

Halifax Homeowners Association

- 2 -

In conclusion, the Meeting also felt that the plan did not sufficiently take into consideration possible ideas that might have come from meetings with citizen groups, before drawing up the plan, and urged that a Citizens' Advisory Committee be formed along the lines of the Downtown Committee.

Represented at the Meeting were the Halifax Homeowners Association, the West Armdale Homeowners Association, the Fairview Homeowners Association, the Community Planning Association of Canada, MOVE and the Ecology Action Centre.

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Contact: Halifax Homeowners Association, or above-named groups.

cc. to: Mayor Fitzgerald
Alderman Bell
" Connolly
" Hogan
" McKeen
" Meagher
" Stanbury
" Stapells
" Sullivan
" Wentzell
" Moir

NORTH WEST ARM COMMUNITY PLANNING ASSOCIATION

January 10, 1973



Your Worship, members of Council, my name is John McCallum. I live at 31 Towerview Drive. I am President of the North West Arm Community Planning Association and am the speaker on its behalf.

The members live and are concerned in particular about community matters in the following areas: Purcells Cove, Boulderwood, Jollimore, Fleming Glen, Fleming Heights, the Williams Lake area, Towerview Subdivision with adjacent areas and South Armdale. They are also concerned about the land west to the MacIntosh Run and south to and beyond city limits.

At a special meeting held on January 8th, the Association considered the Municipal Development Plan. Alderman Stappells attended the meeting for the first hour and helpfully answered questions.

The following is the initial reaction of the members which I am instructed to present:

- (1) While appreciating the sentiments expressed in the plan, we are disappointed by its all embracing generality.
- (2) The Association appreciates that there will be further occasions for it to be heard before the adoption of a Municipal Development Plan.

(3) The Association, noting the MAPC recommendations for south mainland Halifax, the ecological sensitivity of the area, the high cost of land clearance and servicing land, and the serious existing problems of sewage drainage, water supply and transportation, calls for severe restriction of population growth and development in the area.

(4) The Association considers the zoning bylaws for the area obsolete and suggests that the revision should protect the character and quality of life in this residential district from undesirable land speculation and development.

(5) The Association, noting that an Arm Bridge is shown on the plan, and that a feasibility study is incomplete, wishes that it be known that they are opposed to this bridge and requests that alternatives be considered such as rotary improvements and mass transport systems.

(6) The Association calls for the establishment of an Environment Advisory Council for the City of Halifax, similar to the Dartmouth Lakes Advisory Board, to advise Council on existing and future threats to the environment.

(7) The Association, having noted Alderman Stappell's statement on January 8th regarding the arterial connection shown on the plan from Percells Cove Road cutting through Mabou, Inverness, Colindale, and Redwood on to Glenora, requests that a specific amendment be made to the plan removing it from that location.

(8) The Association notes the reference in the plan to citizen participation and requests that citizens be consulted during formulation of proposals on items which specifically affect them. The Purcells Cove Road connector to Glenora is a clear example.

(9) The Association wishes to state their opinion that, in principle, all lakeshore and seashore property should be reserved for public recreational purposes, and for the protection of the lakes and sea from further degeneration initiated by development.

Finally, Your Worship, this is not the last time we will be heard on this matter. We need time to further consider and hope to participate constructively with you. However, we do see the need for an early finalization of the plan, preferably before the end of this year.

Thank you.

Council Chamber
City Hall
Halifax, N. S.
January 11, 1973
8:10 p. m.

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

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

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

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

MINUTES

Minutes of the City Council meeting held on December 28, 1972, were approved on Motion of Alderman Bell, seconded by Alderman Sullivan.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

20(a) - Tender #72-123, 20 cu. yard/20,000 lb., Refuse Packer and Diesel Chassis

20(b) - Proposed Halfway House Project - 2239 Brunswick Street

Council agreed with the Request of Alderman Wentzell to Add:

20(c) - Snow and Ice Control - Spryfield

Council agreed with the request of Alderman Hogan to add:

20(d) - Snow removal from Sidewalks

Council agreed with the request of Alderman Stapells to add:

20(e) - Proposed Amendment to Garbage Regulations

MOVED by Alderman Wentzell, seconded by Alderman Bell that the agenda, as amended, be approved.

Motion passed.

DEFERRED ITEMS

Housing Authority Budget - 1973

This item was deferred at the last regular meeting of City Council to tonight's meeting. His Worship the Mayor advised that he and Deputy Mayor MacKeen met on the matter this morning and that a letter has been sent to the Housing Authority regarding their budget. At the suggestion of His Worship, it was agreed that the matter be again deferred to the next regular meeting of City Council.

PUBLIC HEARINGS & HEARINGS

Hearing - Against Decision of Development Officer for a Minor Variance of the Side Yard Requirement of the Property
3651 Deal Street

A staff report dated January 8, 1972, was submitted recommending that City Council confirm the decision of the Development Officer in approving a Minor Variance at 3651 Deal Street.

A letter from Mr. Edward K. Barrett, 3645 Deal Street was submitted appealing the decision of the Development Officer in granting the Minor Variance.

A member of staff addressed Council advising of what is involved in the decision made by the Development Officer.

Mr. Barrett then addressed Council stating his reasons for appealing the decision of the Development Officer which was followed by a questioning from members of Council.

Mr. E. R. Gannon, the applicant, addressed Council and explained what was being requested in his application.

After a short discussion, it was MOVED by Alderman Connolly, seconded by Alderman Stapells that City Council confirm the decision of the Development Officer in approving a modification of the south side yard requirement at 3651 Deal Street to allow the construction of a 3 foot by 13 foot verandah or walkway.

Motion passed.

REPORT - FINANCE & EXECUTIVE COMMITTEE

Council considered the report of the Finance & Executive Committee from its meetings held on January 3 & 4, 1973, as follows:

Bus Shelter - Corner of Connaught & Chisholm Avenues

This matter was referred to Council from the Finance and Executive Committee without recommendation.

An Information staff report dated December 29, 1972 was submitted outlining the reasons for the proposed location of the shelter as well as the difficulties which would result if the shelter were relocated to another part of the City. The report advised it is proposed to carry on with the construction of the shelter, for which delivery is expected January 24, 1973.

Mr. T. McKim, General Manager of the Halifax Transit Corporation addressed the Committee and also explained reasons for choosing the site and answered questions from Council pertaining to the matter.

Alderman Stanbury suggested that the pad for the bus shelter encroaches on private property, and it was advised by the City Manager that the encroachment is very minimal and can be rectified if the abutting owners so desire without affecting the rest of the shelter.

Alderman Stanbury also referred to the location of the Bookmobile on Chisholm Avenue and the use of Chisholm Avenue by the C.N.R. and suggested that the location of the proposed shelter will only add to the problems in the area.

After discussion, it was MOVED by Alderman Moir, seconded by Alderman Bell that the proposed location of the Bus Shelter on the corner of Chisholm Avenue and Connaught Avenue be approved conditional on the moving of the Bookmobile from its present location on Chisholm Avenue; and that Council state it is desirous of having the C.N.R. use another route other than Chisholm Avenue; and that the matter be re-submitted to Council in 6 months time for the purpose of determining whether this bus shelter is creating the disturbance which it appears to be.

Motion passed.

Agreement - Purchase & Sale of Former Merkel Street Land

This item was referred from the Finance & Executive Committee to today's meeting of City Council without recommendation.

A staff report dated December 28, 1972, was submitted on the matter.

It was MOVED by Alderman Connolly, seconded by Alderman Stapells that the Agreement as attached to the staff report of December 28, 1972 between the City and Canfor Limited, be approved by Council and His Worship the Mayor and the City Clerk be authorized to execute the agreement on behalf of the City; such agreement is acceptable to Canfor Limited and provides mainly for the following:

- 1) an initial payment of \$5,000 which shall be forfeited in the event the company does not fulfill the terms of the agreement;
- 2) the company to construct a building of a value in excess of \$125,000 before December 31, 1974, (it is anticipated that completion of the building would be well in advance of that date); and

3) the company will take possession of the land on signing of the agreement and normal taxes will be payable from that time.

Motion passed.

Waiver of Easement - Lot "B", Brunswick Street - Techniprint Services Limited

MOVED by Alderman Stapells, seconded by Alderman Stanbury that, as recommended by the Finance & Executive Committee, the proposal of Techniprint Services Limited be accepted in that the City remove the condition which related the release of the easement to approval of building plans, as outlined in Council's Motion of October 26, 1972, and that the City release the easement for the sum of \$250.00. Motion passed.

Building Maintenance Contract (Carpentry)

MOVED by Alderman Hogan, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the 1973 Building Maintenance Contract for carpentry and general repairs be awarded to C. Coleman Construction Limited in accordance with the following:

A) Skilled Labour including overhead and Transportation per hour	-	\$6.25
B) Unskilled labour including overhead and Transportation per hour	-	\$4.25
<u>TOTAL A & B - Skilled man and helper</u>	-	\$10.50
<u>OVERTIME per hour</u>	-	\$9.00

Motion passed.

Appointment - Consultants for Harbour Interceptor Sewer - Duffus Street & Inglis Street - \$30,000

MOVED by Alderman Moir, seconded by Alderman Wentzell that, as recommended by the Finance & Executive Committee, City Council authorize the Consultants, MacLaren Atlantic Limited, to undertake the base work design in connection with the Harbour Interceptor, Duffus Street to Inglis Street at a cost of \$30,000, and that the firm of Canplan Consultants Limited of Halifax be associated with MacLaren Atlantic Limited on this project.

Motion passed.

Local Improvement Charges - Street Width & Basic Criteria

MOVED by Alderman Hogan, seconded by Alderman Moir that, as recommended by the Finance & Executive Committee, the following cost sharing formulas Re Local Improvements in Residential Areas, be approved:

<u>Item</u>	<u>Formula</u>
New Concrete or Asphalt Curb and Gutter (Both Sides of Street)	Petitioned or City Initiated (with storm sewer and catch basin) City Share @ 33 1/3% Abutter's Share (each side) @ 33 1/3%
New Asphalt Street Paving	Petitioned or City Initiated City share @ 33 1/3% + any extra costs due to widths over standard (30' wide road each curb face to curb face) Abutter (each side) 33 1/3% of costs of standard roadway.
New Concrete or Asphalt Sidewalk (Both Sides of Street)	City initiated on Arterial, Major and Collector streets City share @ 50% + all extra costs for widths over standard Abutter's share @ 50% of costs of standard Owner Initiated Abutter's share 100%
New Sodding	Petitioned or City Initiated Abutter's share 100%
New Tree Planting	Petitioned or City Initiated City Share @ 50% Abutter's share @ 50%

Motion passed.

MOVED by Alderman Moir, seconded by Alderman Wentzell that the following cost sharing formula Re Local Improvements, be approved:

<u>Item</u>	<u>Formula</u>
New Concrete or Asphalt Sidewalk (One side of Street only)	City Initiated on Arterial, Major and Collector Streets City Share @ 50% + all extra costs over standard Abutter's share on side receiving sidewalk @ 2/3 of 50% of standard Abutter's share on side opposite sidewalk @ 1/3 of 50% of standard

Motion passed with Aldermen Sullivan & Stanbury against.

MOVED by Alderman Moir, seconded by Alderman Bell that the following cost sharing formulas Re Local Improvements, be approved:

<u>Item</u>	<u>Formula</u>
Renewal Concrete Sidewalk	Petitioned or City Initiated City share @ 50% + all extra costs over standard Abutter's share @ 50% of standard

Motion passed with Aldermen Stanbury, Sullivan, and Deputy Mayor MacKeen agsinst.

MOVED by Alderman Moir, seconded by Alderman Wentzell that the following cost sharing formula Re Local Improvements, be approved:

<u>Item</u>	<u>Formula</u>
Renewal Concrete Curb and Gutter (Granite or Concrete Removal in Commercial areas)	Petitioned or City Initiated City share @ 50% Abutter's share @ 50%

Motion passed with Aldermen Sullivan, Stanbury, and Deputy Mayor MacKeen voting against.

MOVED by Alderman Moir, seconded by Alderman Bell that the following cost sharing formula Re Local Improvement, be approved:

<u>Item</u>	<u>Formula</u>
Renewal Paving	Petitioned or City Initiated City Share @ 50% + all extra costs over standard width of roadway Abutter's share (each side) 25% of standard roadway

Motion passed with Aldermen Sullivan and Stanbury against.

MOVED by Alderman Wentzell, seconded by Alderman Bell that the following cost sharing formula Re Local Improvements, be approved:

<u>Item</u>	<u>Formula</u>
Designated Roads	Local costs of improvements on roads designated by the Province for 50% Provincial cost sharing will be shared by the City and the abutters on a 50/50 basis irrespective of widths involved.

Motion passed with Aldermen Stanbury, Sullivan, and Stapells against.

MOVED by Alderman Hogan, seconded by Alderman Moir that the following cost sharing formula Re Local Improvements, be approved:

<u>Item</u>	<u>Formula</u>
New Concrete or Asphalt Curb and Gutter (one side of Street)	City Initiated on Arterial, Major and Collector Street (only when required to provide for a sidewalk on one side of street). The cost of such construction to be prorated on the same basis as the costs of a sidewalk on one side of the street; that is, City share @ 50% Abutter's share on side receiving curb @ 2/3 of 50% Abutter's share on side opposite curb 1/3 of 50%

Motion passed with Aldermen Sullivan and Stanbury against.

MOVED by Alderman Connolly, seconded by Alderman Moir that the following cost sharing formulas Re Local Improvements, be approved:

SUMMARY - APPENDIX "D"

<u>Item</u>	<u>Formula</u>
New Asphalt Street Paving	Petitioned or City Initiated City share @ 33 1/3% + any extra costs due to widths over standard (30' wide road each curb face to curb face) Abutter (each side) 33 1/3% of costs of standard roadway.
New Concrete or Asphalt Sidewalk (Both sides of Street)	City Initiated on Arterial, Major and Collector streets City share @ 50% + all extra costs for widths over standard Abutter's share @ 50% of costs of standard Owner Initiated Abutter's share 100%
New Concrete or Asphalt Sidewalk (One side of Street only)	City Initiated on Arterial, Major and Collector Streets City share @ 50% + all extra costs over standard Abutter's share on side receiving sidewalk @ 2/3 of 50% of standard Abutter's share on side opposite sidewalk @ 1/3 of 50% of standard
New Concrete or Asphalt Curb and Gutter (both sides of street)	Petitioned or City Initiated (with storm sewer and catch basin) City share @ 33 1/3% Abutter's share (each side) @ 33 1/3%

Motion passed.

MOVED by Alderman Moir, seconded by Alderman Wentzell that:

- I. the following standard widths be approved for residential areas:
 - (a) Roadways (curb face to curb face): 30 feet
 - (b) Sidewalks: 5 feet
- II. the adoption of the following basic criteria to be used to define renewal, be approved:
 1. When the result of the work undertaken will be a new or new-looking improvement for at least one block in length, as opposed to partial or sectional improvement.
 2. When improvement involves the upgrading of the "base" or underlying material of the sidewalk or roadway, rather than a skim coating or new surface on an original material base.

3. In the case of recapping where the new asphalt (or concrete) has a minimum thickness of 1½" on top of the existing surface of the road or sidewalk.
4. Roadways or concrete sidewalks would not as a general rule be considered for renewal unless they were more than 30 years old.

Motion passed.

Policies Re: Installation Storm & Sanitary Sewers - New
Developments and Developed Areas

A staff report dated January 5, 1973 was submitted on the above matter which contained two recommendations which the report recommended, should substitute those numbered 1 and 2 on Page #3 of the original staff report of December 27, 1972.

The Committee agreed that the recommendations as contained in the report of January 5, 1973 should replace those in the report of December 27th.

MOVED by Moir, seconded by Alderman Wentzell that:

(A) the following policies apply regarding the installation of separate storm and sanitary sewers in new developments:

1. The developer shall be responsible for the construction of functioning storm and sanitary sewers within a new development.
2. The developer will be responsible for constructing properly sized sewer connections from his development to the nearest municipal sewer. If construction across a second party's land is required, then it is the responsibility of the developer to acquire and pay for the easement, as well as all construction costs.
3. A developer who seeks cost sharing by the City shall apply to City Council. Cost sharing requires prior budgetary provision as well as specific Council approval. Upon these prerequisites being fulfilled, the City would share the costs of storm sewers in excess of 24 inches in diameter and of sanitary sewers in excess of 15 inches in diameter, the City's share being based on the difference in cost of installations of sewers having such diameters and those which are required to be constructed.
4. The Director of Engineering and Works shall approve the design of storm and sanitary sewers necessary within a development, the size of sewers, and the size and location of those which have to be constructed across a second party's land, as outlined in Policies Nos. 2 and 3 of this Section.
5. Any dispute as to cost sharing, where the City is paying for oversized sewers, shall be settled by an Arbitration Board composed of three Professional Engineers, one appointed by the City, one by the developer, and the third chosen by both Arbitrators to act as Chairman. In the case of any dispute, the Arbitration Act, being Chapter 12, R.S.N.S. 1967, shall apply.

6. A trunk sewer charge, determined from time to time by Council, shall be imposed when a subdivision receives final approval. Upon collection, the trunk sewer charge will be deposited in the Sewer Rehabilitation and Trunk Sewer Account.

7. Ordinance No. 153, the Sewer Development Charge Ordinance, will be amended to apply to all new buildings.

8. That amendments to the appropriate Ordinances and Sections of the City Charter be sought, in order to effect the above Policies.

(B) The following policies shall apply to the installation of separate storm and sanitary sewers in developed areas:

1. The charges for lateral and building sewers (private drains) to the abutter's property line shall be assessed under local improvement procedures, on a front-footage basis.

2. The City would share the costs of storm sewers in excess of 24 inches in diameter and of sanitary sewers in excess of 15 inches in diameter, the City's share being based on the difference in cost of installations of sewers having such diameters and those which are required to be constructed.

2(a) The cost sharing formula shall be:

- (i) City's share
 - 1) 100% of the excess cost of sewers over the sizes outlined in policy number 2.
 - 2) 30% of sewers up to the sizes outlined in policy number 2.

(ii) Abutter's share - 70% of the cost of sewers up to the sizes outlined in policy number 2.

3. Cost sharing for each local improvement project will be based on actual costs.

4. When financial assistance in the form of grants is received from other levels of government, the actual cost to which the cost-sharing formula is applied shall be reduced by the amount of the grant.

5. Amortization shall be over a twenty-year period, unless there is a substantial drop in interest charges, in which case the amortization period may be extended to thirty years.

6. A trunk sewer charge, equal to that set under Section 1-6 of these Policies, shall also apply in the case of the installation of separate storm and sanitary sewers in developed areas. This charge shall be payable at the time the local improvement charges for storm and sanitary sewers are imposed, and may be paid on an installment basis.

7. Under established local improvement policy, abutting owners are notified prior to the undertaking of a local improvement project and the estimated cost to the abutters is set out in the notice.

Where tenders are called for such works, and the tender price which is accepted would impose a frontage charge of more than 10% above that estimated in the notice, abutters will be notified of this increase in cost before the work is undertaken.

8. That amendments to the appropriate Ordinances and Sections of the City Charter be sought in order to effect the policies.

(C) City Council adopt the following Policies in respect to abutting owners in the installation of storm sewers in developed areas where only sanitary sewers exist:

1. Charges for such installations shall be on a local improvement basis, and shall be shared 50% by the City and 50% by the abutting owners.

2. The cost-sharing formula shall be applied to the actual construction costs of each project.

3. When financial assistance in the form of grants is received from other levels of government for such a project, the actual costs to which the cost-sharing formula is applied shall be reduced by the amount of the grant.

4. Amortization shall be over a twenty year period, unless there is a substantial drop in interest rates, in which case the amortization period may be extended to thirty years.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on January 4, 1973 as follows:

Private Roads - Policy

Alderman Wentzell said that if the recommendation of the Works Committee is approved, it will then be possible to inform residents of what they have to do so that the City can better serve and maintain private roads. Alderman Wentzell referred to recommendation No. 1 from the Works Committee which reads as follows:

- "1. Provide minimum service and then only if the road is in satisfactory condition to accept service vehicles (garbage and snow removal)"

Alderman Wentzell said he would like assurances that there will be snow removal and ice control on those roads which vehicles can get through.

Considerable discussion ensued, and it was agreed that the following wording substitute that as contained in Clause No. 1 of the report from the Committee on Works:

- "1. Provide reasonable garbage, snow, and ice control service if the road is in satisfactory condition to accept service vehicles."

It was then MOVED by Alderman Wentzell, seconded by Alderman Stapells that the following policy with respect to private roads, be approved:

1. Provide reasonable garbage, snow, and ice control service if the road is in satisfactory condition to accept service vehicles;
2. Undertake no major upgrading or maintenance;
3. Require that satisfactory rights of way for roads be provided by the abutting owners by one of the following methods:
 - (a) the necessary property be donated by the property owners;
 - (b) when an upgrading is proposed, the necessary property be acquired by the City but charged back to the abutting property owners as part of the project cost (Local Improvement);
4. And that the policy be distributed to people on private roads explaining what is necessary for the City to take over private roads, and that a report be submitted to the Committee of the Whole as to how this can be achieved as soon as possible.

Motion passed.

REPORT - SAFETY COMMITTEE

Appointment - Special Committee to Study Fire Protection

MOVED by Alderman Connolly, seconded by Alderman Moir that, as recommended by the Safety Committee, a small Committee be formed to include two members of Council, His Worship the Mayor, two citizens, two building developers, and the Building Inspector to thoroughly discuss and review the present fire protection in the City of Halifax with the Fire Chief; the Committee to be named by His Worship the Mayor.

His Worship then advised of the following members: Aldermen Moir and MacKeen representing Council, Mr. Robert Foster and Mr. Ken Butler representing two building developers, Mr. Jefferson, Building Inspector, and the Fire Chief. His Worship advised that the two citizen appointees would be named at the end of the week as he is awaiting confirmation of the appointments.

The Motion was then put and passed.

9:12 p. m. - Alderman Meagher arrives.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Ordinance Number 157 Respecting "Minimum Standards for Existing Buildings and Housing Accommodation" (Second Reading)

MOVED by Deputy Mayor MacKeen, seconded by Alderman Hogan that Ordinance No. 157, Respecting Minimum Standards for Existing Buildings and Housing Accommodations, be read and passed a Second Time with the following Amendments:

- (1) Page 1 - Part 2 - Interpretation - Section 2(5)
The word "perscribed" in the third line of this subsection should be changed to read: "prescribed".
- (2) Page 3 - Part 2 - Interpretation - Section 3(15)
The word "then" in the last line of this subsection should be changed to read "than".
- (3) Page 5 - Part 4 - Occupancy Permits - Section 8(1)
The figures "1972" in the second line of this subsection should be changed to read "1973".
- (4) Page 12 - Part 6 - Owner's Standards - Section 26(3) (b)
This subsection should be amended by inserting between the words "room" and "whose" in the first line thereof the words "except a bathroom, shower room, or toilet room".
- (5) Page 21 - Part 6 - Owner's Standards - Section 39
The heading "Dimension and Utility Standards" should be inserted immediately preceding this Section.

A short questioning of Mr. MacNeil of the Legal Department ensued with respect to the Ordinance.

It was suggested by Alderman Moir that the Legal Department submit a report to Council in 12 months time outlining the successes and failures of the Ordinance, and that the Department take upon itself to police the uses of occupancy permits to see that they are being used for their proper intention and are not expanded without Council's knowledge to be used for other means in the City that may put more control on citizens than Council may wish to see.

Mr. MacNeil said it would be the intention of the Department to carry out the suggestions of Alderman Moir once the Ordinance is in force.

The Motion was then put and passed.

REPORT - CITY PLANNING COMMITTEE

Rezoning - R-1 Residential to R-2 Residential - Civic Numbers 44-46 Melwood Avenue (Date for Hearing)

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

1. a public hearing be held into the matter of the rezoning of Civic Nos. 44-46 Melwood Avenue from R-1 Residential to R-2 Residential, as shown on Plan Nos. P200/5134-5139 of Case No. 2663, and
2. 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.

In reply to a question, the City Clerk advised that the public hearing will be held on February 21, 1973.

Extension to a Non-Conforming Building, Modification of the Lot Area & Frontage Requirements - Civic No. 5247 Morris St.

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the City Planning Committee, the application for an extension to a non-conforming building and modification of the lot area and frontage requirements to permit the construction of an 8' x 14' one-bedroom addition at the rear of Civic No. 5247 Morris Street, as shown on Plan No. P200/5501 of Case No. 2802, be approved. Motion passed.

Rezoning - R-2 Residential to R-1 Residential - Civic Nos. 1617-1699 and 1618-1696 Vernon Street (Date for Hearing)

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

1. a public hearing be held into the matter of the rezoning of Civic Nos. 1617-1699 and 1618-1696 Vernon Street from R-2 Residential to R-1 Residential as shown in case No. 2754, and
2. 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.

In reply to a question, the City Clerk advised that the Public Hearing will be held February 21, 1973.

Motion passed.

MISCELLANEOUS BUSINESS

Appointments - Committees, Boards, and Commissions

MOVED by Alderman Connolly, seconded by Alderman Meagher that the following appointments be approved:

1. Board of Directors - Atlantic Winter Fair
Alderman N. P Meagher, term expiring December 31, 1974.

2. Visitors and Convention Committee - 1 year terms

The Mayor, ex officio	Mr. J. B. Sawyer
Alderman Robert Stapells	Mrs. Marie Nightingale
Alderman Darrell Wentzell	Mr. Donald G. LeBlanc
Alderman M. D. Sullivan	Mr. Gary McPherson
Alderman L. C. Hogan	Mrs. Joanne Thompson

3. Halifax City Regional Library Board

The Mayor, ex officio	
Alderman R. D. Bell	to Oct. 31, 1973
Miss Eileen Burns	to Oct. 31, 1973
Mr. Bryce Merrill	to Oct. 31, 1973
Mr. George White	to Oct. 31, 1973
Mrs. Joyce Prest	to Oct. 31, 1973
Mr. Leonard A. Kitz, O.C.	to Oct. 31, 1973

4. Board of School Commissioners

Alderman Dennis Connolly	to December 31, 1975
Alderman R. D. Bell	to December 31, 1975
Mrs. Iona Crawley	to December 31, 1975

5. Halifax Forum Commission

Alderman M. D. Sullivan	to May 31, 1975
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6. Arbitration Committee - 1 year term

The Mayor
Alderman Darrell Wentzell
Alderman Leo C. Hogan

7. Appointments to various Committees - yearly appointments

The following appointments are for a further term of one year from November 1, 1972:

Downtown Committee of Halifax

Alderman Robert Stapells
Alderman David MacKeen

R-3 Zoning Control Committee

Alderman Darrell Wentzell
Alderman L. C. Hogan

Board of Health

The Mayor
The City Manager
Alderman N. P. Meagher
Alderman Leo C. Hogan
Alderman Margaret Stanbury

Election Procedure Committee

Alderman Dennis Connolly
Alderman Darrell Wentzell
Alderman L. C. Hogan
The Mayor
City Clerk

7. Appointments to Various Committees - yearly appointments Cont'd.

Kline Heights Renewal
Scheme Committee

Halifax Natal Day Committee

Alderman Darrell Wentzell.

Alderman Robert Stapells
Alderman Reginald D. Bell

8. Recreation Committee

Alderman Leo C. Hogan - term to October 31, 1974

Motion passed.

Expropriations - East Side of Barrington Street

A staff report dated January 4, 1973 was submitted with respect to the above noted matter.

MOVED by Alderman Hogan, seconded by Deputy Mayor MacKeen that the following expropriations be approved as follows:

2317 Barrington Street	Mechanical Fitters Social and Athletic Club	\$22,500
2395 Barrington Street	Landymore Unit No. 24 of the Army, Navy, and Air Force Veterans of Canada	\$12,000
Southeast Corner of Gray & Barrington Streets	Ralph M. Medjuck	\$15,500
Northeast corner of Gerrish & Barrington Streets	J. Albert Walker & Daniel Power as Trustees for the Army, Navy & Air Force Veterans Association in Canada, Unit No. 24	\$ 2,100

Motion passed.

Formal Resolutions were submitted giving effect to the foregoing motion of Council.

MOVED by Alderman Hogan, seconded by Deputy Mayor MacKeen that the Formal Resolutions, as submitted, be approved.

Motion passed.

Report - University Parking Committee

A report under date of December 1972 entitled "Parking Problems in the University Area and University-Citizen Co-existence" was submitted.

Alderman Moir, Chairman of the Committee, suggested the report be tabled by Council and also that it be referred to the next regular meeting of the Committee of the Whole for discussion and where staff reports may be requested on the specifics of the report.

Alderman Moir explained the work of the Committee and various recommendations as outlined in the report, and commended the members of the Committee for their efforts. Alderman Moir suggested the Committee be released of its responsibilities at this time.

Alderman Connolly spoke with respect to the work of the Committee and said he would like to think the Committee could be reactivated at a future date to deal with some of the College-Citizen problems which arise from time to time.

His Worship advised he would take Alderman Connolly's suggestion under advisement and said he was very pleased with the results achieved by the Committee.

It was MOVED by Alderman Moir, seconded by Alderman Connolly that the report of the University Area Parking Committee dated December, 1972, be tabled by City Council, and that the report be referred to the next regular meeting of the Committee of the Whole Council for discussion. Motion passed.

Report - Police Negotiations

Three staff reports dated January 10, 1973, were submitted dealing with Collective Agreement Negotiations between the City and Police Patrolmen, Police Officers, and Police Non Commissioned Officers.

MOVED by Alderman Moir, seconded by Alderman Stapells that the Mayor and City Clerk be authorized to execute the Collective Agreement between the City of Halifax and the Police Officers as outlined in the staff report of January 10, 1973, entitled "Collective Agreement - Police Officers".

Alderman Connolly made a number of comparisons between the Police Force of the City of Halifax and that of the City of Dartmouth and said that while he felt the Halifax Police Force was doing a good job, he could not support the recommended agreements due to the differences in guide lines which he had pointed out, and as he did not feel the tax payers could afford such raises.

After further discussion, the Motion was put and passed with Alderman Connolly voting against.

MOVED by Alderman Moir, seconded by Alderman Hogan that the Mayor and City Clerk be authorized to execute the Collective Agreement between the City of Halifax and the Police Non Commissioned Officers as outlined in the staff report of January 10, 1973 entitled "Collective Agreement - Police Non Commissioned Officers".

Motion passed with Alderman Connolly voting against.

MOVED by Alderman Moir, seconded by Alderman Stanbury that the Mayor and City Clerk be authorized to execute the Collective Agreement between the City of Halifax and the Police Patrolmen as outlined in the staff report of January 10, 1973 entitled "Collective Agreement - Police Patrolmen".

Motion passed with Alderman Connolly and Deputy Mayor MacKeen against.

QUESTIONS

Question Alderman Hogan Re: Costs of Court Case Mr. C. Warner Versus the City of Halifax

Alderman Hogan asked if he could be informed of the cost of the Human Rights case involving Mr. C. Warner and the City of Halifax.

The City Manager said the costs of the case could be looked at in many ways such as actual expenditure losses or staff time losses, and the effect the entire issue had on the production in particular departments of the City.

Alderman Hogan then asked that he be supplied with figures with respect to actual expenditures and time loss, and also asked if any of these monies can be recovered from the Human Rights Commission as the City was required to defend the charge.

Question Alderman Bell Re: Garbage Collection notices appearing in Newspaper

Alderman Bell referred to the advertisements for Garbage Collection which appear in the paper and asked if they could be printed more clearly particularly the times involved.

Question Alderman Moir Re: Requirements of Widows receiving a Rebate on taxes

Alderman Moir asked to be informed as to what the requirements are for a widow to receive a rebate on taxes.

The City Solicitor advised they must own their own property and have an income of less than \$3,000 in order to receive a \$3,500 exemption.

Alderman Moir then questioned the state of the Legislation which the City was going to seek to do something of this nature for widows and widowers alike which was being discussed a number of months ago, to which the City Manager advised that the matter is still being investigated and that information is being sought to identify what would be involved in some of the numbers.

Question Alderman Sullivan Re: Delay in Christmas Tree Collection

Alderman Sullivan requested information as to why the delay in the collection of Christmas Trees on January 9th in his Ward. Alderman Sullivan advised that the residents were informed that collection would take place on the 9th but that the trees were not collected until the following day.

Mr. Sheflin advised of a number of reasons why collection may not have been made and suggested that no one was left out in the end result.

Question Alderman Wentzell Re: Transportation Study for Rotary, Herring Cove Road, and North West Arm Bridge

Alderman Wentzell advised that he has heard rumors that the above noted study has been finished, and has also heard that it will not be finished until possibly July of 1973, and said he would like to be filled in on the matter.

The City Manager advised that the matter would be investigated. Mr. Sheflin advised that an interim report was received in September as it was felt that DREE would require some figures on the projects, but said it was only a review and also suggested that the rumor of the report being late, should be investigated.

ADDED ITEMS

Tender #72-123 20 Cu. Yard/20,000 Lb., Refuse Packer & Diesel Chassis

A staff report dated January 11, 1973 was submitted on the above noted matter which recommended that authority be granted to purchase the unit from Mack Maritime Distributors Ltd. at a price of \$29,871.00.

It was questioned why there should not be more than one bid on the above tender, and it was advised by the City Manager that another bid was received which did not meet the specifications and therefore, was not reported.

It was MOVED by Alderman Stapells, seconded by Alderman Moir that the matter be deferred to the next regular meeting of the Committee of the Whole Council. Motion passed.

Proposed Halfway House Project - 2239 Brunswick Street

A staff report dated January 10, 1973, was submitted on the above noted matter.

Rev. R. Parsons, Co-ordinator of the Proposed Halifway House Project addressed Council and briefly explained the operation of the project and outlined the difference between its proposed operation and that of a similar venture attempted by the St. Leonard Society in a private dwelling on Artz Street in the early part of 1970, which subsequently failed. Rev. Parsons also advised of a number of organizations which have indicated a strong willingness to support the self-help program.

His Worship advised that he has been involved with the Committee since its beginning, and felt it was vital that the City become involved in such a project.

It was MOVED by Deputy Mayor MacKeen, seconded by Alderman Meagher that City Council agree in principle to the proposed use of the old Brunswick Hotel at 2239 Brunswick Street by "AFTER", subject to:

1. adequate assurance being given by the organization of its capacity to reasonably guarantee acceptable success as may be interpreted by the Social Planning Department of the City;
2. applicant to be responsible for realty taxes;
3. assurance of financial responsibility; and
4. concurrence of Central Mortgage and Housing Corporation.

Motion passed.

Snow and Ice Control - Spryfield

Alderman Wentzell referred to the great number of calls he received last weekend with respect to the slippery conditions of roads in Spryfield. He said he had called City Field a number of times but said the roads were not sanded as promised. Alderman Wentzell said there were roads in the area which did not receive sand until Monday and questioned why it takes three days to salt and sand the roads.

The City Manager advised that in the 4 day period being referred to, \$45,000 worth of sand and salt were applied to the roads and said that he had advised the Works Department it was too much for such a period of time, and suggested the Department is being criticized from both sides.

Mr. Sheflin advised there are many streets which are difficult to service and suggested that from the amount of material used, an effort had been made to correct the situation. Mr. Sheflin felt a reasonable job was being carried out under the circumstances.

Snow Removal from Sidewalks

Alderman Hogan advised that he was not satisfied with efforts being made to clear sidewalks, and said he has been informed that the By-law states that if sidewalks are not cleared of snow and ice within 48 hours, a fine of \$100.00 or imprisonment to 30 days can be levied. Alderman Hogan asked that the Police Department be requested to enforce Ordinance #3, and Section 363 of the City Charter which deals with the clearance of snow and ice from the sidewalks.

Alderman Stanbury referred to calls received from elderly people and widows with respect to the problems which they have in clearing the sidewalks especially when they are in an icy condition, and felt that such a fine would pose a problem to these people.

Alderman Moir referred to the Local Initiative Programs and the Winter Works Programs, and suggested that those responsible should investigate the possibility of providing winter employment by way of a program for the clearing of snow and ice from sidewalks. Alderman Moir felt that a great number of people would be willing to pay for the clearing of their sidewalks, which is required by Law.

The City Manager advised that the Police Department has been requested to enforce the appropriate By-laws and Ordinances, and advised that staff had planned to report to Council on the entire issue.

It was then agreed that a report be submitted at the next regular meeting of the Committee of the Whole Council.

Proposed Amendment to Garbage Regulations

Alderman Stapells referred to persons who retire early in the evening and the problems which result by having to put their garbage out for collection not earlier than 11:00 p.m., and suggested the Regulations should be amended to permit the placing of garbage for collection after 10:00 p.m. as opposed to the time which is now in force.

A short discussion ensued, and it was agreed that this item would be discussed at a Special Meeting of the Board of Health which has been called for tomorrow morning at 9:30 A. M.

11:00 P. M. - Meeting adjourned.

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MAYOR WALTER R. FITZGERALD
CHAIRMAN

R. H. STODDARD
CITY CLERK

that (1) residential development would be limited to 250 persons per acre with the acreage to be defined as the total site including a portion of abutting streets but excluding the unlandscaped area covered by commercial facilities; for the purpose of defining residential units, the proposed hotel would be included as a residential unit with one person per room; (2) the total volume of the office tower would be decreased to 166,000 square feet; (3) the start on construction of the superstructure of the proposed hotel should be deferred for a period of three years from the date of issuance of any Development Permit, in the meantime, the developer will investigate thoroughly the possibility of converting the hotel to hostel type accommodation.

He commented that if the proposed development is approved by City Council, some sewer work will be required and further discussions with respect to sewers, traffic, road widening, road changes, and several other details of this nature will have to be considered further with the developer.

Mr. Murray Warrington, 2313 Gottingen Street, addressed Council indicating he is in favor of the project as the City's financial commitments are increasing yearly and if development of this type is not permitted the extra financial burden will have to be assumed by the homeowner by way of taxes. He felt development of this type would bring to the City additional tax dollars.

Mr. Morris Kohler, 2175 Newton Avenue, stated he is in favor of the development and suggested that if this development is disallowed future generations will condemn us for going against progress. He stated homes are becoming costlier to live in and the citizens can use every tax dollar developers can bring to the City.

Mr. F. J. Rumsey, 6220 Allen Street, read a brief prepared on his own behalf in which he indicated he is in favor of the project but feels it is poorly planned. A copy of the brief is attached to the official minutes of this meeting.

Shirley Gilibard, no address given, stated she is very much in favor of the development but is opposed to the 30-storey height of the buildings. She also expressed her concern for the denial of sun because of the height of the buildings and the traffic difficulties which might be increased in that area.

Mr. E. E. Borgal, 6233 Allen Street, stated he is in favor of the project as this is a beautiful piece of property and Quinpool Road is one of the most beautiful streets in the City and it should be developed.

Mr. Ralph Medjuck, representing Centennial Properties Limited, the developer, addressed Council and submitted Fact Sheets relating to the proposed development, a copy of which is attached to the official minutes of this meeting. He stated

that concerning phasing, the developer proposes to proceed with the shopping centre, office space, and the apartment building closest to Quinpool Road. He advised that the developer is giving serious consideration to the height of the remaining two buildings and during the period of three to five years before these two buildings are started it is quite conceivable that the height of the said two buildings may be reduced.

He requested Council's approval of the scheme as submitted for purposes of certainty in seeking financial backing and gave his sincere undertaking that the developer would review during the next three to five years the height of the rear two apartment buildings and would evaluate whether or not there are alternate shapes which would be feasible. The developer is prepared to keep below 250 persons per acre in density and is prepared to adjust to whatever traffic requirements the City may have.

Alderman Hogan asked what the plan for traffic is in the area. Mr. Medjuck replied that their traffic consultants met with the Traffic Authority and they have been advised that there is a trend in traffic and it could be that Chebucto Road may be one way going out and Quinpool Road one way coming in.

Alderman Meagher expressed the concern of residents that the apartment buildings be reduced to twenty stories and increased traffic on Yale and Yukon Streets.

Mr. Medjuck stated that the developer already has under consideration a longer thirteen and eighteen-storey building. He also stated that the developer would endeavour to work out constructive traffic patterns.

Mr. Anthony Jackson, 1411 Edward Street, submitted a brief prepared on his own behalf which he read to Council and in which he opposed the development and proposed "that City Council take the initiative and formulate its own development proposal for the site in collaboration with the owners of the site and any right-minded private, quasi-public or public developer". A copy of this brief is attached to the official copy of these minutes.

Mr. K. Scott Wood, 28 Forestside Crescent, submitted a written brief which he read to Council in which he outlined principal issues which he suggested be adequately appraised before the project goes forward. A copy of this brief is attached to the official copy of these minutes.

Mr. David Jones, Coburg Road, appearing on behalf of Mr. Roy Brunt, President, Downtown Halifax Business Association, read a letter dated January 16, 1973, from the Association, in which an objection was expressed with regard to the amount of commercial space which is allocated in the proposal. A copy of this letter is attached to the official copy of these minutes.

Mr. Brian Gallant, 5217 Morris Street, submitted a written brief which he read to Council in which he gave reasons why he felt approval cannot be given to this project as it stands by City Council. A copy of this brief is attached to the official copy of these minutes.

Mr. Phil Pacey, no address given, stated that a cost benefit analysis of this particular project should be made before Council approval. He suggested it should take into account the net cash flow to the City accruing from this development and the net cash flow out of the City coffers by this particular development. He asked that Council not accept this proposal because of the contradictions of the zoning by-law involved regarding density, the number of square feet per person required, recreational open space, proximity of the front apartment building to the rear of the commercial building, set-back requirements of the development. He expressed his concern that this development is opposed to the Municipal Development Plan in several ways and the future need for recreational land. He urged that the development permit be rejected.

Mr. A. Ruffman, no address given, stated he was addressing Council on behalf of the Board of MOVE, and expressed concern for the present Central Business District. He suggested that there is another site which is possible for development which is more than fifteen acres in size which is the waterfront between Lower Water Street and the harbour headline. He suggested that there is a certain lack of imagination in the residential development which shields one-half of the residents from sunshine. He commented on the relevance of slab construction, the traffic problems on Quinpool Road, and the business component. He stated tax dollars generated by this type of development are needed in the City.

Mr. Graham Duffus, no address given, stated he is neither for nor against this development but wished to comment on the orientation of the buildings, his major point being a remark he stated which was made to him by a member of CBC staff that this project would interfere with CBC transmission lines. He felt that as the design of the project was completed within a year there was not sufficient time to assess it properly.

Mr. Michael Bradfield, Cornwallis Street, expressed his view that this is a major project and Council should consider it very carefully, especially such aspects as water sprinkler systems, the scale of the project, the wind velocity, etc.

Mr. David Lachapelle, no address stated, explained to Council by means of a diagram, the effect of the shadow cast by such high construction and asked that the effects of lack of sunlight on a community be considered. He also indicated, by means of a chart, the concerns of some architectural students re the proposal as follows: (1) design concept, (2) conflict with the Municipal Development Plan (3) fire protection, (4) traffic, (5) environment (6) social problems (7) decay of neighbourhood. He submitted a brief on behalf of the architectural

CITY COUNCIL PUBLIC HEARING
Council,
Public Hearing,
January 16, 1973

students containing a brief analysis of the project, a copy of which is attached to the official copy of these minutes.

Alderman MacKeen requested that Council have a report from staff for the next Council meeting containing the opinion of Mr. Crowell re the long-term view of the social aspects of a development of this density and, also, figures regarding cost factors as mentioned by Mr. Pacey, a former speaker.

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

11:00 p.m. - Meeting adjourned.

WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

/cm

6220 Allen Street
Halifax N S

Your Worship, Aldermen,
Ladies and Gentlemen

I feel as a resident of Allen Street that I should express my views on the project about to be built. On January 9th I attended the meeting at St. Thomas Aquinas School showing the plan of the new project about to take place adjacent to the lower part of Allen Street.

In regards to the project, I am one hundred percent in favour of it; but looking at the proposed project, I think it is poorly planned. As you know, Your Worship, the sun is one of the most important things to mankind and with this plan most of the sun will be cut off, as Mr Medjuck told me that these high risers will be about one hundred feet from my property. We have the finest piece of property available on the North American continent and now it is going to be destroyed by poor planning. You may say to yourself, "How would I know so much about it?"

Having travelled over fifty thousand miles across Canada and the United States and having visited many beautiful cities, I think I should know a little about it. Why not a hexagonal type of high rise from which everyone would benefit from the sun rays. Halifax needs something of beauty and something to be remembered, not only in our lifetime but our children's lifetime.

Too much emphasis is being placed on the fast buck. Why not go for sixty million and give us something to be proud of? When driving across Rainnie Drive and coming upon Scotia Square, it is a horrible sight to see. This high rise of concrete! Lets have a second Las Vegas that would draw the tourists and the citizens to it and pay off in dividends.

F. J. Rumsey

(2)

Q U I N P O O L R O A D D E V E L O P M E N T

FACT SHEET

The Project

A comprehensive predominantly residential-commercial development comprised of three apartment buildings, an office tower, an hotel, service and retail amenity areas. Complete underground parking for over 2,000 cars.

Value of Project

\$45,000,000.00.

Location

Quinpool Road, Halifax, N. S., on lands owned by three religious institutions.

Phasing

The development will be constructed over a five year period in accordance with the public requirements and marketability of the apartment units.

Phase I is one apartment building and the retail commercial amenity areas fronting on Quinpool Road.

Phase II is the office building.

Phase III the hotel.

Phase IV and Phase V will be the remaining two apartment buildings.

Project Details

Residential - Three 30 storey apartment buildings of 448 units each. Parking spaces for 1,500 cars.

Office Building - 216,000 square feet. Parking spaces for 200 cars.

Retail - 160,000 square feet of shops especially designed to meet needs of local trading area. Parking spaces for 395 cars.

Hotel - 208 rooms, banquet hall, meeting rooms, dining room, coffee shop, lounge, hotel shops. Parking spaces for 210 cars.

Residential Amenities - 60,000 square feet of medical, dental offices, health club, swimming pools, tennis and squash courts, recreational rooms, community meeting rooms, exercise rooms, theatre, travel agencies, optometrists, etc. Parking spaces for 145 cars.

Comments

Total development area approximates 2,900,000 square feet. Of this, 1,850,000 square feet is attributed directly to residential development (63% of total).

Tax revenue estimated \$1,500,000.00 annually.

Employment during construction 450 jobs for five years.

Permanent employment 440 jobs.

City construction revenue - Permits and Fees - \$630,000.00.

Provincial tax on materials \$1,375,000.00.

Federal tax on materials \$2,125,000.00.

Developer

Centennial Properties Limited.

Anthony Jackson

The argument for this sort of development is that because of the high cost of land, nothing less is economically feasible.

What does this mean?

Before the land was built on in the 1890s, it was a playing field. It was built by the church for a few thousand dollars.

What then is its value today?

Its only value is what someone will pay for it.

We know that if its zoning is kept at Park & Institutional, the market value of the land is very little. If it were zoned R2, it would be worth a few hundred thousand dollars. If it is zoned C2, it is worth a few million.

The difference in value reflects the difference in revenue that can be obtained from the buildings put on the land.

By assessing the land as it does, the city assumes a certain type of development.

We therefore have 3 concerned parties in this deal NOT just the developer.

1. The present owner who stands to make a \$1 million or more profit because the land bought 80 years ago is now surrounded by city. *If land is used as money for investment, community building becomes impossible.*
2. The developer who by massing buildings on the site can sell at a considerable profit.
3. And the city which wants to collect more taxes.

The morals of the church in selling its land regardless of what goes on it, is none of our business.

The developer is simply doing what comes naturally -- that's his business.

Our concern as citizens is with city policy.

			convert \$ in million
Compound interest over 80 years = 4% if real value	1:25		1
5 1/2%	1:75		3

Recently, we have been told ad nauseam that the city must increase its taxes.

To do this we are asked to support this project.

What is the project like?

1500 units

1. It is hopelessly overcrowded. If the Mail-Star is correct, it has a residential density of over 200 persons per acre PLUS offices, hotel, etc.

2. It uses building types that are hopelessly unsuited to our city.

30-story ~~high~~ slabs - eliminates families, sun,

3. It will change the entire social fabric of the neighborhood.

blight

In most developments in which government has been involved, certain principles have become well established:

1. Reasonable densities around 100 persons per acre.

2. Mixed family groups.

3. Mixed lowrise and highrise.

We are being asked to lower city standards to raise city revenues.

What is the point of getting more money if we ruin our city in the process?

Rare Opportunity.

I propose that City Council take the initiative and formulate its own development proposal for the site in collaboration with the owners of the site and any right-minded private, quasi-public or public developer.

4

BRIEF PRESENTED TO THE PUBLIC HEARING ON THE
PROPOSED QUINPOOL ROAD DEVELOPMENT

JANUARY 16, 1973, by K. SCOTT WOOD

Your Worship and members of the City Council:

I have followed the debate concerning the proposed Quinpool Road development with considerable interest, because it represents a large development on the scale of the Scotia Square project which is likely to have a profound impact on the shape and nature of the city of Halifax, and because a major local developer, Mr. Ralph Medjuck, is presenting the citizens of this city with a challenge which deserves our closest attention.

I have several comments to make which I hope will contribute constructively to the debate about this development and assist you in coming to a decision about it.

Once again Ralph Medjuck has shown us his flair for thinking in large terms from the point of view of a developer. We need men like this, who are willing to take risks and who have the capability of organizing such a large scheme. However, while Mr. Medjuck is without doubt doing his job well, he is confronting this city government and the citizens of Halifax with a challenge to do their job equally well.

It is not incumbent on Mr. Medjuck to be the social conscience of Halifax; his role is that of a developer. It is