aldermen
MacKeen and Stapells voting against.

Annual Report - Public Service Commission

MOVED by Alderman Hogan, seconded by Alderman
Wentzell that the Annual Report of the Public Service
Commission, as submitted, be received and tabled. Motion
passed.

10:15 p.m. Council adjourned.

HEADLINES

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Pursuant to the Council's resolution of May 22, 1972, the members of Council in cooperation with the City Manager's recommendations for Non-Union wages for the year 1972.

In general, the City Manager has recommended for an increase of about 10.5 percent on the basis of the City Manager's up to \$10,000 and percentage increase on the basis of the City Manager's reducing to 3 percent for all other employees. Increases of this order are necessary to bring the salaries of a minimum employ R. H. STODDARD
CITY CLERK

WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

Negotiated settlements for 1972 are as follows:

Local 108) 12% increase
Local 449) 12% increase

Local 143) 12% increase
for 1972

Local 508 (Transit) 12% increase

School Teachers 12% increase for 1972

Police N.C.O.s and Officers 12% increase

Fire Fighters Local 268 12% increase

Proposed salary schedule for Fire and Police Department indicated above and the proposed salary schedule for the positions discussed above are subject to the conditions and/or changes as discussed above.

IT IS RECOMMENDED that the proposed salary schedules for 1972 as indicated above be adopted.

CMcCR/nc
Attachments

1(9)

TO: His Worship the Mayor
and Members of City Council

FROM: C. McC. Henderson, City Manager

DATE: May 31, 1972

SUBJECT: Non-Union Salary Proposals

Pursuant to the discussions which have been held with members of Council in Committee, attached please find the Manager's recommendations for Non-Union salary scales for the year 1972.

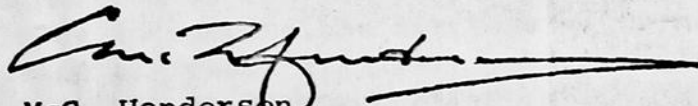
In general, the attached recommendations provide for an increase of about 10.5 percent over the 1971 pay scales for salaries up to \$10,000 and percentage increases for those above \$10,000 reducing to 8 percent for salaries in excess of \$21,000. Increases of this order are necessary to bring the salaries of Non-Union employees to the same relative position as that which existed at the end of 1969 vis-à-vis those within the relevant bargaining units.

Negotiated settlements for 1972 provide for the following increases:

Local 108)	- 6% on top of a 12% increase for
Local 449)	1971
Local 143	- 8.6% on top of a 9.3% increase for 1971
Local 508 (Transit)	- 8 2/3% for 1972 - not directly relevant
School Teachers	- 7 1/2% for 1972, less the differential above the "foundation scale" - not directly relevant
Police N.C.O.s and Officers	- 11.7% cost) on top of a 9% 12.8% in end rate) increase for 1971
Fire Fighters Local 268	- 11.85% cost) on top of a 9% 17% in end rate) increase for 1971

Proposed salary increases for exempt personnel in the Fire and Police Departments are higher than the general increases indicated above and the proposed increases for some 22 individually discussed positions are either higher or lower due to market conditions and/or changes in job content.

IT IS RECOMMENDED THAT Council approve revised salary schedules for 1972 as tabulated on the attached sheets.


C. McC. Henderson
City Manager

CMcCH/me
Attachments

CITY COUNCIL - SPECIAL MEETING
PUBLIC HEARING
MINUTES

Council Chamber
City Hall
Halifax, N. S.
June 1, 1972
8:10 P. M.

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

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

Present: His Worship the Mayor, Chairman; Aldermen Bell, Hogan, Moir, Stanbury, Wentzell, Meagher, and Connolly.

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

The City Clerk advised that the meeting was called as a Public Hearing to consider the Rezoning of the Hilden Heights Project from R-2 Two-Family Zone, to R-4 General Residential Zone.

Public Hearing Re: Rezoning from R-2, Two-Family Zone to R-4,
General Residential Zone, Hilden Heights Project

The Public Hearing was duly advertised and the following material was received objecting to the Rezoning:

1. Letter dated May 29, 1972 from H. Jean & Russell W. Covey;
2. An undated letter signed by Mr. & Mrs. James W. Doucette; and
3. A petition dated May 30, 1972, signed by approximately 200 residents of Thornhill Park.

At the suggestion of His Worship the Mayor, it was agreed that the Developer would first speak on the matter to be followed by those wishing to speak in favour and subsequently, by those wishing to oppose the project.

It was also agreed that City Council would not debate the matter tonight, but defer such discussions to the next regular meeting of City Council to be held on June 15, 1972.

Mr. W. E. Kelleher representing the Developer addressed the meeting and outlined various aspects of the project. Mr. Kelleher displayed a model of the project and circulated a brochure containing information regarding the development itself and the Architects and Consultants involved.

Mr. Kelleher also advised that Central Mortgage and Housing has approved and committed \$3,000,000 to the project and pointed out that the developer is responsible for such services as sewers, water mains, and paving of roads, driveways, and parking areas. He also referred to the matter of Dunbrack Street which has caused some concern to residents of the area, and said that in discussing the matter with City staff, it was indicated that Dunbrack Street is a proposed arterial whether this particular development is approved or not.

Mr. Kelleher then went on to clarify points which were raised in petitions received with respect to the matters of water, sewer, schools, and traffic.

8:30 p. m. - Alderman Stapells arrives.

At the request of City Council, Mr. M. Pascoe Engineer for the Developer explained the outer finish of the units saying that it consists of stucco and stained wood and when completed, would offer a pleasing appearance to the area.

Further questions were asked of the representatives and it was further advised that the financing is such that after three years, the entire development could be sold as condominium housing or sold individually to the tenants. It was noted that rents would range approximately between \$161 to \$175 per month, and that the selling price would be in the order of \$25,000.

His Worship the Mayor then called for persons wishing to speak in favour of the application.

There being no one wishing to speak in favour, His Worship then called for persons wishing to oppose the application.

Mr. James R. Calnen a resident of Thornhill Park addressed Council and said that he had nothing against the development itself but said that there are problems existing in the area which should be alleviated before such a proposal is approved. Mr. Calnen referred to the problems of sewers, over-crowding of schools, and the traffic problems presently existing and felt that such a development would only add to these.

Alderman Connolly advised that Architects are presently designing a school for the Carson Street area which should be completed for 1973.

Alderman Wentzell referred to the problem of traffic, and said that there is a feasibility study presently underway for the Arm Bridge.

Mr. C. L. Dodge, the City Engineer then with the aid of maps, outlined proposed traffic patterns in the area with respect to roads presently existing and the proposed Dunbrack Street. Mr. Dodge advised that Dunbrack Street is not to be a high-speed express way but will be a limited access arterial. Mr. Dodge also referred to the matter of the Arm Bridge and said that one submission has been chosen on the feasibility study which has been sent through to the Joint Planning Committee which is to meet this week. Mr. Dodge advised that it is hoped that parts of this project can be included in the next three year DREE program.

Mr. William E. Robinson of 30 Auburn Avenue addressed the Council and also referred to the problems of traffic, sewers, and schools, and suggested that if proceedings went to schedule, it would still be unlikely that a school could be ready for the Carson Street area by the fall of 1973.

Mr. Robinson also suggested that the water pressure in the area would drop by the addition of this development, and suggested that the matter be deferred until such time as these problems are resolved.

Mrs. Patricia Pittendrigh a resident of the area addressed Council and referred to the suggested selling price of \$25,000 for the condominiums and felt that at that price, people would buy in the Clayton Park area rather than in the Hilden Heights area. Mrs. Pittendrigh expressed the feeling that after the three years has expired, the City would purchase the development and let it out as low cost housing as is the case in Carson Street.

The City Manager said he would like to clarify that although the City is involved in buying houses in the re-development area, it is not in the business of purchasing properties and acting as a landlord.

Mr. R. Bennett a resident of the area addressed Council opposing the development and also referred to the matter of sewer problems and traffic congestion in the area. Mr. Bennett referred to the widening of the upper portion of Tartan Avenue and expressed concern about the availability of room for sidewalks as there are many young children going to and from school in the area.

Mrs. H. Jean Covey of 50 Auburn Avenue addressed Council opposing the rezoning and referred to the widening of Auburn Avenue saying that it would reduce the parking space available to their home, and also felt their property would depreciate in value as a result of this. Mrs. Covey then requested that the letter which was sent to the City Clerk by her and Mr. Covey be read at this time.

The City Clerk then read the subject letter which outlined reasons for their opposition to the rezoning. Some of the reasons mentioned were sewer problems (both sanitary and storm), blasting, over crowding of schools, and the need for added police and fire protection.

Alderman Hogan at this time referred to the matter of widening Auburn Avenue at the Junction of Tartan Avenue which a number of speakers have mentioned, and asked staff for a clarification on the matter.

Mr. Dodge then pointed out the houses involved on the map and referring to the matter of sewage, said that if the development is approved, the sewage will gravity feed into the Hilden Heights sewer rather than the course which it now takes. He also referred to the matter of road width and said that if the proposal goes through, he would recommend that the street limit be reduced to 40' in the area so that the road width itself would remain the same.

Mr. James Pittendrigh of Thornhill Park appeared before Council opposing the rezoning and in referring to the amounts of the proposed rent, suggested that the City could place welfare recipients in the development and pay the same rent as they would elsewhere. He also referred to the matter of blasting and said that residents have claims in now for damages resulting from previous developments in the area. Mr. Pittendrigh also referred to the matter of depreciation as a result of the proposed development, and referred to a case in which an owner was attempting to sell his property and said that once the prospective buyer was informed that there was public housing in the area, he immediately lost interest. Mr. Pittendrigh concluded by speaking in regard to the traffic problems and the danger to the many small children in the area.

Alderman Wentzell pointed out that just because this particular project is not approved, does not mean that there will not be blasting in the area. Alderman Wentzell also pointed out that it is not to be low-cost housing but limited dividend and said it is only possible to have rents as they are due to the type of financing available.

Then, at the request of Council, Mr. Pascoe Engineer for the Developer, explained the concept of limited dividend housing and pointed out that the developer is obliged to maintain the property and also that he is limited to the amount of profit which he can claim due to the terms of the mortgage.

Mrs. L. M. Himmelman of Auburn Avenue then appeared before Council opposing the rezoning and said that she felt that what those present were wishing to say was that they are not opposed to the project itself, but were asking that no further such developments be permitted in the area until such time as the traffic and other problems are corrected.

Miss Pearl Davis a High School student of the area appeared before Council opposing the rezoning and referred to the inadequate facilities which existed before the present school was built and questioned if such would be the case if the subject development were permitted. Miss Davis said that teachers are complaining that there are too many pupils per class now and hoped that the present facilities would not be reduced.

In reply to a question from the gallery as to when a decision would be made in the matter, His Worship the Mayor advised that it is Council policy not to make a decision at the Public Hearing and said it will be sent to the June 15th Council for debate and action.

Alderman Wentzell said that tonight's meeting has been an informative one in which the residents of Thornhill Park have shown great concern and hoped that they could be present at the June 15th meeting of Council when the matter will be finalized.

It was then MOVED by Alderman Wentzell, seconded by Alderman Meagher that a decision in the matter of the rezoning of the Hilden Heights from R-2 Two-Family Zone, to R-4 General Residential Zone be deferred until the next regular meeting of City Council to be held on June 15, 1972.

Motion passed.

It was then MOVED by Alderman Hogan, seconded by Deputy Mayor Moir that the meeting be adjourned.

Motion passed.

10:10 P. M. - Meeting adjourned.

HEADLINES

Public Hearing Re: Rezoning from R-2 Two-Family Zone to R-4 General Residential Zone, Hilden Heights Project

R. H. STODDARD
CITY CLERK

MAYOR WALTER R. FITZGERALD
CHAIRMAN

1. Zoning of lands of Halifax-Dartmouth Bridge Commission, formerly a portion of Prescott Street, to C-3 Industrial Zone.
2. Rezoning of land at 5200-5202 Kent Street from R-3 Residential Zone to "P", Park and Institutional Zone.
3. Rezoning of land owned by Arnold Levick on Spencer Avenue from R-2 Residential Zone to R-4 Residential Zone.
4. Rezoning Blocks "A" and "B", Beechwood Park from General to R-4 Residential Zone.
5. Altering Official Street Lines - Lower Water Street, West and Maynard Streets and South Park Street and Victoria Road.

At this time, Alderman Moir said that some legal complications have developed respecting the description of the land for Public Hearing No. 4 and it was MOVED by Alderman Moir, seconded by Alderman Stanbury that the item be deleted. Motion passed.

Alderman Moir reported that the residents concerned in this matter have been informed of the problems.

Public Hearing - Zoning of Lot "G", Lands of Halifax-Dartmouth Bridge Commission, formerly a portion of Prescott Street, to C-3 Industrial Zone.

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

The City Clerk advised that the matter has been

CITY COUNCIL
SPECIAL MEETING
PUBLIC HEARINGS
M I N U T E S

Council Chamber,
City Hall,
Halifax, N. S.,
June 8, 1972
8:13 p.m.

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

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

Present: His Worship the Mayor, Chairman, Aldermen Bell, Connolly, Hogan, Moir, Stanbury and Wentzell

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

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

1. Zoning of Lot "G", Lands of Halifax-Dartmouth Bridge Commission, formerly a portion of Prescott Street, to C-3 Industrial Zone;
2. Rezoning of land at 5290-5292 Kent Street, from R-3, Residential Zone to "P", Park and Institutional Zone;
3. Rezoning of land owned by Arnold Levick on Spencer Avenue from R-2, Residential Zone to R-4, Residential Zone;
4. Rezoning Block "A" and "B", Beechwood Park from General to R-4 Residential Zone;
5. Altering Official Street Lines - Lower Water Street, West and Maynard Streets and South Park Street and Victoria Road.

At this time, Alderman Moir said that some legal complications have developed respecting the description of the land for Public Hearing No. 4 and it was MOVED by Alderman Moir, seconded by Alderman Stanbury that the item be deleted. Motion passed.

Alderman Moir reported that the residents concerned in this matter have been informed of the problems.

Public Hearing - Zoning of Lot "G", Lands of Halifax-Dartmouth Bridge Commission, formerly a portion of Prescott Street, to C-3 Industrial Zone.

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

The City Clerk advised that the matter has been

Council,
Public Hearings,
June 8, 1972

properly advertised and that no letters of objection or non-objection have been received.

Council heard a brief description of the application from Staff and a map was displayed showing the land to be zoned.

Alderman Moir advised that the Solicitor for the Bridge Commission was unable to be present at this meeting but that the Commission is in favour of the zoning.

In response to a question from His Worship the Mayor, no person indicated a wish to speak in favour or against the zoning.

After a short discussion, it was MOVED by Alderman Connolly, seconded by Alderman Moir that the matter be forwarded to Council without recommendation. Motion passed.

Public Hearing - Rezoning of land at 5290-5292 Kent Street, from R-3, Residential Zone to "P", Park and Institutional Zone

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

The City Clerk advised that the matter has been duly advertised and that no letters of objection or non-objection have been received.

Council heard a brief description of the application from Staff and a map was displayed showing the land to be zoned.

8:25 p.m. Alderman Meagher arrives.

In response to a request from His Worship the Mayor, Mr. Robert MacKeigan, Solicitor for the applicant, addressed Council in support of the rezoning. He explained the purpose of the application and spoke briefly of the work done by the Peoples Gospel Hour organization.

8:30 p.m. Alderman Sullivan arrives.

Mr. MacKeigan answered several questions from members of Council about the work of the organization.

No other persons indicated a wish to be heard for or against the rezoning.

MOVED by Alderman Connolly, seconded by Alderman Meagher that the matter be forwarded to Council without recommendation. Motion passed.

Public Hearing - Rezoning of Land owned by Arnold Levick
on Spencer Avenue from R-2, Residential Zone to R-4
Residential Zone

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

The City Clerk advised that the matter has been duly advertised.

Council heard a brief description of the application from Staff and the reasons why Staff recommend refusal of the application. A map was displayed showing the location of the area to be rezoned. Reference was made to a Staff Report dated June 1, 1972, copy of which is attached to the Official Minutes of this meeting.

In response to a request from His Worship the Mayor, Mr. R. A. Kanigsberg, Solicitor for the applicant, addressed Council in favour of the rezoning. He could not understand Staff's position on the matter and felt that any new development in the area would be an improvement. He strongly urged Council to approve the rezoning.

No other person indicated a wish to speak in favour of the rezoning.

Mr. Charles Prior of 7 Lanark Street spoke against the rezoning because he was very concerned that a large development of this type would affect the water and sewer situation. He stated that only recently he has been required to pay some \$1,500.00 for the sewers in the area. In reply to a question, he said that his property is just about 75 feet from the proposed apartment building.

Mrs. Elizabeth Downs said that last Sunday she and her family moved into a house next door to the proposed building and on Monday became aware of the rezoning application. She said that the reason for the move was to get away from large apartment developments on Herring Cove Road. She spoke of the lack of recreation space for children to play and of the bad curve of the street which would be used as access to the building.

Mr. Frank Briand of 2 Arthur Street spoke against the project contending that it would further aggravate the storm drainage situation in the area and would cause further flooding of his property.

Mr. Clarence MacPhee of 9 Lanark Street spoke against the project on the grounds that the building would block the sun from his property and because the additional traffic on the street would cause a hazard to children, specially with the blind curve.

Mr. William Frederickson of 35 Dentith Road addressed Council in opposition to the rezoning saying that the area had enough apartment buildings. He said that

Council,
Public Hearings,
June 8, 1972

one can sit in a car for over 20 minutes now to get out on to the Herring Cove Road and with more traffic it will be even longer. He was concerned about the sewer situation.

In reply to a question, the City Clerk advised that a Petition has been submitted signed by approximately 42 persons against the rezoning and a letter from Mr. Frank Briand was also received in opposition.

Alderman Wentzell advised that he has received a letter from Mr. MacPhee opposing the rezoning and he submitted same to the City Clerk.

His Worship the Mayor asked that copies of the correspondence be circulated to all members of Council prior to the next Council meeting.

Mrs. Frederickson of 35 Dentith Road addressed Council and asked that a decision be made not to build any more apartments in the area since there are more than enough at the present time. She also spoke of her concern about the traffic situation.

No other persons wishing to speak, it was MOVED by Alderman Connolly, seconded by Alderman Hogan that the matter be forwarded to City Council without recommendation. Motion passed.

Public Hearing - Altering Official Street Lines - Lower Water Street, West and Maynard Streets and South Park Street and Victoria Road

West and Maynard Streets

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

The City Clerk advised that the matter has been duly advertised and that no letters of objection or non-objection have been received.

The City Engineer displayed a sketch map and explained the reasons for the alteration of these street lines.

No person indicated a wish to be heard on the matter.

MOVED by Alderman Moir, seconded by Alderman Connolly that the matter be referred to Council without recommendation. Motion passed.

South Park Street and Victoria Road

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

Council,
Public Hearings,
June 8, 1972

The City Clerk advised that the matter has been duly advertised and that no letters of objection or non-objection have been received.

The City Engineer displayed a sketch map and explained the reasons for the alteration of these street lines.

No person indicated a wish to be heard on the matter.

MOVED by Alderman Connolly, seconded by Alderman Meagher that the matter be forwarded to Council without recommendation. Motion passed.

Lower Water Street

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

The City Clerk advised that the matter has been duly advertised and that no letters of objection or non-objection have been received.

The City Engineer displayed a sketch map and explained the reasons for the alteration of these street lines.

No person indicated a wish to be heard on the matter.

MOVED by Alderman Hogan, seconded by Alderman Connolly that the matter be referred to Council without recommendation. Motion passed.

9:18 p.m. Council adjourned.

HEADLINES

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Public Hearing - Altering Official Street Lines - Lower Water Street, West and Maynard Streets and South Park Street and Victoria Road	255

WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

Case No. 2621
Plan Nos. P200/5157-5158
City Council
June 8, 1972
Time: 8:00 p.m.

TO: His Worship the Mayor and Members
of City Council

FROM: C. McC. Henderson, City Manager

DATE: June 1, 1972

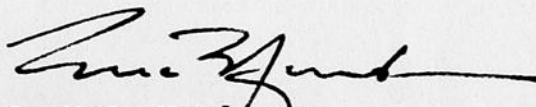
SUBJECT: Staff Report - Lands of Arnold Levick, Spencer
Avenue - Rezoning from R-2 Residential to R-4
Residential

On May 3, 1972, the City Planning Committee heard from Mr. R. A. Kanigsberg who spoke on behalf of Mr. Arnold Levick's rezoning application on Spencer Avenue. Mr. Kanigsberg indicated to the Committee that his client would agree to the construction of one 24-unit building on the site, rather than the two 24-unit buildings as had been originally proposed.

The Committee agreed to this change in proposal and indicated that they would recommend that a public hearing be held for the zoning application. The Committee also instructed the developer to submit revised plans of his latest proposal be for the public hearing.

The revised plans have now been received showing an updated site layout, containing one 24-unit apartment building with parking facilities located to the east of the building. The site layout is not desirable from a planning point of view, but could be altered to overcome obvious problems by rearranging the apartment building and parking area.

Again, the main point in recommending refusal to the application is that of the proposed apartment building not being compatible with the existing land and zone use. The previous staff report (a copy of which is attached) outlined our objections to the zone change for this area. In keeping with this original decision, we are recommending that Council refuse the application.


C. McC. Henderson
City Manager

JDK:sjb
Attachment

Mr. Arnold Levick
51 Birkdale Crescent
Clayton Park
Halifax, Nova Scotia

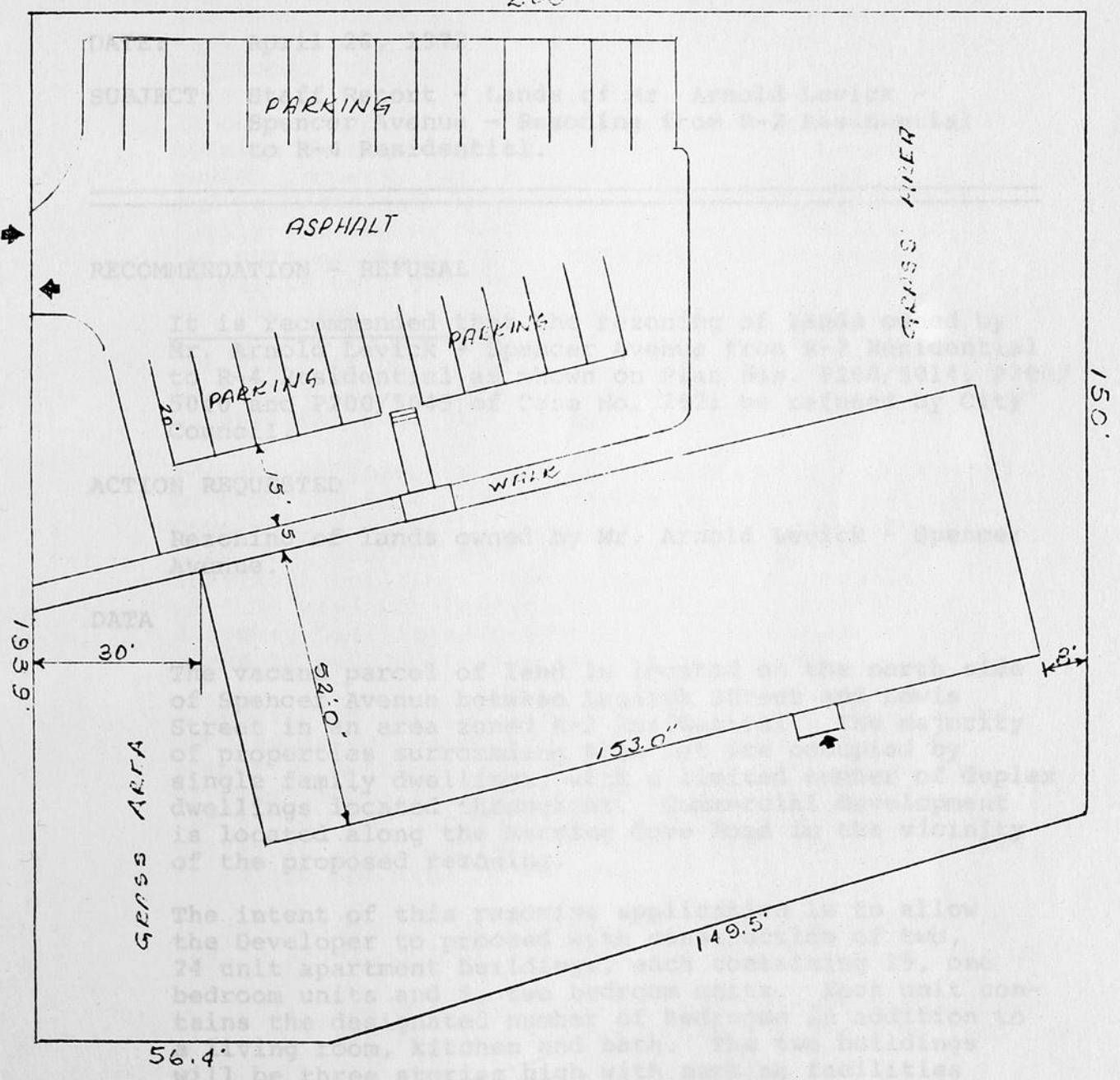
Case No. 2621
 Plan No. 2000/5014
 City Planning Commission
 May 3, 1972
 TIME: 2:39 P.M.



TO: His Worship the Mayor and Members
 of the City Planning Commission

FROM: M. J. E. Sheflin 200' City Engineer

SPENCER AVE



COMMENTS

There are two factors which make the proposed development desirable. The first, and most important, relates to the existing land use pattern. The remainder of the properties in the neighborhood are occupied by single family dwellings with the remaining lot being used for duplex dwellings or also vacant. The properties as they exist are in fair condition and, with a little encouragement, be easily improved.

There are presently 3, six unit apartment buildings located at the far end of Spencer Avenue approximately

Case No. 2621
 Lands of Arnold Levick
 Spencer Avenue

Case No. 2621
Plan Nos. P200/5014
P200/5040
P200/5045
City Planning Committee
May 3, 1972
TIME: 2:30 P.M.

TO: His Worship the Mayor and Members
of the City Planning Committee

FROM: M. J. E. Sheflin, Acting City Manager

DATE: April 26, 1972

SUBJECT: Staff Report - Lands of Mr. Arnold Levick -
Spencer Avenue - Rezoning from R-2 Residential
to R-4 Residential.

RECOMMENDATION - REFUSAL

It is recommended that the rezoning of lands owned by Mr. Arnold Levick - Spencer Avenue from R-2 Residential to R-4 Residential as shown on Plan Nos. P200/5014, P200/5040 and P200/5045 of Case No. 2621 be refused by City Council.

ACTION REQUESTED

Rezoning of lands owned by Mr. Arnold Levick - Spencer Avenue.

DATA

The vacant parcel of land is located on the north side of Spencer Avenue between Lanarck Street and Lewis Street in an area zoned R-2 Residential. The majority of properties surrounding this lot are occupied by single family dwellings, with a limited number of duplex dwellings located throughout. Commercial development is located along the Herring Cove Road in the vicinity of the proposed rezoning.

The intent of this rezoning application is to allow the Developer to proceed with construction of two, 24 unit apartment buildings, each containing 19, one bedroom units and 5, two bedroom units. Each unit contains the designated number of bedrooms in addition to a living room, kitchen and bath. The two buildings will be three stories high with parking facilities provided at grade surrounding each building.

COMMENTS

There are two factors which make this rezoning proposal undesirable. The first, and most important, relates to the existing land use pattern. The majority of the properties in the neighbourhood are occupied by single family dwellings with the remaining land being used for duplex dwellings or else vacant. The dwellings as they exist are in fair condition and could, with a little encouragement, be easily upgraded.

There are presently 9, six unit apartment buildings located at the far end of Spencer Avenue approximately

April 26, 1972

500 feet from the Levick property. These apartment units are located in an existing R-4 Residential zone, the majority of which were approved by the County Administration prior to annexation.

In addition to the six unit apartment buildings, there are two larger apartment buildings containing 9 and 12 units each. Each of these two buildings required either a modification to the Zoning By-law requirement, or a rezoning. It is our opinion after looking at these existing apartment buildings that approval should not have been given. These existing apartment buildings are a good example of overdevelopment of a site and also overdevelopment of the neighbourhood.

In consideration of the proposal at hand, it is our opinion that the surrounding properties including the Levick property should remain R-2 Residential in zone and in accordance with the existing land use. Single family and duplex dwellings are not out of character for this neighbourhood. Sufficient land already exists in this area which is zoned R-4 Residential and contains little or no development. It is considered reasonable to develop these larger plots of land which, for the most part, will require no Council action than to rezone land to a higher density. In doing this, the established land use pattern will not be disturbed.

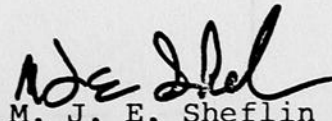
The second point to consider concerns the overdevelopment of the site. The attached site plan shows the Developer's intention to subdivide the existing lot into two, whereby each lot will contain a 24 unit apartment building. The majority of the two lots will be used for the actual building, parking, and driveway facilities with very little consideration given to open space and recreational area.

A redesigned parking layout could greatly improve the open space deficiency, but unfortunately the large number of apartment units in the building makes the problem impossible to overcome. The proposal is, therefore, too large for the proposed site and we are therefore recommending to Council that the application to rezone the site be refused.

In conclusion, it is our opinion that the proposed rezoning should not be approved for the following reasons:

- (1) The proposed two, 24 unit apartment buildings are not in character with the existing land use;
- (2) Overdevelopment of the site.

Should City Council wish to approve the rezoning a public hearing is necessary.

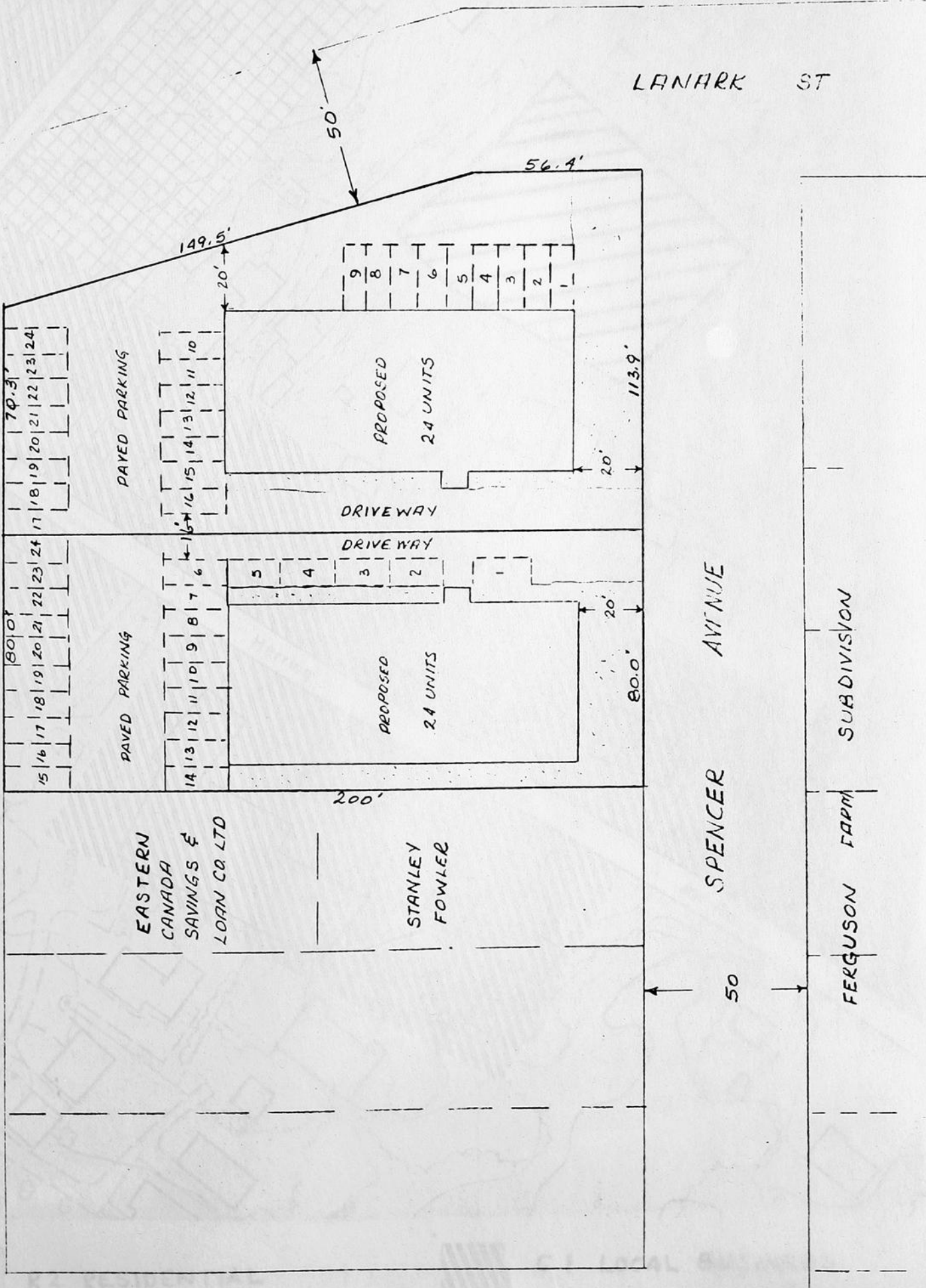

M. J. E. Sheflin
Acting City Manager

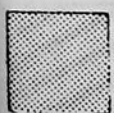
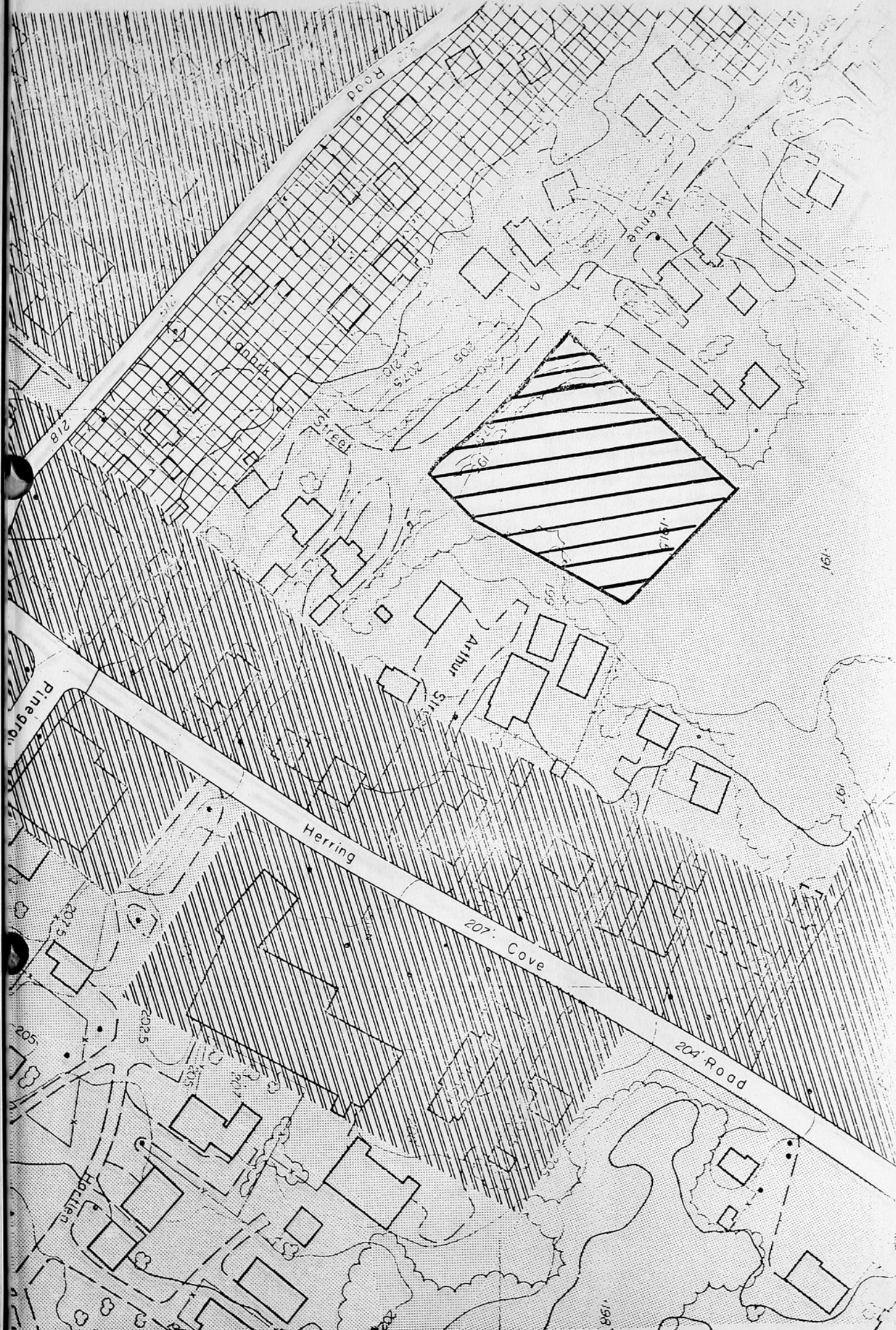
JDK:evm
Attachment

Mr. Arnold Levick
51 Birkdale Crescent
Clayton Park
Halifax, N. S.



ROBERT J. BUTLER &
KENNETH W. BUTLER

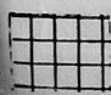




R2 RESIDENTIAL



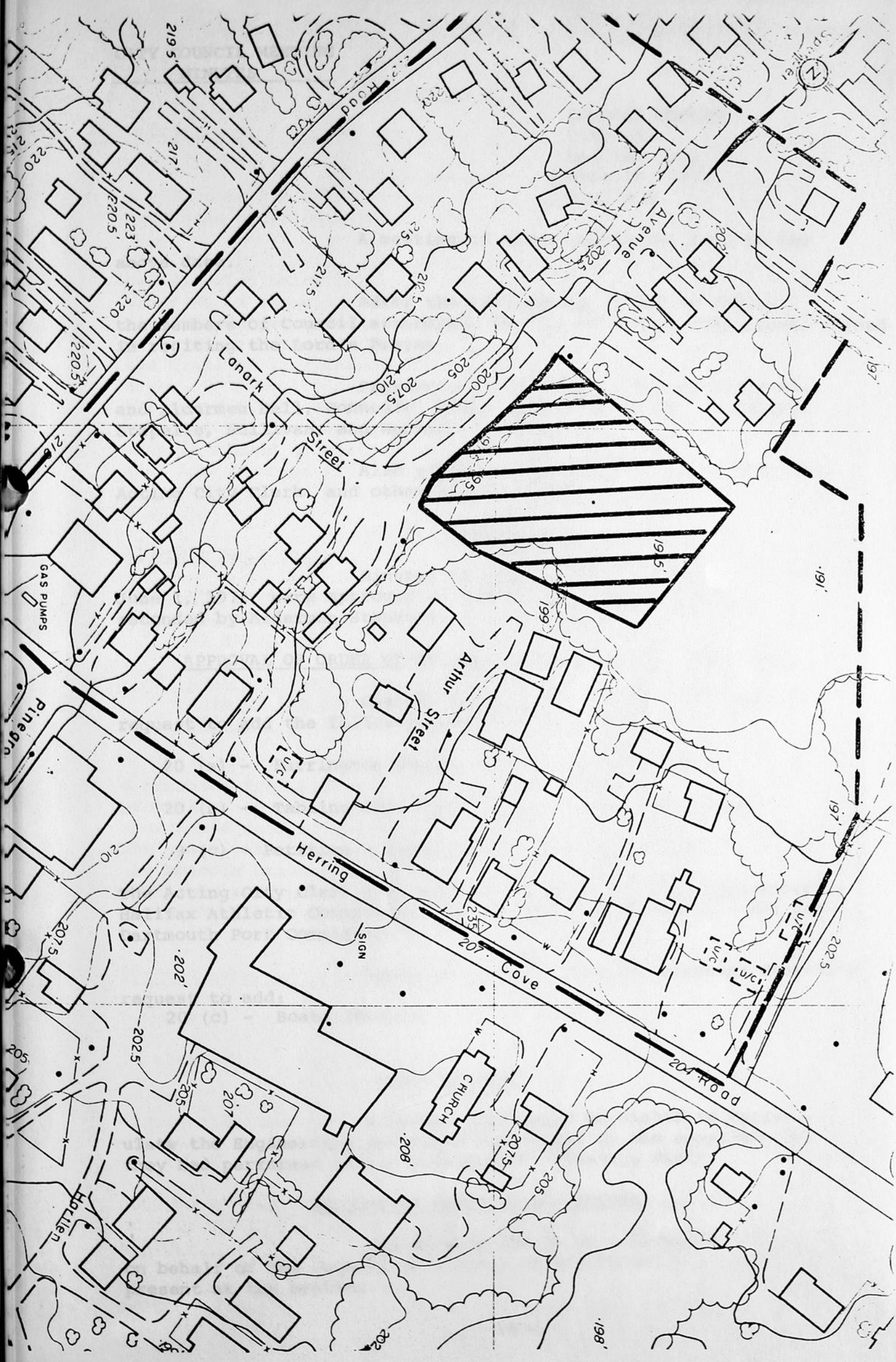
C1 LOCAL BUSINESS



R4 RESIDENTIAL



PROPOSED AREA FOR REZONING
FROM R2 TO R4



PROPOSED AREA FOR REZONING FROM R-2 TO R-4

SUGGESTED AREA OF NOTIFICATION

CITY COUNCIL MEETING
MINUTES

Record

DEFERRED ITEMS

Council Chamber,
CityHall,
Halifax, N.S.
June 15, 1972
8:00 P.M.

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

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

Present: His Worship the Mayor, Chairman; and Aldermen Bell, Connolly, Hogan, MacKeen, Meagher, Stanbury, Stapells, Sullivan, and Wentzell.

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

MINUTES

Minutes of meetings held on May 29, 31 and June 1, 1972 were approved on motion of Alderman Meagher, seconded by Alderman Stanbury.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

Council approved the Acting City Clerk's request to add the following items to the agenda:

- 20 (a) - Barrington Street Housing - Encroachment
- 20 (b) - Tabling 1971 Annual Report - Halifax Transit
- 9 (c) - Petition - Rezoning of Saskatoon Avenue.

The Acting City Clerk also advised that Item 17 (b) "Appointment - Halifax Athletic Commission" should read "Appointments - Halifax-Dartmouth Port Commission".

Approval was also given to Alderman Stapell's request to add:

- 20 (c) - Boats (Wrecks)

CLEAN-UP WEEK

Alderman Hogan said he wished to congratulate the Engineering and Works Department on the excellent job they had performed during this year's "Clean-Up Week".

WELCOME TO GROUP OF BOY SCOUTS

His Worship the Mayor extended a welcome on behalf of the Council to a group of Boy Scouts who were present at the meeting.

DEFERRED ITEMS

CANCELLATION OF SEWER BETTERMENT ASSESSMENT - LOT 4 EMSCOTE DRIVE

This matter had been deferred pending a report on the subject from the City Solicitor, which was submitted under date of May 29th, 1972.

The owner of the property in question had disputed being billed by the City for a betterment charge assessed on the basis of frontage on Emscote Drive, since his lot, as yet undeveloped, was not serviced by the Emscote Drive sewer. Instead he was requesting that he be assessed the usual service charge for connecting to the North West Arm Sewer. The City Solicitor's report stated that legally the owner of Lot #4 Emscote Drive could not be charged on the basis of the frontage on Emscote Drive, and added that if Council wished to charge the properties connected to the North West Arm sewer on the basis as most other properties in the City, a change in policy would have to be adopted.

MOVED by Alderman Hogan, seconded by Alderman Bell that:

1. The sewer assessment against Lot #4, Emscote Drive, be rescinded as recommended in the report to Council of March 16, 1972; and
2. that the standard connection charge for those making use of the North West Arm Sewer be increased to \$250.00.

The City Manager stated in reply to a question from Alderman Sullivan concerning the other two properties in question on Emscote Drive, that the frontage charge was made if the property involved was capable of using the sewer; the other two properties were already connected to the Emscote Drive sewer whereas this property was not yet developed and it was physically impossible for the lot to be serviced by that sewer.

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

For	-	Aldermen Bell, Hogan, and Wentzell. . .	3
Against	-	Aldermen Connolly, Meagher, Stanbury, and Sullivan	4

Alderman MacKeen abstained from voting, and Alderman Stapells was absent from his seat in the Council at the time the vote was taken.

CLOSING OF FAWSON STREET FROM HOLLIS STREET TO LOWER WATER STREET AND THE CLOSURE OF SALTER STREET FROM LOWER WATER STREET TO HARBOUR

A Public Hearing was held into the subject matter on May 3, 1972, at which time the matter was forwarded

Council,
June 15, 1972

to City Council without a recommendation.

MOVED by Alderman Stanbury, seconded by Alderman Wentzell that Mr. Ralph M. Medjuck be permitted to address Council on behalf of the Cornwallis Hotel Limited. Motion passed with Alderman MacKeen against.

Mr. Medjuck asked for a further deferral in order that discussion could take place with the people who wished to develop the property involving the subject closures.

MOVED by Alderman Connolly, seconded by Alderman Stanbury that this matter be deferred until the next regular meeting of City Council. Motion passed, Aldermen Hogan, Meagher, and Stapells abstaining, not having been in attendance at the Public Hearing.

ZONING OF LOT "G", LANDS OF HALIFAX-DARTMOUTH BRIDGE COMMISSION, FORMERLY A PORTION OF PRESCOTT STREET, TO C-3, INDUSTRIAL ZONE

A Public Hearing was held into the subject matter on June 8th, 1972 at which time a decision was deferred until this meeting of Council.

MOVED by Alderman Hogan, seconded by Alderman Connolly, that the application for the Zoning of Lot "G", lands of Halifax-Dartmouth Bridge Commission, formerly a portion of Prescott Street, lying and being between Stanley Street and Stairs Street, as shown on Plan No. 00-11-19766, to C-3 Industrial Zone, be approved. Motion passed, Aldermen MacKeen, Meagher, Sullivan, and Stapells, abstaining not having attended the Public Hearing.

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

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

REZONING OF LAND AT 5290-92 KENT STREET, FROM R-3, RESIDENTIAL ZONE TO "P", PARK AND INSTITUTIONAL ZONE

A Public Hearing was held into this matter on June 8th, 1972 at which time a decision was deferred until this meeting of Council.

MOVED by Alderman Bell, seconded by Alderman Meagher that the rezoning of land at Civic Nos. 5290-5292 Kent Street from R-3 Residential to "P" Park and Institutional Zone, as shown on Plan No. TT-16-19767, be approved.

The motion was put and passed, four voting for the same and three against, as follows (Aldermen MacKeen and Stapells abstaining from the vote, not having attended the Public Hearing):