

which would be within easy travelling distance of the City. He realized that this is something that Council may not have considered before, but has been in his own mind for some time. He said that it would seem that the City of Halifax might be required to purchase the watershed lands from the Public Service Commission upon the development of Pockwock and if an effort is made to push the idea of the Federal and Provincial Governments acquiring a portion of that land to be used as a National Park, the City would be saving a considerable amount of money and will still retain some use of the land. He asked members of Council to agree in principle with this idea.

MOVED by Alderman Moir, seconded by Alderman Connolly that the idea of a National Park being developed on a portion of the present watershed lands, after their release, be accepted in principle and be considered worthy of further consideration.

Alderman Stapells said that it is necessary to sit down and consider this further. He was concerned that the City have sufficient land from the watershed area for an industrial park. He said that it is considered necessary by many persons that land be set aside to attract industry with its resultant business taxes and employment rather than lose all industrial businesses to Dartmouth or the County. He felt that a portion of the watershed lands must be set aside for industrial growth and he suggested that the portion of the area beyond the actual watershed lands, where there are many more lakes and streams, could be utilized for a National Park.

Alderman Moir said that he realized this matter has been rather dropped on members of Council but all he requested was that they agree that the suggestion has merit and should be pursued further.

Alderman Sullivan expressed some concern for housing in the City. He said that many people who are interested in owning their own homes are being forced to move to Dartmouth or to Sackville and he strongly urged that a portion of the watershed lands, at least, be reserved for housing purposes.

His Worship the Mayor asked if members of Council would agree that this matter should be pursued. If so, he said a report can be brought back to City Council for further study.

Alderman Wentzell said that he rather liked the idea but he would not like to see the whole of the watershed lands used for park purposes. He felt that industrial use and housing use should be made of some of the lands and he said that a park could quite easily include land south westerly from the watershed area.

The motion was then put and passed.

10:30 p.m. Meeting adjourned.

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WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL - SPECIAL MEETING
PUBLIC HEARINGS
MINUTES

Council,
Public Hearings,
December 6, 1972

Council Chamber,
City Hall,
Halifax, N. S.
December 6, 1972
8:05 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 Bell, Connolly, Hogan, MacKeen, Meagher and Wentzell.

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

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

1. Rezoning of lands in the area bounded by Seaview Avenue, McMullin Road, Herring Cove Road, Cherry Lane, and to the rear of properties situated along Joyce Avenue, from R-4 General Residential Zone, to R-2, Two-Family Dwelling Zone;
2. Zoning and Rezoning of lands on Saskatoon Drive and surrounding area, to be zoned and rezoned from R-4, General Residential Zone and "G" General Building Zone, to R-2 Two-Family Dwelling Zone.

Public Hearing Re: Rezoning of lands in the area bounded by Seaview Avenue, McMullin Road, Herring Cove Road, Cherry Lane and to the rear of properties situated along Joyce Avenue, from R-4 General Residential Zone, to R-2, Two-Family Dwelling Zone.

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

The City Clerk advised that the matter had been duly advertised. Aldermen Stapells and Sullivan arrive.

At the request of the Chairman, Mr. D. Keefe of the Development Department displayed a sketch map of the area showing the two parcels of land, the subject of the public hearing. He said that Area "A" comprising of land west of and including the approved lots on the east side of Aurora Avenue, between Seaview Avenue, McMullin Road, Herring Cove Road, Cherry Lane is recommended by Staff to be rezoned from the existing R-4 Residential to R-2 Residential. Area "B", he said, comprising of the remaining lands on the east side of the approved lots

Council,
Public Hearings,
December 6, 1972

on Aurora Avenue, bounded by Seaview Avenue and running to existing boundaries of R-1 and R-2 Residential zones to the south and east is recommended by Staff to remain R-4 Residential.

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

Mr. John McCallum addressed Council on behalf of the Jollimore and North Spryfield Citizens' Association. He displayed a model of the area which this group had prepared to illustrate the points he made. He spoke of the real concern of the people living in the area about the way the district is developing in an unplanned manner. He also spoke of the chaotic mess of the sewage and storm drainage system. He mentioned the possible increase in traffic that would result from R-4 development and referred to the blind crest and blind corner at the foot of Towerview Drive, the street on which he lives. He concluded his remarks by calling for a moratorium on all development on the entire watershed of Tiger Lake until all the studies of the area are complete, the plans made, the cash flow sure and implementation started.

Mr. Alan Simpson of 103 Williams Lake Road spoke in favour of the rezoning and spoke at some length of the problems of sewage and drainage in the area. He told of the high bacterial count taken in Williams Lake this past summer and he contended that in the future it will not be suitable for swimming at all. He could not understand how the City Council can approve more development in this area until the present sewage problems are rectified.

Mr. Lee Bailey of 111 Williams Lake Road concurred with the remarks of Mr. Simpson and said that his property is the unhappy recipient of the sewage overflow being right opposite the Williams Lake Pumping Station. He said that the whole system is completely inadequate.

Mr. Frank Eppell of 20 Aurora Avenue spoke of the high bacterial count in Tiger Lake and said that he has forbidden his children to swim there, although he did realize that the City provides supervised swimming in this Lake during the summer season. He also spoke of the grades of the streets in the area and of the traffic problems now. He urged that Council accept the suggestion of a moratorium on development in the area.

Mrs. Myrna Ridgewell of 26 Towerview Drive felt that homes have been built quite satisfactorily on the same type of land as that in Area "B" which Staff are recommending remain zoned as R-4 Residential.

Mrs. Lee McCarthy of 1 Towerview Drive spoke of the traffic situation and said that her house is right on the blind corner and unless you look across her property, you would have to drive half-way across the road to see if anything is coming.

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Mr. Gordon Ogden of 9 MacManus Road submitted a brief with respect to Sewage and Storm Drainage Facilities in the Whimsical Lake-Jollimore-Williams Lake Area. His brief concluded with the following:

"As all parts of the system demonstrate stress at the present time, it is imperative that a moratorium on development be declared until such time as the problems outlined in this and other reports presented to this hearing can be resolved."

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

His Worship the Mayor called for persons to speak against the rezoning.

Mr. W. L. Ryan submitted and read a brief on behalf of Mr. B. D. Stevens, property owner of some of the lands involved in this application. Mr. Ryan pointed out that Mr. Stevens concurs with the Staff recommendation that Parcel "A" be rezoned to R-2 and Parcel "B" remain R-4 at this time. He spoke of plans that Mr. Stevens has to construct a modest 36-unit apartment building on Parcel "B" on a "step down" type style. He concluded by urging Council to accept the recommendations of Staff in respect to this matter.

Mr. Laurie Stevens addressed Council on behalf of his Father, who owns the major portion of Area "B" and some land in Area "A". He stressed the fact that Area "B" is far too costly to develop for single family or duplex use, as indicated in the brief and in the Staff Report. It was pointed out that Staff had approached Mr. Stevens with the suggestion that Area "B" remain R-4 and Mr. Stevens had not approached Staff, as had been indicated earlier in the meeting.

No other persons indicated a wish to speak against the rezoning.

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

Public Hearing Re: Zoning and Rezoning of Lands on Saskatoon Drive and surrounding area, to be zoned and rezoned from R-4, General Residential Zone and "G" General Building Zone, to R-2 Two Family Dwelling Zone

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 no letters of objection have been received.

Council,
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At the request of the Chairman, Mr. Keefe displayed a sketch plan of the area showing the four parcels of land to be zoned or rezoned.

His Worship the Mayor then called for persons to speak in favour of the zoning and rezoning.

Mr. Gordon Harding of 77 Saskatoon Drive spoke of the concern of the residents of the area that the whole district should remain unspoiled and urged that Council approve the zoning and rezoning of all four parcels of land. He spoke of the battles the citizens had fought for rezoning on the other side of the Lake and said that the rezoning to R-2 of this area will preserve its present character.

Mrs. Phyllis Parkinson of Hamshaw Drive also urged Council to approve the zoning and rezoning. She said that her Grandmother owns approximately 114 acres of land in the area and is not opposed to it.

No other persons wished to speak in favour and no persons indicated a wish to speak against.

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

9:35 p.m. Council adjourned.

HEADLINES

Public Hearing Re: Rezoning of Lands in the area bounded by Seaview Avenue, McMullin Road, Herring Cove Road, Cherry Lane and to the rear of properties situated along Joyce Avenue, from R-4 General Residential Zone, to R-2, Two-Family Dwelling Zone 540

Public Hearing Re: Zoning and Rezoning of Lands on Saskatoon Drive and surrounding area, to be zoned and rezoned from R-4, General Residential Zone and "G" General Building Zone, to R-2 Two Family Dwelling Zone 542

WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

Council Chamber
City Hall
Halifax, N. S.
December 14, 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 City Clerk, joined in reciting the Lord's Prayer.

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

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

MINUTES

Minutes of City Council meetings held on November 30, and December 6, 1972, were approved on Motion of Alderman Connolly, seconded by Alderman Bell.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

Council agreed with the request of the City Clerk to add the following items:

- 20(a) Cost Sharing Agreement Number 15 - Province and City - Kempt Road
- 20(b) Development Permit - Hilden Heights
- 20(c) Appointments

It was also agreed that 17(e) "Proposed Major Development - Quinpool Road" be transferred to 5(c).

MOVED by Alderman Bell, seconded by Alderman Stanbury that the agenda, as amended, be approved. Motion passed.

DEFERRED ITEMS

Rezoning of Lands in the Area bounded by Seaview Avenue, McMullin Road, Herring Cove Road, Cherry Lane, and to the Rear of Properties Situated along Joyce Avenue, from R-4 General Residential Zone, to R-2 Two-Family Dwelling Zone

At the Public Hearing held on December 6, 1972, the above noted rezoning was referred to this meeting without recommendation.

It was MOVED by Alderman Wentzell, seconded by Alderman Stapells that:

1. Area "A" comprising of land west of and including the approved lots on the east side of Aurora Avenue, between Seaview Avenue, McMullin Road, Herring Cove Road, Cherry Lane, be rezoned from the existing R-4 Residential to R-2 Residential;

2. Area "B" comprising of the remaining lands on the east side of the approved lots on Aurora Avenue, bounded by Seaview Avenue, and running to existing boundaries of R-1 and R-2 Residential Zones to the south and east, remain zoned R-4 Residential, but that the apartment proposed for Area "B" be no more than 36-units and that a moratorium be placed on development of Area "B" until the Spryfield Sewer Study is received and studied by City Council.

Motion passed with Aldermen Moir and Stanbury abstaining.

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

MOVED by Alderman Wentzell, seconded by Alderman Stapells that the Formal Resolution, as submitted, be approved.

Motion passed with Aldermen Moir and Stanbury abstaining.

Zoning and Rezoning of Lands on Saskatoon Drive and Surrounding Area, to be Zoned and Rezoned from R-4, General Residential Zone and "G" General Building Zone, to R-2 Two-Family Dwelling Zone.

At the Public Hearing held on December 6, 1972, the above noted matter was referred to City Council without recommendation.

MOVED by Alderman Hogan, seconded by Alderman Connolly that the zoning and rezoning of lands on Saskatoon Drive and surrounding area be approved by City Council as follows:

1. Area "A" - lands bounded by Kearney Lake to the east, the present boundary line of lands now unzoned to the north, the official boundary line of the City of Halifax to the west, and a boundary line of an area unzoned to the south, all of which is presently zoned R-4, be rezoned to R-2 Residential;
2. Area "B" - land bounded by Kearney Lake to the east, the official boundary line of the City of Halifax to the north and west, and the boundary line of the existing R-4 Residential zone to the south, all of which is presently unzoned, be zoned R-2 Residential;
3. Area "C" - land bounded by the existing R-4 zone to the east, the boundary line of the existing R-4 zone to the north and west, and bounded on the south by the official boundary line of the City of Halifax, all of which is presently unzoned, be zoned R-2 Residential; and
4. Area "D" be rezoned from "G" - General Building Zone, to R-2 Residential as shown on Plan No. P200/5422 of Case No. 2759.

Motion passed with Alderman Moir & Stanbury abstaining.

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

MOVED by Alderman Hogan, seconded by Alderman Connolly that the Formal Resolution, as submitted, be approved.

Motion passed with Aldermen Moir & Stanbury abstaining.

PROPOSED MAJOR DEVELOPMENT - QUINPOOL ROAD

At the City Planning Committee meeting held on December 6, 1972, the above noted matter was referred to staff for a report to Council.

A staff report dated December 13, 1972 was submitted on the matter.

MOVED by Alderman Moir, seconded by Alderman Connolly that a date be set for a Public Hearing into the matter of the Proposed Major Development - Quinpool Road. Motion passed.

It was advised that the date of the Public Hearing would be January 16, 1972 at 7:00 p. m.

MOTIONS OF RESCISSION

Motion - Alderman Hogan Re: Rescission of Resolution of Council November 30, 1972 - Resubdivision of Lands Owned by Centennial Properties Limited - South and Queen Streets

MOVED by Alderman Hogan, seconded by Alderman Moir that the following Resolution passed by Council on November 30, 1972 respecting the resubdivision of Lands owned by Centennial Properties Ltd., - South and Queen Streets, be rescinded:

"That the application for resubdivision, lands owned by Centennial Properties Limited, South and Queen Streets, to create Lot C, as shown on Plan No. P200/5463 of Case No. 2782, be approved, subject to the 10-foot by 10-foot cutback (triangle) at the south-west corner of Queen and South Streets being deeded, at no cost, to the City of Halifax."

Alderman Hogan said the Motion of Council on November 30, 1972, is a consolidation of lots which he felt, will result in the eventual construction of a multi-storey building. Alderman Hogan referred to the number of tourists who visit Halifax to enjoy the view from Citadel Hill and suggested that if a multi-storey building is constructed on this site, the view of the Harbour will be completely blocked. Alderman Hogan requested Council give favourable consideration to the Motion to rescind.

Considerable discussion ensued with various members of Council speaking on the matter after which, the Motion to rescind was put and resulted in a tie vote, five voting for the same and five voting against it as follows:

For:	Aldermen Bell, Hogan, MacKeen, Meagher, & Moir	- 5
Against:	Aldermen Connolly, Stanbury, Stapells, Sullivan, and Wentzell	- 5

The Chairman cast his vote in favour of the Motion and declared same passed.

PUBLIC HEARINGS & HEARINGS

Hearing - Appeal of Mr. & Mrs. Francis Beed Against Application
for an Extension to a Non-Conforming Building and Modification of
Lot Area and Frontage Requirements at 6448 London Street

The City Clerk advised that ten letters have been received objecting to the decision made by the Development Officer on November 13, 1972 in permitting the construction of a 12' x 21' two-storey addition at the rear of Civic No. 6448 London Street.

At the request of Council, the City Clerk read a letter dated November 21st., from Mr. & Mrs. Francis Beed also appealing the decision of the Development Officer.

It was noted that 15(a) on the Agenda "Extension to a Non-Conforming Building and Modification of Lot Area and Frontage, 6448 London Street" is in connection with the same application, and it was agreed to deal with the two items together.

Mr. B. Algee of the Development Department then, for the benefit of the members, explained what was involved in the application.

Mr. Alan Stern Solicitor for the applicant, addressed Council and said the applicant wished to construct two additional bedrooms with a room below and said the house will remain as a single family dwelling. Mr. Stern also answered various questions raised by members of Council.

Mrs. Burfitt of 6444 London Street also addressed Council opposing the proposed addition to 6448 London Street.

After discussion of the matter, it was MOVED by Alderman Moir, seconded by Alderman Connolly that the decision of the Development Officer in granting a Minor Variance of the south side yard requirement at 6448 London Street be upheld, and that the application for Modification of Lot Area and Frontage Requirements, and Extension to a Non-Conforming Building to permit the construction of a 12-foot by 21-foot two-storey addition at the rear of Civic No. 6448 London Street as shown on Plan Nos. P200/5469-71 of Case No. 2785, be approved.

Motion passed with Aldermen Hogan, Stanbury and Meagher against.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance & Executive Committee from its meeting held on December 6, 1972 with respect to the following matters:

Tender - Freshwater Brook Sewer

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Finance & Executive Committee, the contract for the Freshwater Brook Sewer Interceptor be awarded to the lowest bidder, Beaver Maritime Limited, in the amount of \$1,335,000.00 subject to DREE and CMHC approval. Motion passed.

Demolition - 2192 Barrington Street and Re-Use of
Houses Slated for Demolition

The recommendation from the Finance and Executive Committee reads as follows:

1. the City proceed with the demolition of the building at 2192 Barrington Street;
2. the Metro Housing '72 Steering Committee be encouraged to direct its efforts to other areas of the City such as part of the Old Northern Suburb west of Gottingen Street, where the neighborhoods are still relatively intact and some prospect of a successful overall program is offered.

Deputy Mayor MacKeen referred to a meeting to be held with a certain group that is looking for a house, and MOVED, seconded by Alderman Connolly that this matter be referred to the next regular meeting of the Committee of the Whole so that further discussion can take place in the meantime. Motion passed.

Business Disturbance Claim - Hotel Central - 1888 Barrington Street

MOVED by Alderman Hogan, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, Mr. Joseph Boucquier be paid the sum of \$7,350.00 as settlement in full for all claims arising from the expropriation of the premises leased by Mr. Boucquier from Mr. & Mrs. Gordon at 1888 Barrington Street. Motion passed.

Halifax Housing Authority Budget - 1973

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

"That the 1973 proposed budget of the Halifax Housing Authority as amended by the Nova Scotia Housing Commission and shown on the summary attached to the Staff Report dated December 5, 1972, be approved by City Council and His Worship the Mayor and the City Clerk be authorized to sign the approval on behalf of the City."

Deputy Mayor MacKeen referred to a matter which was before the Courts this p.m., and suggested deferring approval of the budget until the City can meet with the Housing Authority to see if a better system of co-operation and communication can be worked out between the two groups.

It was agreed that this matter be moved to the bottom of the agenda to await the arrival of a member of staff who is familiar with the subject.

Declaration of Boxing Day - December 26, 1972

MOVED by Alderman Bell, seconded by Alderman Stanbury that, as recommended by the Finance and Executive Committee, City Council declare Tuesday, December 26, 1972 Boxing Day, as a Civic Holiday. Motion passed.

Servicing of Cowie Hill and Carson Street School Sites

MOVED by Alderman Connolly, seconded by Alderman Wentzell that, as recommended by the Finance & Executive Committee, the Staff Report dated November 9, 1972, be accepted and City Staff be authorized to proceed with the design of road, water and sewer services required to serve the Cowie Hill and Carson Street Elementary Schools so that these services may be undertaken and completed before Building Construction tender call planned for March, 1973. Motion passed.

Design - Interior Road System - Convoy Place

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that, as recommended by the Finance & Executive Committee, City Council approve the design of the interior road system for Phase I of the development of Convoy Place, as shown on Plan No. TT-17-20121. Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on December 6, 1972, with respect to the following items:

Encroachment Canopy - 2219 Gottingen Street

MOVED by Deputy Mayor MacKeen, seconded by Alderman Connolly that, as recommended by the Committee on Works, an encroaching canopy including business identification signs (non-illuminated) extending 7' into the street allowance of Gottingen Street across the front face of #2219 Gottingen Street, amounting to a total encroachment of 266 square feet at an annual rental fee of \$66.50, subject to the approval of detailed plans, be approved.

Motion Passed.

Possible Road Alignments - Barrington Street to A. Murray MacKay Bridge

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

1. the owners of the property at 3643 Barrington Street be informed that the City has no immediate requirement for it;
2. the City retain its property between 3701 and 3709 Barrington Street.

Motion passed.

Report - Committee of the Whole Council, Boards and Commission

Ordinance Number 121 - The Retail Shop Closing Ordinance -
SECOND READING

MOVED by Alderman Bell, seconded by Alderman Stanbury that the following amendment to Ordinance Number 121, Respecting the Closing and Observation of Holidays of Certain Classes of Shops in the City of Halifax, be read and passed a Second Time:

BE IT ENACTED by the City Council of the City of Halifax, that Ordinance Number 121, Respecting the Closing and Observation of Holidays of Certain Classes of Shops in the City of Halifax, as that Ordinance is enacted and approved by the Minister of Municipal Affairs on the 23rd day of August, 1967, and subsequently amended and approved by the Minister of Municipal Affairs on the 21st day of August, 1968, the 25th day of August, 1970, the 14th day of January, 1972 and the 26th day of April, 1972, respectively, be and the same is hereby further amended as follows:

1. Clause (b) of subsection (2) of Section 3 of said Ordinance Number 121, is amended by inserting immediately following the word "holiday" in the second line thereof the words "or half-holiday".
2. Clause (c) of subsection (2) of said Section 3 is amended by inserting immediately following the word "holiday" in the second line thereof the words "or half-holiday".
3. Clause (3) of Section 4 of said Ordinance Number 121 is repealed and the following substituted therefor:

(e) Any day or part of a day proclaimed by the City Council of the City of Halifax as a civic holiday or half-holiday;

4. Section 4 of said Ordinance Number 121 is further amended by inserting the following immediately following the word "day" in the sixth line thereof:

"; provided, however, that when a civic half-holiday is proclaimed by the City Council, such shops shall close at twelve o'clock noon on that day and shall remain closed until five o'clock in the forenoon of the following day".

Motion passed.

1973 CAPITAL BUDGET

At a Special meeting of the Committee of the Whole Council held on December 7, 1972, the Proposed Capital Expenditures 1973 - 1978, were referred to tonight's meeting of City Council for approval.

Alderman Wentzell also noted that at the December 7th meeting, it was suggested that he meet with members of staff with respect to questions raised. He said as a result of that meeting, there were two items which he wished to have added to the Budget.

Alderman Wentzell said the first item was the Clairview Playground which was felt to be of high priority under the item Specifics, and requested that consideration be given to this in 1973 up to an amount of \$16,000. He said he felt that monies had been put in to allow for this.

The City Manager said that in the document which is before Council, an amount of \$20,000 is allocated for playfield development in the Spryfield area for 1973, and said the item requested by Alderman Wentzell could be covered by that amount, and it was not necessary to make a Motion to that effect.

Alderman Wentzell suggested meetings should be held with the residents of the area to see what is required to bring this particular playing field up to condition.

Alderman Wentzell said the next item was "Albion Road (Sanitary Sewer) Purcell's Cove Road" as listed under "Environmental Health Services" of the Capital Budget Block Allocations. Alderman Wentzell said that a meeting was held with the residents of the area and they are prepared to pay their way with respect to sewers on Albion Road. He said some monies should be included in the Capital Budget for 1973 so that some work can take place on this project.

Mr. Sheflin advised that as a result of the meeting with the residents, it was determined that an area of about 300-feet could be served on a gravity system for approximately \$19,000. Mr. Sheflin recommended that the Albion Road Sewer be reduced from \$40,000 to \$19,000, and that the item "Willet St. (Frederick - Central)" which was removed from the budget at the last meeting, remain in and that the figures for this item be changed from \$65,000 to \$46,000, and that the City await the results of the tender call before carrying out the work on the Willett Street item.

The City Manager advised that the Albion Road Sewer item would be covered in the document which is presently before Council.

After further questioning of staff with respect to the Capital Budget, it was MOVED by Alderman Bell, seconded by Alderman Stanbury that the Proposed Capital Expenditures 1973-78, as amended, be approved.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee, from its meeting held on December 6, 1972, with respect to the following matters:-

Extension to a Non-conforming Building and Modification of Lot Area and Frontage - 6448 London Street

This item was dealt with earlier in the meeting under item 8(a).

Rezoning - 5740-46 Spring Garden Road and 1462-88 Tower Road - from R-3 Residential Zone to C-2 General Business Zone

MOVED by Alderman Connolly, seconded by Alderman Sullivan that City Council not deal with the rezoning application of 5740-46 Spring Garden Road and 1462-88 Tower Road until the case has been finalized by the Trial Judge. Motion passed.

Application for Subdivision and Resubdivision - Lands of Mr. Victor Harris, William's Lake Road

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

1. final approval of Lots 1 and 2 as shown on Plan No. P200/5396 of Case No. 2753 be granted by City Council subject to the City of Halifax being in receipt of a certified cheque in the amount of \$495.00 which will be considered the public open space dedication for Lots 1 and 2;
2. resubdivision to create Lots 3 and 4 as shown on Plan No. P200/5369 of Case No. 2728 be approved by City Council; and
3. final approval of Lots 5 to 9 inclusive as shown on Plan No. P200/5369 of Case No. 2728 be granted by City Council subject to the City of Halifax being in receipt of a certified cheque in the amount of \$1,455 which will be considered the public open space dedication for Lots 5 to 9 inclusive.

Alderman Wentzell spoke against this motion because he said that he could not support any additional building in the area until the Williams Lake Sewer System problems are corrected. He said that he would support the motion if the Building Inspector was to refuse any building permits for construction.

In reply to a question, the City Manager advised that if Council wishes no building permits to be issued for construction on these lots, then it should vote against the motion.

After a short discussion, the motion was put and passed, seven voting for the same and two against it as follows:

For: Aldermen Bell, Connolly, MacKeen,
Meagher, Moir, Stanbury and Sullivan 7

Against: Aldermen Hogan and Wentzell 2

Alderman Stapells was not present for the vote.

Appeal of Development Officer's Decision - 790 MacLean Street

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the City Planning Committee, the appeal against the Development Officer's decision in refusing the modification of the south side yard requirement to construct a two-storey addition on the south side of Civic No. 790 MacLean Street, as shown on Plan No. P200/5176-5179, of case No. 2680, be granted conditional upon there being provision of two separately accessible car parking spaces. Motion passed with Alderman MacKeen voting against.

Extension to Lot Frontage and Lot Area Requirements - 2829 Dublin Street

MOVED by Alderman Stanbury, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the extension to a non-conforming building and modification of the lot frontage and area which will permit the construction of a 13-foot by 23-foot second-storey addition to 2829 Dublin Street, as shown on Plans No. P200/5484-86 of Case No. 2796, be approved. Motion passed.

Modification of the Lot Area and Lot Frontage - 6374 Liverpool Street

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application to permit the construction of a two-bedroom addition at the rear of Civic No. 6374 Liverpool Street, as shown on Plan No. P200/5482 of Case No. 2794, be approved. Motion passed.

Application for Subdivision and Resubdivision - Thornhill Park Subdivision, Thornhill Drive and Tartan Drive

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

1. resubdivision (alteration) to create Lot C-1, as shown on Plan No. P200/5490 of Case No. 2734 be granted by City Council, subject to:

staff negotiating with the applicant and the applicant purchasing an 11.2 foot strip of land off the north side of existing Lot C for a cash price acceptable to the City of Halifax;

2. resubdivision (alteration) to create Lot 405A, as shown on Plan No. P200/5490 of Case No. 2734 be granted approval by City Council;
3. final approval of Lots 1B, 2B and 3A to 19A inclusive as shown on Plan No. P200/5490 of Case No. 2734 be granted by City Council subject to:
 - (a) the condition noted in No. 1 above;
 - (b) receipt of the joint certificate of approval from the Nova Scotia Water Resources Commission and the Department of Health;
 - (c) submission of a Performance Bond in the amount of 110 per cent of the estimated costs for completion of the service and street construction; and
 - (d) receipt of a certified cheque in the amount of \$5,080 which will be considered the public open space dedication.

Motion passed.

Rezoning from C-2 General Business Zone to R-2 Residential Zone Properties in the Block Bounded by Isleville Street, Stanley Street, Agricola Street and Columbus Street -
Date for Hearing

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

1. the rezoning from C-2 General Business to R-2 Residential of properties in the block bounded by Isleville Street, Stanley Street, Agricola Street and Columbus Street and, secondly, the block bounded by Isleville Street, Stanley Street, Agricola Street and Stairs Street, as shown in Case No. 2773, be approved by City Council, subject to a Public Hearing;
2. a date for a Public Hearing be set;
3. the persons in the area affected as indicated on the sketch attached to the Staff Report be notified of the date of the Public Hearing.

Motion passed.

The City Clerk advised that the Public Hearing is expected to be held on February 7, 1973.

Resubdivision - Lands of Mr. Arthur Vogt, Corner of Inglis Street and Ivanhoe Street

MOVED by Alderman Connolly, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application for resubdivision to create Lots A and B, as shown on Plan No. P200/5491 of Case No. 2767, be

approved by City Council subject to:

1. the receipt of a revised survey plan; and
2. a 10 x 10 ft. cutback (triangle) at the southwest corner of Inglis and Ivanhoe Streets being deeded, at no cost, to the City of Halifax.

Motion passed.

Resubdivision (Alteration) - Lots RA3 and RA4 - Robert Allen Drive, Wedgewood Subdivision

MOVED by Alderman Hogan, seconded by Alderman Connolly that, as recommended by the City Planning Committee, the application for resubdivision (alteration) to create Lots RA4A and RA3B, as shown on Plan No. P200/5472 of Case No. 2786, be approved by City Council. Motion passed.

Resubdivision (Consolidation) - Lands of Annabelle M. Lawton - Gottingen Street and Cornwallis Street

MOVED by Alderman MacKeen, seconded by Alderman Bell that, as recommended by the City Planning Committee, the application for resubdivision (consolidation) of Lots 1 and 2 to create Lot L, as shown on Plan No. P200/5483 of Case No. 2795, be approved by City Council. Motion passed.

Rezoning from R-2 Residential Zone to C-2 Commercial Zone - Spryfield Community Shopping Centre - Herring Cove Road at Spry Avenue - Date for Hearing

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

1. the application for rezoning from R-2 Residential to C-2 Commercial of the property located on the Herring Cove Road at Spry Avenue for the purpose of constructing a community-shopping centre, as shown in Case No. 2655 on Plans No. P200/5432-5439, be approved, subject to a public hearing being held;
2. the lands immediately to the south owned by Butler Bros. Ltd. as shown in Case No. 2655 on Plan No. P200/5492 also be rezoned from R-2 Residential to C-2 Commercial;
3. Council extend the C-1 Commercial Zone (approximately 35 feet) to the rear of the property lines of properties fronting along the north side of the Herring Cove Road between the Maritime Tel and Tel Company Limited property and Arthur Street;
4. Any areas previously set aside for streets on lands required for the shopping centre and not now required for street purposes be removed, the land zoned C-2

Commercial, and negotiations be entered into for sale of these streets to the developers of the shopping centre; streets not required for the shopping centre be zoned R-2 Residential;

5. A date for a Public Hearing be set; and
6. the persons in the area affected as indicated on the sketch attached to the Staff Report be notified of the date of the Public Hearing.

Motion passed.

The City Clerk advised that it is expected the Public Hearing will be held on February 7, 1973.

MISCELLANEOUS BUSINESS

Recommendation - Tax Concessions & Grants Committee Re:
Royal Canadian Legion Branches - Inclusion in Administrative Order Number 8.

Two reports were submitted from Staff relating to amendments which are to be made to Administrative Order Number 8.

MOVED by Alderman Hogan, seconded by Alderman Sullivan that the following amendments to Administrative Order Number 8 be read and passed a First Time:-

BE IT ENACTED by the City Council of the City of Halifax, that Schedule "A" to Administrative Order Number 8, Respecting Real Property of a Character or Nature other than Residential or Business, as passed by the City Council on the 12th and 30th days of December 1968, and subsequently amended, is hereby repealed and the following substituted therefor:

SCHEDULE "A"

(to Admin. Order Number 8)

<u>Location of Property</u>	<u>Assessed Owner</u>
2623 Agricola Street	Naval Civil Service Assn. of Halifax and District
2629 Agricola Street	Manchester Unity Building Company Limited
22 Ashdale Avenue	Armdale Masonic Hall Ltd.
1253 Barrington Street	Mission to Seamen, Maritimes
1580 Barrington Street	City Club
5553 Bloomfield Street	Trustees of Halifax Civic Workers' Union Local 108
Coburg Road	Dalhousie College and University
Coburg Road	University of Kings College
6033 Coburg Road	Registered Nurses' Assn. of Nova Scotia

6414 Coburg Road	Maritime School of Social Work
6533 Coburg Road	Waegwaltic Limited
6549 Coburg Road	Waegwaltic Limited
5527 Cogswell Street	Halifax Branch, N. S. #27 R.C.L.
Connolly Street	C. F. B. Curling Club
5435 Cornwallis Street	Rector, Wardens & Vestry of St. George's Church
5523 Cornwallis Street	Mayflower Social & Benefit Club
5568 Cunard Street	I.O.O.F. Building and Joint Stock Assoc'n Limited
5837 Cunard Street	Scotia Branch No. 25 of Canadian Legion of British Empire, Service League
Devonshire Avenue	Ward 5 Resources Council
Devonshire Avenue	Halifax Police Boys' Club
Drysdale Road	Spryfield Lions Club Arena
Dutch Village Road	Ashburn Golf Club
106 Dutch Village Road	Nova Scotia Teachers' Union
1641 Fairfield Road	Roman Catholic Episcopal Corp. of Halifax c/o St. Mary's Recreation Club
5521 Gerrish Street	Loyal Wilberforce Lodge, I.O.O.F. Manchester Unity No. 7336
2740-42 Gottingen Street	Trustees of White Ensign Branch Naval 129, Royal Canadian Legion Girl Guides of Canada
1871 Granville Street	Duke of Kent Masonic Bldg. Co. Ltd.
289 Herring Cove Road	Royal Canadian Legion Fairview Branch 142
50 Hillside Avenue	Trustees of International Longshoremen's Assn. Local 269
1445-51 Hollis Street	Elk's Club (Halifax) Ltd.
1459 Hollis Street	Halifax Club
1682 Hollis Street	Boy Scouts of Canada
1811 Hollis Street	Nova Scotia Division, Canadian Mental Health Assn.
5739 Inglis Street	Loyal True Blue Assn. Defence Lodge
2788-90 Isleville Street	Society for the Prevention of Cruelty to Animals
5737 McCully Street	Mayflower Curling Club
3000 Monaghan Drive	Maple Leaf Lodge No. 3814 of the Royal Antediluvian Order of Buffaloes
5530 North Street	City Firefighters' Club Bldg. Ltd.
2029 North Park Street	Armdale Yacht Club
40 Purcell's Cove Road	Saraguay Club
360 Purcell's Cove Road	Royal Nova Scotia Yacht Squadron
376 Purcell's Cove Road	Saint Mary's University
Robie Street	The Atlantic Institute of Education
5244 South Street	Halifax Police Association
6680 South Street	Halifax Curling Club Ltd.
948 South Bland Street	Canadian Cancer Society
1485 South Park Street	Royal Canadian Legion, Spryfield Branch
7 Sussex Avenue	South End Lawn Tennis Club
949 Young Avenue	

Motion passed with Alderman Connolly voting against.

Collective Agreement Renewal - Local 268, International
Association of Fire Fighters (Fire Alarm Group)

A report was submitted from Staff relating to the above matter.

MOVED by Alderman Connolly, seconded by Alderman Sullivan that the Staff Report dated December 6, 1972 be accepted and His Worship the Mayor and the City Clerk be authorized to execute the agreement between the City and Local 268, International Association of Fire Fighters, (Fire Alarm Group) on behalf of the City of Halifax. Motion passed.

Restoration and Development - Historic Waterfront Buildings

A report was submitted from Staff relating to the above matter.

MOVED by Alderman MacKeen, seconded by Alderman Wentzell that City Council accept the date of December 15, 1972 as the deadline for submission of requirements under Sections 2 and 3 of the Agreement of February 25, 1972 between Historic Properties Limited and the City respecting the waterfront restoration area and that subject to the approval of Central Mortgage and Housing Corporation, the Agreement be amended accordingly. Motion passed.

Current Account Borrowing Resolution

A report was submitted from Staff relating to the above matter.

MOVED by Alderman Hogan, seconded by Alderman Connolly that the following be approved, which will replace the resolution dated 13th July, 1972, in the amount of \$6,000,000.00 which expires December 31, 1972:

1. A Current Account Borrowing Resolution in the amount of \$6,000,000 to be signed by His Worship the Mayor and the City Clerk authorizing the City Treasurer and City Manager or Chief Accountant to sign Demand Notes on behalf of the Corporation of the City of Halifax.
2. Authorize the City Treasurer, subject to the approval of the City Manager, to select the source of the temporary borrowing.

Motion passed.

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

MOVED by Alderman Hogan, seconded by Alderman Connolly that the Formal Borrowing Resolution, as submitted, be approved. Motion passed.

Halifax Housing Authority Budget - 1973 (continued)

At this time His Worship the Mayor suggested that a Committee of two, comprising the Deputy Mayor and himself, meet with the Housing Authority to discuss the Budget and various other matters of concern.

MOVED by Alderman Meagher, seconded by Alderman Connolly that the suggestion of His Worship the Mayor be approved. Motion passed.

QUESTIONS

Question Alderman Sullivan Re: New Deep Water Port on St. Lawrence

Alderman Sullivan asked if there is anything the City can do about the announcement that four new ice-breakers are to be constructed for use on the St. Lawrence River in connection with a new port 130 miles from Quebec. He felt that the City should protest the decision since it will take away some of the trade and use of the Port of Halifax.

His Worship the Mayor suggested that a letter be drafted stating the objections from the City's point of view and asking that if the project is to be proceeded with, some consideration be given to having the ice-breakers constructed in the City of Halifax.

Alderman Sullivan suggested that the Port Commission be brought into this matter.

His Worship the Mayor felt that the letter, when drafted, should be submitted to the Committee of the Whole Council for information before it is forwarded to the proper authorities.

Question Alderman Wentzell Re: Carson Street Housing

Alderman Wentzell referred to a question he had asked some time ago with respect to persons from the Spryfield Area being offered accommodations by the Housing Authority in other projects when their wish was to occupy premises in the Carson Street area. He said that he still has not received a satisfactory answer.

His Worship the Mayor said that he would bring this matter up at the meeting that is proposed with members of the Housing Authority on the budget question.

In reply to a further question from Alderman Wentzell, His Worship the Mayor advised that some units in the Carson Street project are being occupied at the present time.

Alderman Wentzell said that he has received a complaint from a family who were notified that they should

move into Carson Street at the end of December, or forfeit the unit, on the 11th December, which meant that they could not give their present landlord the necessary 30 days notice and are now required to pay rent for two units for the month of January. He said that their names had been on the waiting list for some considerable time and he felt that it is causing a hardship. He asked that His Worship the Mayor clarify this situation at the meeting with the Housing Authority also.

Question Alderman Wentzell Re: Snow Clearance and Salting -
Private Roads in Spryfield Area

Alderman Wentzell asked if this item can be placed on the Order of Business for next Wednesday's Committee of the Whole meeting since some City policy must be established with respect to the private roads in his area. He said that he has received many calls on the matter.

NOTICES OF MOTION

Notice of Motion - Alderman MacKeen - Introduction of
Ordinance Number 157, Respecting Minimum Standards for
Existing Buildings and Housing Accommodation

Alderman MacKeen gave notice that, at the next regular meeting of the City Council to be held on the 28th day of December, 1972, he will introduce Ordinance Number 157, Respecting Minimum Standards for Existing Buildings and Housing Accommodation. This proposed Ordinance will repeal and replace our present Ordinance Number 135.

Notice of Motion - Alderman Connolly - Introduction of
Ordinance Number 156, Respecting a Pollution Control
Charge

Alderman Connolly gave notice that, at the next regular meeting of the City Council to be held on the 28th day of December, 1972, he will introduce Ordinance Number 156, Respecting a Pollution Control Charge.

ADDED ITEMS

Cost Sharing Agreement Number 15 - Province & City -
Kempt Road

The City Clerk submitted the above mentioned agreement and said that authority is requested for His Worship the Mayor and the City Clerk to sign the same on behalf of the City.

MOVED by Alderman Connolly, seconded by Alderman
Moir that His Worship the Mayor and the City Clerk be
authorized to sign the Cost Sharing Agreement Number 15
between the Province and the City of Halifax respecting
Kempt Road. Motion passed.